

NEW JERSEY REDEVELOPMENT AUTHORITY

150 West State Street
Trenton, New Jersey 08625

April 21, 2011

10:00 AM

MINUTES

ATTENDANCE

- **Ex-Officio Members**

Commissioner Lori Grifa, Chairperson, Department of Community Affairs
Susan Fischer, representing Paula T. Dow, Attorney General
Anthony Longo, representing Andrew P. Sidamon-Eristoff, State Treasurer
Anthony Findley, representing Bob Martin, Commissioner, Department of Environmental Protection
James Ballentine, representing Christopher D. Cerf, Acting Commissioner, Department of Education
Ana Montero, representing Harold J. Wirths, Commissioner, Department of Labor
James Lewis, representing James S. Simpson, Commissioner, Department of Transportation
Caren Franzini, Chief Executive Officer, Economic Development Authority

- **Public Members**

Harold Nafash
Raymond J. McDonough, Mayor of Harrison Town
William Sumas,
Barry Vankat, Senior Vice President, Wells Fargo

- **Staff**

Leslie A. Anderson, Executive Director
Antonio Henson, Director of Business Development
Roy Southerland, Jr., Loan Officer

- **Also Attending**

Sudi Solomon, Deputy Attorney General
Brandon Minde, Governor's Authorities Unit
Anthony Marchetta, Executive Director, HMFA

Orange Township
Eldridge Hawkins, Mayor
Stephanie Gidigbi, Chief of Staff
Valerie Jackson, Director of Planning and Economic Development

NOTICE OF PUBLIC MEETING

The meeting was called to order at 10:10 AM

In accordance with the Open Public Meetings Act, Leslie A. Anderson announced that notice of the meeting had been sent to the Trenton Times, Star Ledger, and Asbury Park Press at least 48 hours prior to the meeting and that a meeting notice had been duly posted on the Secretary of State's bulletin board at the State House.

APPROVAL OF MINUTES

Minutes from the March 14, 2011 Board meeting will be presented at the May NJRA Board meeting.

NEW BUSINESS

PROJECT FINANCING

RESOLUTION #11-06

Approval of a Resolution: Revision of the 2011 NJRA Board Meeting Schedule

Motion to Approve: Harold Nafash Second: James Ballentine
Yeas: 12 Nays: 0 Abstentions: 0

RESOLUTION #11-07

Approval of a Resolution: Approval of Amendment to NJRA Bylaws

Motion to Approve: Harold Nafash Second: Anthony Findley
Yeas: 12 Nays: 0 Abstentions: 0

Anthony Longo joined the meeting.

MUNICIPAL REDEVELOPMENT DISCUSSION – ORANGE TOWNSHIP

The presentation began with Mayor Eldridge Hawkins providing an overview of the City, its population and its transit and transportation infrastructure. The mayor continued by discussing the City's goals of providing transit-oriented and pedestrian-friendly development. Environmental sustainability and smart growth principles are driving their economic development and redevelopment plans. They very much want to capitalize on Orange's one-seat ride to midtown Manhattan. The City is very sensitive to the condition of the City's gateways and is focused on improving this aspect.

Mayor Hawkins highlighted several success stories that included projects that were well underway and some that are in the planning stages. Examples include the Walter G. Alexander project (on which the city received a LIHTC allocation from HMFA), the former Peppermint Lounge, Gregory's bar, Scotts Grove and Reock (financed by the NJRA) and the former Berg Hat Factory (also an NJRA partnership, in conjunction with HANDS). The Mayor also discussed the Valley Arts District, an ambitious project in partnership with West Orange and HANDS. The City also implemented several business empowerment projects, such as ShopOrange.org, The Orange imPACT Series and The Orange Business Revitalization Project.

The presentation continued with Valerie Jackson, the City's Director of Planning and Economic Development, presenting the Tony Galento Plaza project. The Orange Train Station is New Jersey's 20th Transit Village, a highly regarded designation throughout the State. Goals of a transit village include reducing traffic congestion and improving air quality, mixing land uses to ensure the ease of walking or biking and reducing the dependency on the automobile.

The Orange Train Station is on NJTransit's Morris Essex Line with midtown direct service. The station services 1200 – 1500 riders per day. The project site is located immediately behind Main Street and is adjacent to the busiest bus route in Essex County.

Tony Galento Plaza has privately held, city owned and federally owned property within its borders. The site is the location of the Orange Post Office, which has both retail and distribution operations. The City is currently in discussion with the Post Office to determine whether they are amenable to relocating the distribution operation.

The City released the request for qualifications for a redeveloper in September of 2010 and received two responses. Orange intends to conditionally designate RPM Development Group as the redeveloper for the project.

Challenges to the project include:

- Structuring the project financing
- Determining compensation structure for city-owned land
- Relocating the post office distribution operations
- Incentivizing owners of privately held land
- Addressing parking structure needs
- Addressing Public participation
- Addressing Business recruitment
- Financing improvements and streetscapes surrounding the Transit Village
- Addressing the building moratorium currently in place by the DEP

Comments by the Board members and follow-up items are presented below.

- Most importantly, a detailed financial analysis should be completed regarding the development cost for the project. Included in that analysis should be a proforma outlining the development costs for the project, as well as, the how the project will be able to support the debt service required.
- Once the size, scope and cost of the project are finalized, a joint meeting of several financing sources can be convened so that the financing can be structured to avoid funding gaps. The NJRA will facilitate that meeting.
- NJDEP's representative will follow up to determine if the building moratorium can be lifted since the subject pump station construction is underway.
- The EDA can be of assistance with post office relocation.
- It was suggested that the retail space should be reviewed to determine if the space should be redesigned to incorporate large space for retailers (anchors); additionally the apparently large volume of residential units indicate that there is not enough retail space to support the increased density.
- It was suggested that the City acquire the services of a real estate consultant to advise the City regarding the retail needs of the community.
- The Department of Transportation, within its Local Aid program, has possible funding for transportation enhancements for infrastructure.

- The NJRA can assist with the public participation process to address the balancing of public input and capacity and project limitations. The very positive message here is that existing residents will not get displaced.
- In response to the City's query regarding improvements to the historical library, perhaps NJDEP's Historic Preservation Office or other historic preservation funding might be available. The NJRA can assist in this effort.

PUBLIC COMMENT

None

ADJOURNMENT

Motion to adjourn: Harold Nafash
Second: Anthony Findley

The meeting was adjourned at 11:05 am.

Certification:

The foregoing and attachments represent a true and complete summary of the actions taken by the New Jersey Redevelopment Authority at its April 21, 2011 meeting.

Leslie A. Anderson, Secretary
New Jersey Redevelopment Authority