



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, June 5, 2018
Regular 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, June 5, 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 - \$18,177.48

	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			

4. Meeting Minutes

- Meeting Minutes for April 19, 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			

- Closed Session Meeting Minutes April 19, 2018

	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			

5. **Developer Presentation**

Jeff Milanaik of Bridge Perth Amboy Urban Renewal, LLC provided an overview of the BridgePort Two project. He stated that prior issues regarding soil onsite were being resolved with NJDEP and development is anticipated to begin on September 15. In addition, he reiterated that two remaining tenants on the site, KT marine and Perth Amboy Police Department Marine Response Unit, would remain. Separate Block and Lots have been created to accommodate these tenants as well as an easement through the site from State Street. Finally, Mr. Milanaik proposed a potential alternate plan for the site that removed the smaller of the two buildings from the original plans. The remaining 855,000 square foot building will be a multi-purpose facility for warehousing and e-commerce logistics where it is estimated that twice as many employment opportunities as the existing Target facility will be created.

Commissioner Jacobs asked for more details on the financial resources of the company lined up to occupy the planned building to which Mr. Milanaik was only able to state it was a U.S. based company who requested anonymity until they were closer to moving in. Commissioner Jacobs also asked if there would be other uses on the site than strictly warehousing to which Mr. Milanaik stated the e-commerce support would involve different uses than traditional warehousing and distribution.

Mr. Milanaik went on to state that he was in conversations with NJ Transit on locating a bus stop near the site.

Commissioner Jacobs asked if the prospective tenant would utilize the site's waterfront access along the Arthur Kill to conduct shipping operations to which Mr. Milanaik responded that they would not as the existing tenants, KT Marine and PAPD Marine Response, would be occupying the waterfront portion of the site.

Commissioner Rosa wanted to know if there would be any direct retail on these sites. Mr. Milanaik responded that there would be none.

6. **Executive Director's Report**

Ms. Hindenlang provided a status update on several ongoing redevelopment projects. The Redevelopment Plan update is due for its Second Hearing and vote on June 18. Second Street Park should start remediation in the summer months and development in early 2019. ePort I has leased two of its three facilities and is expected to lease the third soon. ePort II will provide road and sidewalk improvements as well as open space improvements to Rudyk Park. Riverwalk Crossing is on hold until the Redevelopment Plan update is approved at which point, a revised site plan will be introduced to PARA. The redevelopment agreement for Perth Amboy Self Storage is on this meeting agenda. Smith Street Realty is agreeable to relocation. 500 High Street is in the process of preparing its Planning Board package. The Elm Street Logistics Center is contingent on the Redevelopment Plan update. The future Gourmet Nut site at 144 Grant Street is also preparing a Planning Board package for a consistency review at the end of the month. They hope to occupy the site in the first quarter of 2019.

Commissioner Bolanowski asked what criteria was used to denote the residential units at 500 High Street as luxury units to which Ms. Hindenlang responded that this determination was based on the units' price range.

Commissioner Jacobs wanted to know about the project at Smith Street and Route 35 which, as Ms. Hindenlang informed the Commissioners, would be discussed in closed session.

Commissioner Rosa requested to know more details on the Redevelopment Plan update. Ms. Hindenlang then explained that the updated plan would codify several requirements for developers to contribute to various City needs such as utility, circulation and open space improvements.

7. Engineer’s Report

Mr. Herits stated that Smith Street Realty would be getting property between the existing water and electric buildings and locate as far West as possible in order to improve parking and access for the water utilities use.

8. Attorney’s Report

Ms. Vos stated that she would deliver her report in closed session.

9. Public Session (Agenda Items Only)

Motion to open to the public:

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

(No public comments)

Motion to close to the public:

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

10. Resolutions

- **R:06:18:19** RESOLUTION AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH VIRIDIAN PARTNERS LLC, DUKE REALTY ePORT URBAN RENEWAL, LLC, BRIDGE PERTH AMBOY URBAN RENEWAL, LLC AND PROFESSIONAL SERVICES CONTRACT NEGOTIATIONS

	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			

Motion to reopen the meeting to the public:

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

Chairperson Diaz		
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- **R:06:18:20** RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A 40A: 12A-1, ET SEQ., BY AND BETWEEN THE PERTH AMBOY REDEVELOPMENT AGENCY AND PERTH AMBOY SELF STORAGE, LLC

	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			

- **R:06:18:21** RESOLUTION AUTHORIZING THE EXECUTION OF A FOURTH AMENDMENT OF THE REDEVELOPMENT AGREEMENT BETWEEN PERTH AMBOY REDEVELOPMENT AGENCY AND DUKE REALTY ePORT URBAN RENEWAL, LLC

	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 (Any PARA Matter)

Motion to open to the public:

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

Monique Marsh Oleneck of 368 Rector Street came to speak on behalf of the Landings resident’s association to seek updates on the SeaGate development as well as the imminent County Park. Mayor Diaz remarked that permitting issues had been holding up work on the County Park, but that they would be breaking ground in September. Ms. Hindenlang stated that Seagate discussions were ongoing, but that no timeframe for moving the project along could be determined at this time.

Danial San Pietro of 538 Rector Street wished to set up a meeting with Patrick Perrone, but hasn’t heard from him in the last two weeks. He wishes to follow up on the meeting with the Home Owners Association.

Jeanette Wilson Perry of 368 Rector Street wanted an update on the site of the old perfume factory, currently VIRA Insight. Mayor Diaz stated that discussions with the new owner are

ongoing, but highlighted the prospect for new jobs. Ms. Hindenlang went on to state that a presentation on the property's future would be delivered to PARA in the next couple of months. Ms. Perry concluded her questions by asking how traffic congestion would be addressed in the area around the school. Mayor Diaz responded that traffic conditions around this and all redevelopment projects would be carefully considered.

Motion to close to the public:

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

12. Motion to Adjourn

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