

PERTH AMBOY REDEVELOPMENT AGENCY
TUESDAY, APRIL 1, 2014
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, April 1, 2014 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 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
Comm. Volk		X
Chairwoman Diaz	X	

3. Bill List - \$18,642.89

	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	
Comm. Volk					X	
Chairwoman Diaz			X			

4. Meeting Minutes from March 4, 2014

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

5. **Executive Director's Report –**

Audit Report - Ms. Barrick presented Mr. Butvilla from Suplee, Clooney & Company to explain the audit to the board. Mr. Butvilla explained that in his review of accounting PARA was in compliance.

PARA Loan - Ms. Barrick recommend to the board PARA should consider conveying the Property back to the City in return the principal of the loan. But PARA will be responsible to pay the City back the interest that they have paid. In addition Ms. Barrick recommends that the property (Public Works Site) be removed from the redevelopment area and land use should be changed. Mr. Maraziti commented that once the property is removed from the designation it will be extremely difficult to add the site back to designation. Mr. Maraziti also informed that although it was an obligation borrowed by PARA it was for the benefit for the City and he feels that it should be negotiated with the City. Ms. Barrick informed that she will provide more information at the next PARA meeting.

Budget – Ms. Barrick informed that the budget will be on the next meeting agenda.

1027 State Street – Ms. Barrick informed that the closing on the property finally took place and the agency received \$51,000.

Celotex Site – Ms. Barrick informed that there is a developer interested in this area. This developer is from Willingboro and they were the ones that developed the Aldi and Wawa on Route 9. They have a preliminary idea with interest in developing retail and hotel. They also have a been in contact with the current owner of the property, Ms. Barrick also informed that there is another entity that is interested in the property that has an option with the owner but does not believe that they are far along with the project. Ms. Barrick would like to bring the potential developer to give the board a presentation. Commissioner Bolanowski asked about Eagleswood and the history on this site. In addition, Ms. Barrick commented that the Department of Education is also interested in the site for a High School.

6. **Attorney's Report –**

Mr. Maraziti informed that he does not have a report this evening.

7. **Engineer's Report**

500 High Street – Mr. Herits informed that Mr. Arzadi submitted building plans but he has not provided an environmental report so until this report is received he is at a standstill.

502 Smith Street – Mr. Herits informed that they revised their plans to meet everyone’s comments and he spoke to Mr. Feist’s office and they are just waiting for the bonds to be posted.

Landing @ Harborside – There is not much change but he believes that they are looking for a reduction of the bonds. Ms. Barrick will speak to Mr. Herits after the meeting.

ePort – Mr. Herits informed that

- Pad A – The demolition is complete and in reference to the tanks that they found they came up clean.
- Pad B – They are moving dirt and getting it ready to be built on.
- Pad C – Removing surcharge and the remediation is going on.

8. Public Session –

As related to resolutions R04:14:174 to R04:14:175. The resolutions were read to the public.

Commissioner Bolanowski opened the public portion.

Commissioner Gonzalez seconded the motion. All approved.

Motion to close Public Session.

Commissioner Bolanowski closed the public portion.

Commissioner Gonzalez seconded the motion. All approved

9. Resolution

R:04:14:174 – Perth Amboy Redevelopment Agency 2012-2013 Audit Resolution

	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	
Comm. Volk					X	
Chairwoman Diaz			X			

R3:14:175 - Resolution Authorizing Closed Session Pursuant to the Open Public Meetings Act to Discuss Attorney Client Privilege and Contract Negotiations

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski	R					
Comm. Gonzalez		E				
Comm. Haborak			M			
Comm. Jacobs				O		
Comm. Jasko					V	
Comm. Volk						E
Chairwoman Diaz						

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

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

Daniel San Pietro (The Admiral) – Landing Association President asked if Ms. Barrick can comment on the Landings status. Mr. Barrick informed that she has been meeting with Landings to try to come to a conclusion that meets everyone needs. Mr. San Pietro also informed that they are in the home stretch of the SBA Loan for the Sandy Recovery.

S. Choudry – (The Admiral) – asked what is a bond and the amount of it. Mr. Herits informed the bond is like an insurance policy. Ms. Barrick informed that original number 27,000 bond for the monument 2.9M for the Sea Wall and 4.2M was for site improvements.

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

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

Thank you

Jillian C. Barrick
Executive Director