



# PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, November 12, 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, November 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: \$18,792.57**

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

4. **Meeting Minutes**

- Meeting Minutes for October 1, 2019

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

- Closed Session Meeting Minutes for October 1, 2019 - **Motion to approve the October 1<sup>st</sup>, 2019 closed session meeting minutes**

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

Commissioner Rosa requested the date be corrected to 2019

## 5. **Executive Director's Report**

After execution of the **Sayre Avenue** Redevelopment Agreement at last month's meeting, we are working on to move that project forward. We have received quotes for appraisals of the PARA Owned property and are working with the redeveloper to select an appraiser.

With the **SeaGate** Redevelopment Agreement passed at the last meeting, we are working with the redeveloper to clarify any conflicts or concerns regarding the Redevelopment Plan.

**Smith Street Realty** continues to pursue a convenience and automotive fuel user for the corner of their site. We can discuss the details of the negotiations further in tonight's closed session.

**Elm Street Logistics Center** is continuing to progress on site prep and permitting. They have completed the remediation except for the capping which will be the buildings. We met with their team last week to review details for the public amenity space.

**500 High Street** met with officials from the Building Department last week to resolve some issues holding up their permits. They are updating their plans and should be able to successfully submit for building permits soon.

**EcoSite** should be nearly done with their construction. They have erected the tower and have made significant progress on the landscaping. The tenements still need to install their equipment, but the project should be completed and functional shortly.

**Tower Co** has submitted for their building permits. We will update the Board when they are issued and when they begin construction.

**Gateway** is making progress as Viridian is working to secure all of the property needed for their project. We will update the Board as the progresses.

**Perth Amboy Self Storage** is continuing construction. They should be getting close to having the structure up and their intent is to have the building wrapped by the end of this year.

The designated developer for **ePort II**, Bridge, is continuing to work on their deal with ETC. They are mainly focused on terms regarding the remediation of the site. As the project progresses and we get close to a redevelopment agreement, we will keep the Board updated.

Commissioner Jacobs asks for clarification on whether the properties working on being acquired by Gateway are on Herbert Street, and Smith Street

## 6. **Engineer's Report -**

Mr. Herits stated that for the **Perth Amboy Self Storage** project, the construction of the structural steel, and the elevator shafts is pretty much done. The floors are being installed currently and a lot of the site work is still to be done.

The **Eco Site** project's monopole is in place. The electric supply must still be brought in but the overall project is nearly complete.

On the **Elm Street Logistics** site, the smaller building has about 90% of the walls up. The footings for the larger building are about 75% complete and construction of the walls is set to begin next week.

**7. Attorney’s Report**

Mr. Maraziti reviewed the outcome from the hearing before the Local Finance Board including the preparation and evidence PARA was able to submit on the work it has been doing. The outcome of the hearing was a unanimous rejection of the City’s request to dissolve PARA and significant praise for the Agency’s accomplishments.

Commissioner Jacobs added that no one from the City Council showed up to the hearing and being that the Council requested this hearing, the members of the Local Finance Board were surprised and offended.

Mr. Maraziti addressed the resolution on tonight’s agenda certifying all action taken at the previous meeting and the question raised about the public notice for that meeting.

Mr. Maraziti discussed the resolution on tonight’s agenda which addresses waving of attorney client privilege with respect to the letter between the PARA Board and its attorney regarding application of doctrine of necessity in the vote on the SeaGate project.

**8. 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		

None

**Motion to close the public portion**

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

**9. Resolutions**

- **R.11:19:23** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RATIFY ALL RESOLUTIONS ADOPTED BY THE PERTH AMBOY REDEVELOPMENT AGENCY DURING ITS SPECIAL MEETING HELD ON OCTOBER 1, 2019

	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.11:19:24** RESOLUTION AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH PERTH AMBOY SELF STORAGE, LLC

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

**Motion to reopen the meeting to the public**

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

- **R.11:19:25** RESOLUTION CONSENTING TO THE TRANSFER OF INTEREST IN PERTH AMBOY SELF STORAGE, LLC, THE DESIGNATED REDEVELOPER OF THE REAL PROPERTY LOCATED AT BLOCK 427, LOTS 3, 3.01 and 4 ON THE TAX MAP OF THE CITY OF PERTH AMBOY, MORE COMMONLY KNOWN AS 900 STATE STREET

Ms. Vos explained for the public record that the redeveloper is not changing, and Hampshire will remain the responsible entity for all obligations under the redevelopment agreement. The interest in the redeveloping entity is what is changing from Hampshire Partners Fund to United Hampshire Holdings LLC.

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

- **R.11:19:26** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO WAIVE THE AGENCY'S ATTORNEY-CLIENT PRIVILEGE IN ORDER TO RELEASE THAT SPECIFIC MEMORANDUM DATED SEPTEMBER 23, 2019 FROM THE AGENCY'S LEGAL COUNSEL, MARAZITI FALCON, LLP, TO THE HON. WILDA DIAZ, CHAIRWOMAN, AND ALL MEMBERS OF THE PERTH AMBOY REDEVELOPMENT AGENCY

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

Commissioner Giron reiterated that this action was due to an abundance of caution.

**R.11:19:27 RESOLUTION AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT OF THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE PERTH AMBOY REDEVELOPMENT AGENCY AND CONVERY COMPLEX HOLDINGS, LLC**

	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 Matter) -**

**Motion to open to public comment on all PARA matters**

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

**Motion to close the public comment session on all PARA matters**

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

Chairperson Diaz thanked everyone within the Redevelopment Agency for their efforts towards helping improve Perth Amboy.

Commissioner Jacobs stated that he had met representatives from Home Depot involved with the project and they are very excited to open once the project is complete and to be in Perth Amboy.

**11. Motion to Adjourn**

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