



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, March 5, 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, March 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. Bolanowski	X	
Comm. Giron		X
Comm. Jacobs	X	
Comm. Rosa	X	
Chairperson Diaz	X	

3. Reorganization

Commissioner Jacobs nominates Mayor Diaz for Chairperson

Election of Chairperson

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

Commissioner Rosa nominates Al Jacobs to be the Vice-Chairperson

Election of Vice-Chairperson

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

4. Bill List: \$148,318.93

	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 the Bill List was up to date, to which Ms. Hindenlang responded that back bills were being issued by project with the new accountant and that after ePort bills were reconciled, the Bill List would be up to date.

Commissioner Jacobs asked for clarification on who “prt 1”, “elml” and “ass” were on the listing, to which Ms. Hindenlang responded that this referred to ePort I, Elm Street Logistics and Perth Amboy Self Storage respectively.

Commissioner Jacobs requested a listing of any remaining outstanding bills and Commissioner Bolanowski inquired as to whether older emails could be recovered after being cleared from their active inbox for reference.

5. Meeting Minutes

Meeting Minutes for December 11, 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			

Meeting Minutes were amended to add language clarifying Commissioner Bolanowski’s inquiries regarding the redaction of content from closed meeting minutes for individuals involved with open projects.

Closed Session Meeting Minutes December 11, 2018

	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			

Meeting Minutes for December 20, 2018

	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			

6. **Executive Director’s Report**

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

The **SeaGate** developers sent a draft Redevelopment Agreement Amendment to the Agency on Friday. Joanne Vos and Ms. Hindenlang met to review the document and outline any missing items. A list of missing items, many of which were minor and generic agreement language was sent back to the Kushner team and they said this wasn’t “a good faith effort.” They decided to stop negotiating at that time but have since expressed a desire to continue negotiations.

Commissioner Bolanowski asked if these were the same representatives that the Agency has always been negotiating with, to which Ms. Hindenlang responded that they were the same individuals.

Commissioner Jacobs asked how many items were missing from the draft Redevelopment Agreement received, to which Ms. Hindenlang responded that there were approximately twenty, most of which were simple procedural issues that would not require any negotiations.

Commissioner Rosa inquired on if the Kushner development team litigation against the agency was still active, to which Ms. Hindenlang responded that it was. Commissioner Rosa went on to express his desire to suspend negotiations with them until this litigation was closed. Ms. Vos interjected that specific aspects of the ongoing litigation would be discussed further in the closed session of the meeting. She went on to explain that the Agency has until March 21st to issue a response to the litigation.

Elm Street Logistics Center is to go before the Planning Board on March 6th and is currently working to finalize their agreement with the City and a possible PILOT. The Agency has been able to get the considerable backlog of vendor invoices processed and after tonight’s bill list their escrow account will be full, with no outstanding bills.

The **Gateway** development team met with Councilman Caba a few weeks ago to present the concept they shared with this Board. The Agency has been notified by Councilman Caba that Council does not want to proceed with even a public vetting of the proposal and amendment.

Commissioner Rosa inquired as to whether or not Council explained the rationale behind their decision to which Ms. Hindenlang responded that they had not provided an explanation.

Perth Amboy Self Storage is still working with the building department to get their permits. They have submitted their updated drawings and expect to have their permits shortly. They still expect to break ground this spring.

500 High Street is still working towards their building permits. They are expected to have those within the next two months.

PARA met with the **ePort II** several times this year. The project is close to finalizing a redevelopment agreement that will be in-line with the proposal received by the Board. An agreement is expected to be ready for Board review in April.

PARA has reviewed **Tower Co's** submission to the Planning Board for consistency with what PARA had approved. As they move forward with the Planning Board and permits, the Board will be kept updated.

The **EcoSite** project has also received their executed agreement from PARA and is working on their Planning Board review. The Board will be kept updated as they make progress.

144 Grant Street (Gourmet Nut) is continuing with their construction. Tom Herits and Michael Martone visited the site this afternoon. Mr. Herits will provide an update during his report. They are still working toward completion in early spring.

The RFP for **Sayre Avenue** was re-released, and the response period closed on January 30, 2019. The Agency received an additional response and confirmation that the original respondent is still very interested in the project. If this Board confirms, both development teams will be invited to present their concepts at the April meeting.

