



# PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, July 10, 2018

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, July 10, 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 - \$9,460.94**

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

**4. Meeting Minutes**

– Meeting Minutes for June 5, 2018

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

– Closed Session Meeting Minutes June 5, 2018

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

**5. Executive Director's Report**

Lionel: Schedule of Smith Street

\*Check on setting up meeting for ePort II

Board: Push on Washington St because of lack of movement

Lionel: What about Shoprite?

Sayre Ave RFP? Board: Yes, move forward.

Pearl PI – get appraisal on PARA owned property.

AI: Sayre Ave clarity on lots

Support for policy paper? -review model resolution.

**6. Engineer’s Report**

PASS – Annie gave them comments. It is a good project + will be impetus for more development.

ePort I is fully leased and the punch list is modest.

-Joe: NAIOP deal of the year.

-Mayor great project(s), Target has done great outreach, - we have worked with some great developers and have had great results.

**7. Attorney’s Report**

Report will be in closed session.

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

-Motion to open meeting to public on agenda items only.

	Move	2 <sup>nd</sup>
Comm. Bolanowski		
Comm. Giron	X	
Comm. Jacobs		
Comm. Rosa		
Chairperson Diaz		

No public comment

-Motion to close meeting to public on agenda items only.

	Move	2 <sup>nd</sup>
Comm. Bolanowski		
Comm. Giron		
Comm. Jacobs		
Comm. Rosa		
Chairperson Diaz		

9. **Resolutions**

- **R:07:18:22** RESOLUTION AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH VIRIDIAN PARTNERS LLC, THE LANDINGS AT HARBORSIDE LLC, 1000 STATE STREET, LLC, AND PROFESSIONAL SERVICES CONTRACT NEGOTIATIONS

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

Al stepped out

Joanne on the phone

Landings: Review of where SeaGate negotiations stand. Potential for termination of designation + taking back of some property. Threats to leave the land undeveloped. Potential of litigation + costs and funding. Need for accounting of escrow. Lack of current escrow funding. Critical path forward.

Geri: timeframe/deadline. Joanne: they are entitled to 90 days under the agreement.

Mayor: This project's Plan has totally changed and likely needs a total overhaul. That will be a lot of work.

Joel: Because they are not holding up their end of the bargain, can we terminate the agreement? Joe: it is not automatic, but we do have remedies – but litigation is expensive.

The changes to the plan has only reduced the size of the land, not reduced what we are giving the developer.

Be wary about discussion of the project because they are bringing suit against Jersey City.

Geri: will a judge ask why we are finding them in default now? Joe: yes but there is reason and we should have language in the plan that is on our side.

Agreement on trying to resolve issues and get back to negotiating table before we start looking to get into litigation.

Al came back.

King High: Joanne on phone – Their designation likely has already expired. Letter has been drafted. They do also own the property but this will get code back involved.

PARA books: New BA does not want to use Fatai and is having Mildred clean them up. Add PARA to City's RFP for accounting.

Annie gave history of why books are not clean. And Geri asked about the Audit – Those are definitely all good.

Gateway: Are we going to consider a warehouse? If so, with what conditions? Annie can make it a good plan, but the board needs to determine what they want and direction.

-Too much housing – if we do allow housing, MakerHood is the right type. – Multi phase approvals.

Can we have them knock down the housns on Smith?

	Move	2 <sup>nd</sup>
Comm. Bolanowski		
Comm. Giron	X	
Comm. Jacobs		X
Comm. Rosa		
Chairperson Diaz		

Rescind motion to appoint fatyi

- **R:07:18:23** RESOLUTION AUTHORIZING THE TERMINATION OF THE INTERIM COST AND CONDITIONAL DESIGNATION AGREEMENT BY AND BETWEEN THE PERTH AMBOY REDEVELOPMENT AGENCY AND 1000 STATE STREET, LLC

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

**Public Comment (Any PARA Matter)**

-Motion to open meeting to public on all PARA matters.

	Move	2 <sup>nd</sup>
Comm. Bolanowski		
Comm. Giron	X	
Comm. Jacobs		X
Comm. Rosa		
Chairperson Diaz		

-Motion to close meeting to public on all PARA matters.

	Move	2 <sup>nd</sup>
Comm. Bolanowski		X
Comm. Giron	X	
Comm. Jacobs		
Comm. Rosa		

Chairperson Diaz		
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10. **Motion to Adjourn**

	Move	2 <sup>nd</sup>
Comm. Bolanowski	X	
Comm. Giron		
Comm. Jacobs		X
Comm. Rosa		
Chairperson Diaz		