



# PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, September 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, September 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. Meeting Minutes**

Meeting Minutes for July 10, 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			

Closed Session Meeting Minutes July 10, 2018

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

Meeting Minutes for August 7, 2018

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

#### 4. **Executive Director's Report**

Ms. Hindnelang shared the news that FOCUS 2020 was passed by City Council, went through its review period and is now established law.

Commissioner Jacobs asked if Focus 2020 would be featured on the City's website to which Ms. Hindenlang indicated that a request was made to post it.

Ms. Hindenlang stated that the Elm Street Logistics Center commenced negotiations that day and must address a few outstanding issues with the City to secure a redevelopment agreement. She added that River Walk Crossing would begin meetings soon. Both projects were awaiting the passage of the new Redevelopment Plan.

Ms. Hindenlag shared that the September Planning Board meeting did not take place resulting in delays to the Perth Amboy Self Storage project which will hopefully be on the October agenda. She went on to provide updates on several other outstanding projects.

Smith Street Realty coordinating with the City to accommodate outdoor storage to their satisfaction.

ePort II has reached a preliminary redevelopment agreement and is engaged in talks with the City to attain a PILOT.

The developer designation for King High Garage has lapsed. Ms. Hindenlang asked the Board if they wished to proceed with an RFP for a new developer to which they responded favorably.

Second Street Park is still awaiting final approvals with the State after the staffing changes with the new Administration.

The T-Mobile/ Tower Co. redevelopment agreement is final and is with the development team for their execution.

EcoSite should have an agreement in place before October's meeting.

1 Buckingham is still working on plans for their interior renovations and exploring the feasibility for additions to the existing structure formerly occupied by Vira Insight.

144 Grant street will have their building permits in a matter of weeks and should begin construction shortly thereafter.

500 High Street received its approval from the Planning Board and hopes to begin construction in early October.

The RFP for the Sayre Avenue area has been prepared and is ready for Commissioner review before being publicly posted in a few weeks.

The Board received three quotes for appraisal services for 99 Pearl Place and will elect to hire NJ Realty Advisory Group for \$1500. Their proposal states that the appraisal will take between 2-3 weeks.

Commissioner Jacobs reiterated his support for issuing an RFP for the King High Garage site.

Commissioner Rosa asked where RFPs are posted to which Ms. Hindenlang explained that it would be made available on the City's website. When asked by Commissioner Rosa for how long it would be posted, she responded that she planned to post the RFP for 45 days to elicit as many quality responses as possible.

**5. Engineer's Report**

Mr. Herits shared that the Elm Street Logistics Center site would be remediated by the end of the year and that Smith Street Realty had submitted a new concept plan, but that it did not satisfy the needs of the City. He stated the need to continue working with them.

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

Jeremy Berratta of 223 Smith Street wanted to make sure that the reasons for a closed session would be stated to which Ms. Vos explained that they had to do with contract negotiations and pending litigation.

Joseph Horn, a Landings resident, asked who cleaned the SeaGate site, to which Ms. Hindenlang responded that it was cleaned by Kushner Co. Mr. Horn went on to ask when the details of the closed session would be made public to which Ms. Hindenlang responded that the law suit to be discussed was already public record and that the details of the closed session conversations would be made public once the litigation was resolved.

Councilman Fernando Gonzalez requested a copy of the filed suit to which Ms. Vos replied that it was already publicly available.

Motion to close to the public:

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

**8. Resolutions**

**R:09:18:25 2018 ADOPTED BUDGET RESOLUTION FOR THE PERTH AMBOY REDEVELOPMENT AGENCY**

Commissioner Bolanowski asked why there was a \$5,000 surplus in the budget to which Ms. Hindenlang responded that a surplus was allocated to allow PARA to continue operations in

the event of interruptions to escrow payments. Commissioner Bolanowski asked that this surplus be tracked by the new accountant.

	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			

**R:09:18:26 RESOLUTION TO RETAIN THE SERVICES OF ATTARDI CONSULTING, LLC TO PROVIDE ACCOUNTING SERVICES**

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

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

Motion to open to the public:

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

(no public comment received)

Motion to close to the public:

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

**10. R:09:18:27 RESOLUTION AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS LITIGATION STYLED AS THE LANDINGS AT HARBORSIDE, LLC V PERTH AMBOY REDEVELOPMENT AGENCY, ET AL.**

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

Motion to reopen meeting to the public:

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

**11. Motion to Adjourn**

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