



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, October 7, 2014

Regular Meeting Agenda

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 7, 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. Meeting Minutes - September 2, 2014

	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			
Comm. Volk						X
Chairwoman Diaz			X			

4. Developer Presentation – Before the presentation Chairwoman Diaz recused herself per counsel recommendation. Per Counsel Comm. Gonzalez does not have to since there is not action being taken by the Redevelopment Agency. Mr. Owlaski informed that Mr. Ali Rada has done great work threow out the City and would like to do a high rise next to the hospital. They would like to gear the facility towards the hospital nurses and doctors. The architect Mr. Zambrano distributed plans that explained a 5 story building with 10 apartments per floor with a total of 20 – 2 bedroom units and 20 – 1 Bedroom units. There will be a courtyard in the middle that will provide natural lighting for the inner units. The apartments will have energy efficient windows. They will have 28 parking spaces and are able to provide additional parking. These units will be rental units and

there is no commercial component. Various commissioners expressed their concerns regarding the parking ration and parking in this area but also stated that this will be an attractive addition to this part of town.

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

We received letters of interest from 8 firms, which were included in your packet. I've been notified by two other groups they are planning on proposing but did not submit a letter of interest. I also created a flyer that the Department of State is taking to a national brownfield conference later this month. The proposals are due November 18th.

We received 7 proposals for the update of the redevelopment plan. My office narrowed it down to the top three, which I shared with you last week, based off of the experience of the team, the requirements of the grant, and the need of the redevelopment agency. We are recommending award to Maser Consulting. Since it is a City grant, the City Council will be taken formal action to award, but I just wanted to make sure you had time to review the proposals and you concur with our findings.

Additionally, the City received 8 proposals for the zoning work to create the new transit district. We are recommending that Perkins Eastman be awarded the work. They are the most qualified and actually prepared the City's transit district strategy. This work along with the updated redevelopment plan will contribute to the City's success in achieving transit village status.

There are several interested parties, including Viridian, who recently requested I put out an RFP to designate a developer for the ELT site just north of the ePort site. This was discussed at the BDA meeting earlier this month, and the BDA also requested an RFP be issued. If that is something the board would like to see, I will start preparing the RFP now to go out ideally in early November.

Also, at the BDA meeting, we discussed with the DEP representative that we would like to expand the City's BDA area to include the part of Redevelopment Area 1 between Convery Boulevard and the train tracks. The DEP representative agreed to this and we've submitted a formal request. Once this is approved, these sites will be open to more money and assistance from the state in clean up and redevelopment.

Met with Tom, Joe and a representative from Convery Complex to begin negotiations for the redevelopment agreement. Went well, and we should be meeting again soon.

Still making progress with Landings, and we will be meeting with them next week.

Finally, the City is finishing up the appraisal for the property that Perth Amboy Self Storage wants to acquire for their project. The resolution to proceed with and interim

agreement is on the agenda as we've been able to resolve the issues that were outstanding at the last meeting.

Motion to approve the preparation of the RFP in regarding the ELT property:
Commissioner Gonzalez approved, Commissioner Bolanoswki second all in favor.

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

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

502 Smith Street - The 7 Eleven is currently open and the traffic light at this intersection needs to be timed differently in order to have the City engineer return the Bond.

500 High Street – At a meeting with Mr. Arzadi and Mr. Fehrenbach, it was discussed that Mr. Arzadi had to hire an LSRP and do the appropriate testing in order to keep this project going.

ePort – They are moving along aggressively every day.

Hobart – Most of the window have been replaced and the gas service has been done commented.

Gerdau – Steel framing has been complete and we expect that the framing will be closed by next month.

Landings – Mr. Gershwin is no longer with the Landings. We expect that Gordan Gemma will get up to date with the issues and pushes to get this done.

Convery Complex – Recommendations were made to move the future building to be moved to the southern area of the parking lot (next to Taco Bell). The attorney for Convery Complex was to forward this information to his client.

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

As related to resolutions R10:14:188. The resolutions were read to the public.

Commissioner Volk opened the public portion.

Commissioner Bolnowski 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 Jacobs seconded the motion. All approved

9. Resolutions

- R:10:14:188 – Resolution Authorizing the Execution of a Conditional Redeveloper Designation Agreement with Perth Amboy Self Storage, LLC Including Provisions for a Project Funds Deposit to Defray Costs Incurred by the Perth Amboy Redevelopment Agency in Connection with a Redevelopment Agreement

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski			X			
Comm. Gonzalez	X		X			
Comm. Haborak			X			
Comm. Jacobs			X			
Comm. Jasko			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 Jasko opened the public portion.
 Commissioner Gonzalez seconded the motion. All approved.

Ernie Docs resident of the Admiral - informed the Commissioners that he would like a copy of the Landings lawsuit with the City and a copy of the City counterclaim.

Daniel San Pietro resident at 358 Rector St.– Asked about the status in reference to the pending issues on the lawsuit. Ms. Hindenlang informed that the information is confidential and we are not able to provide the information to them. In addition, Commissioner Gonzalez informed that Mr. Northgrave the attorney representing the City and PARA, gave the City Council a presentation in regards to this matter, but there is not a settlement at this time. Falcon will be issuing a report that will cover the certain buildings. Mr. Herits informed that the report needs to be forwarded to the City Engineer.

Motion to close Public Session.
 Commissioner Jacobs closed the public portion.
 Commissioner Gonzalez seconded the motion. All approved

Motion to recess for five minutes.
 Commissioner Volk closed the public portion.
 Commissioner Jasko seconded the motion. All approved

Motion to resume from recess

Commissioner Volk closed the public portion.

Commissioner Jacobs seconded the motion. All approved

11. Motion to Adjourn

Commissioner Gonzalez closed the public portion.

Commissioner Volk seconded the motion. All approved