**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – JULY 10, 2014**

**Chairman Michael D’Addio opened the meeting at 6:00 PM and announced pursuant to the Open Public Meetings Law, public notice of this meeting was advertised in the Home News Tribune and posted on the bulletin board in the Borough Hall in Sayreville, and copies of this notice have been available to the public and are on file in the Clerk’s Office.**

***SALUTE TO THE FLAG***

**PRESENT: Chairman Michael D’Addio, Vice Chairman Donald Newton, Commissioners Thomas Pollando, Darrel Hartsfield, Dennis Grobelny, Councilman David McGill and Councilman Art Rittenhouse**

**ABSENT: Raniero Travisano and Christine Spezzi**

**ALSO PRESENT: Joseph Ambrosio, Executive Director, Michael Baker, Esq., and David Samuel, Engineer and Anthony Iacocca, Esq.**

**Authorization for payment of bills – Non NL**

**Motion to approve bills (a) through (i). Mr. Pollando made motion to approve payment, Mr. Grobelny seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Grobelny, Councilman McGill, Councilman Rittenhouse**

**6:03 Darrel Hartsfield joined the meeting**

**Motion to approve payment of bills NL related, Non-Escrow. (When funds are available (k.) Mr. Pollando made motion made to approve, Mr. Grobelny seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Hartsfield, Mr. Grobelny, Councilman McGill, Councilman Rittenhouse**

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**Motion to approve payment of bills (l) through (o). Mr. Pollando made motion, Mr. Grobelny seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Hartsfield, Mr. Grobelny, Councilman McGill, Councilman Rittenhouse**

**Pending Matters**

1. **Waterfront Redevelopment**

**Dave addressed the agency and said that everything is the same; the only change was that there now was a contract for removal of the material to Utah. Joe added that on July 16th they would be having a BDA meeting and members attending would be Don Newton, Renny Travisano and Joe. All are welcome if they are available there will be a site visit first at 11:00 am then the meeting to follow at 12:00 noon with SSA, SERA and the State. Joe asked for a head count if anyone knew they would be able to attend; Tom Pollando asked to be included.**

1. **Leaf Industries**

**Joe indicated that Leaf Industries was successful in Superior Court and won the appeal and said the court decision was included in the meeting packets. He said the Jernee Mill site is in the Redevelopment Zone so they will again have to come back to the SERA Agency and he has advised Mr. Vignuolo that they will have to start from the beginning and proceed on the Agency’s normal course. He advised him that they still have $4,000 in escrow funds.**

1. **Schedule of Meetings 2014-2015**

**Joe said the schedule will be on the last Thursday of the month except during the holiday season they will be mid-month meetings in November and December. He asked that all review for approval.**

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1. **Appointment of Chairman, Vice Chairman, Secretary, Asst. Secretary**

**Resolution Appointing New Officers, Designating Dates for Workshop &**

**Action Meetings Until July 2015 and Awarding Various Professional Contracts Pursuant to “Fair and Open Process, “N.J.S.A. 19:44A-20.1**

**Motion was made by Mr. Pollando to appoint Michael D’Addio as Chairman, and seconded by Mr. Grobelny. Roll Call:**

**YES: Mr. Newton, Mr. Pollando, Mr. Hartsfield, Mr. Grobelny, Councilman McGill, Councilman Rittenhouse**

**Chairman: Michael D’Addio**

**Motion was made by Mr. Grobelny to appoint Don Newton as Vice Chairman, and seconded by Mr. Pollando. Roll Call:**

**YES: Mr. D’Addio, Mr. Pollando, Mr. Hartsfield, Mr. Grobelny, Councilman McGill, Councilman Rittenhouse**

**Vice Chairman: Don Newton**

**As Executive Director, Joseph Ambrosio remains Agency Secretary, no motion or vote was needed**

**Secretary: Joe Ambrosio**

**Motion was made by Mr. Pollando to appoint Dennis Grobelny as Assistant Secretary, and seconded by Mr. D’Addio. Roll Call:**

