

Garfield Redevelopment Agency

August 6, 2018 Minutes of Public Meeting

Chairman Andreano called the meeting to order at 7:00 pm. Chairman Andreano announced compliance with the Sunshine Law

Notice of the time, date and place of this meeting has been provided at least 48 hours in advance (1) by publication in The Herald News and in The Bergen Record both of which are official newspapers of the City of Garfield; (2) by posting of the Notice of meeting on the Community Bulletin Board at the municipal building and (3) by filing a copy of the Notice with the City Clerk.

The following Commissioners were present: Commissioner Arthur Andreano; Commissioner Ernest Rosolen, Commissioner Joseph Delaney, Commissioner John Easom, Commissioner Anna Sciacca, Commissioner Raymond Simione.

Commissioner Peter Amadio was absent.

The following were also present: Santo T. Alampi, Esq. – attorney to the Agency; Thomas J. Duch – Executive Director; Dennis Harrington – Boswell Engineering; Pat Esposito – Secretary; Beth Calderone – Certified Court Reporter; Roy Riggitano – CFO.

The First Agenda item was Old Business.

Meridia Update:

Mr. Duch advised the Commissioners that the Agency had received the payment of \$90,000.00 in accordance with the Redeveloper Agreement and that a TCO had been issued for Building B.

Mr. Harrington advised that Building A is substantially complete, that the privacy fence along Walnut Street has been completed and that there has been an issue with the rain garden that the Re-Developer is working on correcting. He further advised that the Re-Developer is seeking a TCO for Building A.

The Next Agenda item was New Business.

The first item of New Business was the approval of the Minutes of the July 9, 2018 meeting of the Board. Commissioner Easom introduced a motion to approve the Minutes meeting of the Agency, which was seconded by Commissioner Sciacca and voted unanimously by those eligible to vote. Commissioners Delaney abstained. Commissioner Amadio was absent.

The next item under New Business was a presentation of PILOT Programs by Dieter Lerch, the City Auditor. During Mr. Lerch's presentation he provided the Board with an overview of Payment in Lieu of Tax Programs, how the PILOT Programs work generally, why PILOTs are considered by municipalities as well as the benefits and detriments to PILOT Programs. Mr. Lerch and the Board engaged in a question and answers regarding PILOTs and the Board thanked Mr. Lerch for his presentation.

The next item under New Business was the request of Mark Schaevitz of Paragon Development to be heard by the Board. The Board permitted Mr. Schaevitz to be heard regarding the Paragon Property. Mr. Schaevitz advised the Board that he was possibly looking to do residential development on the site and that he is the contract purchaser of the property as the Board is aware. He advised the Board that historically the seller of the property had been opposed to residential on the property but that given all the variables that have occurred since they began their contract negotiations, the Seller would consider residential if the Board would likewise consider residential. Mr. Schaevitz made it clear that before the seller would entertain residential, the seller wanted to know that the City would consider it. The Board commented that, in concept, they would be amendable to residential at the site.

The Next Agenda item was the August 2018 Bills presented for payment.

Vice Chair Rosolen introduced a motion pay all the August 2018 Bills of the Agency, which was seconded by Commissioner Simione and voted unanimously by those eligible to vote.

The Next Agenda item was Public Participation.

Commissioner Easom made a Motion to go into Public Session, which was seconded by Vice Chair Rosolen. All Commissioners voted affirmatively.

Mayor Rigoglioso was in the public and spoke. He thanked the Board and stated that he was excited about redevelopment in the City and the City moving forward.

The resident at 401 Palisade Avenue spoke. Felt the potential Kalama Site development was a bold move because of the environmental condition and wanted to know who is responsible for the environmental clean-up at the site. Mr. Harrington explained who is responsible for environmental cleanup on polluted sites.

The meeting adjourned at approximately 8:30 pm

Respectfully Submitted,

Santo T. Alampi