**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – JANUARY 28, 2021**

**Chairman Michael D’Addio opened the meeting at 6:30 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 Don Newton, Commissioners: Thomas Pollando, Dennis Grobelny, Rosetta Fisher, Kenneth Scott, Janet Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

**ABSENT: Don Newton**

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

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

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

**Yes: Mr. D’Addio, Mr. Pollando, Mr. Grobelny, Ms. Fisher, Mr. Scott, Ms. Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

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

**Yes: Mr. D’Addio, Mr. Pollando, Mr. Grobelny, Ms. Fisher, Mr. Scott, Ms. Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

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

**Yes: Mr. D’Addio, Mr. Pollando, Mr. Grobelny, Ms. Fisher, Mr. Scott, Ms. Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

**SERA MINUTES
PUBLIC SESSION MINUTES – JANUARY 28, 2021**

**PAGE TWO**

**Pending Matters**

1. **Waterfront Redevelopment**

**Dave reported that for the last two weeks Mike Baker, Anthony Iacocca, Dennis Enright and Jenn Credido have been working on costs, affordable housing, as there is a huge hold in NAP budget. Professionals will present in closed session. This project has been since early 2000 then discussed again in 2005. NAP reevaluated the markets and has made strides to develop. Mike Baker said the discussion in closed will be the master redevelopment, and budget as well as, the Pilot.**

1. **Trammel Crow**

**Dave stated he had just received revised plan and will present at the next meeting; Mike Baker will be having a conference call on Monday which he will also discuss at the next meeting.**

**Resolution to go into Private Executive Session**

**Motion made by Mr. Pollando; seconded by Councilwoman Mary Novak, motion carried.**

**Dennis Enright presented power point slides; Mike Baker and Dave described each slide and the priorities of the Pilot agreements and payments in lieu of taxes. He said the Borough keeps .95 cents of every dollar and County receives less. Mike Baker explained each category in the Pilot would pay for itself including schools. A total of $20M would be paid by owners of the property and would go to the Borough. He discussed RAB bonds as a fair deal to both the Borough and Redeveloper.**

**The Concept Plan was explained by Dave and the approval of the color concept plan pointing out the red dots run parallel to bridges. Public and Private roads he explained the color coding. Storm and sewer are not Borough maintained the Redeveloper is responsible. The roads coded win red will be public and will accommodate all heavy traffic during the construction until 90% of the facilities are CO’D then this becomes the responsibility of the Redeveloper.**

**SERA MINUTES
PUBLIC SESSION MINUTES – JANUARY 28, 2021**

**PAGE THREE**

**Additional roads on Parcel B are not included for at least 10 years and a lock into prices is not anticipated in the financial plan.**

**Dennis Enright gave an overview of the Key Points of related costs, amenities, and school surcharge. He stated the Project Development Plan has Government Revenues the 1st year of operation, the Sayreville Revenue Projection – the revenue splits for tax equivalent structure. Projected results (over time) will be slow the 1st five (5) years then it will take off. Mike Baker said the blue line revenue shown from Pilot and Hotels the Red (cost) includes municipal and school costs. This estimate was given at the last meeting.**

**The 2008 Provision if redeveloper came short; the redeveloper would give up any downsides to amenities. Dave stated the developer had demanding wording and more costs would go to the Borough for water and sewer connection fees.**

**Mike D’Addio discussed a previous meeting when the Agency discussed signs on top of buildings. Dave stated those that were presented would be taxed by the Borough. Mike D’Addio suggested that the agreement/resolution indicated it stated no advertising on towers only on building. Dave stated that was the previous redeveloper and NAP did not present huge signs they are on the façade of the building. Mike D’Addio said the wording for the Townhomes was the same. He said the vote would only be to move the project forward to the Council – not approval. Mike Baker stated only to approve the “red” agreement and concept plan.**

**Motion to close private session and resume meeting in public session.**

**Motion made by Mr. Pollando; seconded by Councilwoman Mary Novak, motion carried.**

**SERA MINUTES
PUBLIC SESSION MINUTES – JANUARY 28, 2021**

**PAGE FOUR**

**New Business**

1. **Waterfront Redevelopment Approval of Master Redevelopment Agreement**

**Mr. D’Addio asked for motion to approve resolution. Mr. Pollando made motion to approve resolution , Councilwoman Mary Novak, seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Pollando, Mr. Grobelny, Ms. Fisher, Mr. Scott,**

 **Ms. Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

1. **Waterfront Redevelopment Approval Financial Agreement and Special Assessment Agreement**

**Mr. D’Addio asked for motion to approve resolution. Mr. Pollando made motion to approve resolution , Councilwoman Mary Novak, seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Pollando, Mr. Grobelny, Ms. Fisher, Mr. Scott,**

 **Ms. Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

1. **Trammell Crow Extension of Deadline RE: Redevelopment Agreement**

**Mr. D’Addio asked for motion to approve resolution. Mr. Grobelny made motion to approve resolution , Mr. Pollando, seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Pollando, Mr. Grobelny, Ms. Fisher, Mr. Scott,**

 **Ms. Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

**SERA MINUTES
PUBLIC SESSION MINUTES – JANUARY 28, 2021**

**PAGE FOUR**

**Public Portion**

**Mr. D’Addio asked for motion to open public portion; Mr. Pollando made motion, Mr. Scott seconded; motion carried. No one spoke. Mr. D’Addio asked for motion to close Public Portion; Mr. Pollando made motion, Councilwoman Mary Novak seconded; motion carried.**

**Commissioners Comments**

**Mike thanked all the professionals and Riverton for their presentations and their hard work on the project. Both Councilwoman Mary Novak and Councilman Vince Conti echoed these comments.**

**Mr. D’Addio asked for motion to adjourn. Councilman Vince Conti made motion to adjourn; Councilwoman Mary Novak seconded, motion carried.**

 **Respectfully submitted,**

**Joan M. Kemble**