



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, October 2, 2018

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, October 2, 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. Meeting Minutes

Meeting Minutes for September 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			

Commissioner Bolanowski asked if closed meeting session minutes would be publicly available to which Ms. Hindenlang responded that they would not be until the litigation discussed therein was resolved.

Closed Session Meeting Minutes September 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			

4. Executive Director's Report

Ms. Hindenlang reported that the budget for the 2018-2019 fiscal year has been accepted by DCA and that a new accountant would begin on Thursday 10/4. She then proceeded to update the Board on several projects:

Elm Street Logistics Center negotiations are continuing at a fast pace. Concurrent agreements with the City and PARA are being negotiated to facilitate land transfers and the redevelopment of the site.

The Gateway project developers are expected to present a concept plan that reflects PARA's input to the Board at the November meeting.

The Riverwalk Crossing developer is expected to meet with Ms. Hindenlang within the month to discuss a redevelopment agreement.

Perth Amboy Self Storage is scheduled to go before the Planning Board on Wednesday 10/3.

Smith Street Realty is working with the City to develop a mutually acceptable site plan.

The development agreement for ePort Phase II is being worked while the developers continue environmental remediation and negotiations with the current property owner.

A draft of the RFP for King High Garage will be available for the Board to review at the November meeting.

Votes will be held on the Tower Co & EcoSite redevelopment agreements once executed copies are returned to the Board.

The owners of 1 Buckingham Place continue to consider residential units on top of their building and are likely to expand parking and divide the existing space. Plans will be shared with the Board once provided by the developer.

144 Grant Street has received their building permits. The project will be monitored with a site visit every month once construction begins.

The 500 High Street project has received Planning Board approval and is now ready to move forward with permitting and construction.

The RFP for Sayre Avenue was released on September 20th and will close on October 19th at which point responses will be shared with the Board for review.

A resolution to hire an appraiser for 99 Pearl Place is on the evening's agenda. Once the property is valued, PARA will begin the process of selling the property.

5. Engineer's Report

Mr. Herits will do inspections on 144 Grant Street and is arranging a meeting with the project engineer for the Smith Street project to address outstanding site plan issues.

6. Attorney's Report

Ms. Vos shared that for the Tower Co redevelopment agreement may require an additional resolution after T-Mobile presented revisions to the resolution previously adopted by the Board.

7. 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		

Motion to close to the public:

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

8. Resolutions

R:10:18:28 RESOLUTION AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH LANDINGS WITH LANDINGS AT HARBORSIDE, LLC AND PROFESSIONAL APPRAISAL SERVICES CONTRACT NEGOTIATIONS FOR 99-101 PEARL PLACE

	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 Jacobs recused himself from conversations pertaining to Landings at Harborside.

Motion to reopen meeting to the public:

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

R:10:18:29 RESOLUTION TO AUTHORIZE THE AWARD OF A CONTRACT FOR APPRAISAL SERVICES FOR 99-101 PEARL PLACE, PERTH AMBOY

	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			

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

Motion to open to the public:

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

Motion to close to the public:

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

10. **Motion to Adjourn**

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