

# PERTH AMBOY REDEVELOPMENT AGENCY

TUESDAY, June 19, 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, June 19, 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 - In the amount of \$189,162.53**

	Move	2 <sup>nd</sup>	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			

**4. Meeting Minutes from April 3, 2012 Meeting** - As per Andrew Brewer, Esq. the board can accept meeting minutes with an affirmative vote of the majority of those able to vote, even if only one. Therefore, Commissioners Gonzalez, and Jasko and Chairwomen Diaz approved the Motion to approve the minutes. Commissioner Jacobs abstained since he was not present for the April 3, 2012 meeting.

**5. Meeting Minutes from May 1, 2012 Meeting** - Commissioner Jasko moved the motion, Commissioner Jacobs seconded, all voted in favor of approving the minutes.

**6. Executive Director's Report** - Mr. Fehrenbach provided as a report an explanation of each PARA Resolution:

**R 6:12:116 - Resolution authorizing an agreement with the Perth Amboy Redevelopment Agency for advances by the City of Perth Amboy from June 2012 through January 2016 in an amount not to exceed the principal redemption amount of the three million seven hundred thousand and xx/100 (\$3,700,000.00) dollar of a bond currently held by Bank of America** – Mr. Fehrenbach explained this resolution is to authorize an agreement with the PARA and City that in the event PARA does not have the funds to pay the principal and/or interest on the outstanding balance of note dating back to 2007 the City of Perth Amboy will be responsible to make payment according to a specific schedule. Mr. Fehrenbach also explained that the City has developed a plan to defease the \$3.7M. The Note will renew on June 22, 2012 and the City of Perth Amboy will pay down \$500,000, seven (7) month later the City will pay 1.7M and January 22<sup>nd</sup> of 2014, 2015, 2016 the City will pay \$500,000 per year. Mr. Fehrenbach also

informed the rate on the loan for the next 7 months has been brought down to 2.75% from 4.9%.

**R 6:12: 117 – Resolution of the Perth Amboy Redevelopment Agency Authorizing a change in the Public Hearing date from Tuesday, July 3, 2012 to Tuesday, July 10, 2012.** – Mr. Fehrenbach explained that Mr. Greg Oman the engineer for Viridian partners will not be able to provide Mr. Tom Herits (PARA engineer) the site plan in time for him to review on Tuesday, July 3, 2012. He also explained that the public hearing on the introduced budget would be changed to coincide with this meeting.

7. **Developer’s Presentation:** NO DEVELOPER PRESENTATION

8. **Attorney’s Report** – NO ATTORNEY PRESENTATION

9. **Engineer’s Report** –

Hobart Plaza Project – Mr. Tom Herits informed Commissioners he attended the Planning Board meeting and they have an issue with the parking for the project. The Planning Board will report to City Council.

Viridian Project – Mr. Tom Herits informed that Viridian is interest in hiring North America Site Development Inc. (NASDI) to serve as their contractor. The redevelopment agreement provides for PARA to review and approve the contractor. He reported this is a huge demolition company. As per Mr. Herits he spoke to Denise Corral and informed him NASDI worked on a similar project to Eport and she spoke highly of NASDI.

10. **Public Session** – as related to resolutions R 6:12:116 through R 6:12:117. The resolutions were read to the public. Commissioner Gonzalez opened the public portion, Commissioner Jasko seconded the motion. All approved. No one spoke on the resolution. The public session was closed.

11. **Resolutions**

R 6:12:116 - Resolution authorizing an agreement with the Perth Amboy Redevelopment Agency for advances by the City of Perth Amboy from June 2012 through January 2016 in an amount not to exceed the principal redemption amount of the three million seven hundred thousand and xx/100 dollars (\$3,700,000.00) of a bond currently held by Bank of America

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

**R 6:12: 117 – Resolution of the Perth Amboy Redevelopment Agency Authorizing a change in the Public Hearing date from Tuesday, July 3, 2012 to Tuesday, July 10, 2012.**

	Move	2 <sup>nd</sup>	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			

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

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

**13. Motion to Close Public Session**

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

**14. Motion to Adjourn**

	Move	2 <sup>nd</sup>	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