

PERTH AMBOY REDEVELOPMENT AGENCY

TUESDAY, JULY 2, 2013

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, July 2, 2013 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. Jasko	X	
Chairwoman Diaz	X	

3. Bill List – \$10,581.00

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

4. Meeting Minutes from May 7, 2013 Meeting

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

5. 2013-2014 Authority Budget

- **Motion to Open Hearing** - Commissioner Bolanowski moved the motion. Commissioner Haborak seconded. All in favor.
- **Holding Hearing** – No Public Comment
- **Motion to Close Hearing** Commissioner Bolanowski moved the motion. Commissioner Haborak seconded. All in favor.

R07:13:136 – Resolution Adopting the 2013-2014 Budget

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

6. Executive Director’s Report :**Landings:**

- Have had several discussions with Landings at Harborside and the City Engineer. Two inspections have been conducted to determine what has not been completed in the area developed around the Admiral and Bayview. Will meet to discuss with Engineer his most recent findings on Wednesday to determine proper report to developer. Will make sure that concerns expressed by residents are included.

Delaney Homes:

- City Council adopted an amendment to the Redevelopment Plan incorporating Delaney Homes in the Plan. The Housing Authority wishes to be designated the redeveloper of the parcel. They have been advised to send a letter to that extent. When Mr. Fehrenbach sees Mr. Maraziti, Mr. Fehrenbach will request that he begin the preparation of an interim cost agreement.

500 High Street LLC:

- Nothing new has developed since the last report. The redeveloper has not yet provided a complete response to the questions raised by the City Engineer even though the developer stated that he was ready to proceed.

Hobart Plaza:

- Mr. Fehrenbach reported that the City Council had adopted the amendment to the Redevelopment Plan. It is the same plan that the PARA had recommended last summer. James Clarkin Esquire represents Hobart Plaza now. He and Mr. Maraziti have discussed the matter and a renewal of the developer agreement is on the agenda today. Hobart Plaza has provided an additional escrow deposit to keep the account current.

Professional Services Resolutions:

- Mr. Fehrenbach reported that the overall methodology is the same as recommended by the Director of Law to comply with the Pay-to-Play regulations regarding fair and open award of contracts.
- We sought proposals from interested parties. The proposals were reviewed for competency in their service area. The qualified parties were included in the resolutions as being capable of doing the work. There were two types of resolution created. Where only one party submitted a proposal, they were qualified and their proposed rates were reasonable, an award to them is provided.
- Where there was more than one qualified party, they are listed and the recommendation for the rates is based on the lowest of low end of the range and the lowest of the high end of the range.

7. Attorney’s Report

Hobart Plaza – Mr. Maraziti informed the commissioners since the Agreement with Hobart Plaza has expired and they are still interest in developing. PARA will have to vote on the resolution authorizing the execution of an Amended and Restated Conditional Redeveloper Designation Agreement that is presented tonight.

502 Smith Street (7 Eleven) - Mr. Maraziti has received a markup of the redevelopment agreement and they are in the process of reviewing it. Mr. Maraziti also informed that he has not received a copy of the environmental report and they are in communication with the attorney of 7 eleven in reference to the remediation of the property and the certificate of completion.

8. **Engineer's Report** – Mr. Herits informed the commissioners of the following:

7 Eleven - he has been working with Mr. Anton and Mr. Maraziti in reference to this project.

Eport - Mr. Herits informed the commissioners the site has been pretty much cleared and will start the clean up. They would like to reuse the concrete on site and they are working on the geotechnical work. Mr. Fehrenbach stated Viridian (VGPS) would like to revise their plans. Mr. Maraziti informed that Viridian will have to come before the Redevelopment Agency before going to the Planning Board.

9. **Public Session** – As related to resolutions R07:13:137 to R07:13:147. The resolutions were read to the public. Commissioner Gonzalez opened the public portion. Commissioner Haborak seconded the motion. All approved.

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

10. **Resolutions**

R07:13:137 - Resolution of the Perth Amboy Redevelopment Agency amending the Existing Schedule Times, Adopting 2013-2014 Times and Dated for Regular Meeting and Notice Thereof

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

R07:13:138 – Resolution Expressing Appreciation, Compliments and Gratitude to Natasha James-Waldon on dedicated service as commissioner of the Perth Amboy Redevelopment Agency

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

R07:13:139 - Resolution of the Perth Amboy Redevelopment Agency Authorizing Developers Agreement with 7 Eleven for 502 Smith Street

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski	T					
Comm. Gonzalez		A				
Comm. Haborak			B			
Comm. Jacobs				L		
Comm. Jasko					E	

Chairwoman Diaz						D
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R07:13:140 - Resolution Authorizing Execution of and Amended and Restated conditional Redeveloper Agreement with Hobart Plaza Realty, LLC, Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1et seq.

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

R07:13:141 - Resolution authorizing closed session pursuant to the open public meeting act to discuss attorney contract negotiations

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

R07:13:142 - Resolution of the Perth Amboy Redevelopment Agency Authorizing a Professional Service Agreement with Qualified Appraisers who have submitted responses to Request for Proposals for the Period July 1, 2013 to June 30,2014

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

R07:13:143 - Resolution of the Perth Amboy Redevelopment Agency authorizing a professional service agreement with Suplee Clooney and Company for the period July 1, 2013 to June 30, 2014

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

R07:13:144 - Resolution of the Perth Amboy Redevelopment Agency Authorizing a Professional Service Agreement with qualified Economic Consultants who have submitted responses to Request for Proposals for the Period July 1, 2013 to June 30,2014

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

R07:13:145 - Resolution of the Perth Amboy Redevelopment Agency authorizing a

professional service agreement with O.R. Colan for the period July 1, 2013 to June 30, 2014

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

R07:13:146 - Resolution of the Perth Amboy Redevelopment Agency Authorizing a Professional Service Agreement with qualified Engineers who have submitted responses to Request for Proposals for the Period July 1, 2013 to June 30,2014

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

R07:13:147 - Resolution of the Perth Amboy Redevelopment Agency Authorizing a Professional Service Agreement with qualified Attorney's who have submitted responses to Request for Proposals for the Period July 1, 2013 to June 30, 2014

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

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

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

Daniel San Pietro –Resident of 358 Rector Street asked that Mr. Fehrenbach gives an example of the Improvements in the vicinity of the Admiral and the Bayview. Mr. Fehrenbach states that some improvements are sidewalk, curbs, catch basin and the final paving that were not done. Mr. San Pietro asked when and where will the FEMA Report be available. Mr. Fehrenbach stated that they can be obtained on the FEMA website.

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

12. **Motion to Adjourn** - Commissioner Gonzalez moved and Commissioner Bolanowski seconded the motion to adjourn. All voted in favor of adjourning the meeting.

Thank you

Gregory C. Fehrenbach
City Administrator