



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, April 25, 2023

Regular Meeting Minutes

Pursuant to the Open Public Meetings Act, please take notice that a public meeting of the Perth Amboy Redevelopment Agency will take place on Tuesday, March 28, 2023, at 6:00 pm in the Council Chambers of the Perth Amboy City Hall Building at 260 High Street, Perth Amboy, New Jersey 08861 and to be hosted on the ZOOM online conference service accessible with the following:

<https://us02web.zoom.us/j/86587526991?pwd=MXIFWHNSZmVUMU5KQlpKNUxZV3Nwdz09>

Meeting ID: 865 8752 6991

Passcode: 618243

Dial by your location +1 646 558 8656 US (New York)

Note- Opel needs to revise the notice language

1. Salute to the Flag

2. Roll Call

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

3. Bill Lists: \$38,978.87-

	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			

4. Meeting Minutes

	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
Comm. Young		X	X			
Chairperson Rosa			X			

Closed Meeting Minutes for March 2023

	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
Comm. Young		X	X			
Chairperson Rosa			X			

5. Presentations

We were scheduled to have Elizabeth Sanchez, of Eleven 29, LLC, present her revised plans for 70 Buckingham. Ms. Sanchez canceled, we will follow up and reschedule. She did receive a redeveloper designation at our last meeting, and is on tonight’s agenda to enter into a RDA.

6. Executive Director’s Report

- a. Financial Disclosures: All board members are required to complete financial disclosures. The deadline to do so is **April 30, 2023**. You should have received an email with step by step instructions. If you filed last year your login information should be the same. For first time filers please contact the Clerk’s office for your pin number at (732) 826-0290 and use extension 4018.
- b. ePort II: I’d like to thank those of you that joined us at the Groundbreaking, it was an amazing event, the food trucks were definitely a hit. At the groundbreaking we received a ceremonial check of \$2.6 million for the City’s Affordable Housing Trust Fund – we have actually collected \$1.3 million and the balance will be collected at the issuance of the TCO along with \$1million for open space/park improvements and \$500K for a fire truck. The project is set to be completed by this time next year.
- c. 70 Buckingham (Baby B Nursery) & 67 Pearl Place: Are both on tonight’s agenda to enter into a Redevelopment Agreement with PARA. Should you have any questions, they could be made to council, Topology or our engineer.
- d. Waterfront Plan Amendments: The amendments were reviewed by the Planning Board for consistency with the Master Plan, the Planner advised the board that they indeed were consisted with the exception of one minor change. The amendments removed conditional home occupational/business offices but the recommendation was to add them back – no one objected to such so the amendments with that recommendation will now go before the City Council, tomorrow evening for approval. We continue to work toward RDAs with both the Buckingham and Seagate projects.
- e. AINOR Studies: Admin presented the City Council with 5 Areas in Need of Redevelopment to be studied. The Council sent all to the Planning Board. The Planning Board at the meeting last week moved to have CME study the Buckeye Area and to issue an RFP for the 2nd St. area. The remaining areas will go before the Planning Board in May: Harbortown, High/Board and the Downtown/Train station Area. During that meeting they will decide to issue RFPs for the studies or to assign them to their current planner.
- f. UEZ Update: *UZ-4 (Contractor’s Exempt Purchase Certificate)* – Qualified businesses may provide UZ-4 exemption certificates to contractors hired to work on

the businesses’ real property in the zone. A contractor may use the UZ-4 to purchase construction materials, supplies, and services exempt from Sales Tax when used exclusively to improve, alter, or repair the real property of a qualified business at its zone location.

There is no limitation on the amount of exempt purchases of construction materials, supplies, and services made by a contractor for the exclusive use of erecting new structures or substantially improving, altering, or repairing the real property of a qualified business at its zone location. *Substantially improving, altering, or repairing* means any reconstruction, rehabilitation, addition, or other improvement to a structure, of which the total cost equals to or exceeds 50 percent of the market value of the structure before the start of the construction improvement.

7. Engineer’s Report - Mr. Herits was not in attendance but the ED presented on his behalf:
 - a. ePort2 - Installing site utilities, Started foundation for Building B (nearest to the water), Wall panels should be going up mid-May
 - b. Sayre Ave - Still waiting for DEP approval
 - c. Riverwalk Crossing - Last time I spoke to the engineer they are still in resolution compliance

8. Attorney’s Report – William Opel reported the following:

- 67 Pearl Place – RDA agreement tracks with the presentation made to the commissioners in March – no significant changes
- 70 Buckingham – Minor changes to the configuration to the property – project as described in the RDA will no change the format presented this evening – it also includes a sufficient timeline
- Financial disclosures – filing deficiencies will be enforced and
- Deferred balance of report for closed session

Mr. Rosa – will anything that is left out change the RDA. Opel responded - No substantial changes

9. Public Session (Agenda Items Only)

	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			

No comments from the public

No written public comments submitted to the ED.

Motion to close the public portion as it relates to agenda items from the board?

	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			

10. Public Comment (Any PARA Matter)

	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			

No comments from the public

No written public comments submitted to the ED.

Motion to close the public portion

	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. Resolutions

R.04:23:01 RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH, VIRIDIANPARTNERS LLC., ELEVEN 29, LLC., OSMANAJ LLC., HARBORTOWN, CMD PERTH AMBOY, SEAGATE AND PROFESSIONAL SERVICES

	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			

Chairman Rosa: Moved into executive session at 6:25pm and will return to move the remaining portions of the agenda.

Commissioner Santana joined the meeting during executive session.

Motion to reopen the meeting to the public?

	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.04:23:02 RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A.40A:12A-1, ET SEQ. BY AND BETWEEN THE PERTH AMBOY REDEVELOPMENT AGENCY AND ELEVEN 29, LLC

	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.04:23:03 RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A.40A:12A-1, ET SEQ. BY AND BETWEEN THE PERTH AMBOY REDEVELOPMENT AGENCY AND OSMANAJ, LLC

	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			

12. Motion to Adjourn

	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			
Comm. Young		X	X			
Chairperson Rosa			X			

Meeting End 7:45pm