



# PERTH AMBOY REDEVELOPMENT AGENCY

Thursday, May 16, 2019

Special Meeting Minutes

Pursuant to the Open Public Meetings Act, please take notice that a special public meeting of the Perth Amboy Redevelopment Agency will take place on Tuesday, May 5, 2019 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. Giron	X	
Comm. Jacobs	X	
Comm. Rosa	X	
Chairperson Diaz	X	

**3. Bill List: \$68,193.81**

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

Commissioner Jacobs inquired if the current Bill List brought the Agency up to date with its bills. To which Ms. Hindenlang responded that it did.

**4. Meeting Minutes**

Meeting Minutes for March 5, 2019

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

Closed Session Meeting Minutes March 5, 2019

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

## 5. Executive Director's Report

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

The **SeaGate** Redevelopment Agreement draft is nearly complete, and the redevelopment team will be given an updated draft next week. Everything is on track to move forward with an amendment, and everyone seems to be on the same page.

**Elm Street Logistics Center** had their PILOT approved last week by the City Council and are working to finalize an agreement with the tenant. When we worked with gateway 2 possible outcomes were approved when they had an RFP. They have a tenant who wants minor changes, included in the package for review which is great because we can keep this tenant and not keep fighting over them with another community. Changes they want to make are within the letter, they have been reviewed, and everything is in consistent with the plan. There are proposed changes to the sizes of the buildings on site and to the site's circulation On site, there is a historic building and the reproduction of a historic building, the reproduction building is the one they were giving us and the historic building would be kept for a future tenant, however the future tenant doesn't want it and they feel circulation works better if they were to give the City the historic building and the replica building is torn down. This is good because it would provide more public parking and saves historic resources. Ms. Hindenlang recommended granting them a letter of consistency, that they can provide the tenant to show that PARA supports the changes.

Commissioner Jacobs expressed his agreement with this course of action

Chairperson Diaz reiterated that the City would keep the historic building and that the reproduction building would be torn down.

Annie stated that the City would still receive the same amenities outlined in the agreement as well as additional parking on the site. She went on to state that the Redevelopment Agreement would not be changed in case the redevelopment team needed to revert to its original terms should the tenant back out. PARA would only be expressing its opinion in a letter that the changes are agreeable and in line with the redevelopment plan.

Commissioner Jacobs inquired as to whether or not NJ Transit is still going to connect the 2 walk ways on either side of the rail line, to which Ms. Hindenlang responded that they would as it will be made a condition of acquiring a piece of property that they need.

The **Gateway** will be presenting before the City Council on Monday June 20<sup>th</sup> if anyone would like to attend. The warehouse use is not an allowed use in that area, but they have presented a concept to Council to see if they would consider allowing them to go through the public process of amending the Redevelopment Plan.

**Perth Amboy Self-Storage** was expected to have building permits issued in April. The Agency has followed up with the building department but have not received a response yet. The project is ready to move on with construction, pending permits.

**500 High Street** was also expected to have their permits this month, specifically yesterday, no updates yet on whether they have received them or not.

**ePort II** continues to finalize Redevelopment Agreement, which should be on the June Agenda.

PARA has reviewed **Tower Co's** submission to the Planning Board and found that it was consistent with what PARA had approved.

**EcoSite** went before the planning board on May first, the project received their approvals are soon to be submitting for permits.

**144 Grant Street** (Gourmet Nut) Tom had some additional updates, construction continues and is almost complete. They are waiting on final inspection. More on this in closed sessions

The Agency will be working with **Smith Street Realty** on a Redevelopment Agreement for the two-phase approach. The Agency is close to an agreement for phase I and will proceed with Phase II in the future.

The Train Station RFP draft was sent to all board members about a month ago. Commissioners were asked to issue any comments on that so that it can be issued.

**6. Engineer's Report**

Visited 144 Grant Street and the exterior is basically complete and features beautiful landscaping. The interior, the floors were waiting to be sealed, in the offices they were finishing putting up wallpaper, spackling, and paint eventually. They were supposed to receive roasting equipment yesterday, but equipment cannot be delivered for 3-4 more weeks.

Gerda has piles of dirt indicating that they are still doing site work/remediation.

Hampshire – all utilities are put in – just waiting to put the building up. At a stand still right now.

