**SAYREVILLE ECONOMIC & REDEVELOPMENT COMMISSION**

**PRIVATE EXECUTIVE SESSION MINUTES**

**MEETING – JULY 8, 2021**

**PRESENT: Chairman Michael D’Addio, Vice Chairman Donald Newton, Commissioners: Thomas Pollando, Kenneth Scott, Dennis Grobelny, Rosetta Fisher, Councilwoman Mary Novak, Councilman Vincent Conti**

**ABSENT: Janet Rzepka**

**ALSO PRESENT: Joseph Ambrosio, Executive Director, Dave Samuel, Engineer, Michael Baker, Esq. and Anthony Iacocca, Esq.,**

1. **RFQ’S – (Agency Engineer, Agency Attorney, Agency Special, Agency Auditor, Agency Financial Consultant, Real Estate Appraiser, Bond Counsel and Bond Underwriter)**

**Joe went over the RFQ’s with all present. When individual RFQ was being discussed each professional excused themselves from the meeting until discussion was completed.**

**Agency Attorney: Michael Baker, Esq. Hoagland, Longo**

**Special Counsel: No action taken**

**Agency Engineer: David J. Samuel, P.E., P.P., CME Associates**

**Agency Auditor: Samuel Klein**

**Real Estate Appraiser: No action taken**

**Financial Consultant: No action taken**

***Bond Counsel McManimon, Scotland & Baumann, LLC , (????)***

***Bond Underwriter (?????)***

**After discussion on RFQ’s Mike D’Addio requested that Joe Ambrosio receive a 3% increase as well as medical insurance through AARP. He also requested an increase for Joan Kemble, Recording Secretary.**

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**After a brief discussion both Tom Pollando and Rosetta Fisher stated they felt to stay with the current Engineer and Attorney as they both know the Borough and are always available to the Agency.**

**Pending Matters**

1. **Waterfront**

**Anthony Iacocca has prepared agreement with the County if not maintained the County can to after Riverton. They are aware of this that maintenance will be between Riverton and the County, not between SSA and SERA.**

**Joe suggested that if it becomes necessary prepare a resolution authorizing litigation. Mike Baker said that when transactions are negative with the State according to the 2008 Redevelopment could get sales tax receipts well past 120-125 go back to State to get sales tax. If agreeable to more tax breaks Joe will send letter. Dave recommended but wasn’t sure the State will approve. He said someone from the State requested that the State get back first.**

**Mr. D’Addio asked for motion to close private session and resume meeting in public session. Mr. Pollando made motion; Mr. Grobelny seconded, motion carried.**

**Respectfully submitted,**

**Joan M. Kemble**

**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – JULY 8, 2021**

**Chairman Michael D’Addio opened the meeting at 6:00 PM and announced pursuant to the Open Public Meetings Law, public notice of this meeting was advertised in the Home News Tribune and posted on the bulletin board in the Borough Hall in Sayreville, and copies of this notice have been available to the public and are on file in the Clerk’s Office.**

***SALUTE TO THE FLAG***

**PRESENT: Chairman Michael D’Addio, Vice Chairman Don Newton, Commissioners: Thomas Pollando, Dennis Grobelny, Kenneth Scott, Rosetta Fisher, Councilwoman Mary Novak, Councilman Vincent Conti**

**ABSENT: Janet Rzepka**

**ALSO PRESENT: Joseph Ambrosio, Executive Director, Dave Samuel, Engineer, Michael Baker, Esq. and Anthony Iacocca, Esq.**

**After calling the meeting to order, Mike D’Addio turned the meeting over to the Vice Chairman, Don Newton.**

1. **Appointment of Chairman, Vice Chairman Secretary, Assistant Secretary**

**Resolution Appointing New Officers, Designating Dates for Workshop &**

**Action Meetings until July 2022 and Awarding Various Professional Contracts Pursuant to “Fair and Open Process, “N.J.S.A. 19:44A-20.1**

**Motion was made by Mr. Newton to appoint Michael D’Addio as Chairman; seconded by Mr. Scott. Roll Call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Scott, Mr. Grobelny, Ms. Fisher, Councilwoman Novak, Councilman Conti**

**Chairman: Michael D’Addio**

**Motion was made by Mr. D’Addio to appoint Don Newton as Vice Chairman, and seconded by Mr. Pollando. Roll Call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Scott, Mr. Grobelny, Ms. Fisher, Councilwoman Novak, Councilman Conti**

