



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, June 8, 2021
Regular Meeting Minutes

Pursuant to the Open Public Meetings Act, please take notice that a regular public meeting of the Perth Amboy Redevelopment Agency will take place on Tuesday, June 8, 2021 at 6:00 pm to be hosted on the ZOOM online conference service. Notices of this meeting have been sent to the Home News Tribune, The Star Ledger and posted in the City Clerk's Office, on the Perth Amboy Redevelopment Agency's webpage on the City's website, and on the door of City Hall.

1. Salute to the Flag

2. Roll Call

	Present	Absent
Comm. Gonzalez	X	
Council Member Morales	X	
Comm. Santana	X	
Comm. Uhlmann	X	
Comm. Velez	X	
Comm. Young	X	
Chairperson Rosa	X	

3. Bill List: \$86,150.89

Motion to approve the bill list

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Gonzalez	X		X			
Council Member Morales		X	X			
Comm. Santana			X			
Comm. Uhlmann			X			
Comm. Velez			X			
Comm. Young			X			
Chairperson Rosa			X			

Comm. Uhlmann asked whether the Redevelopment Agency is tax exempt, considering that Zoom charged taxes for its virtual meeting services. PARA's auditor Mr. Butvilla answered that the Redevelopment Agency is indeed tax exempt. PARA will reach out to Zoom so to correct the invoice.

4. Meeting Minutes

- Meeting Minutes for May 4, 2021

Motion to approve the May 4, 2021 Meeting Minutes

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Gonzalez	X		X			
Council Member Morales						X
Comm. Santana			X			
Comm. Uhlmann		X	X			
Comm. Velez			X			
Comm. Young			X			
Chairperson Rosa			X			

- Closed Meeting Minutes for May 4, 2021

Motion to approve the May 4, 2021 Closed Meeting Minutes

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Gonzalez	X		X			
Council Member Morales						X
Comm. Santana			X			
Comm. Uhlmann			X			
Comm. Velez		X	X			
Comm. Young			X			
Chairperson Rosa			X			

5. Executive Director's Report

Ms. Hindenlang:

As many of the major COVID-19 restrictions were lifted by Governor Murphy in late May, we are proposing moving back to **in-person public meetings**.

Comm. Young requested to revisit this in August. Ms. Hindenlang mentioned that any return to in-person meetings will also be coordinated with PARA's legal counsel. Mr. Opel, PARA's attorney, mentioned that the meeting schedule resolution that was adopted at an earlier meeting should be clear about having in-person meetings. Mr. Deuling, PARA redevelopment planner, mentioned that the adopted resolution allows for both in-person and remote meetings, but would share with Mr. Opel for additional review.

It was agreed that any return to in-person meetings will be revisited at the September meeting, and Ms. Hindenlang pointed out that Commissioners are always able to participate remotely, just as before the COVID-19 pandemic.

The adoption of the **2021-22 budget** as well as the **2020 audit** are on tonight's agenda. PARA's auditor, Mr. Butvilla was available to answer any questions regarding these documents. Comm. Gonzalez requested a brief overview of both documents, which Mr. Butvilla then provided.

The redeveloper of **Gateway** presented their current development proposal to the Board at the May meeting. We have prepared a memorandum to help the Board decide on next steps and an appropriate path forward. We can discuss any details in closed session.

As instructed by the Board, we have published a Request for Proposals for the properties at **99 and 101 Pearl Place**. Responses need to be submitted by July 15th and, after review, will be discussed with the Board at the August meeting.

NJ Department of Environmental Protection has issued land use permits for **Second Street Park** on May 28th. We expect to start remediation of the site later this summer and a groundbreaking event is scheduled for Friday, June 11th.

