

**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION
PUBLIC SESSION MINUTES
MEETING - APRIL 25, 2024**

Chairman Councilman John Zebrowski 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 John Zebrowski, Vice Chairman Steven Grillo,
Commissioners: Ken Scott, Rosetta Fisher, Paula Duffy, Robert Davis,
Councilwoman Donna Roberts

ABSENT: Kevin Dalina

ALSO PRESENT: Himashu Shah Executive Director, Joseph Ambrosio, Asst.
Executive Director, David Samuel, Engineer, Justin Cornell, Engineer, Michael
Baker, Esq., ~~Anthony Iacocca, Esq.,~~ Veena Sawant, Planner

Minutes

Chairman John Zebrowski asked for motion to approve minutes from
March 28, 2024.

Ms. Fisher made motion to approve; Mr. Scott seconded.

Roll Call:

Yes: Councilman Zebrowski, Mr. Grillo, Mr. Scott, Ms. Fisher, Mrs. Duffy,
Mr. Davis, Councilwoman Roberts

Authorization for Payment of bills - Non NL

Motion to approve bills (a) through (k). Mr. Scott made motion to
approve payment, Mr. Davis seconded. Roll call:

Yes: Councilman Zebrowski, Mr. Grillo, Mr. Scott, Ms. Fisher, Mrs. Duffy,
Mr. Davis, Councilwoman Roberts

**SERA MINUTES
PUBLIC SESSION MINUTES - APRIL 25, 2024
PAGE TWO**

Motion to approve payment of bills NL related, Non-Escrow. (When funds are available (l) and (m.) Mr. Scott made motion to approve payment, Mr. Davis seconded. Roll call:

Yes: Councilman Zebrowski, Mr. Grillo, Mr. Scott, Ms. Fisher, Mrs. Duffy, Mr. Davis, Councilwoman Roberts,

Motion to approve payment of bills from Escrow Accounts. (To be paid only if Escrow funds are available.) (n) through (q.) Mr. Scott made motion, Councilwoman Roberts seconded. Roll call:

Yes: Councilman Zebrowski, Mr. Grillo, Mr. Scott, Ms. Fisher, Mrs. Duffy, Mr. Davis, Councilwoman Roberts

Ms. Fisher questioned Phoenix Advisors 2023. Mr. Shah said they are a financial advisor hired by SERA. They also do negotiations with Pilots (Arsenal Trade, Club Pure, Landfill 3). Mr. Shah said they have done an excellent job and they get paid out of escrow funds. Mike Baker said they were hired by SERA back in July 2023 and have been the Borough financial advisor working on numbers for Pilot agreements. Mr. Shah said that SERA is not paying them. Mrs. Duffy asked what SERA is paying for; Mr. Shah said only the redevelopment agreement or Pilot agreement. A discussion took place regarding hiring people and companies. Mr. Shah said the appointment took place in March for the hiring of Denise Shulenski through the Shared Services Agreement and she is employed by the Borough. Mrs. Duffy asked why this is discussed after the fact and transition. Mr. Shah said bringing work in house is needed and he then described the hiring process.

Pending Matters

Waterfront Redevelopment

Justin Cornell gave a brief update stating that it's been a busy month on the Riverton Site. The redeveloper will begin the installation of all utilities in the Gateway Services section this month; all water work will begin in 3 months. The Victory Substation design is nearing completion. The redeveloper is waiting on the Utility company to review plans then will submit stormwater underground is completed and they will be starting structural work completed plans to SERA near July 2024; Welding completed for deep storm sewer in the Village East and West portion of the site; The underground force main work on MUA property has been completed; Clearing and grubbing completed within the background area of site, removal of surface organics is the next step and that will continue through May, then structural fill work will

commence. TiO2 contamination has been completely removed, and structural backfill is continuing on site.

**SERA MINUTES
PUBLIC SESSION MINUTES - APRIL 25, 2024
PAGE THREE**

New Business

Mr. Shah addressed his Executive Director's Report. Mr. Grillo asked about item #4 on the report regarding Arsenal Trade Center. He asked when the vote was taken by the SERA Agency; Mr. Baker said it was between November/December 2021/2022 it was recommended for Pilot. Club Pure was approved by SERA and the Planning Board but the process for the Pilot has not started at Council because the Arsenal Pilot didn't go through the final financial agreement which has to go through the Council yet. No further negotiations with the Arsenal project; Mr. Grillo said Club Pure has not been approved as yet. Mr. Baker said SERA has not yet recommended to the Borough; the redevelopment agreement has been approved by SERA the financial agreement needs to be finalized. Mr. Grillo asked how many Pilots were out there that we don't know about for "Self-Storage" Mr. Shah said he is learning and putting a list together. Ms. Fisher asked that said anytime something was approved a few years ago and is now back at SERA, the background documents it should be shared. Mr. Baker said we should assume that every project will want a pilot and that Trammel Crow – Self Storage and Landfill #3 are all is in process.

Councilwoman Roberts talked about the timeline of events, when adopted by Council the last ordinance was for May 28, 2018 and these should be updated to current dates.

