

PERTH AMBOY REDEVELOPMENT AGENCY
TUESDAY, December 4, 2012
MEETING MINUTES

Pursuant to the Open Public Meetings Act, please take notice that a Special public meeting of the Perth Amboy Redevelopment Agency will take place on Tuesday, December 4, 2012 at 6:00 pm in the Council Chambers of the Perth Amboy City Hall Building, at 260 High Street, Perth Amboy, New Jersey 08861. Notices of this meeting have been sent to the Home News Tribune, Star Ledger and posted in the City Clerk's Office.

1. Salute to the Flag

2. Roll Call

	Present	Absent
Comm. Bolanowski	X	
Comm. Gonzalez	X	
Comm. Haborak	X	
Comm. Jacobs		X
Comm. James-Waldon	X	
Comm. Jasko	X	
Chairwoman Diaz	X	

3. Bill List - \$10,000.00

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski	X		X			
Comm. Gonzalez			X			
Comm. Haborak		X	X			
Comm. Jacobs					X	
Comm. James-Waldon			X			
Comm. Jasko			X			
Chairwoman Diaz			X			

4. Meeting Minutes from September 18, 2012 Meeting

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski	X		X			
Comm. Gonzalez						X
Comm. Haborak		X	X			
Comm. Jacobs					X	
Comm. James-Waldon			X			
Comm. Jasko			X			
Chairwoman Diaz			X			

5. Executive Director's Report

Hobart Plaza – Mr. Fehrenbach informed the PARA commissioner that Mr. Patel (building owner) and Mr. Morris (Mr. Patel's attorney), representatives of Hobart Plaza sent notice of the withdrawal of their application. Mr. Fehrenbach informed the City Council on the 28th of November.

Viridian – Mr. Fehrenbach informed the PARA commissioners the closing on the project did not take place in August of 2012 since there were several hurdles in order to proceed with closing. In addition, there has been an email exchange that has occurred between Viridian, Mr. Maraziti and himself in reference to a transfer of the agreement.

6. **Developer’s Presentation:** No Developer Presentation.

7. **Attorney’s Report** – Mr. Joseph Maraziti Informed the commissioners of the following:

- **Viridian** – Viridian has requested that there be a transfer of the redevelopment agreement to a new LLC. Mr. Maraziti has been working with Viridian and their attorney to provide the documentation needed in order to proceed with the transfer. Mr. Maraziti also informed the PARA commissioners that there will be a closed session to discuss this matter.

Viridian Partners representatives addressed the PARA Commissioner as follows:

Mr. Bob Smith, Esq. addressed the PARA commissioners and informed that Goldman and Sachs is the LLC that is interested in the transfer and they are looking forward to the joint venture with the new LLC. Senator Smith has requested that PARA consider a special meeting before December 14th.

Mr. Anthony Reitano, Esq. informed the PARA commissioners that he is the attorney for Goldman, Sachs. He also informed that there has been discussion with Mr. Maraziti in reference to the transfer, and that his client Goldman, Sachs is on board with the joint venture. In addition, they are very interested in closing the transaction on December 14th.

8. **Engineer’s Report** – Mr. Herits informed the commissioners he has not report at this time.

9. **Public Session** – As related to resolutions R 9:12:122 through R 9:12:123. The resolutions were read to the public. Commissioner Jasko opened the public portion. Commissioner James-Waldon seconded the motion. All approved.

Commissioner Gonzalez requested that the Resolution 12:12:124 language be corrected to say Chairperson and Vice Chairperson.

Mr. Maraziti informed the PARA Commissioners that Resolution 12:12:125 is in reference to the Redevelopment Agreement of Perth Amboy 440, LLC.

No one from the public commented on the resolutions. Commissioner Gonzalez moved to close the public portion. Commissioner James-Waldon seconded the motion. All approved.

10. **Resolutions**

R 12:12:124 Resolution of the Perth Amboy Redevelopment Agency Amending Article III of the Bylaws

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski		X	X			
Comm. Gonzalez	X		X			
Comm. Haborak			X			
Comm. Jacobs					X	
Comm. James-Waldon			X			
Comm. Jasko			X			
Chairwoman Diaz			X			

R 12:12:125 Resolution Authorizing Closed Session Pursuant to the Open Public Meeting Act to Discuss Contract Negotiations

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski		X	X			
Comm. Gonzalez	X		X			
Comm. Haborak			X			
Comm. Jacobs					X	
Comm. James-Waldon			X			
Comm. Jasko			X			
Chairwoman Diaz			X			

11. **Public Comment** – all PARA matters

A- Motion to open to public comment on all concerns: Commissioner Gonzalez moved the motion. Commissioner Haborak seconded. All in favor.

- Tracy Jordan, 368 Rector Street
 - Ms. Jordan informed the PARA commissioners at the last council meeting, they notified the council that the Landings Residents have filed a Law Suit against the Landings Developer.
 - Ms. Jordan addressed Commissioner Gonzalez that as his role as Councilman he indicated that the City should entertain the idea of the lawsuit. Commissioner Gonzalez responded that he suggested that the City attorney meet with the Council to see if they should be involved and that it might be addressed in private session.
 - As per Ms. Jordan request regarding active PARA projects, Mr. Fehrenbach informed her that currently there has been an attempt to have discussion with Victory Center and the Stark Celo site is also another active project.
- Daniel Santo Pietro, 358 Rector Street
 - Mr. Santo Pietro Informed the PARA commissioners about his concerns regarding the weakening of the seawall.
 - Mr. Santo Pietro also informed that after the last council meeting bull dozers removed a portion of the debris from the streets, but there is still a portion of the debris left.
 - Mr. Fehrenbach informed the speaker that the seawall the responsibility of Kushner & Companies. In response to the cleanup, DPW has removed the material from the right of way. But it is the responsibility of the property owner to move the debris to the right of way and/or to dispose of it.

B- Motion to close the public comment on all concerns: Commissioner Gonzalez moved the motion, Commissioner Bolanowski seconded, all in favor.

12. **Closed Session**– In relation to Perth Amboy 440, LLC.

CLOSED SESSION BEGAN AT: 6:45pm

CLOSED SESSION ENDED: 7:12pm

Motion to resume:

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski		X	X			
Comm. Gonzalez	X		X			
Comm. Haborak			X			
Comm. Jacobs					X	
Comm. James-Waldon			X			
Comm. Jasko			X			
Chairwoman Diaz			X			

13. On behalf of the commissioner, Mr. Fehrenbach informed the representatives of Viridian and Goldman Sachs that while PARA wishes to be cooperative and assist with the transfer they confirm to Mr. Maraziti's requirements.
14. **Motion to Adjourn** - Commissioner Gonzalez moved and Commissioner Haborak seconded the motion to adjourn. All voted in favor of adjourning the meeting.

Thank you

Mildred Ramos
Interim Board Recording Secretary