6. Engineer's Report

Mr. Herits:

- **Sayre Avenue:** Mr. Herits has been in touch with the site's LSRP regarding the completion and filing of certain reports prior to submitting permit applications to NJDEP.
- **ePort II:** The project's engineer mentioned that their application package will be submitted to PARA for consistency review. This review needs to be completed prior to going in front of the Planning Board for site plan approval.
- **Perth Amboy Self Storage:** A CO will be issued by the City Engineer once the last outstanding item is completed. Mr. Herits will then issue a Certificate of Completion for the project.
- **Elm Street:** The project's punch list is complete. The only outstanding item is the release of the property where the park and amphitheater are located. Once that is resolved, the City Engineer will release the bonds. Ms. Hindenlang informed about the outstanding item related to signage and ongoing discussions with the Historic Preservation Commission about this item. Chairperson Rosa responded by saying that the signage will take a few months to be produced.

7. Attorney's Report

Mr. Opel would provide his report in closed session.

8. Public Session (Agenda Items Only)

Motion to open the public portion

	Move	2 nd	In favor
Comm. Gonzalez	X		X
Council Member Morales		X	X
Comm. Santana			X
Comm. Uhlmann			X
Comm. Velez			X
Comm. Young			X
Chairperson Rosa			X

No comments were made during the public portion.

Ms. Ignacio informed about a potential purchase of the 99-101 Pearl Place properties, for which PARA recently went out for RFP. Conversations between Ms. Ignacio, living next to these properties, and PARA regarding the purchase of the property were unsuccessful to date. Comm. Santana offered to provide Ms. Ignacio with a list of Spanish-speaking attorneys in Perth Amboy to help with this process.

Mr. Cahn, representing Viridian Partners, highlighted the benefits to the City of Perth Amboy of the proposed redevelopment of the Gateway site and stressed Viridian Partners' commitment to the project.

Motion to close the public portion

	Move	2 nd	In favor
Comm. Gonzalez	X		X
Council Member Morales			X
Comm. Santana			X
Comm. Uhlmann		X	X
Comm. Velez			X
Comm. Young			X
Chairperson Rosa			X

9. Public Comment (Any PARA Matter)

Motion to open the public portion

	Move	2 nd	In favor
Comm. Gonzalez			X
Council Member Morales		X	X
Comm. Santana	X		X
Comm. Uhlmann			X
Comm. Velez			X
Comm. Young			X
Chairperson Rosa			X

No comments were made during the public portion. Ms. Hindenlang mentioned that no written comments were received in advance of the meeting either.

Motion to close the public portion

	Move	2 nd	In favor
Comm. Gonzalez	X		X
Council Member Morales		X	X
Comm. Santana			X
Comm. Uhlmann			X
Comm. Velez			X
Comm. Young			X
Chairperson Rosa			X

10. Resolutions

- **R.06:21:01** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH VIRIDIAN PARTNERS LLC AND SMITH STREET REALTY, LLC

Motion to move the resolution

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Gonzalez	X		X			
Council Member Morales			X			
Comm. Santana			X			
Comm. Uhlmann			X			
Comm. Velez			X			
Comm. Young			X			
Chairperson Rosa		X	X			

Motion to reopen the meeting to the public

	Move	2 nd	In favor
Comm. Gonzalez		X	X
Council Member Morales	X		X
Comm. Santana			X
Comm. Uhlmann			X
Comm. Velez			X
Comm. Young			X
Chairperson Rosa			X

- **R.06:21:02** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO ADOPT THE 2021 AUTHORITY BUDGET – FISCAL YEAR FROM JULY 1, 2021 TO JUNE 30, 2022

Motion to move the resolution

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Gonzalez	X		X			
Council Member Morales		X	X			
Comm. Santana			X			
Comm. Uhlmann			X			
Comm. Velez			X			
Comm. Young			X			
Chairperson Rosa			X			

- **R.06:21:03** PERTH AMBOY REDEVELOPMENT AGENCY 2019-2020 AUDIT RESOLUTION

Motion to move the resolution

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Gonzalez	X		X			
Council Member Morales		X	X			
Comm. Santana			X			
Comm. Uhlmann			X			
Comm. Velez			X			
Comm. Young			X			
Chairperson Rosa			X			

11. Motion to Adjourn

Motion from the Board Members to adjourn

	Move	2 nd
Comm. Gonzalez		
Council Member Morales	X	
Comm. Santana		
Comm. Uhlmann		
Comm. Velez		
Comm. Young		X
Chairperson Rosa		