

PERTH AMBOY REDEVELOPMENT AGENCY
TUESDAY, OCTOBER 8, 2013
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, October 8, 2013 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, Star Ledger and posted in the City Clerk's Office.

1. Salute to the Flag

2. Roll Call – Commissioner Jacobs arrived at 6:45pm

	Present	Absent
Comm. Bolanowski	X	
Comm. Gonzalez	X	
Comm. Haborak	X	
Comm. Jacobs	X	
Comm. Jasko	X	
Chairwoman Diaz	X	

3. Bill List - \$ 9,579.08

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

4. Meeting Minutes from September 10, 2013 Meeting

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

5. Developer's Presentation:

- **Delaney Homes** – Mr. Doug Dzema informed the board of the following:
 - Funded by FMHA for 70 units
 - 2 Phases – Phase 1 affordable housing
 - Ingerman will be the developer for Phase 1
 - Ownership will be the Housing Authority (Similar to the Parkview)

Michael Bruno, Esq. informed the board that the site plan was approved in the spring and changes are being proposed. Ms. Swager, representing the developer, discussed proposed changes and informed the following:

- Must close on property by the end of June or beginning of July 2014.
- Described the location of the building
- Brief description on the unit sizes
- Explained architectural designs
- Inclusion of an onsite maintenance and leasing office
- Informed about the energy efficiency components
- First floor units are handicap accessible

Delaney Homes engineer informed the board of the following:

- meets the requirement of 20 feet setback
- 112 parking spaces
- trash enclosure
- there will be access points to the units
- Fire sprinklers in units

- **Hobart Plaza** – Mr. Clarkin, Esq. informed the board of the following:

- Project is to rehabilitate the building and property
- Applicant is the developer
- Convert the office space from 2nd – 5th floor into 32 (1) bedroom apartments and 4 (2) bedroom apartments (9 units per floor)
- Building is structurally sound
- Repave parking and provided are for garbage and recycling
- Engineer has prepare a basic plan
- 2nd – 5th floor has been vacant for about 13 years
- 154 Market Street will provide 11 parking spaces plus additional 9 spaces at 280 Hobart Street
- Propose a parking option with the City for additional parking
- 2 page engineering plan provided to board

- **Gerdau Ameristeel** - Steven Barcan Esq. informed the board of the following:

- Fabricate rebar for Tappenzee Bridge
- Requesting designation as a redeveloper

Michael Laski, plan engineer

- Building will support the fabrication of rebar for the Tappenzee Bridge
- Expect to add 18 employees
- Building needs to be a temperature of at least to 45 degrees and the existing building are too large
- Allan Jacobs requested a copy of the RAWP
- 92 Acres
- Site cleanup
- Mayor Diaz encouraged employment of City residents
- Proposed building to be built is 60' X 150'

6. Executive Director's Report :

1027 State Street – Mr. Fehrenbach informed the board that the property located at 1027 State St. was authorized for bid on August 14, 2013 and September 12, 2013. Wherein, Smacey Associates bid on the property for an amount of \$61,000. Only 1 bid was received. In addition, Mr. Fehrenbach explained why the bid amount was low.

Delaney Homes

Mr. Fehrenbach provided an explained the vacation of streets.

Hobart Plaza- Mr. Fehrenbach informed that the City Council will have a resolution at the next meeting regarding the Parking Option Agreement.

7. Attorney’s Report -

Mr. Maraziti stated that his report will be given at closed session

8. Engineer’s Report

Mr. Herits indicated that the ePort project has been moving along and is satisfactory.

9. Public Session – As related to resolutions R10:13:156 to R10:13:159. The resolutions were read to the public. Commissioner Gonzalez opened the public portion. Commissioner Jacobs seconded the motion. All approved.

No one from the public commented on the resolutions. Commissioner Gonzalez moved to close the public portion. Commissioner Bolanowski seconded the motion. All approved.

10. Resolutions

R10:13:156 – Resolution of the Perth Amboy Redevelopment Agency Authorizing the Sale/Purchase of 1027 State Street Lot 25-26, 51-54 & 78-79 to Smacey Associates

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

R10:13:157 – Resolution approving the redeveloper agreement for Phase One of Delaney Homes Redevelopment Plan

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

R10:13:158 - Resolution Authorizing the execution of a conditional designation and interim cost agreement with Gerdau Ameristeel, Inc including provisions for an escrow deposit to defray the costs of the Perth Amboy Redevelopment Agency in the negotiations of the redevelopment Agreement

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

R10:13:159 - Resolution authorizing closed session pursuant to the open public meeting act to discuss attorney client privilege and contract negotiations for Delaney Homes

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

11. Public Comment – all PARA matters

Motion to open to public comment on all concerns: Commissioner Bolanowski moved the motion. Commissioner Gonzalez seconded. All in favor.

Public Comment:

Daniel San Pietro

- Appreciate Feist Engineering Report
- Being distributed to residents
- Extension of Seawall →earthen embankment

Tracy Jordan

- Bayview is close to Low Lying area (87 Families), just as low as Lewis St.
- Wants to add→ the berm →300' to the elevation of 17'

Mr. Dispenseri

- Developer has been late with everything.
- Needs to take a strong stand against the developer
- The developer needs to fulfill obligations

Sarah

- Wants this project to move forward

Motion to close the public comment on all concerns: Commissioner Gonzalez moved the motion, Commissioner Jasko seconded. All in favor.

12. Closed Session

Motion to close to Closed Session on attorney client privilege and contract negotiations: Commissioner Gonzalez moved the motion. Commissioner Bolanowski seconded. All in favor.

13. Open Session

Motion to return to Open Session: Commissioner Gonzalez moved the motion. Commissioner Bolanowski seconded. All in favor

Mr. Maraziti informed in reference to Delaney Homes the following:

- Phase 2 →Does not contain residential units
 - Control of Project
 - Need for local controls
 - Financing issue & Tax Credit
 - Follow same approach as Parkview (> 15 years)
- } Pleased to see we can work this out.

14. **Motion to Adjourn** - Commissioner Jasko moved and Commissioner Bolanowski seconded the motion to adjourn. All voted in favor of adjourning the meeting.

Thank you

Gregory C. Fehrenbach
Acting Executive Director