



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, August 7, 2018

Meeting Minutes

Pursuant to the Open Public Meetings Act, please take notice that a public meeting of the Perth Amboy Redevelopment Agency will take place on Tuesday, August 7 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 - \$46,677.26**

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

4. **Executive Director's Report**

We are working to resolve one last issue that came up on the **Smith Street Realty** project. Mr. Herits and the developer's engineer are working to find a solution to keep the outdoor storage space that DPW currently has behind the Water building. Once we have a solution that is acceptable to the City and the developer, we will move forward with a meeting to start finalizing the Redevelopment Plan.

The PARA Professionals have a meeting set for Tuesday, August 7th to meet with the **ePort Phase II** development team to start negotiations and working towards a Redevelopment Agreement.

We have not had any contact from the development team for the **King High Garage** project since the resolution to initiate the "de-designation" process. We will continue to wait about 60 more days and see if they take any action to rectify the outstanding issues.

We are hopeful we can start the negotiations again for the **Elm Street Logistics Center** project, as the **Redevelopment Plan Update** ordinance is on the City Council's agenda for second reading tomorrow night.

Riverwalk Crossing is still on hold, but should be able to start moving forward again if the Redevelopment Plan Update is adopted tomorrow night as well.

We should have everything we need to allow **Perth Amboy Self Storage** to progress with the Planning Board in September, though they also need the Redevelopment Plan Update to pass Council.

We still have not received the executed interim cost agreement back from the development team for the **Washington Street** project. We have been in contact with the developer, Mr. Rada who has been out of town and said he would get the signed agreement and escrow check to us upon his return this week.

The **Second Street Park** project is still waiting on approval of our agreement with DEP, however there has been some recent movement on their part so hopefully that will be finalized on their side soon. We should have the deed restriction updated per Green Acres requirements shortly, as we have everything in order and are just processing the paperwork and getting signatures.

The Redevelopment Agreement with T-Mobile for the **Tower Co** project is being reviewed by Perth Amboy's insurance broker to make sure all of the changes are acceptable from a risk perspective. We were close to having the agreement ready for tonight so that should be on the agenda in September.

We are awaiting the return of the interim cost agreement from the **EcoSite** team. Their attorney confirmed the current version was acceptable and will be executed by their team and returned to us soon. Once received, we will start working towards a Redevelopment Agreement. Both EcoSite and TowerCo are both also waiting on the Redevelopment Plan Update to be approved by the City Council.

The **1 Buckingham Pl** owners let us know they are working on plans for the subdivision of their existing space, upgrades to accommodate basement parking, as well as a potential addition of residential units on top of the building. When we receive those plans we will share them with the Board.

We have reviewed the final plans for **144 Grant Street** and confirmed they can submit to the Building Department. They should get approvals from the Building Department this month and begin construction soon.

The **500 High Street** project was scheduled to go before the Planning Board in July and August, unfortunately those meetings were canceled so now they will hopefully go before that Board in September.

We are working to set up a meeting for the property owners of the **Gateway** site to sit down with the Mayor and myself to discuss the potential options for the site based off of the feedback you all provided in closed session in July.

We are still working to get the development team for **SeaGate** the information they requested and that we had discussed at last month's meeting.

We are developing the RFP for the **Sayre Avenue** area as we discussed at last month's Meeting. We will have that for the Board's review shortly.

We are soliciting quotes for appraisal services for **99 Pearl Place**. We will get back to you to review those shortly.

Commissioner Giron asked if there was any indication of what the EcoSite tower would look like. Ms. Hindenlang responded that they would be submitting different options for the Commissioner's review once the interim cost agreement was returned and negotiations had begun.

Commissioner Rosa asked if a meeting had been held that day with ePort II. Ms. Hindenlang responded that there had been a meeting and went on to explain that the development team has experienced delays due to difficulties acquiring the remaining property and remediation concerns. They hope to close on the remaining property in November to begin construction in the Spring.

Commissioner Rosa then asked if PARA had provided the SeaGate developer team with the information they had requested. Ms. Hindenlang responded that the information was provided, but that the development team was not satisfied and requested additional information.

5. Engineer's Report

Mr. Herits shared that he did not have anything to report on at the moment and was anticipating much more activity upon the approval of the updated redevelopment plan.

6. Attorney's Report

Ms. Vos stated that she had no items to report.

7. Public Session (Agenda Items Only)

Motion to open to the public:

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

(No public comments)

Motion to close to the public:

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

8. Public Comment (All PARA matters)

Motion to open to the public:

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

Mr. Sal Leoni, resident and Board member of the Admiral, wished to know what the delays were on the SeaGate project. Ms. Hindenlang responded that the development team has not contributed to their escrow to pay for professional services and that communications have been ongoing over additional information that is requested from PARA to satisfy the developer team such as invoices and accounting records dating back to 1995.

Commissioner Rosa elaborated that it was important for PARA to ensure that site plans proposed for the SeaGate project are of high quality and that professionals are being paid what they deserve.

Mr. Daniel Sato Pietro, another Admiral resident, expressed the desire of himself and his fellow residents to have Kushner settle the master condo issue thus relieving the biggest debt of the residents and to complete renovations to facilities such as the exercise room and exterior landscaping. Ms. Hindenlang expressed that the City's Public Works and Code Enforcement Departments had served notices to Kushner over maintenance issues the previous week. Ms. Vos also reiterated that producing itemized accounts of escrow spending is a process that would take some time, and that the delays experienced in the SeaGate project are due to these issues.

Mr. Nicholas Dispenzerie, a Landings resident, expressed concerns over a property that Kushner wished to purchase which Ms. Hindenlang explained was still City owned. He went on to ask about the latest site plans for the project citing his concerns over the aesthetics of surface parking lots. In addition, he inquired on the status of the property's site improvement bonds, which Ms. Hindenlang explained were still City held.

Motion to close to the public:

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

9. Motion to Adjourn

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