

# PERTH AMBOY REDEVELOPMENT AGENCY

TUESDAY, JUNE 7, 2011

## MEETING MEETINGS

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, June 7, 2011 at 7:00 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, the Star Ledger, and the Amboy Guardian 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. James-Waldon	X	
Comm. Jasko		X
Comm. Gonzalez	X	
Chairwoman Diaz	X	

### 3. Meeting Minutes Approval

May 2011 Meeting Minutes

	Move	2 <sup>nd</sup>	In favor	Opposed	Absent	Abstain
Comm. Bolanowski		X	X			
Comm. Jacobs	X		X			
Comm. James-Waldon						X
Comm. Jasko					X	
Comm. Gonzalez			X			
Chairwoman Diaz			x			

### 4. Bill List - \$13,786.12

	Move	2 <sup>nd</sup>	In favor	Opposed	Absent	Abstain
Comm. Bolanowski			X			
Comm. Jacobs	X		X			
Comm. James-Waldon			X			
Comm. Jasko					X	
Comm. Gonzalez		X	X			
Chairwoman Diaz			X			

### 5. Developer Presentation - Viridian, LLC (Tate Goss), ePort 440 Site

Chairwoman Diaz welcomed Mr. Tate Goss, of Viridian. Mr. Goss informed the Board that they've been looking at the project for a number of years while Panattoni was the designated developer. He explained his personal and the companies experience with brownfield projects. Their focus is industrial and manufacturing sites, which is also what they see for this project. He mentioned some of the other projects that they've remediated and developed. including the Hercules project which was 130 acres – created billion sf of warehouse/distribution space, new local jobs and ratables.

Mr. Goss introduced his associates, Steve Ganch and Erik Zeitek. Steve is the construction manager and Erik is business development.

Last year the company decided that it wanted to move more aggressively in NJ. They identified 4 projects, Perth Amboy is the most natural, road, rail and water access. The site is eligible for numerous State and Federal tax credits. They see manufacturing and distribution as key to moving the project forward. They're ready to go to work. He opened floor to questions.

Commissioner Jacobs asked them to explain Reverse Intermodal Traffic statement under ePort. Mr. Zeitek explained that goods usually come from China to California to Chicago to NJ for distribution. Reverse is water-based, Panama Canal container traffic, to Elizabeth or ePort for distribution to NY, NJ Connecticut, eliminating the stop and costs associated with moving product from the west coast to the east coast via road and rail. Commission Jacobs asked about the raising of the Bayonne Bridge and the clearance of the Outerbridge. Mr. Zeitek explained that is also a concern of theirs – they are in due diligence. This approach is a much more efficient means of distribution that can be done when the Panama Canal opens up. Commissioner Jacobs asked if they see the waterfront as a major part of the development. Mr. Goss explained that it is a component but not the major component. They will be planning the site to accommodate all three modes of transportation but will not construct the various modes until they know that they will be used. Planning will take advantage of all the resources at the site and in the city. Commissioner Bolanowski requested a list of the 40 brownfield sites that they have done over the years. Mr. Goss will provide the list to PARA. It's also on their website. Commissioner Bolanowski stated that she has spoken with Mr. Maraziti r/e the fact that she works for Wakefern will not cause a conflict for her. Mr. Maraziti confirmed that a conflict does not concern.

Mayor Diaz asked Mr. Goss to explain the escrow funds that are available for remediation. Mr. Goss explained that they are experts in remediation. The funds, \$14M, are in an escrow account to work on the remediation. The agreement as to how the money is spent is their concern. They are requesting that the document should have oversight w/r/t the remediation draw through a third party to ensure that the funds are properly used. Mr. Goss also stated that the funds will be distributed to a series of local banks. He has spoken with the Mayor for contacts to the local banks. Mayor Diaz stated that she felt it was important that our efforts support the local institutions that invested in the City.

Commissioner Gonzalez asked if they have relationships with the food companies that they have listed in the presentation. Tate stated that they have a supply chain relationship with a number in the effort to help them improve the distribution process to reduce the amount of materials that rots en route. The current path is Chili, Florida, Philly, and Chicago via truck. They are stating that the best route for distribution is here since the end users are here. The key is that they want more than just warehouse on the site, they are looking for fabrication.

Mr. Maraziti stated that when he was the Chair for the state commission he was he the reverse intermodal and is excited that this could actually occur in NJ. It's very exciting. They considered NJ to be the Gateway to the Continent.