A brief discussion took place regarding the resolutions presented particularly Resolutions A & B. Mr. Baker addressed Resolution A stating in addition to the Trammel Pilot there is a community benefit contribution; a smaller project with a \$1M one-time payment being added to the Redevelopment in a Agreement with SERA by tonight's Resolution. Mr. Shah complimented SERA; Mrs. Duffy asked what the community benefit was for; Mr. Shah said it is being used for park improvements throughout the Borough; Mr. Grillo stated this is done by Trammel Crow. Mr. Shah then stated that Wayne Kronowski included a simple spreadsheet in the package regarding the budget. Wayne then addressed Resolution B and gave a brief review regarding escrow received, investments and issues waiting for reimbursement, as well as lease agreements, namely

Verizon and Riverton (Billboards). Mr. Baker provided history regarding the County loan that is in the budget each year. He advised that approximately 20 years ago the County lent SERA \$33M and an agreement was worked where the Redeveloper paid back all but approximately 3million to the county and that the balance dur to the County would be paid back by the redeveloper out of the PILOTS ~~out that the County loan would be paid back everything;~~ the Main Pilot and the 2nd Pilot through the Riverton developers, Bass Pro Pilot. Wayne then discussed the 2024 budget. Mr. Baker stated that this budget will have to be approved by the Commissioners. Mr. Shah indicated that ~~T~~the budget should have been adopted in December 2023.

**SERA MINUTES
PUBLIC SESSION MINUTES - APRIL 25, 2024
PAGE FOUR**

Resolutions

- A. Resolution of the Sayreville Economic and Redevelopment Agency approving second Amendment to Redevelopment Agreement between the Sayreville Economic and Redevelopment Agency and Parlin Section 1 Urban Renewal, LLC.

Chairman Zebrowski asked for motion to approve resolution. Mr. Scott made motion; Councilwoman Roberts seconded. Roll Call:

Yes: Councilman Zebrowski, Mr. Grillo, Mr. Scott, Ms. Fisher, Mrs. Duffy, Mr. Davis, Councilwoman Roberts

- B. Resolution introducing the 2024 Agency Budget and scheduling a Public Hearing on June 13, 2024.

Chairman Zebrowski asked for motion to approve resolution. Mr. Scott made motion; Mr. Davis seconded. Roll Call:

Yes: Councilman Zebrowski, Mr. Grillo, Mr. Scott, Ms. Fisher, Mrs. Duffy, Mr. Davis, Councilwoman Roberts

- C. Resolution authorizing the explanation of the reason for the delay in submission of the 2024 Budget.

Chairman Zebrowski asked for motion to approve resolution. Mr. Scott made motion; Mr. Davis seconded. Roll Call:

Yes: Councilman Zebrowski, Mr. Grillo, Mr. Scott, Ms. Fisher, Mrs. Duffy, Mr. Davis, Councilwoman Roberts

D. Resolution of the Sayreville Economic and Redevelopment Agency to go into Executive Closed Session.

No discussion

E. Resolution of the Sayreville Economic and Redevelopment Agency appointing Denise Shulenski as Administrative Assistant of the agency from April 1, 2024 through December 31, 2024.

**SERA MINUTES
PUBLIC SESSION MINUTES - APRIL 25, 2024
PAGE FIVE**

Chairman Zebrowski asked for motion to approve resolution. Mr. Scott made motion; Mr. Grillo seconded. Roll Call:

Yes: Councilman Zebrowski, Mr. Grillo, Mr. Scott, Ms. Fisher, Mrs. Duffy, Mr. Davis, Councilwoman Roberts

Private Session

Chairman Zebrowski asked for motion to go into Private Session.

Mr. Scott made motion; Councilwoman Roberts seconded, motion carried.

Nothing to discuss

Chairman Zebrowski asked for motion to ~~go~~ close Private Session.

Mr. Scott made motion; Councilwoman Roberts seconded, motion carried.

Public Portion

Councilman Zebrowski made motion to open public portion.

No one spoke.

Chairman Zebrowski asked for motion to close the public portion.
Councilwoman Roberts made motion to close the public portion

Mr. Scott seconded, motion carried.

Commissioners Comments

Councilwoman Roberts addressed the Agency stating they are more of a team and work as a good team and complimented the professionals as being a great new team with much potential. She thanked Mr. Grillo for his presentation. Mr. Scott said he is very excited going forward with the ideas presented, Mrs. Duffy said if you are going to learn you need to ask and the team are good providers; Ms. Fisher said she learned a lot the and this class was excellent presentation. She hadn't realized the SERA can develop property they own and that they don't own. Mr. Davis agreed stating the presentation was really good and he looks forward to what is ahead. Councilman Zebrowski also thanked Mr. Grillo and looks forward to working a different view.

**SERA MINUTES
PUBLIC SESSION MINUTES - APRIL 25, 2024
PAGE SIX**

Adjournment

Councilman Zebrowski asked for motion to adjourn. Councilwoman Roberts made motion to adjourn; Mr. Scott seconded, motion carried.

Respectfully submitted,

Joan M. Kemble