



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, January 16, 2018

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, January 16, 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. Reorganization

– Election of Chairperson

Nomination of Mayor Wilda Diaz as Chairperson by Al Jacobs

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

– Election of Vice-Chairperson

Nomination of Al Jacobs as Vice-Chairperson by Commissioner Rosa

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

4. Bill List - \$517.42

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

5. Meeting Minutes

- Meeting Minutes for December 21, 2017

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

- Closed Session Meeting Minutes December 21, 2017

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

6. Executive Director’s Report

One change since you received a copy of the Executive Directors report is that the SeaGate Interim Cost Agreement has been pulled from the agenda as we need to complete a review of their Pay-to-Play submission. We don’t expect to find any issues but we want to make sure everything is reviewed before we move forward with the agreement.

We will be meeting to restart negotiations with the **Smith Street Realty** project on January 23rd with City representatives and the development team.

We will be meeting with Bridge next week to continue negotiations with regard **ePort Phase II**. We do not have an official determination on the alternative fill issue, but we have heard a proposal has been made that might be acceptable to the developer.

King High Garage is still undertaking updated planning and marketing for an updated proposal.

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 developer set down with councilmembers last week to introduce the project and explain why they’ll be seeking a PILOT application. They will be presenting the project to the public and city council at the January 22nd council meeting at 4:30 pm.

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 should be ready submit their final documents for review before moving the Planning Board by February.

Today there is a resolution for an interim cost agreement for the **Washington Street** project as they've been cleared of the pay-to-play compliance.

We are still negotiating the changes for **500 High Street**, but we did have a very good meeting with their team last week.

We will be discussing 144 Grant Street in Closed Session.

Commissioner Rosa requested clarification regarding the list of concerns PARA recently sent to the SeaGate developer. Ms. Hindenlang explained that those items formed the basis for the terms of the Interim Cost Agreement.

Commissioner Rosa asked if it would be possible to address those items before conditionally designating the developer for the project. Ms. Hindenlang explained that without the Interim Cost Agreement, it would expose PARA to the liability of performing unfunded work, and that entering into this agreement allows PARA to bill the developer for the time and work needed to address the boards concerns.

Note: Commissioner Jacobs stepped out of the room for the remainder of the conversation.

Ms. Vos further explained the terms of Interim Cost Agreements.

Ms. Hindenlang explained that before any developer was allowed to do anything on the site, they would have to come before the board again for approval on a Redevelopment Agreement. This agreement does mean that PARA cannot enter into agreements with any other developer while this agreement is in effect, but PARA can end this agreement and this agreement does not allow the developer to build anything.

Commissioner Giron asked if the Interim Cost Agreement could be separate from the conditional designation of a developer. Ms. Hindenlang explained that this was not possible.

Commissioner Giron asked if Wawa was still a potential tenant involved with the Smith Street project. Ms. Hindenlang stated that Wawa does still seem to be the likely tenant for part of the Smith Street project.

Note: Commissioner Jacobs rejoined the meeting.

7. Engineer's Report:

Mr. Herits stated that he did not have much to add to Ms. Hindenlang's report. There are about a dozen projects just waiting to start construction, so once all of these projects get going there will more to discuss.

8. Attorney's Report:

Ms. Vos stated she did not have anything to report other than what will be discussed in today's closed session.

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

Motion to open to public comment:

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

Motion to close to public comment:

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

10. **Resolutions**

- **R:01:18:01** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY ADOPTING THE 2018 TIMES AND DATES FOR REGULAR MEETINGS AND NOTICE THEREOF

Chairperson Diaz read allowed the proposed dates.

	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:01:18:02** RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERIM COST AND CONDITIONAL DESIGNATION AGREEMENT WITH WASHINGTON RENAISSANCE, LLC INCLUDING PROVISIONS FOR THE DEPOSIT 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 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski					X	
Comm. Giron	X		X			
Comm. Jacobs			X			
Comm. Rosa		X	X			
Chairperson Diaz			X			

- **R:01:18:03** RESOLUTION AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH 144 GRANT STREET

	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 discussion

Motion to return from closed session:

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

Ms. Vos explained that PARA was in negotiations with Riverview Management to amend and transfer the old redevelopment agreement from 2003 to Gourmet Nut who would be fitting out the facility for their needs as a health food manufacturer. Additionally, it was noted that they would be coming to the February 6th PARA meeting to give a public presentation.

11. Public Comment (Any PARA Matter)

Motion to open to public comment:

	Present	Absent
Comm. Bolanowski		
Comm. Giron	X	
Comm. Jacobs		X
Comm. Rosa		
Chairperson Diaz		

Motion to close to public comment:

	Present	Absent
Comm. Bolanowski		
Comm. Giron	X	
Comm. Jacobs		X
Comm. Rosa		
Chairperson Diaz		

12. Motion to Adjourn

	Present	Absent
Comm. Bolanowski		
Comm. Giron		
Comm. Jacobs		X
Comm. Rosa	X	
Chairperson Diaz		