



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, July 13, 2021

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, July 13, 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: \$29,889.08

Motion to approve the bill list

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

4. Meeting Minutes

- Meeting Minutes for June 8, 2021

Motion to approve the June 8, 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			
Comm. Velez	X		X			
Comm. Young			X			
Chairperson Rosa			X			

- Closed Meeting Minutes for June 8, 2021

Motion to approve the June 8, 2021 Closed Meeting Minutes

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

5. Executive Director's Report

Ms. Hindenlang:

- Several Commissioners reached out and mentioned that they have a schedule conflict for our **August meeting date** (Tuesday, August 3rd). Based on the Commissioners' availability, the meeting was rescheduled for Tuesday, August 17th at 6:00 pm.
- The redeveloper of **Gateway** presented their current development proposal to the Board at the May meeting. We have had discussions with the redeveloper and with the Board since that meeting. As instructed by the Board at the June meeting, a resolution to de-designate the redeveloper for this site is on tonight's agenda for your consideration and vote.
- We have been working with the redeveloper of **Smith Street** to prepare and amendment with Purchase and Sale Agreement to the Redevelopment Agreement with Smith Street Realty, LLC. A resolution for the agreement and Redevelopment Agreement amendments is on tonight's agenda. 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.
- This week we also expect to receive the proposals for the **PR and marketing professional services**. The Board will have an opportunity to interview respondents at the August meeting.
- We expect to start remediation of the **Borinqueneer Park** site later this month after the NJ Department of Environmental Protection issues the last remaining approval (tidelands instrument). The re-bid for a construction contract is scheduled for publication on Friday, July 16th.

Chairperson Rosa mentioned that the Board received a new proposed concept plan for the Gateway site. Ms. Hindenlang proposed to discuss this proposal in closed session with the Commissioners.

6. Engineer's Report

Mr. Herits was absent due to a personal emergency and did not have a report to the Board.

7. Attorney's Report

Mr. Northgrave did not have a report for the Board in public 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
Comm. Santana			X
Comm. Uhlmann	X		X
Comm. Velez			X
Comm. Young			X
Chairperson Rosa			X

Ms. Hindenlang read out aloud a written comment received from John Kerry Dyke, Perth Amboy's City Historian. The written comment relates to the Gateway site and said:

"Eagleswood existed in Perth Amboy from 1854 to 1888. It was a Transcendentalist site, a major station of the Underground Railroad, an artists' colony, a farm, a military academy and an early Women's Rights Center. George Inness, Henry David Thoreau, Louis Comfort Tiffany, Bronson & Louisa May Alcott and numerous other progressives from the 19th Century were there. Eagleswood's history is important & extensive.

Viridian Partners had previously agreed to fund a professional archaeological dig on the Celotex-Eagleswood site. We had anticipated this archaeological investigation to commence during the Spring of 2022. One of the top archaeological firms in the tri-state area was to be hired. Should PARA designate another site developer or rehire Viridian Partners, then the City Historian requests that the condition of a professional archaeological excavation be transferred to that new project. Thank you for your anticipated support of Perth Amboy's rich history."

Michael Cahn, representing Viridian Partners, made a public comment. Mr. Cahn highlighted Viridian's long history in Perth Amboy, the public benefits, the new proposed concept plan, and the efforts made to assemble all the properties that make up the site. Therefore, Mr. Cahn requested the Board to not move forward with the resolution to de-designate Viridian as developer of the Gateway site.

Connie Goss, widow of Tate Goss (Viridian Partners president), also provided public comment. Mrs. Goss discussed Viridian's ongoing commitment to this project and attested to the company's integrity and positive impact on communities by working to remediate contaminated brownfield sites. She concluded by asking the Board to reconsider a potential de-designation of Viridian Partners

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

Ms. Hindenlang did not receive any written comments related to all PARA matters.

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.07:21:01** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH VIRIDIAN LAND INVESTMENT PARTNERS, LLC AND SMITH STREET REALTY, LLC

Motion to move the resolution

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Gonzalez			X			
Council Member Morales		X	X			
Comm. Santana			X			
Comm. Uhlmann			X			
Comm. Velez	X		X			
Comm. Young			X			
Chairperson Rosa			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.07:21:02** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING THE ACQUISITION OF A PORTION OF THE PROPERTY COMMONLY KNOWN AS BLOCK 95, LOT 1 ON THE TAX MAPS OF THE CITY FROM THE CITY OF PERTH AMBOY AND AUTHORIZING THE EXECUTION OF A THIRD AMENDMENT OF THE REDEVELOPMENT AGREEMENT WITH SMITH STREET REALTY, LLC AND ANY DOCUMENTS NECESSARY TO EFFECTUATE THE TRANSFER

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.07:21:03** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY CANCELING THE CONDITIONAL REDEVELOPER DESIGNATION AGREEMENT AND RESCINDING THE DESIGNATION OF VIRIDIAN LAND INVESTMENT PARTNERS, LLC AS REDEVELOPER OF CERTAIN PROPERTIES COMMONLY KNOWN AS THE CELOTEX SITE WITHIN THE CITY

Based on discussions in closed session, it was decided to keep the designation in place for another three (3) weeks and to request Viridian to provide a proforma for their updated concept plan.

Motion to table the resolution

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

Before the meeting was adjourned, Chairperson Rosa wanted to point out that the Redevelopment Agency's Board does appreciate all the work done by Viridian in Perth Amboy.

11. Motion to Adjourn

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