

PERTH AMBOY REDEVELOPMENT AGENCY
TUESDAY JUNE 3, 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, June 3, 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 -\$7,500

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

4. Meeting Minutes – May 6, 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**

Ms. Jillian Barrick informed the commissioner of the following:

Celotex- Ms. Barrick and Ms. Hindenlang are currently working on the RFP for this site and it should be completed and ready for distribution next month (July). Commissioner Jacobs asked if we are able to have a broad range of mixed uses for the RFP. Ms. Barrick indicated as long as this is approved by legal counsel we are able to prepare the RFP with a broad range of mixed uses. Commissioner Gonzalez indicated that the plan is approximate 20 years old and we should consider engaging a consultant to amend the plan.

Delaney Homes - The Housing Authority has prepared an RFP for phase 2. Ms. Barrick has reviewed and expects the authority will be sending them out this month.

Board of Education - Ms. Barrick informed that the Perth Amboy Board Education is currently looking for an area to build a High School. Ms. Barrick and Ms. Hindenlang are working with them.

New Developers

- Owner of property located corner of Convery & Fayette. (Shoprite Building) is look to add a pad in the parking lot. They are looking to present to the commissioners at the next meeting
- A Self-Storage facility that is looking to locate adjacent to the King High Garage and we are working with them and will be presenting to the board in the future.

6. **Attorney's Report –**

Mr. Brewer does not have a report at this time.

7. **Engineer's Report**

Mr. Herits informed the commissioner of the following:

Eport Project – Mr. Herits informed that the Eport Project is looking to complete the remediation in the next two weeks. He also informed the following:

Pad A – They are looking to commence surcharge

Pad B – They are still surcharging should be completed in 6 Months

500 High Street – Mr. Herits informed that Mr. Arzadi contracted an LSRP and the building permits are on hold until remediation of the site is discussed.

Delaney Homes - Mr. Herits informed that this project is ready to move forward.

Gerdau Ameristal – Mr. Herits informed that this project is moving forward.

8. Public Session –

As related to resolutions R06:14:179 to 06:14:181. The resolutions were read to the public.

Commissioner Bolanowski opened the public portion.

Commissioner Volk seconded the motion. All approved.

Motion to close Public Session.

Commissioner Gonzalez closed the public portion.

Commissioner Bolanowski seconded the motion. All approved

9. Resolution

R6:14:179 – Resolution of the Perth Amboy Redevelopment Agency Appointing an Executive Director and Authorizing Reimbursement to the City of Perth Amboy

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

R6:14:180 – Resolution of the Perth Amboy Redevelopment Agency Authorizing Write-off of Bad Debts and Escrow Balance

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

R06:14:181 – Resolution of the Perth Amboy Redevelopment Agency to Retain Annual Professional Services for Auditor, Attorney, Engineer, Appraiser, Economic Advisor/Planner and Planner

	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	

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

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

Daniel Santo Pietro – Resident 358 Rector Street informed that in regards to Phase 1 of the Landings Project he suggests that the City include the common areas as one of the requirements to be completed by Kushner. Ms. Herits stated unfortunately the items that Mr. San Pietro is questioning is a building item and not a site item. For example a gym is a building item and this can't be added. Mr. Herits also informed that he spoke to the City engineer and there is no update at this time.

Commissioner Jacobs stated that before the planning board releases the bond for the Landing project they should contact the Redevelopment Agency

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

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

Thank you

Jillian C. Barrick
Executive Director