

PERTH AMBOY REDEVELOPMENT AGENCY
TUESDAY, APRIL 5, 2011
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 5, 2011 at 7:00 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, the Star Ledger, and the Amboy Beacon and posted in the City Clerk's Office.

1. Salute to the Flag

2. Roll Call

	Present	Absent
Comm. Bolanowski	X	
Comm. Jacobs		X
Comm. James-Waldon	X	
Comm. Jasko		X
Comm. Gonzalez	X	
Comm.		
Chairwoman Diaz	X	

**3. Meeting Minutes Approval –
 March 1, 2011 – Regular Meeting**

	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			
Comm.						
Chairwoman Diaz			X			

March 23, 2011 – Special Meeting

	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			
Comm.						
Chairwoman Diaz						X

4. Bill List

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

5. **Executive Director's Report** – Ms. van Eckert reported on the following:

ePort RFP – There were 5 letters of intent sent to the redevelopment agency. Tom Herits has provided an on-site tour of the property to the interested proposers. The next phase of the RFP process is the submittal of the concept plans. Plans are due April 28th.

Landings at Harborside – Ms. van Eckert reported that the HDSRF grant money received for the former Municipal Complex, the former Gilland property and the Rosengarten property was received. We issued RFPs for professional engineers. Proposals were received and reviewed. Contracts were issued for the three sites. Work has been initiated on the former municipal property a week ago. We anticipate work on the other two to begin within the next two weeks.

Audit – the commissioners have before them this evening PARA's comparative audit for the years ending June 30, 2009 and 2010. The audit report states that total assets at the end of the year totaled \$4.8Million and exceeded liabilities of \$4.6M. Net assets at June 30, 2010 totaled \$254,000. Working capital balances were found to be adequate to meet the operational needs of the Agency. The Auditors did not provide any negative comments or recommendations for improvement. Robert Butvilla, Supplee, Clooney & Company, reported to the commissioners that all is in order and responded to any questions/concerns from the Commissioners.

Budget – also before the commissioners this evening is the PARA Budget for 2011-2012. Our budget reflects Total Revenues of \$4,303,000, Total Appropriations of \$4,250,000 and Total Unrestricted Net Assets Utilized of \$0. Our Capital Budget is \$0 Appropriations.

PARA Note – the final item reported by Ms. van Eckert was that she will be at the Local Finance Board in Trenton tomorrow with McManimon and Scotland to request the reissuance of the PARA note.

6. **Attorney's Report** – Mr. Maraziti, also being brief stated that there was no need to closed session but he wanted to let us know that the JBW litigation has been unable to be resolved. JBW can not move forward with the discovery and European Home is amending the complaint and including a complaint against their lawyer for not informing them that the property is in a redevelopment area. As a result they have filed a malpractice complaint. All parties, including judge, felt that PARA's position for reasonable.

7. **Engineer's Report** – Mr. Herits, provided the engineer's report. He has had two site visits to proposers interested in developing the site. It was interesting that they brought environmental consultants, attorneys and financial representatives with them. Tony Tucker, Stolt, and Charlie Piazza from CDS Brown gave the tour of the property including the surcharge area. They also went to the pier. They were not permitted to enter the buildings. Proposers were very impressed with the site access (waterway and rail)

Mr. Herits closed by informing the commissioners that we will be meeting with the Landings representatives on Thursday.

8. **Public Session** – as related to resolutions R 04:11:376 through 378
 No audience. No public portion

9. **Resolutions**
R 04:11:376 Resolution of the Redevelopment Agency Authorizing Closed Session Pursuant to the Open Public Meetings Act to Discuss Real Estate Transactions & Contract Negotiations

NOT MOVED

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

R 04:11:377 2011 Authority Budget Resolution of the Perth Amboy Redevelopment Agency

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

R 04:11:378 Resolution of the Perth Amboy Redevelopment Agency Accepting the Audit

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

10. **Public Comment** – all PARA matters
 No public comment

ADJOURNED

Very truly yours,

Helga E. van Eckert
 Executive Director