



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, December 11, 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, December 11, 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: \$69,232.52

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

4. Meeting Minutes

Meeting Minutes for October 2, 2018

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

Closed Session Meeting Minutes October 2, 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			

Commissioner Bolanowski asked if closed meeting session minutes would be

5. **Executive Director's Report**

Ms. Hindenlang proceeded to update the Board on several projects:

The **SeaGate** project continues to move forward. We have found a compromise for the proposal we believe we can begin to incorporate into an amendment to the redevelopment agreement.

We were working to wrap up the redevelopment agreement for **Elm Street Logistics Center** in time for this meeting. Unfortunately, with such a large project there were still a few outstanding items we did not want to rush through which are to be addressed at the special meeting on the 20th.

The **Gateway** project is continuing to move forward with the concept this Board discussed earlier this year. There are a number of materials to review in closed session.

Riverwalk Crossing has refilled their escrow. Negotiations will continue in January.

Perth Amboy Self Storage is still working with the building department to get their permits. They should break ground as soon as the weather permits in 2019.

The design **Smith Street Realty** was pursuing, which included some of the adjacent City owned land, turned out to not be feasible. They have expressed much interest in continuing to pursue a project on that site and possibly a very similar concept, but they are going to review and revise their plans before reengaging with PARA.

We met with the **ePort II** development team in mid-November to restart work on the redevelopment agreement. They are reviewing a draft agreement and terms currently. They will also be sharing their draft pro forma with us and will be discussing a PILOT with City Council separate from the Redevelopment Agency. They also continue to address the environmental remediation issues facing the site with the current property owner. They hope to close on the property in February of next year.

Following PARA's de-designation of the owner of the **King High Garage** site as designated developer, we will be paying the last remaining invoices on the current bill list. We have a resolution on today's agenda to return the remaining escrow money to the developer.

We have a finalized and approved redevelopment agreement with **Tower Co.** We are waiting for them to send the agreement back.

We have the finalized redevelopment agreement for the **EcoSite** project on tonight's agenda. We can discuss the details of the agreement in closed session.

The **1 Buckingham Pl** property owners have not yet finalized plans for any residential addition or submitted plans to subdivide the current industrial space and new parking area in their basement.

144 Grant Street or Gourmet Nut has begun construction. Tom visited the site the week before last. They are currently working on a schedule that would have them in the building by early spring.

500 High Street is also working to update their plans at the request of the Building department. They are hoping to have their building permits by mid-January and begin construction by Spring.

The RFP for the **Sayre Avenue** area and PARA properties closed in the middle of October. As was discussed with all of you individually, we only received one response and it was decided to reopen the RFP response period to allow more time for additional respondents. I would like to confirm this decision with the Board and determine the time period this RFP should be reopened for.

We will be holding a meeting with the neighbor of the PARA owned **99 Pearl Place** as soon as possible. At the Board's direction we are going to pursue the sale of the property to the neighbor first, as they were very interested in getting the site cleaned up and redeveloped.

The owner of **528 High Street** contacted us wanting to add a bedroom to the back of the second floor of his home. The existing structure, like most of the neighboring lots, is non-conforming under the updated redevelopment plan mainly due to yard setbacks. I felt that allowing an owner-occupier to continue the use and invest in their property was acceptable and even desirable from the perspective of the City and PARA and recommended allowing them before the planning board for a traditional site plan approval process as a single-family property owner.

Chairperson Diaz asked for verification that granting such an approval wouldn't undermine the Redevelopment priorities for the area to which Ms. Hindenlang assured that it would not.

Commissioner Jacobs asked if the Board was polled regarding the Sayre Avenue RFP to see if there was consensus on extending the timeline to which Ms. HIndenlang responded that there was consensus.

Commissioner Rosa sought further clarity on the nature of what the board was hoping for in responses to the Sayre Avenue RFP. Ms. Hindenlang went on to iterate that the RFP sought to elicit proposals that would include a creative mix of uses that could support the nearby hospital such as housing or medical offices. When asked about the timeline of the re-issued RFP, Ms. Hindenlang stated that it would be out for 30-45 days to the end of January with ideally a decision to be made in February.

