



# PERTH AMBOY REDEVELOPMENT AGENCY

Thursday, February 20, 2020  
Special Meeting Minutes

Pursuant to the Open Public Meetings Act, please take notice that a special public meeting of the Perth Amboy Redevelopment Agency will take place on Thursday, February 20, 2020 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. **Executive Director's Report**

**Riverview project** lack of progress shown at Riverview project to be discussed in closed session. Comm. Jacobs discussed notices to projects in default.

Executive Director proposes to send letter to discuss lack of adherence to schedule and recognizes Gateway project faces similar issues.

**Gateway:** The City Council amended Redevelopment Plan to allow warehousing on this site. They did not want to see the proposed housing (Makerhood) there. Cost of remediation, difficulty to get on Council agenda, different proposed amusement uses are all causes of delay.

Attorney Joanne Vos: Proposes to discuss this during closed session at the next meeting. Suggests cleaning up timeframes included in agreements with developers.

4. **Engineer's Report -**

Engineer Herits is absent.

5. **Attorney's Report**

**E-Port II:** Discuss finer points of agreement in closed session. Several public improvements, including \$ 1 Million Dollar open space contribution, \$ 500,000 payment to be used for off-site improvements, and sidewalk installations from the site to Harbor Town.

**Sayre Ave:** Request for amendment to agreement details to be discussed in closed session.

**Downtown Gateway:** Details of the project are being negotiated. A two-warehouse model is now being proposed. There are various things to consider such as acquisition of city property, open space, and other smaller issues.

**Smith St:** Developer exploring expanding scope of redevelopment by acquiring neighboring property owned by City.

**NJ Transit:** Talks took place in December 2019. No updates have occurred since.

**Closed session tonight:** Adopted resolution by City Council on dissolution of PARA to be discussed in closed session.

6. **Public Session- (Agenda matters)**

**Motion to open the public portion**

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

**Motion to close the public portion**

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

**7. Resolutions**

- **R.02:20:09** RESOLUTION AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH BRIDGE EPORT II, LLC AND 585 SAYRE AVENUE, LLC AND ORDINANCE ADOPTED BY THE CITY COUNCIL IN REFERENCE TO THE DISSOLUTION OF PARA

**motion to move the resolution**

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

**motion to reopen the meeting to the public**

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

- **R.02:20:10** 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 BRIDGE EPORT II, LLC

**motion to move the resolution**

	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.02:20:11** RESOLUTION AUTHORIZING THE EXECUTION OF THE AMENDED AND RESTATED INTERIM COST AND CONDITIONAL DESIGNATION AGREEMENT BY AND BETWEEN ETC MANAGEMENT INC. AND 585 SAYRE AVENUE, LLC INCLUDING PROVISIONS FOR A DEPOSIT OF PROJECT FUNDS BY 585 SAYRE AVENUE, LLC 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.

**motion to move the resolution**

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

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

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

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

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

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

**9. Motion to Adjourn - motion from the Board Members to adjourn**

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