

Garfield Redevelopment Agency

February 3, 2020
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: Chairman Arthur Andreano, Vice Chairman Peter Amadio, Commissioner Joseph Delaney, Commissioner John Easom and Commissioner Daniel Rigoglioso. Commissioner Anna Sciacca and Commissioner Raymond Simione were absent.

The following individuals were also present: Thomas Duch, Executive Director, Patricia Esposito, Secretary to the Agency; Santo T. Alampi, Esq. – Attorney to the Agency; Roy Riggitano – Chief Financial Officer; Dennis Harrington, PE – Engineer for the Agency and Beth Calderone – Certified Court Reporter.

The First Agenda Item was the adoption of the January 6, 2020 Meeting Minutes.

The minutes of the January 6, 2020 meeting were presented to the Board. Commissioner Easom introduced a motion to adopt the January 6, 2020 Minutes as presented, which was seconded by Commissioner Amadio and voted unanimously by those eligible to vote.

The Next Agenda item were the February 2020 Bills presented for payment.

The January 2020 Bills were presented for payment. Commissioner Easom introduced a motion pay all the February 2020 Bills of the Agency, which was seconded by Commissioner Rigoglioso and voted unanimously by those eligible to vote.

The Next Agenda item was New Business.

The first item under New Business was the Presentation of the Neighborhood Preservation Plan for the “River to Rail” District on Passaic Street.

Mr. Duch provided opening remarks about the Neighborhood Preservation Plan, how the City had been awarded a Neighborhood Preservation Grant and that the City had partnered with Greater Bergen to secure the grant and to help prepare a preservation plan and administration of the grant funds. Mr. Duch introduced Robert Halsch of Greater Bergen. Mr. Halsch reiterated that the City had secured the Neighborhood Preservation Grant anticipated to be \$500,000.00 over the next 5

years. Mr. Halsch introduced Mr. Michael Lamendola, a professional planner who helped secure the grant from the State.

Mr. Lamendola presented a power-point presentation of the Neighborhood Preservation Plan. Commissioner Easom asked if the grant was contingent on this plan. Mr. Lamendola advised that the State requires a plan to be submitted for review by the State to ensure that there is a plan in place for the money to be spent and that the money is spent in accordance with the grant. Mr. Lamendola advised that the neighborhood qualifies as an NPP Neighborhood (one factor is that it is a census tract 15) and that there was 1 of 19 municipalities to qualify for this particular grant. Mr. Lamendola explained that the plan must have implantation activities. Commissioner Easom asked if the money could be used for general beautification, cleaning and/or graffiti removal. Mr. Lamendola expressed that those would qualify as eligible activities. Mr. Lamendola explained that in the fall, there was a community engagement survey that was live for one-month. 259 people responded to the survey and that there were Five Focus Groups of the course of two additional days. That the input from the survey and the focus groups help shape the NPP being presented. The NPP had a five year outlook to match the funding of the grant. That in year 1 of the NPP the focus would be on façade improvements, strengthening the City's outdoor café ordinance, implementation of shared parking, the mural art and the train station stairway and retaining wall repair. Year 2 would continue to focus on façade improvements, establish an Outdoor Café Reimbursement Program, sustainability for shared-parking program, establish an event committee, design and install the Gateway sign at River Road and mural art. Year 3 would continue to focus on the façade improvements, outdoor cafes, events committee and sustainability of shared parking in addition to the design and installation of a Gateway sign on Passaic Street's eastern edge and trestle up-lighting for the train station. Year 4 would continue to focus on the façade improvements, outdoor cafes, events committee and sustainability of shared parking in addition to free community wifi and additional mural art. Year 5 would continue to focus on all the improvements having been made in years 1-4 and add the intersection art competition.

Commissioner Easom introduced a motion to open to public, which was seconded by Vice Chairman Amadio. Joan Hebart asked if she could have a copy of the Plan and when the money would be available.

Commissioner Rigoglioso introduced a motion to recommend adoption of the NPP to the Mayor and Council, which was seconded by Vice Chairman Amadio and voted unanimously by those eligible to vote.

The Next Agenda item was the resolution for the Extension of the Option of CPC Aquista, LLC to exclusively redevelop the Kalama Site.

Commissioner Easom introduced a motion to adopt the resolution extending the option of CPC Aquista, LLC to exclusively redevelop the Kalama Site, which was seconded by Commissioner Rigoglioso and voted unanimously by those eligible to vote.

The Next Agenda item was Public Participation.

No other members of the public were present and no other business was presented to the Agency.

Commissioner Rigoglioso introduced a motion to close the meeting, which was seconded by Commissioner Easom and voted unanimously by those eligible to vote.

The meeting adjourned at approximately 8:25 p.m.

Next meeting is March 2, 2020.

Respectfully Submitted,

Santo T. Alampi