



**PERTH AMBOY REDEVELOPMENT AGENCY**  
**Tuesday, December 2, 2014**  
**Regular Meeting Minutes**

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, December 2, 2014 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. Bolanowski		X
Comm. Gonzalez		X
Comm. Haborak	X	
Comm. Jacobs		X
Comm. Jasko	X	
Comm. Volk	X	
Chairwoman Diaz	X	

**3. Bill List - \$ 6,176.46**

	Mov e	2 <sup>nd</sup>	In favor	Oppos ed	Absen t	Abstai n
Comm. Bolanowski					X	
Comm. Gonzalez					X	
Comm. Haborak		X	X			
Comm. Jacobs					X	
Comm. Jasko			X			
Comm. Volk	X		X			
Chairwoman Diaz			X			

4. **Meeting Minutes**

August 19, 2014, October 7, 2014 & November 6, 2014

	Mov e	2 <sup>nd</sup>	In favor	Oppos ed	Absen t	Abstai n
Comm. Bolanowski					X	
Comm. Gonzalez					X	
Comm. Haborak	X		X			
Comm. Jacobs					X	
Comm. Jasko		X	X			
Comm. Volk			X			
Chairwoman Diaz			X			

5. **Executive Director's Report** – Informed the commissioners the following:

Attached is a document I was asked to share with you about the third round of Sandy money that is coming out. If you would please spread the word to anyone you think might be able to benefit from the program it would be appreciated.

I should have the ELT RFP for the board to review in the next week or so. I'm waiting on one final piece of information from the DEP.

The resolutions awarding the contract for the redevelopment plan will be on next week's agenda. We should be having a kickoff meeting soon after. I'd like to ask that a member of the board serve as a representative on the steering committee if possible.

We've finalized and executed a site access agreement with Hampshire Properties to begin their due diligence. City administration and Hampshire will be meeting in the next couple of weeks to negotiate a price for the City owned property they'd like to acquire.

Code enforcement is moving forward with some of the approvals for 500 High Street following the recent environmental information they received. Hopefully that project will be moving a lot faster soon.

Landings is progressing. We are working on having a market analysis completed for the site and proposed development.

ePort is wrapping up nicely. Viridian is going to be doing some final site work and are working with the City to complete necessary permits with the intention to transfer the property in January to Brick Development.

I received three proposals for the Celotex/Gateway RFP. I spoke with many of the parties who had expressed intent to propose and submitted a letter of interest. In general, they felt they didn't have enough time to either build a strong enough team or develop a full proposal. Additionally, many had concerns about site acquisition and they're ability to clean up the site. One of the proposals, from Eden, did not have enough information to meet the requirements of the RFP. Another, Baylor, was proposing a use not sought by the RFP. And the final, from Viridian, proposed two alternatives, warehousing/distribution or being the party to acquire and clean up the site to be turned over to another developer or partner for the intended use of the RFP.

6. **Attorney's Report** – Mr. Brewer did not have a report at this time.

7. **Engineer's Report** – Mr. Herits informed the commissioners of the following:

**ePort** - Landscaping has started along High Street. Site will be ready for Pad around March or April. But there is still a lot of cleanup to be done.

**Gerdau** – Building is approximately 80% complete.

**7 Eleven** – They are still in the process of working on the timing of the Traffic Light. And there is no parking in front of the building.

**Hobart** - Working on the inside of building.

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

As related to resolutions R12:14:190. The resolutions were read to the public.

Commissioner     Volk     opened the public portion.

Commissioner     Haborak     seconded the motion. All approved.

No one from the public commented on the resolutions

Motion to close Public Session.

Commissioner     Volk     closed the public portion.

Commissioner     Haborak     seconded the motion. All approved

9. **Resolutions**

R:12:14:190 –Perth Amboy Redevelopment Agency Amending the Existing Schedule Times, Adopting the 2015 Times and Dates for Regular Meeting and Notice Thereof

	Mov e	2 <sup>nd</sup>	In favor	Opposed	Absen t	Absta in
Comm. Bolanowski					X	
Comm. Gonzalez					X	
Comm. Haborak			X			
Comm. Jacobs					X	
Comm. Jasko	X		X			
Comm. Volk		X	X			
Chairwoman Diaz			X			

**Changes were made to resolution meeting date  
From June 2<sup>nd</sup>, 2015 to June 3<sup>rd</sup>, 2015.**

10. **Public Comment – Any PARA matter**

As related to Public Comments. The resolutions were read to the public.

Commissioner Jasko opened the public portion.

Commissioner Haborak seconded the motion. All approved.

**Daniel San Pietro** resident of Landings – They have replaced the bricks although it was the developers responsibility. Mr. San Pietro also stated that there is a Sandy Program available and will be posting flyers throughout the City in order to notify the residents. Comm. Jasko stated to Mr. San Pietro that if he drops some of the posters off at City Hall they are able to be posted for the residents to view.

**Christine Dispenzarie** resident of Landings – asked about whether or not the information regarding Kushner’s agreement to replace the bricks that had been distributed at previous PARA and City Council meetings had been shared with Kushner in the current discussions. She indicated that the HOA had to do the repairs because they were receiving pressure from the City. Chairperson Diaz said she didn’t have an answer at this time, but she would speak to the Business Administrator. Ms. Hindenlang stated that current discussions between the City officials and Kushner are under court ordered mitigation and they can only discuss the future planned project, not what had been done to date.

**Ken Balut, Bruck Ave** - Asking why they’re going after the association for the brick work when they forced Harbortown to fix issues. Wants to know why the city isn’t going after Kushner and enforcing agreements with a lawsuit. Why is the City not enforcing the agreement for Kushner to buy the former police station? Ms. Hindenlang explains that if things fall through with Kushner, it is better that the City holds on to the property so that it can be used towards another project in the future. Ken Balut then asked about several properties that

were owned by PARA and what their status was. Ms. Hindenlang identified the properties and answered Mr. Balut's questions related to the various properties owned by PARA and the City.

Chairperson Diaz wanted to indicate that the Harbortown project did not go before PARA.

Motion to close Public Session.

Commissioner \_\_\_\_\_ Volk \_\_\_\_\_ closed the public portion.

Commissioner \_\_\_\_\_ Haborak \_\_\_\_\_ seconded the motion. All approved

Commissioner Jasko asked how Miss Hindenlang would like the Gateway proposals reviewed and ranked by the board and whether or not something would be on the January agenda. Ms. Hindenlang informed that if a decision is made in time, then it would be on the January agenda.

Chairperson Diaz wanted to say that she was very proud of the work PARA has done to move along major projects that will create jobs and revitalize the City. Diaz also wants to stress the importance of the brownfield clean up that has taken place in the City.

**11. Motion to Adjourn**

Commissioner \_\_\_\_\_ Volk \_\_\_\_\_ closed the public portion.

Commissioner \_\_\_\_\_ Haborak \_\_\_\_\_ seconded the motion. All approved