Commissioner Giron asked if it was necessary to take a vote on the proposed actions on 538 High Street to which Ms. Hindenlang stated that it was not necessary.

6. Engineer's Report

Mr. Herits has conducted inspections on 144 Grant Street which are moving along very quickly with floor installations to be the next step.

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		

Anne Babineau spoke on behalf of Smith Street Realty to express their willingness to sign an agreement now for the car wash. The house on the property has been obtained and a lot of work has been done. The development team is still pursuing development on whole site and are very interested to invest in community.

Motion to close to the public:

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

Chairperson Diaz		
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8. **R:12:18:30** RESOLUTION AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH ECO-SITE II, LLC AND T-MOBILE NORTHEAST, LLC, VIRIDIAN PARTNERS LLC, THE LANDINGS AT HARBORSIDE LLC, NCP PERTH AMBOY HOLDINGS, LLC, AND PROFESSIONAL SERVICES CONTRACT NEGOTIATIONS

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

Commissioner Jacobs recused himself from conversations pertaining to Landings at Harborside.

Motion to reopen meeting to the public:

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

9. **Attorney's Report**

Ms. Vos provided an overview of the resolutions on the agenda for the evening and invited the attorney for Eco Site, Mr. David Kenny to speak on the project. Mr. Kenny elaborated on the functions of the new cell tower. When asked by Commissioner Giron on the tower's capacity for 5G, Mr. Kenny responded that it would be capable of emitting 5G. Ms. Hindenlang issued a question on the frequency's potential for harming birds and other wildlife, and Commissioner Giron expressed further concern on potential health impacts. Mr. Kenny addressed these concerns with an explanation of the FCC's assessments on the impact of 5G frequencies and iterated that they would be required to follow their rules. Ms. Vos went on to state that the Redevelopment Agreement would reflect the need to comply with FCC rules.

Ms. Vos also provided an explanation of the NCP resolution to correct errors on the Certificate of Completion to Gerdau Ameristeel to allow for a potential redevelopment agreement with NCP. In addition, she and Ms. Hindenlang provided an explanation of the escrow to be used for the City's retention of a special bond counsel, which will not be paid by the taxpayers of the City.

10. **Resolutions**

R:12:18:31 RESOLUTION AUTHORIZING THE PERTH AMBOY REDEVELOPMENT AGENCY TO ENTER INTO A REDEVELOPMENT AGREEMENT WITH ECO-SITE II, LLC AND T-MOBILE NORTHEAST, LLC

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

R:12:18:32 RESOLUTION AUTHORIZING THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETURN REMAINING PROJECT FUNDS DEPOSITED BY 1000 STATE STREET, LLC PURSUANT TO THAT INTERIM COST AND CONDITIONAL DESIGNATION AGREEMENT BY AND BETWEEN THE PERTH AMBOY REDEVELOPMENT AGENCY AND 1000 STATE STREET, LLC

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

R:12:18:33 RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A CORRECTED LIMITED CERTIFICATE OF COMPLETION TO GERDAU AMERISTEEL PERTH AMBOY, INC.

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

R:12:18:34 RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY IN SUPPORT OF THE CITY OF PERTH AMBOY'S RETENTION OF SPECIAL COUNSEL TO NEGOTIATE THE TERMS OF A FINANCIAL AGREEMENT AND SUCH OTHER DOCUMENTS AS MAY BE NECESSARY TO EFFECTUATE THE IMPLEMENTATION OF A PROPOSED REDEVELOPMENT PROJECT BY NCP PERTH AMBOY HOLDINGS, LLC AND TO PROVIDE FOR THE PAYMENT OF RELATED LEGAL FEES AND COSTS TO BE INCURRED BY THE CITY OF PERTH AMBOY

	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			

11. **Public Comment** (All PARA matters)

Motion to open to the public:

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

Motion to close to the public:

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

12. **Motion to Adjourn**

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