



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, July 9, 2019

Regular Meeting Agenda

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, July 9, 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. Giron	X	
Comm. Jacobs	X	
Comm. Rosa	X	
Chairperson Diaz	X	

3. Bill List: \$203,121.02 –

Motion to approve the Bill List

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

Ms. Hindenlang confirmed to the Board that 2nd Street Park funding from DEP has come through and related payments are on today's bill list.

Commissioner Jacobs asks for clarification on the Gluck Woulrath invoices. Ms. Hindenlang stated they are a consultant hired by the City to represent them on the financial agreement between the City and the Elm Street Logistics developer.

4. Meeting Minutes

– Approval of Meeting Minutes for May 16, 2019

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

- Approval for Closed Meeting Minutes for May 16, 2019

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

5. Executive Director's Report

The Interim Cost Agreement for **Sayre Avenue** is on tonight's agenda and we can discuss the details in closed session.

The **Smith Street Realty** Redevelopment Agreement is on tonight's agenda. We will discuss details in closed session as well.

Elm Street Logistics Center finalized their agreement with the City and with the updated agreement and transfer agreement this Board passed in June, the agreement with the potential tenant is next. As soon as we are able to get all of the details and share them with the public we will do so.

The **Gateway** project's amendment is still under consideration before the City Council. They presented at the July 8th meeting.

I addressed the City Council regarding the **Lamar** company seeking an amendment to the Redevelopment Plan to allow for Billboards as an allowable use on the ePort I site adjacent to the Outerbridge Crossing on July 8th.

The Building Department has requested additional information from the developer of **500 High Street** before issuing permits. We will be working with the developer to make sure they get the Building Department any information they still need.

Tower Co has received Planning Board approval and is working on getting their building permits.

EcoSite has submitted to the Building Department for building permits. We will inform the Board once they are issued and construction can begin.

We have not received any update on the construction permits for **Perth Amboy Self Storage**. When they get their permits, we will inform the Board.

ePort II is still working towards a Redevelopment Agreement between PARA and Bridge Development. We expect that an agreement will be ready to come before this Board next month.

The **SeaGate** Redevelopment Draft Agreement was submitted to Kushner two weeks ago.

144 Grant Street (Gourmet Nut) is all but done with their construction. We are working to organize a tour of the facility.

After reviewing the Focus 2020 Redevelopment Plan, we found that a drive-through for the proposed Dunkin Donuts within the **Convery Center Complex** is allowed. They are going to update their submission and resubmit to the Planning Board with that change. We will update the Board as the project moves forward.

We have received and now approved payment for the design of **Second Street Park**, should start to see progress on that project again. Remediation should begin in August and if there is time for construction that will begin otherwise we will wait until Spring.

Commissioner Jacobs Asks if there has been any update from Seagate after the Redevelopment Agreement was sent out. Ms. Hindenlang spoke with the developer on July 8th who had some questions that were clarified.

6. **Engineer's Report**

Elm Street Logistics: Still working on site remediation, mostly near the waterfront.

Self Storage: No Updates from the last meeting. Project seems to be held up by the Building Department.

144 Grant Street: Have a Temporary Certificate of Occupancy and got their roaster in. Currently setting up the warehouse and moving everything from Brooklyn.

7. **Attorney's Report -**

Ms.Vos will provide her report in closed session.

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

Motion to open the public:

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

No comments from the public.

Motion to close the public:

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

9. **Resolutions**

- **R:07:19:13** RESOLUTION AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH SMITH STREET REALTY, LLC, AND THE SAYRE AVENUE RFP

Motion to move the resolution:

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

Closed Session

Motion to reopen the meeting to the public

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

- **R:07:19:14** RESOLUTION AMENDING RESOLUTION NO. 06:19:11 AND AUTHORIZING THE EXECUTION OF AN INTERIM COST AND CONDITIONAL DESIGNATION AGREEMENT WITH 585 SAYRE AVENUE, LLC INCLUDING PROVISIONS FOR A DEPOSIT OF PROJECT FUNDS TO DEFRAY COSTS INCURRED BY THE PERTH AMBOY REDEVELOPMENT AGENCY IN CONNECTION WITH A REDEVELOPMENT AGREEMENT, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ.

After returning from closed session, Commissioner Jacobs moved that this resolution be tabled for the time being, as discussed in closed session and will be addressed again in the next meeting.

Motion to table resolution:

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

- **R:07:19:15** 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 SMITH STREET REALTY, LLC

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

Ms. Vos stated for the record and the public benefit that the developer has agreed to do an environmental investigation for the whole site including potential contamination originating on adjacent municipal property.

10. **Public Comment** (Any PARA Matter)

Motion to open to the public:

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

Ms. Babineau on behalf of Smith Street thanks the board for their support throughout this long process and asks if this resolution encompasses a consistency review. Ms Hindenlang explains that the consistency review is a subsequent step and that, if everything is consistent, they should be able to move on to the Planning Board.

Motion to close to the public:

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

11. Motion to Adjourn

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