The development team for **Smith Street Realty** provided a letter the Board asking if the Board would consider a two-phase version of their project, with the carwash phase moving forward first which they rework the service station component at the corner.

Commissioner Jacobs inquired as to whether or not the development team was interested in building a Wawa at which point Anne Babineu was invited to address the Commissioners. She stated that there wasn't enough room for a Wawa at this time, but that a similar use that complements the new, state of the art, car care facility planned in the first phase of the project may come in at a later date.

Commissioner Jacobs went on to ask about the status of the City's desire for storage space beyond what could be provided through the redevelopment project. Ms. Hindenlang elaborated on components of the project that clarified the positions of the City and the developer, the prospective property exchanges between them necessary to make the original project work and the costs involved. She went on to explain that the costs associated with demolishing the electric works in exchange for additional space needed from the project dissuaded the development team from continuing in those negotiations. Ms. Babineu assured the Commissioners that there were no hard feelings between the parties and that the development team recognized the value of the property in question to the City. She went on to state that the development team had acquired another property adjacent to the site that would allow them to proceed.

Commissioner Jacobs inquired as to whether an RFP could be issued to assist the development team with finding a user for the site to which Ms. Babineu responded that there was interest from a good number of potential users that saw value in the corner property at the gateway of the City.

The dialogue concluded with the Commissioners affirming their support to proceed with negotiations towards a two-phase process for the property.

As requested by City Council, the Agency is working on an RFP for the train station redevelopment area. Once a draft is ready, it will be sent for review by the Board.

7. Engineer’s Report

Mr. Herits estimates that the interior of 144 Grant Street is about 70% complete and reported that site work is basically complete.

He went on to report that Perth Amboy Self Storage broke ground, beginning some initial site work on their drainage systems.

He promised a report on NCP at the next meeting.

8. Attorney’s Report

Ms. Vos shared that she had no update beyond what would be discussed in closed session.

9. Public Session (Agenda Items Only)

Motion to open to the public:

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

Monique Marsh - Olenik of 368 Rector Street asked what two individuals of the SeaGate development team the Agency has engaging with to which Ms. Hindenlang responded that these two individuals were Avi Lebor and Jenny Burnell.

Motion to close to the public:

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

10. Resolutions

R:03:19:01 RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY ADOPTING THE 2019 TIMES AND DATES FOR REGULAR MEETINGS AND NOTICE THEREOF

	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			

R:03:19:02 RESOLUTION AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH THE LANDINGS AT HARBORSIDE LLC, PROFESSIONAL SERVICES CONTRACT NEGOTIATIONS AND APPOINTMENTS

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

Chairperson Diaz noted for the record that Commissioner Jacobs recused himself from the meeting's closed session.

Motion to reopen to the public

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

R:03:19:03 RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY APPOINTING LEIGH ANNE HINDENLANG ACTING EXECUTIVE DIRECTOR UNTIL JANUARY 31, 2020

	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			

R:03:19:04 RESOLUTION OF PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL SERVICES FOR AUDITOR, ENGINEER, CONFLICT ENGINEER, REDEVELOPMENT PLANER, AND CONFLICT REDEVELOPMENT PLANNER NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

	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			

R:03:19:05 RESOLUTION AUTHORIZING VARIOUS PROFESSIONAL AGREEMENTS FOR APPRAISAL SERVICES FOR TO VENDORS WHO HAVE SUBMITTED REQUESTS FOR QUALIFICATIONS FOR CALENDAR YEAR 2019 NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

	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			

11. Public Comment (All PARA matters)

Motion to open to the public:

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

Motion to close to the public:

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

At this point in the meeting, Commissioner Bolanowski announced that she would be resigning her position as a PARA Commissioner. She went on to express her gratitude to her fellow Commissioners, professionals and the Mayor for their vision and stated would look back on her time with the Board with pride.

The Mayor went on to thank Commissioner Bolanowski for her contributions to the Board's past and future. She stated the new appointments would be made and that she was moved by the desire of residents that want to participate in such volunteer service.

Ms. Hindenlang, Commissioner Jacobs and Commissioner Rosa went on to thank Commissioner Bolanowski for her service as well.

12. Motion to Adjourn

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