



# PERTH AMBOY REDEVELOPMENT AGENCY

Thursday, June 11, 2019

Regular Meeting Minutes

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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 11, 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.

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1. **Salute to the Flag**

2. **Roll Call**

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

3. **Executive Director's Report**

Ms. Hindenlang proceeded to update the Board on several projects:

**Elm Street Logistics** is seeking update to their agreement with minor changes to accommodate a potential user as discussed in the previous meeting. We have the amendment and the transfer from NCP to Duke on Agenda.

The **Gateway** project amendment seeking warehouse use as an allowable use from the city council. It is still under review. Waiting on the next step to begin the public process to review it.

**Perth Amboy Self-Storage** has begun construction on their foundation. Once reports are received on their building permits and updates will be provided.

**500 High Street** has yet to receive their building permits. We have continually been following up so we will check with the building department shortly.

**EPort II** continues to negotiate redevelopment agreement, we expect it to be on for the July meeting.

**The Seagate** redevelopment agreement is currently under review with the attorney and are hoping for a redline agreement back to the developer by the end of the month

**Tower Co's** is working towards planning board approval, once they have gone before the planning board, we will update the board. The planning board has approved the application and should be adopting a resolution for their July meeting.

The **EcoSite** has received planning board approval and is working on getting their building permits.

**144 Grant Street** (Gourmet Nut) is nearly complete. Once they are complete a tour will be organized.

**Sayre Ave** Developer presentation that took place last meeting and will be designated today during closed session

Working with **Smith Street Realty** on a redevelopment agreement for the two-phase approach. Close to an agreement for phase I and we will proceed with Phase II in the future. Possibly on for the July Meeting.

**Lamar Company** is seeking an amendment to the Focus 2020 Redevelopment Plan. Will go through the city council process. They want to put a billboard on EPort I. They would like PARAs support and approval, by letter to the city council.

Chairperson Diaz asked when work on the Second Street Park project would commence. Ms. Hindenlang stated the project would continue will be starting this summer with remediation and will hopefully be done by early next year. We received the DEP agreement in March.

Ms. Hindenlang confirmed with the Board their thoughts regarding the Lamar Company pursuing an amendment to the Redevelopment Plan with City Council to allow billboards next to the Outerbridge Crossing. The Board requested more info before making a decision.

4. **Engineer's Report**

**144 Grant Streets (Gourmet Nut)** They are about two weeks away from asking for a TCO. The Location has completely been revamped. They brought in the roasting machines and once they get the TCO they should begin to move their machinery in from Brooklyn.

**NCP Elm Street**, Dirt is just being moved around currently at this point.

**Self-Storage**, They are starting construction and the building layout is painted out on the ground and the steel foundation is set and ready.

Chairperson Diaz Reiterated her request for a tour of the new Gourmet Nut facility since it was vacant for so long.

5. **Attorney's Report**

Ms. Vos stated she would give her report during tonight's closed session.

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

Motion to open to the public:

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

No public comments were made.

Motion to close to the public:

	Move	2 <sup>nd</sup>
Comm. Giron	X	

Comm. Jacobs		
Comm. Rosa		X
Chairperson Diaz		

7. **Resolutions**

**R:06:19:10** RESOLUTION AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH THE LANDINGS AT HARBORSIDE LLC, BRIDGE EPORT II, LLC, SMITH STREET REALTY LLC, NCP PERTH AMBOY HOLDINGS LLC, THE SAYRE AVENUE RFP, AND THE POSSIBLE DESOLUTION OF PARA.

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

CLOSED SESSION

Motion to reopen to the public

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

**R:06:19:11** RESOLUTION AUTHORIZING THE CONDITIONAL DESIGNATION OF ETC MANAGEMENT. CONDITIONAL UPON THE NEGOTIATION AND EXECUTION AND INTERIM COST AND A CONDITIONAL AGREEMENT DESIGNATION INCLUDING PROVISIONS FOR THE DEPOSIT OF PROJECT FINANCE TO DEFER THE COST INCURRED BY THE PERTH AMBOY REDEVELOPMENT AGENCY IN CONNECTION WITH THE PREPERATION AND NEGOTIATIONS OF THE REDEVELOPMENT AGREEMENT.

Ms. Hindenlang reviewed the process for the Board’s decision and discussion regarding the Sayre Avenue RFP respondent selection. Ms. Hindenlang made her recommendation that the Board select ETC Management for designation of the area.

Commissioner Giron agreed with Ms. Hindenlang and stated his reasons for selecting ETC Management. The Commissioner moved that the resolution be adopted to designate ETC Management.

Commissioner Jacobs 2<sup>nd</sup> the motion and gave his reasons for selecting ETC Management.

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

**R:06:19:12** RESOLUTION AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT OF THE REDEVELOPMENT AGREEMENT PURSUANT TO THE LOCAL REDEVELOPMENT IN HOUSING LAW NJSA: 48:12A-1 AND BY THE BETWEEN THE PERTH AMBOY REDEVELOPMENT AGENCY AND NCP PERTH AMBOY URBAN RENEWAL LLC AS A SIGNEE OF NCP PERTH AMBOY HOLDINGS LLC IN CONSENT TO TRANSFER THE INTEREST OF NCP PERTH AMBOY HOLDINGS LLC AS THE SOLE MEMBER OF NCP PERTH AMBOY URBAN RENEWAL LLC TO DUKE REALTY LIMITED PARTNERSHIP, THE AMENDMENT.

Ms. Vos reviewed two revisions that were recently made to the agreement before the Board:

Paragraph 5, Sub paragraph 4: At the city’s election either demolition of the existing historic lab building or the main office annex building and provision of required public amenities in the remaining structure in accordance with KK-1.

Paragraph 7 City Agreement- Additional paragraph being added. Notwithstanding any reference here in to the main office building. Notwithstanding any reference to the historic lab building or the “City property” collectively in the original redevelopment agreement or herein the party is here to acknowledge and agree that PARA herby makes no representations on behalf of the City and does not bind the City as such the agreements and provision contained herein and in the original redevelopment agreement regarding the cities acquisitions of any real property within the project site are expressly subject to the negotiation and execution of a city agreement and adoption by the City of any necessary legislation to the extent that the terms and conditions that any such final city materially changes the provision herein regarding the overall redevelopment of the project site, the parties are here to cooperate with each other in order to effectuate a second amendment of the original redevelopment agreement as may be appropriate.

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

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

Motion to open to the public:

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

Renee Skelton, 457 Radburn Place: Asked about the historic lab building and the more recent building on the former Gerdau site. Ms. Hindenlang provided the information she had regarding their age.

Ms. Skelton had some concerns about the RFP proposals and is happy with the decision the Board made which will not make it as high density and will not make a drastic neighborhood makeover like the competing RFP showed.

Ms. Skelton asked about the potential of office building included in the Mordevco proposal actually being constructed.

Ms. Hindenlang responded it was possible but more likely in the future by a different developer.

Motion to close to the public:

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

### **11. Motion to Adjourn**

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