**YES: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Hartsfield, Councilman McGill, Councilman Rittenhouse**

**Assistant Secretary: Dennis Grobelny**

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1. **VG Resources**

**Before beginning presentation Joe stated that they have met all the deadlines under the MOU.**

**Mike Baker, Anthony Iacocca, and Dennis Grobelny excused themselves for this presentation.**

**David Himmelman addressed the agency stating he met with the professionals earlier in the week and told the agency that he has secured funding for permits and the power plant facility. He also let the agency know that they have filed for a name change to MEC, LLC and provided a copy of the funding agreement. He said when the project is completed it will be a win for all, State, Borough and surrounding areas as this demand continues to increase.**

**Richard Tabors, Phd. Georgraphy and Economics addressed the agency with handouts and briefly outlined the research done on the project at present and the evaluation of the project such as market potential for the energy and value of the project that’s ahead. The handout consisted of:**

* **Location – the footprint and capacity**
* **The overall transmission of the system**
* **The operating characteristics**

**He addressed it has being best technology and the cleanest. He also addressed the cost efficiency to the consumer. The unit is a natural gas unit and the project is on the boundary of 2 zones for PSE&G and JCP&L. He talked about the revenues using the energy to capacity. He summarized that this was a good project in a good location which till survive the test of time financially.**

**Don Newton asked it was a base load unit; Mr. Tabors said it was low end intermediate. Don Newton asked if the area was a problem with the wetlands; Mr. Himmelman said they would be exploring this issue. Mike D’Addio asked how much money the borough would gain by the project; Dave Samuel said that will be determined by the final cost to do the pilot.**

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**Mike D’Addio asked if it would be same as River Road; Dave said it would be based on the final cost of construction and he anticipated it would exceed the River Road numbers. Mr. Himmelman stated that Pat Diegnan has worked on the resolution language and they would like the Agency to give the approval to move the financial needs to get to the next step.**

**Tom Pollando asked how long the project would take; Dave said maybe 2 years for the approvals and then another 3 years to build.**

**Resolution to go into Private Executive Session**

**Motion made by Mr. Pollando; seconded by Mr. Newton, motion carried.**

**New Business**

**Resolution appointing new officers, designating dates for Workshop & Action meetings until July 2015 and Awarding Various Professional Contrcts Pursuant to “Fair and Open Process,” N.J.S.A. 19:44A-20.1.**

**Mr. D’Addio asked for motion. Tom Pollando made motion to approve, seconded by Dennis Grobelny. Roll Call:**

**YES: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Hartsfield, Mr. Grobelny, Councilman McGill, Councilman Rittenhouse**

**Resolution that (1) SERA Deems MEC has complied with Preliminary Terms and Conditions of the MOU; (2) Authorizes SERA to Retain a Professional Appraiser to Determine the Value of the Site; (3) Authorizes SERA to Require Appropriate Escrows; and (4) Authorizes SERA and MEC to Negotiate a Redevelopment Agreement.**

**Mr. D’Addio asked for motion to approve the resolution. Mr. Pollando made motion to approve; Mr. Grobelny seconded. Roll Call:**

**YES: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Hartsfield, Councilman McGill, Councilman Rittenhouse**

**ABSTAIN: Mr. Grobelny**

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**Commissioner’s Comments**

**Tom Pollando congratulated everyone for their hard work to get these projects moving. All professionals thanked the agency.**

**Mr. D’Addio asked for motion to open public portion. Mr. Pollando made motion, Mr. Grobelny seconded, motion carried. No one spoke. Mr. Daddio asked for motion to close public portion. Mr. Pollando made motion to close public portion, Mr. Grobelny seconded, motion carried.**

**Mr. D’Addio asked for motion to adjourn. Mr. Pollando made motion to adjourn; Mr. Hartsfield seconded, motion carried.**

**Respectfully submitted,**

**Joan M. Kemble**