



PERTH AMBOY REDEVELOPMENT AGENCY
Tuesday, February 9, 2016
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, February 9, 2016 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	
Chairperson Diaz	X	

3. Meeting Minutes

- o Meeting Minutes for January 19, 2016

	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. Executive Director’s Report

Working with Bridge on PILOT and identifying tenant for ePort I. Ultimate decision for PILOT will be up to administration and council.

We had a very good meeting with state agency and have a lot more resources to tap into for the Gateway project. Tate will be closing on the Madsen and Howell piece and we think we’ve

identified a spot within the City to relocate them already. They're still planning to present to you all in March.

As I mentioned at the last meeting, significant contamination issues came up on the City owned property that Perth Amboy Self Storage is looking to purchase. We haven't made any progress to date on resolving the issue but are hoping to by the end of the month. We've found some clean fill for the site to raise it above the floodplain that we're looking into.

Convery Complex is going before the Planning Board in March to present their project.

The Washington Street project is making progress on a parking report and is considering options to address your concerns. The ordinance allowing the permitted parking at the Public Safety Complex was introduced last week at the council meeting. They will be presenting before the board in December for approval.

5. Attorney's Report

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

6. Engineer's Report

ePort is moving along and on February 23rd panels will be delivered on pad closest to trailer.

Still working on Pad B, but weather has been an issue.

Riverwalk Crossing: Went through proposal and will meet with Annie on recommendations.

7. 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		

Peter Pelissier: Concerning the item on agenda appointing attorney on Landings litigation, I would like to report that Kushner has withdrawn litigation. Mr. Pelissier stated that it's imperative as Maraziti felt it would be best to move forward and would like to have an attorney that has redevelopment experience. The Landing project will present at the upcoming February 16th meeting. The project has been changed a second time and now a third time. Given that, the developer would like to resubmit to PARA within confines of existing redevelopment plan. They would be giving a comprehensive presentation soon that I would like your input on. The Executive Director has required a list of variances to keep program within boundaries of the redevelopment plan and the redevelopment agreement would not have to be amended. They are meeting with you to consider this project to move this project forward.

Motion to close 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		

8. Resolutions

R:02:16:05 AUTHORIZING VARIOUS PROFESSIONAL AGREEMENTS FOR ATTORNEY SERVICES FOR SPECIAL PROJECTS TO VENDORS WHO HAVE SUBMITTED REQUESTS FOR PROPOSALS FOR CALENDAR YEAR 2016 NOT TO EXCEED A TWELVE MONTH CONTRACT

	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:02:16:06 AUTHORIZING VARIOUS PROFESSIONAL AGREEMENTS FOR ENGINEERING SERVICES FOR SPECIAL PROJECTS TO VENDORS WHO HAVE SUBMITTED REQUESTS FOR PROPOSALS FOR CALENDAR YEAR 2016 NOT TO EXCEED A TWELVE MONTH CONTRACT

	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:02:16:07 AUTHORIZING VARIOUS PROFESSIONAL AGREEMENTS FOR ECONOMIC CONSULTANT SERVICES FOR SPECIAL PROJECTS TO VENDORS WHO HAVE SUBMITTED REQUESTS FOR PROPOSALS FOR CALENDAR YEAR 2016 NOT TO EXCEED A TWELVE MONTH CONTRACT

	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			
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R:02:16:08 AUTHORIZING VARIOUS PROFESSIONAL AGREEMENTS FOR RELOCATION SERVICES FOR SPECIAL PROJECTS TO VENDORS WHO HAVE SUBMITTED REQUESTS FOR PROPOSALS FOR CALENDAR YEAR 2016 NOT TO EXCEED A TWELVE MONTH CONTRACT

	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:02:16:09 AUTHORIZING VARIOUS PROFESSIONAL AGREEMENTS FOR APPRAISAL SERVICES FOR SPECIAL PROJECTS TO VENDORS WHO HAVE SUBMITTED REQUESTS FOR PROPOSALS FOR CALENDAR YEAR 2016 NOT TO EXCEED A TWELVE MONTH CONTRACT

	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:02:16:10 AUTHORIZING VARIOUS PROFESSIONAL AGREEMENTS FOR AUDITOR SERVICES FOR SPECIAL PROJECTS TO VENDORS WHO HAVE SUBMITTED REQUESTS FOR PROPOSALS FOR CALENDAR YEAR 2016 NOT TO EXCEED A TWELVE MONTH CONTRACT

	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:02:16:11 DESIGNATING FRANCIS X REGAN, ESQ. AS THE ATTORNEY TO REPRESENT THE PERTH AMBOY REDEVELOPMENT AGENCY WITH RESPECT TO NEGOTIATIONS WITH THE LANDINGS AT HARBORSIDE, LLC REGARDING AMENDMENTS TO THE REDEVELOPMENT AGREEMENT BETWEEN LANDINGS AT HARBORSIDE, LLC AND THE PERTH AMBOY REDEVELOPMENT AGENCY

	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			

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

Motion to open to public comment on all PARA matters:

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

Lisette Lebron from 228 Water Street: Asked if the public vendors list will be made available publicly? Chairperson Diaz responded that that list would be made available via public records and can be requested.

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

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

10. **Motion to Adjourn**

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