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**Vice Chairman: Don Newton**

**As Executive Director, Joseph Ambrosio remains Agency Secretary; this is automatic.**

**Secretary: Joe Ambrosio**

**Motion was made by Mr. Newton to appoint Dennis Grobelny as Assistant Secretary, and seconded by Mr. Pollando. Roll Call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Scott, Mr. Grobelny, Ms. Fisher, Councilwoman Novak, Councilman Conti**

**Assistant Secretary: Dennis Grobelny**

**Motion was made by Mr. D’Addio to appoint Joan M. Kemble as Recording Secretary, and seconded by Mr. Scott. Roll Call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Scott, Mr. Grobelny, Ms. Fisher, Councilwoman Novak, Councilman Conti**

**Recording Secretary: Joan M. Kemble**

**Motion was made by Mr. D’Addio to appoint David Samuel, CME Associates as Agency Engineer, and seconded by Mr. Scott. Roll Call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Scott, Mr. Grobelny, Ms. Fisher, Councilwoman Novak, Councilman Conti**

**Agency Engineer: David Samuel, CME Associates**

**Motion was made by Mr. D’Addio to appoint Michael Baker, Hoagland, Longo, Moran, Dunst & Doukas, LLP as Agency Attorney, and seconded by Mr. Pollando. Roll Call:**

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**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Scott, Mr. Grobelny, Ms. Fisher, Councilwoman Novak, Councilman Conti**

**Agency Attorney: Michael Baker, Hoagland, Longo, Moran, Dunst, & Doukas, LLP**

**Authorization for payment of bills – Non NL**

**Motion to approve bills (a) through (g). Mr. Pollando made motion to approve payment, Councilwoman Novak seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Scott, Mr. Grobelny, Ms. Fisher, Councilwoman Novak, Councilman Conti**

**Motion to approve payment of bills NL related, Non-Escrow. (When funds are available (h). Mr. Pollando made motion made to approve, Mr. Grobelny seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Scott, Mr. Grobelny, Ms. Fisher, Councilwoman Novak, Councilman Conti**

**Motion to approve payment of bills from Escrow Accounts. (To be paid only if Escrow funds are available.) (i) through (v.) Mr. Pollando made motion,**

**Mr. Grobelny seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Scott, Mr. Grobelny, Ms. Fisher, Councilwoman Novak, Councilman Conti**

**Pending Matters**

1. **Waterfront Redevelopment**

**Dave gave a brief update and stated that the work continues to move forward with activity; and the material is being used to cap the fields.**

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1. **Meeting Schedule 2021-2022**

**Mike D’Addio suggested that the July 2022 meeting date be changed to July 14, 2022 as well as the November meeting be changed to November 10, 2022 as Veterans Day is November 11th.**

**Mr. D’Addio asked for motion to go into private session. Mr. Pollando made motion; Mr. Grobelny seconded, motion carried.**

**New Business**

1. **RESOLUTION APPOINTING NEW OFFICERS, DESIGNATING DATES FOR WORKSHOP & ACTION MEETINGS UNTIL JULY 2022 AND AWARDING VARIOUS PROFESSIONAL CONTRACTS PURSUANT TO “FAIR AND OPEN PROCESS,” N.J.S.A. 19:44a-20.1**
2. **RESOLUTION AUTHORIZING AGENCY TO EXECUTE COUNTY STORMWATER AGREEMENT WITH SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL, L.P., IN CONNECTION WITH THE WATER REDEVELOPMENT AREA.**
3. **RESOLUTION AUTHORIZING POTENTIAL LITIGATION AGAINST PRAXAIR IN CONNECTION WITH THE WATERFRONT REDEVELOPMENT AREA.**

**Mr. D’Addio asked for motion to approve Resolutions Mr. Pollando made motion, Mr. Grobelny seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Scott, Mr. Grobelny, Ms. Fisher, Councilwoman Novak, Councilman Conti**

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**Commissioners Comments**

**None**

**Public Portion**

**Mr. D’Addio asked for motion to open public portion. Mr. Pollando made motion to open public portion, Councilman Conti seconded, motion carried.**

**No one spoke.**

**Mr. D’Addio asked for motion to close the public portion. Mr. Pollando made motion to close the public portion, Councilman Conti seconded, motion carried.**

**Mr. D’Addio asked for motion to adjourn. Mr. Pollando made motion to adjourn; Councilwoman Novak seconded, motion carried.**

**Respectfully submitted,**

**Joan M. Kemble**