



# PERTH AMBOY REDEVELOPMENT AGENCY

Thursday, April 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 Thursday, April 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	

Council member Morales has informed the Executive Director that she will join the meeting later.

**3. Bill List: \$73,948.98**

**Motion to approve the bill list**

	Move	2 <sup>nd</sup>	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	X			
Chairperson Rosa			X			

**4. Meeting Minutes**

- Meeting Minutes for March 17, 2021
- Closed Meeting Minutes for March 17, 2021

Council member Morales joined the meeting at the start of this agenda item.

**Motion to approve the March 17, 2021 Meeting Minutes**

	Move	2 <sup>nd</sup>	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			

Comm. Uhlmann mentioned that at the time of roll call at the March 17, 2021 Chairperson Rosa was not yet appointed chairperson. The meeting minutes will be amended to reflect that.

**Motion to approve the March 17, 2021 Closed Meeting Minutes**

	Move	2 <sup>nd</sup>	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	X			
Chairperson Rosa			X			

**5. Developer's Presentation – ePort Phase II**

Bridge Development Partners, represented by Jeff Milanaik, and accompanied by their attorney, Michael Caccavelli, provided a presentation for the proposed ePort Phase II development.

Bridge Development Partners has previously developed the ePort I site in Perth Amboy. The ePort II site is located directly north of the ePort I site.

The presentation focused on the existing conditions as well as the proposed development, including architectural renderings of the proposed buildings.

ePort Phase II comprises a 73-acre site on the waterfront near the Outerbridge Crossing. The site requires remediation and was previously used to store sea containers.

The proposed development entails two large warehouse buildings. The warehouse buildings allow for smaller footprints to be used by multiple users. The developer has not retained tenants at this point, and the building is built on spec.

Mr. Herits asked how the developer will ensure that the building can be used by different users if it is built on spec. Mr. Milanaik explained how the building is laid out to allow for this.

**6. Executive Director's Report**

Ms. Hindenlang started her report by reminding the new Commissioners that they are required to complete certain required courses within a certain timeframe. Furthermore, Ms. Hindenlang explained that Commissioners are only allowed to have a limited number of unexcused absences, as outlined in the bylaws. Commissioners should let Ms. Hindenlang know ahead of time if they cannot attend a scheduled meeting.

- A **professional services contract for public relations** is on tonight's agenda. This is also listed as an item to discuss in closed session.
- A developer (Morris & Clement, LLC) has contacted PARA with a proposed redevelopment project for the property at the corner of **Morris & Clement**, near Duffy Park. The developer will present to the Board at one of our upcoming meetings. Proposed is a 20-unit multifamily residential project. This is also listed as an item to discuss in closed session.
- After discussions with the City, the possibility of starting a procurement process for **599 Fayette Street**, also known as the Public Works site, is to be discussed in closed session.
- The redeveloper of **Gateway** is working on the acquisition of property as well as refining the concept plan. This is also listed as an item to discuss in closed session.
- The negotiations for the acquisition of properties **99 and 101 Pearl Place** were not successful to date. We will discuss potential next steps in closed session, including the previously shared memorandum that identifies the different options to sell these properties.
- NJ Department of Environmental Protection is currently reviewing the permit applications for the construction of **Second Street Park**. Concurrently, SCAPE and Colliers are working on the design and construction documents, and PARA is preparing a re-bid procedure for a construction contract. The goal is to go out for re-bid and start remediation of the site in May. A memorandum regarding stormwater management on-site will be sent to all Commissioners the day after this meeting.
- **500 High Street** is moving forward with their permit application and working with the City to address a remaining remediation issue on-site. Once they make progress on that front, we will update the board.
- **Elm Street Logistics Center** is completed and a site tour with the Commissioners and PARA's professionals took place on Monday, March 22<sup>nd</sup>.
- **Perth Amboy Self Storage** has opened its facilities, and the redeveloper is working to complete the remaining roadway improvements.
- **ePort II** is working with the City on the submission and review of their PILOT application. The developer gave a presentation on the project earlier during this PARA meeting.
- PARA continues to check in with the redeveloper of **SeaGate/Landings at Harborside** periodically in terms of the progress made with the redevelopment project.
- The redeveloper of the **Washington Street** project has not shown progress in moving the project forward in recent times. An option is to de-designate the redeveloper if no progress is made in the near future. The proposed development entails approximately 40 units.

Chairperson Rosa mentioned that all redevelopers should be held to a certain timeline to complete the different steps in the redevelopment process. The main reason is to keep projects moving along and to create clarity for all redevelopment projects in Perth Amboy. Ms. Hindenlang will work to incorporate these timelines moving forward.

Chairperson Rosa asked Mr. Northgrave if putting a resolution on the agenda for a professional services contract binds PARA in any way. Mr. Northgrave responded that formal action needs to be taken first, i.e., adopting the specific resolution, before any binding agreement is entered. Ms. Hindenlang explained that the cost for the professional services contract for public relations is paid by PARA and these costs are to be reimbursed and covered by escrowed redevelopment projects.

7. **Engineer's Report**

Mr. Herits:

- **Elm Street:** Mr. Herits referred to this project as an exemplary redevelopment project. Currently, the developer is working to upgrade the intersection and build a crosswalk.
- **Perth Amboy Self Storage:** Building some roadway improvements and street furniture are the last remaining items.
- **Sayre Avenue:** Mr. Herits visited the site and through correspondence with the redeveloper a LSRP is now designated for the site to oversee any environmental remediation.

In response to the Engineer's report, Ms. Hindenlang added to her report that the developer for **Riverwalk**, the same developer as for Sayre Avenue, has submitted their application package for consistency review. This review needs to take place prior to going in front of the Planning Board.

8. **Attorney's Report**

Mr. Northgrave did not have a report for the Board other than that he has been in touch regularly with attorneys representing redevelopers in Perth Amboy to move their projects along, such as ePort II and Smith Street.

9. **Public Session (Agenda Items Only)**

**Motion to open the public portion**

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

10. **Public Comment (Any PARA Matter)**

**Motion to open the public portion**

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

**11. Resolutions**

- **R.04:21:01** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH MORRIS & CLEMENT, LLC AND VIRIDIAN PARTNERS LLC; 599 FAYETTE STREET PROCUREMENT; AND REAL ESTATE NEGOTIATIONS FOR PROPERTIES LOCATED AT 99 AND 101 PEARL PLACE

**Motion to move the resolution**

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

Commissioners went into closed session to discuss the items mentioned in the resolution.

**Motion to reopen the meeting to the public**

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

- **R.04:21:02** 2021 PERTH AMBOY REDEVELOPMENT AGENCY AUTHORITY BUDGET – FISCAL YEAR FROM JULY 1, 2021 TO JUNE 30, 2022

**Motion to move the resolution**

	Move	2 <sup>nd</sup>	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.04:21:03** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL PUBLIC RELATIONS SERVICES NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

**Motion to table the resolution and have the consultant**

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

12. Motion to Adjourn

Motion from the Board Members to adjourn

	Move	2 <sup>nd</sup>	In Favor
Comm. Gonzalez	X		
Council Member Morales			
Comm. Santana			
Comm. Uhlmann		X	
Comm. Velez			
Comm. Young			
Chairperson Rosa			