**7. Attorney's Report**

Nothing to report beyond what will be discussed during the closed session.

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

Motion to open to the public:

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

No comments.

Motion to close to the public:

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

**9. Resolutions**

**R:05:19:06** RESOLUTION AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH 500 HIGH STREET, LLC, THE LANDINGS AT HARBORSIDE LLC, BRIDGE EPORT II, LLC, VIRIDIAN LAND INVESTMENT PARTNERS, LLC, THE SAYRE AVENUE RFP AND PROFESSIONAL SERVICES CONTRACT NEGOTIATIONS AND APPOINTMENTS

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

Motion to reopen to the public

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

**R:05:19:07** PERTH AMBOY REDEVELOPMENT AGENCY 2017-2018 AUDIT RESOLUTION

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

**R:05:19:08** RESOLUTION OF PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL SERVICES FOR ATTORNEY, NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

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

**R:05:19:09 RESOLUTION AUTHORIZING THE EXECUTION OF A THIRD AMENDMENT OF THE REDEVELOPMENT AGREEMENT BY AND BETWEEN PERTH AMBOY REDEVELOPMENT AGENCY AND 500 HIGH STREET, LLC**

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

10. **Sayre Avenue RFP Developer Presentations**

**Presentation to the Board by ETC Management, Inc.**

The following points were addressed by the presenter:

Review of the companies project history; tend to 'build and hold' their projects; Haley + Donovan will serve as architects;

An overall proposed project overview including: 117 units made up of 1-2 bedrooms, 143 parking spots below building, a center court;

The design included 'Eyes on the street' considerations, location of main entrance across from intersection, mimics scale across street and in the area, a building step back designed to conceal 3<sup>rd</sup> and 4<sup>th</sup> floors from sidewalk;

Amenities would include a lobby, management office, lounge, green-roof, fitness center.

The green-roof may feature sufficient stormwater retention for the project to pursue LEED certification. Stormwater and waste water infrastructure will be separate as per Redevelopment Plan requirements.

Review of the project ELT developed with Haley + Donovan architects did on Smith Street on former Goodyear site..

ELT stated they have surrounding properties under contract as well as the funding to secure the PARA property.

Responding to questions from the Board the presenter addressed the following:

The need for gated parking is not anticipated;

Market rent for the project would be about \$1,800 or more for a 2-bedroom unit. Typically, the developer does always charge the maximum rent the market can pay.

Phase 1 and phase 2 environmental investigation has been done on properties under contract.

**Presentation by Mordevco Construction Management, LLC (Pizo + Pizo)**

The following points were addressed by the presenters:

The proposed project would address both sides of Sayre Ave,

The developer has a history of involvement and interest in area since 2018; a focus on originality in response; they have established a relationship with Raritan Bay Medical Center;

The development team has a history of development experience and a full portfolio; they are able to fund entire project (estimate over \$100m);

There would be five buildings with the eastern-most building intended to be medical focused and the project overall would include housing, office, retail and commercial space.

The project would be up to five floors; 96 units (1+2 bedroom apartments) above one floor of commercial space and parking; inclusion of public park and a landscaped living wall; The western most building or 'Medical Arts' building would consist of ground floor retail, a parking deck and medical offices

The utility needs, streetscaping, and amenities would meet all city requirements.

The presenter identified good access from major highways, a walkable grid, Nearby NJ Transit bus lines and a multi-block plan which disburse traffic well.

Access to NYC, the shore, college, hospital, etc. via transit is a benefit of the location.

A new traffic signal being warranted at Convery

The following expected characteristics for potential units were given:

900 – 1,200 sf

\$1,800 for 1 bedroom

\$2,400 for 2 bedroom

Total units proposed= 280-300

63,000 sf of commercial expected

Each building would be self-sufficient with parking and include rooftop amenities.

Voting to designate a developer will be conducted at the following meeting.

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

Motion to open to the public:

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

Renee Skelton: Parking lots are very valuable. Unbuilt space is rare in Perth Amboy where no contamination is recorded and needs to be used wisely. There are low rates of owner-occupied housing in the City, but this area has more than average. The residents of the area need to be consulted on project with implications for the neighborhood.

Motion to close to the public:

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

**12. Motion to Adjourn**

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