



PERTH AMBOY REDEVELOPMENT AGENCY

Thursday, July 23, 2015

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, July 23, 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 -

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

4. Meeting Minutes

June 4, 2015 – Regular Meeting

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

Comm. Volk						X
Chairwoman Diaz			X			

June 4, 2015 – Special Meeting

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

5. **Executive Director Report:**

Ms. Hindenlang informed the following:

YMCA has been having some difficulty with acquiring the site, so we have not met yet to move things forward. They will be getting in touch with me once issues are resolved.

The Mayor, Commissioner Jacobs, Mr. Maraziti, and I interviewed the proposers for the ePort Phase II RFP. We believe there is a clear best choice for the project and we would like to recommend awarding at the August PARA meeting, however, we wanted to discuss what we learned and how we came to that conclusion so the Board is comfortable with making a recommendation.

The redevelopment planning effort is underway. We will be sending letters to the property owners in the proposed additional area this week. Stakeholder meetings are being held at the end of July and early August. The next steering committee meeting is being scheduled, and I will let you all know when it is. Right now, I'm doing a lot of background research for them and updating them on current conditions. We are still on schedule, maybe a week behind for finishing in November.

PARA owns 99 Pearl St, which is two lots that can support a single family home. The property owner next door is interested in purchasing the site. I want to do a site visit to make sure their existing property is in good condition, but if so, would PARA be okay with paying for an appraisal for property to move forward with selling the property?

Manny Patel closed on the Celotex property, so Viridian is working on either partnering with him or buying him out. We've been meeting with other potential partners and talking with several other property owners about potential uses.

The City Engineer will be drafting a letter saying that the environmental report from 500 High Street is satisfactory and the only additional requirement will be that before a certificate of occupancy is issued, the LSRP present a no further action letter to the

City. I reviewed the report as well, and it looks complete and accurate. After the City Engineer gives his sign off and Mr. Herits is okay, I will be reaching out to Mr. Arzadi for a timeline for development. Additionally, administration and the police have been working on the vagrant issue.

I have followed up, but have not heard back from the attorney for Sayre Ave, but I may have found a potential buyer. I will keep you posted.

Convery Complex commissioned the traffic study, completed 10 days ago. Study concluded: based off of their counts and the proposed use, an additional entrance is not required.

The title search and survey for the City owned property next to King High Garage is underway. After that is complete, an appraisal will be done. I would like to go out to RFP for the King High Garage site as there are now multiple interested parties and I think it is the fairest way to approach the redevelopment of the site.

The City and Kushner are still moving forward and will be looking to begin drafting a new redevelopment agreement.

We have almost finalized all the dedications for the Connector Road. We have two properties left that have minimal dedications. The county is working on getting their contract going again with the T&M.

It's looking like Viridian will be finalizing the transfer process to Bridge during the month of August. Bridge has indicated to me that they will be building all three buildings at once because there is so much market pressure. They said all three buildings will likely be up by the end of the year.

I do not have an update on the area of the Delaney Homes redevelopment project that the Board of Education is looking to acquire. Mr. Herits will update the board on construction, however, nothing have moved on the rest of the site.

- 6. Engineer's Report** – Mr. Herits informed the board of the following:
- a. ePort: They are almost done with remediation. This week they will be working on the slurry wall and slab excavation. Pad B is still surcharging and some of the surcharge will move to pad C. The only thing left is capping the site.
 - b. Hobart: They finished the parking lot on Market Street.
 - c. 500 High St: Believes they now have a completed environmental report and the City engineer drafter a letter to the property owner and the building department that no COAs or COCs can be issued until he receives a copy of the RAO.
 - d. Delaney: The building pads for the first phase are in and they're working on utilities.

e. Landings: They had a meeting and seem to have resolved the transformer issues. Will be looking to install soon.

7. **Attorney's Report** – Mr. Maraziti informed the following:

There is a resolution on today's agenda to release V&S of any obligations under the North Amboy Development agreement. V&S did not complete their portion of the development according to the redevelopment agreement, but did improve the site to be used as a parking lot and storage area for their existing operations. Ms. Hindenlang asked whether or not the property owners to the south of the land being discussed have any claim as redevelopers to the land as they are part of the original redevelopment area. Mr. Maraziti said he didn't look into that issue and did not have an answer. He was only asked to look into whether or not V&S could be released.

Requested to discuss ePort in closed session.

Ms. Bolanowski asked who decides what is proprietary information and open to the public when reviewing RFPs. Mr. Maraziti stated that the proposers themselves decide whether or not the information is proprietary and they want it released to the public. If they do not want to release the information to the public and there are reasonable reasons for such a consideration, then the only option for interviewing is a subcommittee meeting as the proposers are not allowed in closed session.

8. **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

9. **Resolution**

R 07:15:11 – RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING REIMBURSEMENT TO THE CITY OF PERTH AMBOY

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm.			X			

Bolanowski						
Comm. Haborak		X	X			
Comm. Jacobs			X			
Comm. Jasko			X			
Comm. Pabon			X			
Comm. Volk	X		X			
Chairwoman Diaz			X			

R 07:15:12 – RESOLUTION TO ENTER INTO A RELEASE WITH V&S GALVANIZING TO RELIEVE V&S OF ANY RIGHTS OR RESPONSIBILITIES IT INCURRED BY THE VIRTUE OF ITS IDENTITY AS A SUCCESSOR TO NORTH AMBOY DEVELOPMENT COPR. UNDER THE NORTH AMBOY REDEVELOPMENT AGREEMENT.

	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			
Chairwoman Diaz			X			

R 07:15:13 RESOLUTION AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS

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

10. 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.

Motion to close Public Session.

Commissioner Bolanowski closed the public portion.

Commissioner Jacobs seconded the motion. All approved

11. Motion to Move into Closed Session

Commissioner Jasko opened the public portion.

Commissioner Volk seconded the motion. All approved.

12. Motion to Resume Special Meeting

Commissioner Jasko opened the public portion.

Commissioner Volk seconded the motion. All approved.

13. Motion to Adjourn

Commissioner Jasko closed the public portion.

Commissioner Pabon seconded the motion. All approved