



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, January 17 2023

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, January 17, 2022, at 6:00 pm to be hosted in a hybrid manner on the ZOOM online conference service and in in the Council Chambers of the Perth Amboy City Hall Building, at 260 High Street, Perth Amboy, New Jersey 08861. 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:

- \$28,545.25 January

Motion to approve the bill list

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

4. Meeting Minutes

- Meeting Minutes for December ,6 2022

Motion to approve the December 6, 2022 Meeting Minutes

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

– Closed Meeting Minutes for December 6, 2022

Motion to approve the December 6, 2022 Closed Meeting Minutes

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

5. Executive Director’s Report

Mr. Kurzenberger

- Professional Services proposals were received for all Board consulting positions and will be discussed in closed session along with updates on Viridian Partners’ proposed Redevelopment Plan Amendments.
- Feedback on the presentations for the One Buckingham and 70 Buckingham Ave projects are to be shared with the respective parties, with a meeting taking place next week with the prospective One Buckingham developer.
- The Agency financial Audit is underway and looking good so far. It is anticipated that PARA will have the auditor join the February meeting to discuss the report and potentially take official action to approve.
- The 2023 meeting schedule is on for adoption at this meeting, Mr. Kurzenberger explained that the traditional meeting date had been changed from the first Tuesday of the month to the fourth Tuesday of the month moving forward, except in cases where that date might conflict with a holiday.

6. Engineer’s Report

Mr. Herits:

- EPort II has building pads set up and are waiting on a few more approvals from the State for permits, but have begun compiling materials and could be ready to begin site work in February.
- The prospective 67 Pearl Place developer has been working with us to refine their proposal, which as currently proposed would require several amendments relating to parking including aisle widths and stall sizes.
- Sayre Ave and Riverwalk, which recently attained its Planning Board approvals, are still waiting on DEP permit approvals for site remediation work.

7. Attorney’s Report

Mr. Bill Opel

- Mr. Opel had nothing to add for open session.

8. Public Session (Agenda Items Only)

Motion to open the public portion

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

No written public comments.
 No comments from public.

Motion to close the public portion

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

No written comments.
 No comments from public.

Motion to close the public portion

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

10. Resolutions

- **R.01:23:01** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH LANDINGD AT HARBORSIDE , LLC, VIRIDIAN PARTNERS LLC., ACCURATE BUILDERS., AND PROFESSIONAL SERVICES.

Motion to move the resolution

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

Comm. Young		X	X			
Chairperson Rosa			X			

Motion to reopen the meeting to the public

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

- **R.01.23.02 RESOLUTION OF PERTH AMBOY REDEVELOPMENT AGENCY APPOINTING TASHILEE VAZQUEZ EXECUTIVE DIRECTOR UNTIL JANUARY 31, 2024.**

Resolution amended to stipulate that PARA and the City will consider future legislation for sharing the services and compensating Ms. Vazquez

Motion to move the resolution with amendments

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

- **R.01.23.03 RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL ACCOUNTING SERVICES NOT TO EXCEED A TWELVE (12) MONTH CONTRACT**

Professional service appointments in R.01.23.03 – R.01.23.10 approved with specific contract provisions to be discussed at the next meeting.

Motion to move the resolution

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

- **R.01.23.04 RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL APPRAISAL SERVICES NOT TO EXCEED A TWELVE (12) MONTH CONTRACT**

Motion to move the resolution

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Gonzalez			X			

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

- **R.01.23.05** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL ATTORNEY SERVICES AND CONFLICT ATTORNEY SERVICES NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

Motion to move the resolution

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

- **R.01.23.06** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL AUDITING SERVICES NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

Motion to move the resolution

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

- **R.01.23.07** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL ENGINEERING SERVICES AND CONFLICT ENGINEERING SERVICES NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

Motion to move the resolution

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

- **R.01.23.08** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL REDEVELOPMENT PLANNING SERVICES AND

CONFLICT REDEVELOPMENT PLANNING SERVICES NOT TO EXCEED A TWELVE (12)
MONTH CONTRACT

Motion to move the resolution

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

- **R.01.23.09** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL PUBLIC RELATIONS SERVICES NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

Motion to move the resolution

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

- **R.01.23.10** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL REAL ESTATE TRANSACTION ADVISORY SERVICES NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

Motion to move the resolution

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

- **R.01.23.11** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY ADOPTING THE 2023 TIMES AND DATES FOR REGULAR MEETINGS AND REVISED NOTICE THEREOF

Motion to move the resolution

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Gonzalez			X			

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

11. Motion to Adjourn

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