**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – SEPTEMBER 25, 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 Raniero Travisano, Thomas Pollando, Darrel Hartsfield, Dennis Grobelny, Councilman David McGill and Councilman Art Rittenhouse**

**ABSENT: Christine Spezzi, Michael Baker, Esq.**

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

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

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

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

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

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

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**Motion to approve payment of bills from Escrow Accounts. (To be paid only if Escrow funds are available.) (bb) through (pp.) Mr. Pollando made motion, Mr. Grobelny seconded. Roll call:**

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

**Pending Matters**

1. **Waterfront Redevelopment**

**Dave stated that the cement is still being added and this process is continuing. They are waiting for rail cars as the material is going to Utah and will be transported by rail car. He said there is a problem as the WRS is going into bankruptcy so the culverts will have to be replaced by a new contractor. Dave also had a concern as he heard the lab may be shutting down. Brian needs to get money released; they are working but at a slower pace. Joe said the problem with the lab is not related to WRS; they are waiting for funding to be released by NL who has requested additional documentation so they are just in the waiting process. Joe said as far as the Agency goes, the Agency has done all that they can. Renny Travisano asked if the culverts for the Bass Pro shop have been started, Dave said “no.” Dave said they are moving on it but it’s a slower pace.**

1. **Leaf Industries**

**Dave prepared report and issued it to Joe Ambrosio and Mike D’Addio for review. Joe will be forwarding to the sub- committee for their input to schedule a meeting. Joe has dictated letter and sent to Mr. Vignuolo; the process should be moving forward once a meeting is scheduled.**

1. **PRC**

**Mr. D’Addio said during the subcommittee meeting it was suggested that the Agency hire an outside appraiser as there are concerns regarding the value of the property. The appraiser could give values on the proposed units and the agency can put comments together for a redevelopment plan change. PRC is not purchasing all the property only 17 acres.**

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**6:10 – Darrel Hartsfield joined the meeting**

**Joe addressed this issue and said there is a need for an appraiser and has provided a resolution for authorization. The appraiser could help with this project or any other. Anthony Iacocca stated the term would be for one year. Joe will prepare an RFQ to advertise with the qualifications; Joe said hopefully by next meeting they would have some to review. Dave indicated this could also help with VG.**

1. **Chase Partners**

**Joe said the agreement was in the packages and they are waiting for**

**resolution by Council.**

1. **VG Resources**

**Joe said the project is moving along; he met with Pat Diegnan but an appraiser will be needed. He stated all payments are current as well as escrow. Mike D’Addio asked if all were current, Joe said “yes.” Mike asked if Jim Gillette was also current; Joe said “yes.”**

1. **NW Financial Group, LLC**

**Joe stated he had requested for qualifications back in the Summer and NW Financial answered. They originally asked to be put on hold as they thought they might have a conflict but have determined that there is no conflict and they have asked to be considered as the financial advisor for the agency. Joe stated they held this position in the past and both he and Dave stated there is no conflict. Anthony said an RFQ was posted back in June/July and they were the only response. Joe said the resolution was in the package.**

1. **2013 Audit**

**The resolution is also in the package and Joe will be asking for approval in open session, as there were no issues.**

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**Resolution to go into Private Executive Session**

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

**New Business**

1. **A Resolution Of The Sayreville Economic And Redevelopment Agency Authorizing Disbursement Procedure For Parcel C Remediation Pursuant To Financial Assurance Agreement And Ratification Of Eleventh Notice Of Joint Approval For Release Of Funds Pursuant To Financial Assurance Agreement**

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

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

**Mr. Hartsfield, Mr. Grobelny, Councilman McGill,**

**Councilman Rittenhouse**

**B. Resolution Approving Waiver From The Need For Redeveloper’s Agreement In Connection With the Metering Station at Red Oak Power Plant**

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

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

**Mr. Hartsfield, Mr. Grobelny, Councilman McGill,**

**Councilman Rittenhouse**

**C Resolution of Certification of the 2013 Annual Audit by the Governing Body of the Sayreville Economic and Redevelopment Agency**

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

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

**Mr. Hartsfield, Mr. Grobelny, Councilman McGill,**

**Councilman Rittenhouse**

**D. Resolution Appointing Northwest Financial Group, LLC as Financial Consultant for Redevelopment Matters**

**Mr. D’Addio asked for motion to approve resolution; Mr. Hartsfield made motion, Councilman McGill seconded. Roll call:**

