



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, January 6, 2015

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, January 6, 2015 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. Haborak	X	
Comm. Jacobs	X	
Comm. Jasko	X	
Comm. Volk	X	
Chairwoman Diaz	X	

3. Reorganization

- **Motion to elect a chairperson - Commissioner Bolanowski nominated Mayor Diaz to serve as Chair. Commissioner Jasko second.**

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski	X		X			
Comm. Haborak			X			
Comm. Jacobs			X			
Comm. Jasko		X	X			
Comm. Volk			X			
Chairwoman Diaz			X			

- **Motion to elect a Vice- Chairperson Commissioner Jasko nominated Allan Jacobs to serve as Vice-Chairperson. Chairwoman Diaz second.**

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

Comm. Jasko	X		X			
Comm. Volk			X			
Chairwoman Diaz		X	X			

4. Meeting Minutes

December 2, 2014

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski						X
Comm. Haborak	X		X			
Comm. Jacobs						X
Comm. Jasko		X	X			
Comm. Volk			X			
Chairwoman Diaz			X			

5. Closed Session

R:01:15:01 - Resolution Authorizing Closed Session regarding Contract Negotiation.

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski			X			
Comm. Haborak			X			
Comm. Jacobs	X		X			
Comm. Jasko			X			
Comm. Volk		X	X			
Chairwoman Diaz			X			

Commissioner Diaz informed the public to please excuse them while they discuss closed session:

Motion to Resume Public Session.

Commissioner Bolanowski closed the public portion.

Commissioner Haborak seconded the motion. All approved.

6. Presentations:

Mr. Maraziti informed both Eden & Viridian that although this is a public session the PARA Board asks if they would accept that while Eden is giving their presentation if Viridian will wait in the conference room and vice versa for when Viridian gives their presentation.

Eden Properties:

Mr. Patel informed the commissioner the following:

That Eden vision is to link the existing historic Perth Amboy City's downtown area with over 215 acres of mixed use, multi story urban area entertainment, healthcare facilities, sports, recreational, educational, hotel resort, dining marina and other attractions.

Commissioner Jacobs questioned that how are the other owners of Eden Properties? Just Mr. Dennis Sherry.

Commissioner Jacobs asked who has the contact to purchase the property. Mr. Patel stated he has since 2012.

Commissioner Jacobs asked if they can commit to Phase 2, 3, and 4. Mr. Sherry informed that they can't commit since they do not know the contaminants on site.

Commissioner Jacobs informed that his personal opinion is that he doesn't believe that a pharmacy or a fast food restaurant will be good for the gateway to the City. Mr. Sherry responded that there was a lot of market for a Wawa, Walgreens and/or a Chipotle Restaurant, etc.

Mr. Volk asked what was the most extensive remediation and how long did it take to complete it. Mr. Sherry informed it took him approximately 9 months to complete. Mr. Sherry also informed the board that he wasn't familiar with the contamination on the site.

Viridian Partners:

Mr. Tate Goss representative from Viridian Partners informed the board that they are looking to do a project similar to ePort but less complex. Not only remediation needs to be done but it is also a landfill (brownfield). Mr. Goss informed in their opinion on a site like this you do not do residential. He also informed that they know that the industrial market is strong.

Commissioner Jacobs informed Mr. Goss that they are very happy with the work done on the ePort site. In their opinion they will like to see something other than industrial at the Gateway to the City. Commissioner Jacobs stated he is more inclined to the 2nd alternative of the proposal (Viridian would remediate and work with the City on Marketing the Property) but would like to know what are the benefits of this approach rather than a developer remediating and building. Mr. Goss responded that not too many developers would like to remediate.

Commissioner Jacobs explains his view on the entrance to the site with possibilities.

Mr. Maraziti asked how acquisition will take place. Mr. Goss explained he will not come back and ask for help.

Mr. Maraziti asked when they expect to have a project description in order to enter into a redevelopment agreement. Mr. Goss stated it would take approximately 6 months.

Mr. Goss stated that the site is in the BDA and he is in favor of it and they are a member.

7. Closed session

Motion to go into closed session

Commissioner Volk closed the public portion.

Commissioner Bolanowski seconded the motion. All approved.

Motion to Resume Public Session.

Commissioner Volk closed the public portion.

Commissioner Haborak seconded the motion. All approved.

Chairwoman informed the public that the commissioner have agreed to enter into an interim redevelopment agreement in order to approve viridian. Maraziti informed they will be contacted for a special meeting in January in order to enter into the agreement.

8. **Executive Director Report:**

Ms. Hindenlang informed the following:

Last month the City learned about a site called Statebook that will allow the City to promote development opportunities nationally and internationally. The Office of Economic and Community Development is working to develop the City's site and add opportunities now.

Administration has reviewed the ELT RFP. I will have it out to the board to review this week. I would like to send it out within the next two weeks.

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 was wondering if a member of the board would be willing to serve on the stakeholder committee.

City administration and Hampshire will be meeting in this Thursday to negotiate a price for the City owned property they'd like to acquire.

The DEP approved the expansion of the BDA to include Celotex, Victory Center, and Gerdau. This will help more these properties along with funding and technical assistance.

Convery Complex is going to keep the proposed pad where they originally intended at the northeast corner of the site because that is what ShopRite prefers. Additionally, they have a tenant that's interested but is asking them to increase the size from 4,999 sf to 5,400. The tenants include a sit down Japanese/Sushi restaurant, a sit down wings/chicken restaurant and H&R Block. They said they've tried to get an intersection at the northern entrance to the parking lot before, but they're willing to try again.

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

ePort is wrapping up nicely. Viridian has submitted the fees for permitting. The City and Viridian will now start working with Maraziti to understand how the transition to Brick Development will occur.

9. **Attorney's Report** – Mr. Maraziti informed the commissioners that they were asked to for the certificate of completion from 7 Eleven and Morris Companies.

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

ePort - is moving along and they are working with various issues.

Gerdau – Building is almost complete they are working on the inside.

7 Eleven – They are still working on the timing of the Traffic Light. He believes a letter was sent to DOT.

Hobart - Working on the inside of building.

Delaney Homes – Demolition and ground work was started.

500 High Street – He has not been able to see environmental report. Spoke to City Engineer and they are going to follow up with the LSRP.

Landing - They spoke to Gordan Gemma about the punch list and they are finally getting resolved.

11. Public Session (Agenda Items Only)

Commissioner Bolanowski opened the public portion.

Commissioner Volk seconded the motion. All approved.

No one from the public commented on the resolutions

Motion to close Public Session.

Commissioner Bolanowski closed the public portion.

Commissioner Volk seconded the motion. All approved

12. Public Comment – Any PARA matter

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

Commissioner Bolanowski opened the public portion.

Commissioner Haborak seconded the motion. All approved.

Motion to close Public Session.

Commissioner Bolanowski closed the public portion.

Commissioner Haborak seconded the motion. All approved

13. Motion to Adjourn

Commissioner Bolanowski closed the public portion.

Commissioner Volk seconded the motion. All approved