



PERTH AMBOY REDEVELOPMENT AGENCY

Thursday, April 19, 2018

Special Meeting Minutes

Pursuant to the Open Public Meetings Act, please take notice that a special public meeting of the Perth Amboy Redevelopment Agency will take place on Thursday, April 19, 2018 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. Rosa	X	
Chairperson Diaz	X	

3. Bill List - \$15,158.34

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

4. Meeting Minutes

– Meeting Minutes for March 6, 2018

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

– Closed Session Meeting Minutes March 6, 2018

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

5. **Executive Director’s Report**

Commissioner Bolanowski confirmed PARA had received all of the docs from the Perth Amboy Self-Storage developer and asked if there was a reason for the delay.

6. **Attorney’s Report**

Ms. Vos stated she agrees with the Commissioners’ opinion regarding de-designating of the King High site developer.

Commissioner Rosa asked about Perth Amboy Self Storage project and the environmental documents they had submitted to confirm they were all in order.

7. **Engineer’s Report**

Mr. Herits stated that Smith Street Realty has submitted a concept plan he is working to review that. He has asked the developer to provide a cost estimate for the proposed work. Commissioner Jacobs requested the submitted Smith Street Realty concept plan be shared with the board. Mr. Herits gave an overview of the proposed demo + relocation of City buildings as part of this plan.

8. **Public Session** (Agenda Items Only)

Motion to open to the public:

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

(No public comments)

Motion to close to the public:

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

9. **Resolutions**

- **R:04:18:12** RESOLUTION AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH THE LANDINGS AT HARBORSIDE LLC, VIRIDIAN PARTNERS LLC, 500 HIGH STREET LLC, AND PROFESSIONAL SERVICES CONTRACT NEGOTIATIONS

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

Motion to reopen the meeting to the public:

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

- **R:04:18:13** PERTH AMBOY REDEVELOPMENT AGENCY BUDGET AMENDMENT TO FISCAL YEAR JULY 1, 2017 TO JUNE 30, 2018

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

- **R:04:18:14** 2018 AUTHORITY BUDGET RESOLUTION, PERTH AMBOY REDEVELOPMENT AGENCY

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

- **R:04:18:15** RESOLUTION OF PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL SERVICES FOR AUDITOR, LEGAL, ENGINEER, RELOCATION AND REDEVELOPMENT PLANNING NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

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

- **R:03:18:16** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY APPOINTING LEIGH ANNE HINDENLANG ACTING EXECUTIVE DIRECTOR UNTIL JANUARY 31, 2019

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

- **R:04:18:17** RESOLUTION AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT OF THE REDEVELOPMENT AGREEMENT BY AND BETWEEN PERTH AMBOY REDEVELOPMENT AGENCY AND 500 HIGH STREET, LLC

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

- **R:04:18:18** RESOLUTION AUTHORIZING THE ACCEPTANCE OF A GRANT TO THE PERTH AMBOY REDEVELOPMENT AGENCY BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S WATER QUALITY PROGRAM FOR SECOND STREET PARK

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

Commissioner Jacobs asked to confirm the \$7 Million amount that this project was receiving in total grants. Ms. Hindenlang explained this resolution was for the \$4.7 million for development of the park and the city was receiving an additional \$3 million for environmental remediation.

10. Public Comment (Any PARA Matter)

Motion to open to the public:

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

(No public comments)

Motion to close to the public:

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

11. Motion to Adjourn

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