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

**Mr. Hartsfield, Mr. Grobelny, Councilman McGill,**

**Councilman Rittenhouse**

**E. Resolution Authorizing Agency Personnel to Prepare and Issue a Request for Qualifications for an Agency Real Estate Appraiser to Advise in Redevelopment Matters Concerning Value of Property**

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

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

**Mr. Hartsfield, Mr. Grobelny, Councilman McGill,**

**Councilman Rittenhouse**

**F. Resolution Authorizing the Agency to Approve Proposed Form of Subcontract Agreement Between MLP NJ Builders, LLC and Sevenson Environmental Services, Inc.**

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**Mr. D’Addio asked for motion to approve resolution; Mr. Travisano made motion, Mr. Hartsfield seconded. Roll call:**

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

**Mr. Hartsfield, Mr. Grobelny, Councilman McGill,**

**Councilman Rittenhouse**

**Commissioners Comments**

**Mr. Newton addressed a letter received from Leaf Industries stating the property was only for warehousing and they were supposed to move everything. Dave said the agency will cooperate as the report received only dealt with what any applicant report would say there was not enough**

**information given to deem them compliant. Mr. Newton said once they moved, the property would possibly be for senior housing. Dave said this had to be looked at as far as the use and if it falls into the redevelopment plan.**

**Councilman Rittenhouse asked if the agency would consider televising the meetings and made a motion; no one seconded. Mr. D’Addio said the motion was void. Mr. D’Addio then thanked Councilman McGill for his favorable vote for the pilot he clearly understands what this is all about and needs of Sayreville. Mr. Pollando added that the agency has worked hard to revitalize this area. To hear people get up and talk about 60 children and go out to the public like the agency does not know what they are doing. “Mr. Rittenhouse said he wanted to respond to this stating that the experts didn’t go to the Board of Education; Mr. D’Addio responded by saying that the agency did not have to go to the Board of Education, and he was a redevelopment commissioner and that the agency was a redevelopment agency. We have spent 12 years working on this. Mr. Rittenhouse stated he is also elected official and needs to answer to his constituents and Mr. D’Addio said he was also an elected official he was a Democratic committeeman and don’t let your $5,000 a year job go to your head. Councilman McGill said he would like to respond to Councilman Rittenhouse’s the other night he talked about the Historical Society and he does a lot for the Borough but when he is here he needs to put on his SERA hat he is a SERA Commissioner, a different hat than a Councilman elected by the Borough. He rides past this site every day and they finally have a builder. Councilman Rittenhouse said the group had agreed to meet with the Board of Education and never did. Councilman Rittenhouse said Brian was supposed to meet Mr. D’Addio said the agency does not control Brian.**

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**Mr. D’Addio said that both Councilman Rittenhouse and the Mayor tried to kill this project on the Council you have no idea where this million dollars is coming from to knock down this club he would rather see the houses go up and the club stay with all the crime and drugs so don’t tell him he doesn’t care that was your vote against the pilot program. Where do you think the million dollars is coming from where would it come from if you have someone else willing to knock down that club and put in that road and parking spots for the Fire House for free I will vote against the pilot program. We have been looking for someone for 12 years and in the lousy 9 months you have been sitting up there you tried to kill it…you’re a disgrace.” “Councilman Rittenhouse said that’s a uncalled for and your attitude at the Council meeting was uncalled for; Mr. D’Addio said he doesn’t answer to anyone on the Council nor anyone in the room his attitude is his attitude. Mr. Rittenhouse said that is fine he should look at the ethics rules asked the secretary to make sure these quotes are exact from the meeting. Mr. Pollando asked what ethics rules Mr. D’Addio violate; Mr. Rittenhouse said he would find out he was not going to continue. Mr. Pollando said maybe the Mayor should be brought up on charges and how he talks to the people in the audience after what he said to the Council President Mr. Rittenhouse said the same way the Council President talks to him, Mr. Pollando said you guys turned around and called her “challenged” and called people in the audience “inbred” and he wants to compare, Mr. Rittenhouse said this doesn’t have anything to do with SERA. Mr. Pollando asked Mr. D’Addio what he said, Mr. D’Addio said he guesses he will find out.”**

**Public Portion**

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

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

**Respectfully submitted,**

**Joan M. Kemble**