

PERTH AMBOY REDEVELOPMENT AGENCY
TUESDAY, OCTOBER 4, 2011
REGULAR MEETING AGENDA

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, October 4, 2011 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 Amboy Beacon and posted in the City Clerk's Office.

1. Salute to the Flag

Chairwoman Diaz was not at the meeting; Vice Chair Natasha James-Waldon ran the meeting. Vice Chairman James Waldon welcomed the newest commissioner – Mr. Thomas Havorak to the PARA board. All agreed that he will be a valuable member of the board.

2. Roll Call

	Present	Absent
Comm. Bolanowski	X	
Comm. Gonzalez	X	
Comm. Haborak (pending approval)	X	
Comm. Jacobs	X	
Comm. James-Waldon	X	
Comm. Jasko	X	
Chairwoman Diaz		X

3. Bill List - The bill list in the amount of \$7,199.74.

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

4. Executive Director's Report

Ms. Van Eckert informed the Board of the pending grand opening at the Senior Housing redevelopment project being completed by the Perth Amboy Housing Authority. She requested that they attend if schedules permit.

5. Attorney's Report

Mr. Maraziti informed the Board that he will report in closed session.

6. Engineer's Report

Mr. Herits informed the Board that he will report in closed session.

7. Public Session – as related to resolutions R 10:11:391 – no comment

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

8. Resolutions

R 10:11:391 Resolution of the Redevelopment Agency Authorizing Closed Session Pursuant to the Open Public Meetings Act to Discuss Real Estate Transactions & Contract Negotiations

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

9. Public Comment – all PARA matters

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

Commissioner Alan Jacobs informed the commissioners and the public that as he owns a property in the Admiral building of the Landings at Harborside project, he will not be participating in the negotiations and/or conversation on the topic.

Vice Chairwoman James Waldon opened the floor for public comment.

Alan Silber, Rector Street, Perth Amboy, addressed the Board by stating that he felt insufficient notice of the change in time was provided to the residents. Mr. Maraziti explained that proper legal notice was provided. Mr. Silber stated that the meeting minutes on the website were only as of 2010. Mr. Maraziti explained that there is not a legal obligation to provide the meeting minutes online. However, the Board could consider including all minutes, once approved by the Board, on the internet. Mr. Silber stated that he felt last months meeting minutes should be available for review at this meeting. Ms. van Eckert explained that typically the monthly minutes are available to the commissioners on the following month, however; as a result of her laptop being stolen and the minutes being on the laptop, they are not available at this time. Mr. Silber was unaware of the laptop being stolen.

Councilman Fernando Gonzalez, High Street, Perth Amboy, stated that the notice of the revised time is not reflected on the City website. He feared that some residents may not be aware of the time change and as a result, not be at the meeting. Mr. Maraziti stated that the Board may want to consider extending the meeting to 7pm to be sure the anyone attending based on a 7pm start will have the opportunity to be heard and hear what was approved.

MOTION - Commissioner Jacobs moved that the Board pass a motion agreeing to reconvene after closed session to accommodate anyone who was not aware of the time change. The Motion was seconded by Commission Jasko. All approved.

Councilman Fernando Gonzalez then stated that he felt it was important that the Board remember to consider the impact any redevelopment project may have on the school system. Commissioner Jacobs assured the Councilman that the Board takes their responsibility very seriously and considers the school system on every project. Mr. Maraziti then reminded the Board and the public that PARA implements the redevelopment plan, any substantial changes to the Plan will still need to obtain Council and Planning Board approval.

MOTION TO REPLACE THE EXECUTIVE DIRECTOR’S LAPTOP - Commissioner Jasko made a motion that PARA purchase a new laptop for the Executive Director in order for her to be able to do her job. Commissioner Jacobs seconded the motion suggested a \$2000 maximum price for the laptop. All were in favor.

THE BOARD ADJOURNED FOR CLOSED SESSION AT 6:40pm
 THE BOARD RETURNED AND OPENED PUBLIC SESSION AT 7:20pm

Tracy Jordan, 268 Rector Street asked for an explanation of a RAB. Joseph Maraziti explained that a RAB is a device by the State that other States refer to as a TIF. It is a redevelopment tool that assists a project in moving forward. For example, if a property currently generates \$100K in taxes, and with development it is anticipated that the project would generate \$500K in taxes, a municipality could use a portion of the \$400K increase to finance some of the infrastructure improvements necessary to complete the project (public amenities). Mr. Maraziti also explained that the PILOT will eliminate the school’s portion of the tax and all but 5% of the county’s portion, providing more revenue to the municipality.

Kurt Douglas, 358 Rector, asked what abatements are being issued for the Landings project. Mr. Maraziti explained that there has not been an agreement reached on that issue. He further explained that PARA cannot issue a PILOT or a RAB, only the City Council can approve this type of agreement.

Billy Delgado asked if RABs are considered a development incentive. Mr. Maraziti clarified that it need to be structured as an incentive to both the City and the developer or it doesn’t work. Mr. Delgado asked if there was a financial analysis of the Landings project being completed. Mr. Maraziti explained that HR&A, a nationally recognized firm, is doing an analysis for the City. Mr. Delgado asked if the impact to municipal expenses are being considered in the analysis. Mr. Maraziti confirmed that all those considerations are being evaluated. He further explained that the Mayor has made it very clear to the developer that if the project doesn’t work financially for the City, it cannot go forward.

Eric, President of Admiral Association, stated that the existing Landings buildings are getting worse. They have hired Betch Engineering to do another complete analysis. He also stated that there is a meeting scheduled with Landings on October 17th.

David Mays, 368 Bayview, stated that he did not believe that rental should be on the waterfront. He also stated that the High Street property owners are waiting for Kushner to acquire.

Do I have a motion to close public session? Second? Roll call

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

Thank you

Helga van Eckert
 Executive Director