



# PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, October 1, 2019

Special Meeting Minutes

Pursuant to the Open Public Meetings Act, please take notice that a special public meeting of the Perth Amboy Redevelopment Agency took place on Tuesday, October 1, 2019 at 10:00 am 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 (via phone)	
Chairperson Diaz	X	

**3. Bill List: \$203,408.75**

Commissioner Jacobs asked why some particularly old bills are on the bill list? Executive Director explained that PARA has decided to pay the vendors out of PARA's funds as the associated projects are unlikely to advance.

	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 June 11, 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 June 11, 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			

- Meeting Minutes for July 9, 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 July 9, 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			

## 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 **SeaGate** Redevelopment Agreement is on tonight's agenda and the escrow has been refilled. We can discuss the details in closed session.

**Smith Street Realty** has pulled their site plan application from the Planning Board in order to incorporate a potential new user. We will update the Board as that project progresses.

**Elm Street Logistics Center** is continuing to progress on site prep and permitting. They're not applying for building permits and foundations are supposed to start being poured within the next month.

**500 High Street** has resubmitted updated plans to the Building Department. They were once again deficient. We are working to set up a meeting with their team, the City officers and Topology to see how to address outstanding issues.

**EcoSite** has received their building permits and construction will be done by 11/11. We will update the Board on their schedule and progress as they move forward.

**Tower Co** is working towards receiving their building permits. We will update the Board when they are issued.

The Focus 2020 Redevelopment Plan amendments being sought by **Gateway** and **Lamar Advertising** have been approved by Council. We have started negotiations with Viridian on a redevelopment agreement but have not heard from Lamar yet.

**Perth Amboy Self Storage** is continuing construction. They should have the ground slab complete and be able to start going vertical by the end of the month.

**ePort II** is expected to have a redevelopment agreement for consideration in November.

With this bill list, we will make the final past due payment to SCAPE for **Second Street Park**, which will allow us to begin the permitting and very soon remediation process.

Commissioner Jacobs asked about issues with the building permits submission for 500 High Street. Ms. Hindenlang clarified that most of the issues relate to the visuals required with the submission. We are going to assist them through the permitting process so the project can begin construction again.

6. **Engineer’s Report**

The remediation of the **Elm Street Logistics** site is still underway and is well organized. That effort is making good progress.

**Perth Amboy Self Storage** has begun the block work for interior stairwells and elevator and should be starting steelwork shortly.

**ePort II** should have a traffic engineer look at their circulation plan and specifically at the proposed striping and proposed left turn lane, which would help with traffic flow.

Mr. Harrits has talked with the traffic engineer on the **Convery Complex** project and they have agreed to supply a supplemental traffic report due to the concern about circulation of the main parking lot due to the location of the driveway.

**Gourmet Nut** is apparently have an issue with their new roaster but otherwise they are fully operational in terms of mixing packing and the rest of their production.

7. **Attorney’s Report**

Mr. Maraziti distributed an opinion letter to the PARA Board regarding the involvement of Commissioner Jacobs a with the Seagate resolution. Commissioner Jacobs recused himself due to his wife owning a unit within the **Landings** project. The **Doctrine of Necessity** comes into play in this situation because PARA only has four members and without a fourth member, no formal action can take place due to lack of quorum.

Mr. Maraziti’s legal opinion is that Commissioner Jacobs may remain so the PARA Board would have quorum and progress can be made.

**Ms. Vos** explained that the resolution on tonight’s agenda regarding **267 Watson Ave** is for the issuance of a Certificate of Completion for that project. The property owner is seeking to convey title of the property, but because of PARA’s standard legal requisite, a restriction is placed on the title and the property owner cannot convey title, without a Certificate of Completion. The property has been redeveloped and the project is complete in all but formal recognition by the PARA Board. The property owner and redeveloper, Mr. Frank Kern, is willing to be responsible for fees associated with the issuance of the Certificate of Completion.

**Ms. Vos** explained that the change in the plan to the **Convery Complex** project to include a drive through is a material change that would need an amendment to the redevelopment agreement.

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

**Motion to open the public portion**

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

No comments.

**Motion to close the public portion**

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

**9. Resolutions**

- **R:10:19:16** RESOLUTION AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH THE LANDINGS AT HARBORSIDE, LLC AND SAYRE AVENUE, LLC AND PROFESSIONAL SERVICES CONTRACT NEGOTIATIONS AND APPOINTMENTS

**Motion to move the resolution**

	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:10:19:17** RESOLUTION AMENDING RESOLUTION R: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.

Discussion in Closed session.

**Motion to move the resolution**

	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:10:19:18** 2019 PERTH AMBOY REDEVELOPMENT AGENCY AUTHORITY BUDGET - FISCAL YEAR FROM: JULY 1, 2019 TO JUNE 30, 2020

**Motion to move the resolution**

	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:10:19:19** PERTH AMBOY REDEVELOPMENT AGENCY, LATE BUDGET RESOLUTION, FISCAL YEAR JULY 1, 2019 TO JUNE 30, 2020

**Motion to move the resolution**

	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:10:19:20** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF COMPLETION FOR THE REDEVELOPMENT OF THE REAL PROPERTY LOCATED AT BLOCK 72, LOT 13 ON THE TAX MAP OF THE CITY OF PERTH AMBOY

**Motion to move the resolution**

	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:10:19:21** RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT BY AND BETWEEN THE PERTH AMBOY REDEVELOPMENT AGENCY AND THE LANDINGS AT HARBORSIDE, LLC

**Motion to move the resolution**

	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:10:19:22** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY (PARA) AUTHORIZING THE SUBMISSION OF AN OPPOSITION TO THE CITY COUNCIL OF PERTH AMBOY'S APPLICATION TO THE STATE OF NEW JERSEY, DEPARTMENT OF COMMUNITY AFFAIRS, LOCAL FINANCE BOARD TO DISSOLVE PARA

**Motion to move the resolution**

	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** (Any PARA Matter)

**Motion to open to public**

	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		X
Comm. Rosa		
Chairperson Diaz		

Ms. Hindenlang reviewed the project details for the benefit of the public record of the SeaGate project which was acted upon by the PARA Board tonight. Such details included: 576 rental units, of which 80 will be for-sale units on waterfront; 10% of the total rental units will be affordable or workforce housing; 864 parking spaces or a ratio of 1.5 spaces per unit; a potential of a 15,000 Sq. Ft. restaurant on the waterfront; A playground on block 139; streetscaping improvements including pervious pavement, re-pavement and improvements to Front St, Broad St, Rector St, Commerce St, Washington St which includes sidewalks; and a shuttle to the train station.

**11. Motion to Adjourn**

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