Mr. Maraziti stated that the Conditional Agreement, which has been executed, is with a subsidiary of Viridian Partners, an LLC. We are concerned with the financial ability of the developer to complete the project and will require a form of guaranty in the final Redeveloper Agreement. Mr. Goss stated that our needs can be accommodated.

## 6. **Executive Director's Report**

Housing Authority - Ms. van Eckert informed the Commissioners that Councilman Gonzales and Doug Dzema, representing the Perth Amboy Housing Authority met with her last week and expressed an interest in acquiring PARA property in order to build affordable housing. They are specifically inquiring about the Pearl Place properties – a double lot. Chairwoman Diaz asked if there has been an appraisal done on the property. Joe Maraziti commented on appraisals and RFPs for the sites as being PARA's standard operating procedure (SOP). He explained that there is not a legal responsibility but we need to be cognizant of the fact that there is a SOP that we've followed in the past. **Commissioner Kenneth Gonzalez moved to have appraisal done on the property, Commissioner Bolanowski seconded – all approved.**

Landings at Harborside – Ms. van Eckert explained to the Commissioners that after the May 30 Council Caucus she provided Tracy Jordan and Daniel San Pietra with copies of the Landings at Harborside survey. They offered to present them to their Boards and see about getting them completed. Unfortunately she learned yesterday that while Ms. Jordan and Mr. SanPietro handed the forms out at an association meeting, they understandably but felt it was too much work to reach out to those who were not in the meeting. Ms. van Eckert informed the commissioners that she has emailed the survey with a cover letter to the Admiral Board and Mr. Sal Tumino (the Bayview Board president) this morning. She copied the PARA commissioners on the email. Ms. van Eckert also informed the Board that she would be meeting with the waterfront homeowners association on Monday. She welcomed the commissioners to attend.

7. **Attorney's Report – Mr. Maraziti provided is report** in closed session.

## 8. **Engineer's Report**

Landings at Harborside - Tom Herits stated that he met with Landings and DEP a few weeks ago. The meeting went very well regarding the original discussions about stormwater regulations. The DEP confirmed that everything will remain the same. He also stated that we asked Landings to provide new renderings that will better detail the proposed Boulevard, the waterfront esplanade and the buildings. We are hopeful that we will have the documents for the July meeting. Mr. Maraziti stated that we have a proforma review moving ahead.

The Mayor stated that we understand that the Landings residents are anxious to see the proposed plans but we need to first review the proforma and plans and the projects financial feasibility. Mr. Maraziti agreed with the Mayor and stated that Landings is claiming that they've lost a substantial amount of funds on the project. This next phase will help to reduce the overall loss of the project. This is why we are looking to do the review of the proforma. They are hopeful to recoup some of their losses by going ahead with phase 2 of the project. We don't want to fall in love with the renderings until we understand the financial ramifications.

Mr. Herits ended by stated that it was good to hear that Viridian is looking to take advantage of all 3 modes of transportation. The former DEP commissioners had always wanted that to happen.

9. **Public Session** – as related to resolutions R 06:11:382 through R 06:11:383

	Move	2 <sup>nd</sup>	In favor	Opposed	Absent	Abstain
Comm. Bolanowski	X		X			
Comm. Jacobs			X			
Comm. James-Waldon			X			
Comm. Jasko					X	
Comm. Gonzalez		X	X			
Chairwoman Diaz			X			

10. **Resolutions**

R 06:11:382 Resolution of the Perth Amboy Redevelopment Agency Adopting the 2011-2012 Budget.

	Move	2 <sup>nd</sup>	In favor	Opposed	Absent	Abstain
Comm. Bolanowski			X			
Comm. Jacobs	X		X			
Comm. James-Waldon			X			
Comm. Jasko					X	
Comm. Gonzalez		X	X			
Chairwoman Diaz			X			

R 06:11:383 Resolution of the Redevelopment Agency Authorizing Closed Session Pursuant to the Open Public Meetings Act to Discuss Real Estate Transactions & Contract Negotiations

	Move	2 <sup>nd</sup>	In favor	Opposed	Absent	Abstain
Comm. Bolanowski			X			
Comm. Jacobs			X			
Comm. James-Waldon		X	X			
Comm. Jasko					X	
Comm. Gonzalez	X		X			
Chairwoman Diaz			X			

11. **Public Comment** – all PARA matters - no comment

12. **Adjournment**

Very truly yours,

Helga van Eckert  
Executive Director

