



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, May 05, 2020
Regular 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 Tuesday, May 05, 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**

Ms. Hindenlang: All of the following updates will be discussed more in detail during the remainder of this meeting.

An accounting firm was found to provide accounting services to PARA.

A resolution to accept the budget is on tonight's agenda. NJ DCA has approved the budget, and it is up to the PARA Board to accept the budget during today's meeting.

No further questions from the Commissioners with regard to the Executive Director's report.

4. **Engineer's Report**

EcoSite: Mr. Herits mentions that the poles have been constructed but don't have any antennas on them at this point.

Self-Storage: Currently doing inside work, no site work as of yet. The building is enclosed, so work on the inside can be done.

Duke: A lot of activity on site and paving was done today.

Riverside: The small building is almost completed. Some finishing needs to be done including paving. Also, they are working on the big building, specifically roofing the building now. Mr. Herits will report on the retaining wall during next meeting.

No further questions from the Commissioners with regard to the Engineer's report.

5. **Attorney's Report**

Ms. Vos has four projects to report on.

Gateway: Negotiations with Viridian have started and will be discussed in more detail in closed session. The proposed redevelopment consists of a warehouse facility, open space, and retail.

NJ TRANSIT: Involves the acquisition of a property adjacent to the bridge, which NJ TRANSIT seeks to replace. Two separate agreements are now negotiated. One agreement to acquire a PARA-owned property, another agreement to establish an easement on a compensation parcel.

Sayre Ave: Two agreements to be considered during this meeting; an access agreement and a Redevelopment Agreement. The access agreement allows the redeveloper to investigate the PARA properties within the redevelopment area that need to be acquired.

Smith Street: A first amendment to the Redevelopment Agreement is on tonight's agenda. The amendment entails a revised project schedule and allows the redeveloper to continue negotiations with

the City of Perth Amboy for 12 months. This additional time period is necessary because of the COVID crisis and any delays as a result of that.

Comm. Rosa asks whether there is a policy in place that requires redevelopers to pay for the costs of making amendments to existing redevelopment agreements.

Ms. Vos: Such a policy exists, and the redeveloper will pay for all costs and fees through the existing escrow.

Comm. Giron asks if any other changes than the updated project schedule are included in this amendment.

Ms. Vos: No other changes are included in the amendment.

Ms. Hindenlang: Redevelopment projects are slowing down in some communities, but not in Perth Amboy.

High Street: A new permit package was submitted. If not successful in obtaining the necessary permits, then PARA Board needs to discuss any potential next steps during the next meeting.

6. Public Session- (Agenda matters)

Motion to open the public portion

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

No comments with regard to the agenda items were made during the public session.

Motion to close the public portion

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

7. Resolutions

- **R.05:20:12** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH VIRIDIAN PARNTERS LLC, NJ TRANSIT, 585 SAYRE AVENUE, LLC, SMITH STREET REALTY AND PROFESSIONAL SERVICES CONTRACT NEGOTIATIONS AND APPOINTMENTS

motion to move the resolution

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

motion to reopen the meeting to the public

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

- **R.05:20:13** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL ACCOUNTING SERVICES NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

motion to move the resolution

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

- **R.05:20:14** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN PROFESSIONAL PROCUREMENT SERVICES FOR CONSTRUCTION BIDS FOR SECOND STREET PARK

motion to move the resolution

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

- **R.05.20.15** RESOLUTION AUTHORIZING THE ADOPTION OF THE FINAL 2019 PERTH AMBOY REDEVELOPMENT AGENCY BUDGET

motion to move the resolution

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

- **R.05.20.16** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING A PROPERTY ACCESS AGREEMENT BY AND BETWEEN THE PERTH AMBOY REDEVELOPMENT AGENCY AND 585 SAYRE AVENUE, LLC

motion to move the resolution

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

Comm. Rosa			X			
Chairperson Diaz			X			

- **R.05:20:17** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY 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 585 SAYRE AVENUE, LCC

Approval of the resolution is subject to the revision of the provision to acquire all necessary properties within 18 months. The amendment entails a time period of 12 months and with reasonable extensions instead.

motion to move the resolution

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

- **R.05:20:18** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR THE ACQUISITION (BY NJ TRANSIT) OF CERTAIN REAL PROPERTY DESIGNATED ON THE TAX MAP OF THE CITY OF PERTH AMBOY AS BLOCK 12, LOT 1.03 FROM THE PERTH AMBOY REDEVELOPMENT AGENCY FOR THE RARITAN RIVER BRIDGE REPLACEMENT PROJECT, SUBJECT TO THE RESERVATION OF A PEDESTRIAN EASEMENT, INCLUDING THE EXECUTION OF AN AGREEMENT FOR THE ACQUISITION (BY THE PERTH AMBOY REDEVELOPMENT AGENCY) OF A MITIGATION PRIVATE EASEMENT FROM NJ TRANSIT, AND RELATED DOCUMENTATION

Recommended to table this resolution because of ongoing negotiations.

motion to move the resolution

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

- **R.05:20:18** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT OF THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE PERTH AMBOY REDEVELOPMENT AGENCY AND SMITH STREET REALTY, LLC

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			

8. Public Comment (Any PARA Matter)

motion to open to public comment on all PARA matters

	Move	2 nd	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 nd	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

Comm. Jacobs asks about the current status of the amendments to the Redevelopment Agreement for the Waterfront project.

Ms. Hindenlang: Redeveloper needs obtain approvals from the City of Perth Amboy, and they have not had any progress since January 2020.

Comm. Jacobs proposes to send a note to both parties that they would like to move forward.

Ms. Hindenlang will send out a note regarding this.

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