



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, May 5, 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, May 5, 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. Pabon	X	
Comm. Volk	X	
Chairwoman Diaz		X

3. Bill List - \$16,744.02

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

4. Meeting Minutes

April 7, 2015 – Regular Meeting

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

Comm. Volk			X			
Chairwoman Diaz					X	

5. Developers Presentation:

Mr. John Ploskonka on behalf of Amboy Car Wash would like to build a Car Wash closer to Morris Street and in the future demolish the existing building and building something new.

Mario Dacasta owner of the property informed that he is planning to remove the existing car wash and replace it in another location of the property. To create alleviate the traffic problem. Their intent is not to have an abandoned building they will either take it down or refurbishing it. They expect to have project completed within a year after permits are approved.

Mr. Maraziti informed they will need to submit a pre-submission form in order for them to review recommend or approve before preparing a conditional or interim cost agreement.

6. Executive Director Report:

Ms. Hindenlang informed the following:

I've handed out the YMCA's pre-submission form for your review. If you can review what they've provided and let me know your recommendation for moving forward with a conditional redevelopment agreement sometime in the next two weeks I would really appreciate it. If you approve of the project, we will have the resolution moving the project forward on the next agenda.

Final proposals for the ELT RFP were due today. I was at a conference all day, so I do not know how many were received, but I will be sending out an email shortly to inform the board of what was received.

The kickoff meeting for the steering committee was last week. It was a good meeting and while there's a big task ahead of us, I think we have a lot to look forward to in the coming months. We are looking to have the resolution to open the formal investigation before the City Council at the second meeting in May. We already have a developer who is interested in being designated for part of the proposed new station area, and they are planning to come before PARA in October. We are planning to have a large public outreach meeting in late May and I'd love if you all were able to attend. Commissioner Pabon attended and he may or may not have anything to share about the experience.

Praxair, the company who owns the two gas lines under the City owned property that Hampshire is looking to purchase is finalizing their survey now. After that is complete, the site plan can be finalized and Hampshire is planning to come back before the Board in June with changes that have occurred as a result of the discovery of these lines.

Viridian and the City have been working with national, state and local tourism/entertainment groups to market the site and find a potential user. Viridian is asking for an extension of the conditional agreement in order to finalize this marketing and final use examination process. There's a resolution on the agenda today formalizing that request.

I would like to speak about 500 High Street in closed session today as well as another project that has come to my attention.

I reached out to Convery Complex for an update but have not heard back yet.

We have a developer with financial interested in the property where King High Garage is located. They've come to the City about purchasing the land between the garage and High Street. We are getting an appraisal done for this purpose. They would like to come before PARA and present at either the June or July meeting, but in the mean time they wanted me to present the proposed use to the board. They're looking to create a truck stop with gas tanks, a convenience store and amenities for truckers. Given the development taking place around the site, the proximity to 440 and the fact that the site is underutilized as is, I think this would be a good opportunity for the City to bring in more ratable that don't require additional City services.

The City and Kushner are still hammering down on numbers related to the new proposed plan. There's no update on this at this time.

We have almost finalized all the dedications for the Connector Road. We should have everything finalized by the end of the month so that the county can begin construction shortly after a bid process.

It's looking like Viridian will be finalizing the transfer process to Bridge during the month of May and something will likely be before PARA in June or July. Then we will begin discussions with Bridge.

Finally, last month the City Council approved an ordinance to create an abandoned properties program. Under my work with the Office of Economic and Community Development we will begin contacting property owners in the next month who have properties identified as being abandoned. This program will

help move forward a lot of problem properties, including some in redevelopment areas and should be a great tool to support the City's revitalization efforts.

7. **Attorney's Report** – Mr. Maraziti informed that he has been working with Ms. Hindenlang on the redevelopment of the train station.

8. **Engineer's Report** – Mr. Herits informed the following:

500 High Street – Mr. Azardi environmental firm is to be coming with their report shortly.

280 Hobart - Working on inside of the building, the detached parking area is being changed a little.

Landings - Still trying to get together with PSEG to resolve the transformer and meter that was located in the flood area.

Delany Home – Under Construction

Eport – Went through a dewater process and they began to install drainage pipes.

Self Storage – New plans will be submitted due to the form of the site.

35 Connector Rd. - Is ready to roll.

In addition, Mr. Herits will be working with any to update the list for the properties in the redevelopment area.

9. **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

10. Resolution

R:05:15:05 – Resolution Authorizing an Amendment Extending the Conditional Designation Agreement by and Between the Perth Amboy Redevelopment Agency and Perth Amboy Self Storage, LLC

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

R:05:15:06 – Resolution Authorizing an Amendment Extending the Conditional Redeveloper Designation Agreement by and Between the Perth Amboy Redevelopment Agency and Viridian Land Investment Partners LLC

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

R05:15:07 Resolution Authorizing Closed Session and Discuss Real Estate Transactions

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

Comm. Pabon			X			
Comm. Volk	X		X			
Chairwoman Diaz					X	

11. Public Comment – Any PARA matter

As related to Public Comments. The resolutions were read to the public.
 Commissioner Bolanowski opened the public portion.
 Commissioner Jasko seconded the motion. All approved.

No public in audience

Motion to close Public Session.
 Commissioner Bolanowski closed the public portion.
 Commissioner Jasko seconded the motion. All approved

12. Motion to Adjourn

Commissioner Pabon closed the public portion.
 Commissioner Volk seconded the motion. All approved