

PERTH AMBOY REDEVELOPMENT AGENCY

TUESDAY, MARCH 6, 2012

REGULAR MEETING MINUTES

Pursuant to the Open Public Meetings Act, please take notice that a regular public meeting of the Perth Amboy Redevelopment Agency will take place on Tuesday, March 6, 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 and the Amboy Guardian 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 - The bill list in the amount of \$69,655.96.**

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

4. **Meeting Minutes from December 2012 Meeting**

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

5. **Executive Director's Report -**

Chairwoman Diaz present Mildred Ramos and informed that she will be preparing the Meeting Minutes. Chairwoman Diaz also presented Mr. Fehrenbach to and informed that both he and she have been reviewing files and open items for PARA. She informed that there will be a BDA meeting at which Mr. Fehrenbach will be attending.

6. **Developer's Presentation:** No developer's presentation. But, Mr. Butvilla the PARA auditor present the 2011 PARA Audit to the board, Informed that the PARA note is due in June. Chairwoman Diaz also informed the board that there will be a meeting to discuss further the audit.

7. **Attorney's Report** – Mr. Maraziti reported that his information will be provided in closed session. He will be discussing the Redevelopment Agreement with Viridian is key, Landings at Harborside status, European Homes litigation and Hobart Street conditional agreement.

8. **Engineer's Report** –
 Hobart Project – He met with engineer and Mr. Herits will go thru site plans to amend redevelopment plan.

Viridian – Tom Herits informed Tate Goss will like to address the contribution equal to the assessed value of 1 acre Tate Goss. This will be discussed at closed session.

9. **Public Session** – as related to resolutions R 2:12:100 through R 2:12:104. The resolutions were read to the public. Commissioner Jacobs opened to public Commissioner Jasko seconded. All approved.

10. **Resolutions**

R 3:12:105 Resolution of the Redevelopment Agency Authorizing to Retain Annual Professional Services for Appraiser

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

R 3:12:106 Resolution of the Redevelopment Agency Authorizing Housing to Accept the Audit

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

R 3:12:107 Resolution of the Redevelopment Agency Authorizing Closed Session Pursuant to the Open Public Meetings Act to Discuss Real Estate Transactions & 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			

R 3:12:108 Resolution of the Redevelopment Agency to Appoint a Interim Board Recording Secretary

	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

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

Tracy Jordan – 1- Requested information the PARA Note Greg informed that in 2007 PARA borrowed a sum of 3.8M for a redevelopment project with Forest Ratner and later did not take place. PARA has not made payments until last year leaving a balance of 3.7M. Mayor Diaz informed that in the event PARA does not pay the note it will be responsibility of the City

2 - Request an update on Landings project she was informed by Mr. Maraziti that PARA and Landings have failed in going to an agreement. Chairwoman Diaz addressed Ms. Jordan and informed that PARA has to pay down on a note and there will be further discussions on the note.

Alison Courtney – Has a friend had to leave her home to another place and is still paying taxes. Maraziti explained for the homes in the Landings area there is no condemnation or eminent domain for this area.

12. Motion to Close Public Session

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski			X			
Comm. Gonzalez	X		X			

Comm. Haborak			X			
Comm. Jacobs		X	X			
Comm. James-Waldon			X			
Comm. Jasko			X			
Chairwoman Diaz			X			

13. Motion to Adjourn

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

Thank you

Mildred Ramos
Interim Board Recording Secretary