



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, December 1, 2015

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, December 1, 2015 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. Giron	X	
Comm. Jacobs	X	
Comm. Jasko		X
Comm. Pabon	X	
Comm. Rosa		X
Comm. Diaz	X	

3. Bill List - \$1,230.00

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski			X			
Comm. Giron			X			
Comm. Jacobs					X	
Comm. Jasko		X				
Comm. Pabon	X					
Comm. Rosa			X			
Chairperson Diaz			X			

4. Meeting Minutes

- o Meeting Minutes for November 5, 2015

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski			X			
Comm. Giron	X					
Comm. Jacobs					X	
Comm. Jasko						X
Comm. Pabon		X				
Comm. Rosa						X
Chairperson Diaz			X			

5. Executive Director's Report

Bridge will be presenting their project to City Council and seeking a PILOT to have stabilized tax rates.

We have completed the investigation of the expanded redevelopment area. Myself and Jose are currently reviewing it. It is looking like all of the proposed properties meet qualification for designation. We are hoping to have a draft of the updated plan ready by the end of December for review.

Tate wants to wait to come before PARA to present until he has secured the site, which he should complete by the end of the year. We've had preliminary discussions with Joe about what's going on with the site.

We will be discussing Landings in closed session.

We will be approving the updated 500 High Street Schedule at the January meeting that you reviewed last meeting.

Still working with the Board of Education on getting the final dedication for the Connector Road.

The amendment to the redevelopment area for Convery Complex was referred to the planning board who will be reviewing it tomorrow night.

Perth Amboy Self Storage, DEP and I met to discuss the contamination issues on the city owned site. DEP too the information and is working on seeing how they can help.

The Washington Street project will be presenting in January.

There are three openings on the Board that we are seeking applications for currently.

6. Engineer's Report

The engineer informed that a pre-construction meeting at Bridge site will be taking place the following week and he will report on next meeting.

7. Attorney's Report

Mr. Brewer informed the board that he had nothing new to report.

8. Public Session (Agenda Items Only)

Motion to open the public portion as it relates to agenda items:

	Move	2 nd
Comm. Bolanowski	X	
Comm. Giron		X
Comm. Jacobs		
Comm. Jasko		
Comm. Pabon		
Comm. Rosa		
Chairperson Diaz		

Motion to close the public portion as it relates to agenda items:

	Move	2 nd
Comm. Bolanowski	X	
Comm. Giron		
Comm. Jacobs		
Comm. Jasko		
Comm. Pabon		X
Comm. Rosa		
Chairperson Diaz		

9. Resolutions

R: 12: 15: 22 RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL SERVICES FOR ATTORNEY, ENGINEERING/PLANNING, ECONOMIC CONSULTANT, RELOCATION, APPRAISAL, AND AUDITING SERVICES

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski			X			
Comm. Giron			X			
Comm. Jacobs					X	
Comm. Jasko	X					
Comm. Pabon		X				
Comm. Rosa			X			
Chairperson Diaz			X			

R: 12: 15: 23 RESOLUTION AUTHORIZING THE EXECUTION OF A CONDITIONAL REDEVELOPER DESIGNATION AGREEMENT WITH SMITH STREET REALTY, LLC, INCLUDING PROVISIONS FOR A PROJECT FUNDS DEPOSIT TO DFRAY COSTS INCURRED BY THE PERTH AMBOY REDEVELOPMENT AGENCY IN CONNECTION WITH A REDEVELOPMENT AGREEMENT, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski	X					
Comm. Giron		X				
Comm. Jacobs					X	
Comm. Jasko			X			
Comm. Pabon			X			
Comm. Rosa			X			
Chairperson Diaz			X			

R: 12: 15: 24 RESOLUTION AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski	X					
Comm. Giron			X			
Comm. Jacobs					X	
Comm. Jasko			X			
Comm. Pabon		X				
Comm. Rosa			X			
Chairperson Diaz			X			

10. **Public Comment** (Any PARA Matter)

Motion to open to public comment on all PARA matters:

	Move	2 nd
Comm. Bolanowski		X
Comm. Giron		
Comm. Jacobs		
Comm. Jasko	X	
Comm. Pabon		
Comm. Rosa		
Chairperson Diaz		

Motion to close the public comment session on all PARA matters:

	Move	2 nd
Comm. Bolanowski		X
Comm. Giron		
Comm. Jacobs		
Comm. Jasko	X	
Comm. Pabon		
Comm. Rosa		
Chairperson Diaz		

11. **Motion to Adjourn**

	Move	2 nd
Comm. Bolanowski		
Comm. Giron		
Comm. Jacobs		
Comm. Jasko	X	
Comm. Pabon		X
Comm. Rosa		
Chairperson Diaz		