



# PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, February 6, 2018

Regular Meeting Minutes

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, February 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	

**3. Bill List - \$ 23,423.25**

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

**4. Meeting Minutes**

- Meeting Minutes for January 16, 2018

Commissioner Bolanowski commented that while she was absent from the meeting, she was able to watch the meeting on TV.

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

- Closed Session Meeting Minutes January 16, 2018

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

## 5. **Developer's Presentation**

– 144 Grant Street (Gourmet Nut)

Morris Elbaz - CEO

Gabriel Khezrie - Partner

Lain Miller - Attorney

Mr. Elbaz gave a brief history of the company. He stated that the company started 8.5 years ago in his parents' basement in Brooklyn and was originally intended to be an e-commerce website that sold all types of gourmet food. He eventually partnered with his uncle, Gabriel Khezrie and they grew the company, mainly focusing on their line of Power-Up trail mix. The business eventually outgrew their space in Brooklyn and in their search for a new location they came across Perth Amboy. They met Ms. Hindenlang and saw the plans for the area around their site and were impressed with the expected redevelopment and all of the open green space.

The company's goal is to continue to grow beyond the 90 employees it currently has. Their growth is currently limited by production capacity which is limited by space. They want the new building to allow them to expand their business.

Commissioner Giron voiced his support for the company choosing Perth Amboy and noted the growing number of people choosing a vegan diet and commended the company for providing vegan products.

Chairwoman Diaz asked if the company is planning to move all of their operations to Perth Amboy (and all 90 employees) to which Mr. Elbaz confirmed that was the intention. Mr. Elbaz explained that there would be a transition period, but in the long term he expected to relocate the entire business to Perth Amboy.

Commissioner Rosa asked about the company's hiring practices and if they focused their searches locally. Mr. Elbaz confirmed that was the case and ideally the company's employees would live close by for logistical reasons. Many employees may relocate to Perth Amboy, some will likely not relocate and decide it is too far of a commute. The company will also need to hire new employees and ideally they would come from Perth Amboy.

Ms. Vos also noted that there is a condition in the agreement before the Board tonight that addresses this issue and give residents priority for any hiring the company would need to do.

Commissioner Rosa also pointed out that it could be beneficial for the company to recognize and focus on the existing market and businesses already in Perth Amboy as potential customers and as partners to grow the business.

Mr. Miller presented plans and explained the site's exiting condition and the planned work. He also gave a summary of the work that has already been done on the site under the previous owner. The ways employees and trucks will be accessing the site was explained.

Chairwoman Diaz explained that this site was also part of the Urban Enterprise Zone which Mr. Elbaz stated they had already been approved by the state to participate in.

Ms. Vos gave an explanation of what is before PARA to vote on tonight which is a consent to transfer and amended redevelopment agreement. The details of this transfer and agreement could be discussed in further detail during the closed session.

Commissioner Giron asked if any of the provisions from the original agreement had been removed. Ms. Vos explained that if anything, additional provisions were added to expand upon the requirements from that original agreement.

Mr. Khezrie asked if he could make a statement to the Board. He expressed his excitement about the project. When he first saw the site he had written it off after seeing the old Gerda facility nearby. He

assumed that the area would never be cleaned up and they were looking to be in a clean area with nice surroundings. When they came back nine months later the potential seller showed them the plan for the site and they were very impressed. Mr. Khezrie wanted to state how impressed he was with what is coming to Perth Amboy, all of the parks, walkways, the amphitheater, and the housing right across the street.

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

On today's agenda is a resolution to authorize an interim cost agreement with Kushner Companies for the **Sea Gate** project. This will allow us to resolve the identified outstanding matters and have funding to cover these costs. Once this is executed, we will be sitting down with the developer to continue negotiations. We will discuss Sea Gate further in closed session.

We will meet with the development team for the **Smith Street Realty** project on January 23<sup>rd</sup> with City representatives. We had a productive discussion and identified a path forward with a smaller portion of the City's property being contemplated. Tom will be meeting with the development team's engineer and the City's engineer to consider design options and pricing.

We met with Bridge to continue negotiations with regard **ePort Phase II**. We do not have an official determination on the alternative fill issue, but things are looking a little more hopeful at the time. Bridge is looking to close by the end of March on the property.

**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. They presented the project to the public and city council at the January 22<sup>nd</sup> council meeting.

**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**. 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 believe we are in agreement with the developer for **500 High Street** in terms of design, once that's done we will work on an amendment to the redevelopment agreement.

7. **Engineer’s Report**

Mr. Harits let the Board know he had a meeting scheduled for Tuesday with the City and developer’s engineers for the Smith Street project.

8. **Attorney’s Report**

Ms. Vos stated that she did not have anything other than what would be discussed in closed session latter in the meeting.

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

Motion to open the meeting to public comment:

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

Motion to close the meeting to public comment:

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

10. **Resolutions**

- **R:02:18:04** RESOLUTION AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH PERTH AMBOY SELF STORAGE AND 144 GRANT STREET AND THE LANDINGS AT HARBORSIDE

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

Motion to return from closed session:

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

- **R:02:18:05** RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERIM COST AND CONDITIONAL DESIGNATION AGREEMENT WITH THE LANDINGS AT HARBORSIDE, LLC INCLUDING PROVISIONS FOR THE UTILIZATION OF PROJECT FUNDS TO DEFRAY COSTS INCURRED BY THE PERTH AMBOY REDEVELOPMENT AGENCY IN CONNECTION WITH THE PREPARATION AND NEGOTIATION OF A REDEVELOPMENT AGREEMENT, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET. SEQ.

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

- **R:02:18:06** RESOLUTION AUTHORIZING THE EXECUTION OF A CONSENT TO TRANSFER AND AMENDMENT OF THE REDEVELOPMENT AGREEMENT BETWEEN PERTH AMBOY REDEVELOPMENT AGENCY AND RIVERVIEW MANAGEMENT, LLC, FORMERLY REFERRED TO AS RIVERVIEW DEVELOPMENT CENTER, LLC

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

**Public Comment** (Any PARA Matter)

Motion to open the meeting to public comment:

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

Motion to close the meeting to public comment:

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

**11. Motion to Adjourn**

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