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CITY OF GARFIELD  
GARFIELD REDEVELOPMENT AGENCY  
111 Outwater Lane  
Garfield, NJ 07026

MINUTES OF MEETING HELD ON  
MONDAY, DECEMBER 5, 2016

BEFORE:  
THE GARFIELD REDEVELOPMENT AGENCY  
COMMENCING AT 7:00 PM

The Meeting was called to order by  
Chairman Andreano at 7:00 PM

Chairman Andreano announced  
compliance with the Sunshine Law

Pledge of Allegiance recited by all  
present

THE FOLLOWING COMMISSIONERS PRESENT:

ARTHUR ANDREANO, Chairman  
ERNEST ROSOLEN, Vice Chairman  
JOSEPH DELANEY  
RAYMOND SIMIONE  
PETER AMADIO (arrived @7:10 PM)  
ARTHUR ROTIO  
FRANK PUZIO

ALSO PRESENT:

FRANK REGAN, ESQ.,  
Attorney to the Agency  
  
THOMAS J. DUCH, Executive Director  
  
BERNIE MIRANDI, Boswell Engineering  
  
PATRICIA ESPOSITO, Ass't Secretary  
  
BETH CALDERONE, CCR-Stenographer

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NEW BUSINESS:

INTRODUCTION OF 2017 BUDGET

JULIUS CONSONI, Lerch, Vinci, Higgins summarized with the Agency the budget basically being flat from a year ago, prior expenses appropriating were \$132,500 and stated the 2017 budget, introduced this evening, will also be \$132,500.

On the revenue side, the request from the City on their budget will be \$45,000, which is again flat as prior year. The budget for 2017 was balanced with surplus, so the budget anticipated, using \$87,500 of the agency surplus, which based on the status of the surplus that's currently had, will be a non-issue.

Mr. Consoni summarized the three resolutions on the agenda, one being the standard resolution, the introduction of the budget. Statutorily, the budget needs to be introduced 60 days prior to the beginning of the next fiscal year. There will be an additional resolution for the delayed introduction of the budget, which basically needs to gather certain revenue information to be prepared.

Lastly, for the agency to operate in the upcoming year, the agency has to adopt a delayed temporary budget until the budget is actually adopted, which will be 25 percent of the anticipated expenses for the upcoming year which will cover the agency for the first three months of the year.

(Commissioner Amadio arrived @7:10)

RESOLUTION 2016-15 Delayed  
Introduction of 2017 Budget

Motion to MOVE Resolution 2016-15 by Commissioner Rosolen, Seconded by Commissioner Rotio and APPROVED on unanimous roll call vote.

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RESOLUTION 2016-16 2017 Temporary  
Budget

Motion to MOVE Resolution 2016-16 by Commissioner Rosolen, seconded by Commissioner Simone and APPROVED on unanimous roll call vote.

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2 RESOLUTION 2016-17 Adoption of  
Annual Budget on January 9, 2017

3 Motion to MOVE Resolution 2016-17 by  
4 Commissioner Amadio, seconded by Commissioner Rotio  
and APPROVED on unanimous roll call vote.

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6 DISCUSSION

7 Executive Director Duch stated he  
8 met with the new Mayor regarding the Passaic Street  
9 project, and stated the Mayor views redevelopment  
10 not as pavers, planters and lighting, but views  
11 redevelopment as significant changes in the  
12 community, taking advantage of the train station  
13 located on Passaic Street area.

14 PRESENTATION - Relevance to Age  
15 Friendly Communities and implementation steps

16 The City of Garfield, through the  
17 efforts of Darlene Revelle, RN., Garfield Health  
18 Department and Tony Furfaro brought to Executive  
19 Duch's attention that the Taub Family Foundation  
20 provides certain planning grants available to the  
21 City, which talk about how you age in place,  
22 revitalization, seniors to remain in the community,  
23 or remain in some other type of housing. The City  
24 of Garfield was able to secure a \$35,000 initial  
25 grant from the Taub Foundation.

Charles Brown, MPA Senior Research  
Specialist with Alan M. Voorhees Transportation  
Center, and Adjunct Professor at the Edward J.  
Blaustein School of Planning and Public Policy at  
Rutgers, provided a power-point presentation to the  
Agency as to creating an age-friendly concept  
(complete Street Policies) in communities, and how  
it also relates to redevelopment, providing safe  
access on streets for all users, a betterment for  
all communities.

The Alan M. Voorhees Transportation  
Center, being the leader in transportation research  
and education at the National State and Regional  
Level.

1                   As part of the grant, training is  
 2 offered to promote different interactions in  
 3 sectors in the community and as developing  
 4 revitalization plans, keeping in mind the young  
 5 children and older adults to design development  
 6 with the needed population in mind. Training  
 7 techniques are amongst the grant to learn how to  
 8 implement this Complete Street Policy provided with  
 9 technical assistance with Land Use policy questions  
 10 and helping how to learn about land use and how it  
 11 interacts with age-friendly communities.

12                   Recommendations are to take  
 13 advantage of the free training on Complete Street  
 14 adoption, provided by the New Jersey Department of  
 15 Transportation.

16                   (A Handout of the power-point  
 17 presentation was given to the Agency)  
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 21                   RESOLUTION 2016-18 Execution of the  
 22 3rd Amendment to GRA Agreement/HP Garfield.

23                   Garfield renegotiated the  
 24 transaction from Mr. Demetrakis and his group/HP  
 25 Garfield. The City of Garfield will be receiving  
 \$2.8 million in payout which will be applied to the  
 construction of the new police station.

To receive the two million dollars,  
 it was renegotiated that when building A receives  
 its temporary CO, the City of Garfield will receive  
 the first million dollars and also upon the  
 issuance of the second TCO for building B.

Building B is the building where the  
 redevelopment agency and planning board initially  
 approved a long tail section at the end of the  
 property, that goes to the old power house behind  
 the paper mill. The request to square off that  
 section, enabling the parking to be closer to the  
 building. Upon the TCO of Building B, the second  
 million dollars will be released.

RESOLUTION 2016-18 MOVED by  
 Commissioner Amadio, seconded by Commissioner  
 Simione and APPROVED on unanimous roll call vote.

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1 RESOLUTION 2016-19 Meeting Dates.

2 MOVED by Commissioner Rotio,  
3 seconded by Commissioner Amadio APPROVED on  
4 unanimous roll call vote.

4 -----  
VOUCHERS:

5 North Jersey Media -\$146,30, Beth  
6 Calderone-\$200.00

7 Payment of Bills moved by  
8 Commissioner Rosolen, seconded by Commissioner  
9 Puzio, APPROVED on unanimous roll call vote.

9 OLD BUSINESS: None

10 CITIZEN REMARKS  
11 No Citizens and taxpayers

12 MOTION TO ADJOURN MEETING at 8:00 PM  
13 by Commissioner Simone, seconded by Commissioner  
14 Puzio and approved on unanimous voice vote.

14 MEETING ADJOURNED

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