**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – JANUARY 28, 2016**

**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 Raniero Travisano, Thomas Pollando, Darrel Hartsfield, Dennis Grobelny, Councilwoman Vicky Kilpatrick, Councilman Steven Grillo**

**ABSENT:**

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

**Before beginning the meeting, Michael Baker, Esq. swore in both Councilwoman Victoria Kilpatrick and Councilman Steven Grillo as members of the Agency Board.**

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

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

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny, Mr. Hartsfield, Councilwoman Kilpatrick, Councilman Grillo**

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

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny, Mr. Hartsfield, Councilwoman Kilpatrick, Councilman Grillo**

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**Motion to approve payment of bills from Escrow Accounts. (To be paid only if Escrow funds are available.) (n) through (u.) Mr. Pollando made motion,**

**Mr. Travisano seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny, Mr. Hartsfield, Councilwoman Kilpatrick, Councilman Grillo**

**Pending Matters**

1. **Waterfront Redevelopment**

**Dave briefed the agency: at present work has stopped due to the snow storm; however, the remediation is still progressing. There is still an acre and a half that still needs to be completed. There is ground water contamination. Brian is hoping the DEP will expedite this request regarding the ground water treatment.**

1. **Melrose Redevelopment Area**

**Joe said that they will be meeting with the planner and will hopefully have more information at the February meeting. Dave suggested that the agency move forward in stages.**

1. **Gilette – Request for Amendment of Concept Plan**

**Joe stated he was requesting relocation of Bocci Ball court. Dave said this is a Planning Board issue and should be referred to that board.**

**D. Theatre Property**

**Brian is still waiting on the sale and is pursuing the deal in an amicable way. It comes down to the value of the property; the appraisal issue is holding this up. Joe said the agency received a letter that they were not interested in the Redevelopment Zone. Brian said his preference is to put the property in the Redevelopment Zone. Councilman Grillo asked how the Exit 125 improvements will affect Route 9 and the Parkway entrance to the site. Dave briefed him by showing him on the map.**

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**Resolution to go into Private Executive Session**

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

**New Business**

**Joe addressed the responses he received for the RFQ’s and before presenting the Resolutions he stated that Item A in the resolutions was a corrected Resolution.**

1. **Resolution Amending Prior Resolution Authorizing Ratification of Fourteenth Notice of Joint Approval for Release of Funds Pursuant to Financial Assurance Agreement to Correct the Amount of the Draw.**

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

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny,**

**Mr. Hartsfield, Councilwoman Kilpatrick, Councilman Grillo**

1. **Resolution Appointing NW Capital Markets, Inc. as Bond Underwriter for the Agency; effectively resigning as Financial Advisor for the Agency**

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

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny,**

**Mr. Hartsfield, Councilwoman Kilpatrick, Councilman Grillo**

1. **Resolution Appointing McManimon, Scotland & Baumann, LLC as Bond Counsel for the Agency**

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

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny,**

**Mr. Hartsfield, Councilwoman Kilpatrick, Councilman Grillo**

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1. **Resolution Authorizing Agency Personnel to Prepare and Issue a Request for Qualifications for an Agency Financial Consultant to Advise in Redevelopment Matters**

**Mr. D’Addio asked for motion to approve Resolution. Mr. Pollando made motion to approve resolution, Mr. Travisano seconded. Roll Call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny,**

**Mr. Hartsfield, Councilwoman Kilpatrick, Councilman Grillo**

1. **Resolution Approving Settlement with AIG Bond Company Regarding WRS Bankruptcy**

**Mr. Grobelny made motion to approve resolution, Mr. Pollando seconded. Roll Call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny,**

**Mr. Hartsfield, Councilwoman Kilpatrick, Councilman Grillo**

**Commissioners Comments**

**Councilman Grillo addressed the presentation by the Housing Authority on the Ernston Road site. He stated there was significant residential opposition and the Mayor asked that this item be tabled at the Council Meeting. This should be moved onto the Planning Board and Mike D. said that it should be added to the Redevelopment Zone and also that it should be more commercial. Dave explained the process once it’s determined by the Planning Board that the property needs redevelopment, then it may be referred to SERA to issue an RFQ, RFP, or Statement of Interest. Councilwoman Kilpatrick reiterated that the residents were upset. Councilman Grillo asked how long the process takes; Dave said it could take up to 6 months.**

**Don Newton addressed 2 parcels on Junker Street stating that the Open Space Committee was looking for the Agency to donate these parcels. Dave said the Mayor and Council would first need to review this request as once it is on the Green Acres list, it is difficult to move off the list.**

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**Mike Baker addressed the Hercules request and said they would be talking to Dave and hopefully there would be more information next month.**

**Public Portion**

**Mr. D’Addio asked for motion to open public portion. Mr. Pollando made motion to open public portion, Councilwoman Kilpatrick seconded, motion carried.**

**Mr. D’Addio asked for motion to close public portion. Mr. Pollando made motion to open public portion, Mr. Grobelny seconded, motion carried.**

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

**Respectfully submitted,**

**Joan M. Kemble**