



PERTH AMBOY REDEVELOPMENT AGENCY
Tuesday, October 6, 2015
 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 Tuesday, October 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. Jacobs		X
Comm. Jasko	X	
Comm. Pabon	X	
Chairwoman Diaz	X	

3. Bill List – \$1,800.00

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

4. Meeting Minutes

September 1, 2015 – Regular Meeting

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

5. **Executive Director's Report**

The transfer for ePort Phase I to Bridge occurred on September 21st. Bridge already has construction buildings on site and will begin the pad closest to the northwest corner this week. We are currently coordinating potential dates for a press event to take place for November 3rd for construction commencing and the Board will be invited.

They've done further demolition of smaller buildings on ePort Phase II. The brick ASARCO building will be coming down in the next two to three weeks. The large building on the southwest corner will be coming down in early spring, which is when we will have a press event for the PARA board.

Hobart Street is advertising for tenants.

I've been preliminarily review the early drafts of the early updated redevelopment plan. Everything seems to be moving along nicely with the update and the investigation for the new area. I believe the consultants will be coming before the board to produce the final report in December. I will be having another steering committee meeting in October to present/review the draft plan. I plan to have it in the evening so the board can attend and provide feedback. If anyone is interested in reviewing the entire updated draft, I can share that when it is ready.

We had a very successful working meeting with the potential project partners for the Gateway site last week. Viridian wants to move forward with an agreement to acquire the Celotex property within the next two weeks and have construction on the site take place in early spring. The potential partners and Viridian are working to create a concept plan to hopefully bring before the board in November or December.

The survey for the City owned property next to King High Garage is completed. Next is the appraisal. I plan to start working on the RFP in late October to be ready for review in early November.

The City and Kushner have not made any new progress since the last meeting.

We have almost finalized all the dedications for the Connector Road. The Board of Education meeting didn't occur last month, so we are hoping it is taken care of in October. The Moose Lodge should be dropping off their dedications in the next few days. We have a small construction easement on one private property that we haven't been able to for finalizing dedications. We are looking at our options for working around that. I'm going to work with the County to get a timeline for construction.

Significant contamination issues came up on the City owned property that PASS is looking to purchase. We are working with DEP to see how we can address the issues to keep the project going.

We have secured funding for the Second Street Park cleanup. We are finalizing the remedial investigation and will hopefully begin full cleanup when the weather permits in the spring.

We will be going out to RFP for the design and engineering services for the Raritan Riverfront Park soon. Construction is expected to begin next summer.

The County will began installing the fence for the Rosengarten property on the 1st.

We were trying to reach an agreement with Convery Complex, but they have not provided all the design documents necessary for the site, including the improved landscaping plan and pedestrian access. We are asking that they get this to us as soon as possible and we are going to try for a special meeting later this month.

The attorney for Mr. Arzadi informed me that the environmental notifications for the remediation at 500 High Street have been posted. The remediation will be taking place in the next 14 days. By the end of this week, I am to receive a project schedule for the development of the site. After Mr. Maraziti, Mr. Herits and I have had time to review the schedule, we will meet with Mr. Arzadi and his attorney to formalize the schedule to amend the redevelopment agreement. We will tentatively have the resolution for the amendment planned for the November meeting.

We have had several redevelopers approach the city interested in redeveloping the area including and surrounding the public works facilities. Given the interest, and financial burden on the city for cleanup, I'd like to put out an RFQ for potential developers interested in redeveloping the city with your approval.

The Washington Street project is making progress on a parking report and is considering options to address your concerns. They will be presenting before the board in November for approval.

6. Engineer's Report – Mr. Herits informed of the following:

Delaney Homes is going gangbusters down there, a lot of buildings sheeted down there, as well. In regards to Hobart, not sure of any residential, but there is one retail space occupied there. 500 High Street, the fence is going in right next to the building, hopefully he gets that moving. ePort just closed, so not a lot of action; they just put a construction trail in. As soon as bonds/escrow in, they should be ready. With Landings there has been a problem with the lighting at the promenade-they do have temporary electric service, but there was a problem, but should be addressed by tomorrow, October 7th.

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

We have been working up to this morning trying to get the Convery Complex matter together, but not ready for this meeting. We have been spending a lot of time on the next resolution for Bridge Perth Amboy to take over the VPGS site, need time for next resolution for request from Bridge to change the redevelopment agreement related to finances and would like to discuss in closed session.

8. Public Session (Agenda Items Only)

Commissioner Pabon opened the public portion. All approved.
Commissioner Bolanowski seconded the motion. All approved.

Motion to close Public Session.

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

9. Resolution

R:10:15:18 – PERTH AMBOY REDEVELOPMENT AGENCY 2015 ADOPTED BUDGET RESOLUTION

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

R:10:15:19 – RESOLUTION AUTHORIZING CLOSED SESSION PURSUING TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS

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

10. Closed Session

Commissioner Pabon opened the closed portion.
 Commissioner Bolanowski seconded the motion. All approved.

Motion to resume Regular Meeting.

Commissioner Bolanowski motioned to resume the Regular Meeting portion.
 Commissioner Jasko seconded the motion. All approved.

11. Resolutions

R:10:15:20 – RESOLUTION AUTHORIZING THE EXECUTION OF THE REDEVELOPMENT AGREEMENT CONSENT AND ESTOPPEL CERTIFICATE AND CONSENT TO AMENDMENT OF THE REDEVELOPMENT AGREEMENT BETWEEN PERTH AMBOY REDEVELOPMENT AGENCY AND BRIDGE PERTH AMBOY, LLC

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

Comm. Jasko			X			
Comm. Pabon	X					
Chairwoman Diaz			X			

12. **Public Comment** – (Any PARA matter)

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

Commissioner Pabon opened the public portion.

Commissioner Jasko seconded the motion. All approved.

Motion to close Public Session.

Commissioner Pabon closed the public portion.

Commissioner Jasko seconded the motion. All approved

13. **Motion to Adjourn**

Commissioner Pabon closed the public portion.

Commissioner Jasko seconded the motion. All approved