



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, March 6, 2018

Regular Meeting Agenda

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, March 6, 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	

*Commissioner Rosa was not present for roll call but did arrive just before the February 6, 2018 meeting minutes vote.

3. Bill List - \$38,050.37

Commissioner Jacobs asked what Smug Bug Productions was? Ms. Hindenlang explained they are a vendor related to the Elm Street Logistics project and were being paid out of that escrow.

Commissioner Bolanowski asked about invoices related to City Council presentation and one invoice that was billed to Community Development @ Olive St. Ms. Hindenlang explained that costs associated with presentations made before City Council were billed to certain developers that were closely involved with the Redevelopment Plan Update. Additionally, it is the Star Ledger that sends bills to Community Development at the Olive St address, and we are unable to have that mailing address changed, but the bill was for public notices from PARA.

	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 February 6, 2018

*Commissioner Rosa arrived.

	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 February 6, 2018

Commissioner Bolanowski requested that her attendance be adjusted to make sure it shows she was not in attendance.

	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			

5. Executive Director’s Report

We will be discussing the **Sea Gate** project in closed session today. We had a good first negotiation meeting.

The engineer for the development team for the **Smith Street Realty** project is working with Mr. Herits and the City’s engineer to finalize the city land request, cost estimate and site design. We have sent the current layout to the City to get their approval. Once they approve the concept plan we will continue to move forward.

We met with Bridge to continue negotiations with regarding **ePort Phase II**. Bridge is looking to close by the end of March on the property. We expect negotiations to pick up after that date.

King High Garage says they’re close to a deal with a potential partner. I also put them in touch with two companies looking to relocate their headquarters to Perth Amboy as other development options.

The negotiations for the **Elm Street Logistics Center** are on hold as they are contingent on several agreements with the City and the approval of the redevelopment plan update. The City Council had a first reading on the plan update. It will be at the Planning Board for review in April.

Riverwalk Crossing is working on finalizing the updated site plan, renderings and elevations. They’re waiting for the redevelopment plan to be updated before proceeding further with negotiations.

We are finalizing the redevelopment agreement for the **Perth Amboy Self Storage**. We informed them of the Board’s decision as it relates to a COC with full RAOs. They are also waiting on the adoption of the redevelopment plan update.

We are waiting on the executed agreement back from the development team for the **Washington Street** project before we set up a meeting to begin negotiations.

We will review the status of **500 High Street** in closed session.

We will be discussing the **Gateway** project in closed session. They will be presenting their concept plan to the Board at the April meeting.

Ms. Hindenlang also reviewed the details of the RFQ process for PARA professional services. This will also be one of the topics to be discussed in closed session.

Commissioner Bolanowski ask where the RFQ for PARA’s professional services were advertised. Ms. Hindenlang stated that the notices were published in the same newspapers as the other public notices, the Home News Tribune and the Star Ledger.

Commissioner Rosa asked about finalizing the agreement with Perth Amboy Self Storage despite not having received details on environmental issue. Ms. Hindenlang clarified that while we are moving toward finalizing the agreement, that is contingent upon resolution of this environmental issue in line with the boards determination.

6. Engineer’s Report

Mr. Harits noted the meetings he was involved with regarding the SeaGate project, T-Mobile’s proposed cell phone tower, ePort II as well as the meeting he had with the Smith Street engineer and the City engineer.

Mr. Harits gave details of the revised site plan for the Smith Street project.

Commissioner Jacobs asked whether the waterworks building would remain and why it was not being relocated. Mr. Harits explained the needs of the proposed Wawa and those of the Water department and how they affected this site plan.

Commissioner Giron asked for updates on the cell phone tower in the Academy bus parking lot. Mr. Harits explained this was moving forward and there was potential for camouflage.

Commissioner Bolanowski asked if the shooting range behind the Smith Street project would remain. Mr. Herits stated that it would remain as the project would not affect that property.

7. Attorney’s Report

Ms. Vos added that there was discussion of the developer of the EcoSite cell tower placing a co-locator for the City on the tower at no additional cost.

Ms. Vos stated she did not have anything else to discuss except what will be discussed in closed session.

8. Public Session (Agenda Items Only)

- Motion to open the public portion of the meeting as it relates to Agenda items only.

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

- Motion to close the public portion of the meeting as it relates to Agenda items only.

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

9. **Resolutions**

- **R:03:18:07** 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	X			
Comm. Jacobs			X			
Comm. Rosa			X			
Chairperson Diaz			X			

- Motion to reopen the meeting after closed session.

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

- **R:03:18:08** 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	X			
Comm. Jacobs	X		X			
Comm. Rosa			X			
Chairperson Diaz			X			

- **R:03:18:09** 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			
Comm. Giron	X		X			
Comm. Jacobs		X	X			
Comm. Rosa			X			
Chairperson Diaz			X			

Commissioner Giron requested all names of the professionals retained by this resolution be read aloud. Chairperson Diaz read all names.

- **R:03:18:10** RESOLUTION AUTHORIZING VARIOUS PROFESSIONAL AGREEMENTS FOR APPRAISAL SERVICES FOR TO VENDORS WHO HAVE SUBMITTED REQUESTS FOR QUALIFICATIONS FOR CALENDAR YEAR 2018 NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

	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			

Commissioner Bolanowski requested all names of the professionals retained by this resolution be read aloud. Chairperson Diaz read all names.

- **R:03:18:11** PERTH AMBOY REDEVELOPMENT AGENCY 2015-2016 AUDIT RESOLUTION

	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			

10. Public Comment (Any PARA Matter)

- Motion to open the public portion of the meeting as it relates to all PARA items.

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

Danial Santo Pietro, president of the Board at The Admiral: Stated that both boards (Admiral and Bay View) want to see the project with Kushner move ahead. Ms. Hindenlang and Ms. Vos discussed the ability of sending a copy of the ICA to Mr. Santo Pietro which they decided can and would. Ms. Vos also explained the contents and general details that are part of the ICA.

Mr. Santo Pietro explained that they expected to conclude the litigation relating to the original construction of the project. He also requested they be kept in the loop regarding future developments relating to the Seagate project.

Commissioner Jacobs asked if a timeline would be available for the SeaGate project which might be helpful for current residents. Ms. Hindenlang explained the time line was not available as it was part of the negotiations.

Monique Marsh, 418 Rector St: Will SeaGate have to come back before the board and present again? Ms. Hindenlang stated that yes, that was the case.

Ms. Marsh asked what the status of the 500 High St project was and if construction was expected this summer. Ms. Hindenlang gave an explanation of the current status of the project and stated that construction could be expected soon.

Ms. Marsh also asked what the situation with the County Park was. Ms. Hindenlang provided an update of the status of this project.

Michael Miller, 368 Rector St: Expressed eagerness to fix the brownfield next to the Admiral and Bay View, as kids are playing in it and it is still un-remediated. The timeline for this project should be moved up as much as possible.

Mr. Miller asked about the status of Perth Amboy Station. He stated he uses the station but has issues walking up and down the stairs. Mayor Diaz gave a status update of the project which is managed by New Jersey Transit.

Mr. Miller also updated the board as to the status of work being done on the Admiral and Bay View. They are in progress of remediating the water infiltration issue they had.

- Motion to close the public portion of the meeting as it relates to all PARA items.

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

11. Motion to Adjourn

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