A Regular Meeting of the City Council was held Tuesday, June 9, 2020 at 7:10 PM in the Emergency Operations Center in the Police Headquarters located at 411 Midland Avenue, Garfield, NJ 07026.

Mayor Richard Rigoglioso presided. City Clerk Andrew J. Pavlica announced that the meeting was being held in accordance with provisions of the Open Public Meetings Act and under guidelines set forth by the New Jersey Division of Local Government Services in an email dated March 12, 2020 for the conduct of Council Meetings under a Health Emergency. City Clerk Pavlica announced that adequate notice was provided by mail, fax and email to the Official City newspapers and to other interested parties and by posting the meeting notice on the bulletin boards in City Hall and on the City Website. City Clerk Pavlica also announced that, although not required, a special public notice was also published in the June 4, 2020 edition of the Bergen Record newspaper advising of this meeting being held remotely, and the public was also directed to the City Website for guidance in order to listen and watch and participate. City Clerk Pavlica advised that these actions have been taken to protect the health, safety and welfare of the people of Garfield due to the Coronavirus Pandemic.

Councilmembers Present: Richard Rigoglioso
Councilmembers Present Telephonically: Louis G. Aloia, Frank J. Calandriello, Erin N. Delaney and Joseph Delaney
Also Present: City Clerk Andrew J. Pavlica
Also Present Telephonically: City Manager Thomas J. Duch, City Attorney Robert Ferraro, Labor Counsel John Lavin, City Engineer Kevin J. Boswell, City Auditor Dieter Lerch and Interim Chief Financial Officer Roy Riggitano

PUBLIC HEARING ON THE GARFIELD SCHOOL SAFETY PROJECT NEW JERSEY DEPARTMENT OF TRANSPORTATION SAFE ROUTES TO SCHOOL PROGRAM

Senior Supervising Engineer and Project Manager Thomas Pagani of WSP Corp. described the Garfield School Safety Project New Jersey Department of Transportation Safe Routes to School Program through a short Power Point presentation.

Mayor Rigoglioso declared a public hearing on same and asked if there was anyone who would like to speak for or against the Program or had any questions.

There being no objections, Mayor Rigoglioso declared the public hearing closed.

REPORTS OF OFFICERS

City Manager Thomas J. Duch reported on the following:

1. The Passaic Valley Water Commission notice that recommends that buildings that have remained unoccupied during the Coronavirus Pandemic have their internal water systems flushed extensively before reoccupation of the building.

CORONAVIRUS REPORT

Mayor Rigoglioso reported that the City of Garfield has had 851 residents affected by the Covid-19 Coronavirus and that there have been 56 deaths of Garfield residents. He reported that New Jersey Governor Phil Murphy has lifted the “stay at home” order and that progress was being made with this disease leveling out throughout the State. He said that in Stage II, gymnasiums, libraries, museums and certain government offices will be allowed to open, soon. He said that Child Care and Day Care Centers will be allowed to open on June 15th and non-contact sports will be allowed, effective June 22nd. He said that Youth Camps will be allowed to open on July 6th, which was good news for the Garfield YMCA and the Garfield Boys and Girls Club. He spoke on how these two organizations have been a tremendous help to the community during this pandemic. He said that effective June 15th, buildings will be allowed to open to 25% of their capacity or 50 people total, whichever is less. He said that things are moving forward so that more people are allowed to gather inside and outside. He said that effective July 3rd, gatherings of up to 500 people will be allowed for any Independence Day Fireworks Celebration.

REPORTS OF OFFICERS

2. Garfield was awarded Community Development Grants totaling $495,000 to the City and various agencies, and the breakdown was as follows: $195,000.00 for Belmont Oval Turf Replacement (in Hold Harmless money), $175,000 for Monroe Street Improvements, $15,000 to the Garfield Boys and Girls Club for their Youth Program Room Rehabilitation, $90,000 to the Garfield YMCA for roof replacement and $20,000 to the Garfield Boys and Girls Club for their STEM Program.

3. Summer Camp Registration has resulted in 23 children being registered from more than 80 Summer Camp Registration packets being sent out.

4. The peaceful march which was in support of the Black Lives Matter movement which was held on Thursday, June 4, 2020 and which worked out well.

5. The Heroes Act has not been adopted yet by the US Congress. A newspaper article indicated that the City of Garfield would be awarded millions of dollars, if this program was implemented.

6. The proposed Emergency Outdoor Dining Ordinance.

7. The proposed Mechanical Code Fee Ordinance.

8. The Neighborhood Preservation Program Grant in the amount of $125,000 for Passaic Street Improvements.

9. Greater Bergen will be feeding Garfield senior citizens during the next few weeks. The engagement of services with Maschio's Food Service to feed senior citizens has concluded.

10. The proposed Bond Ordinance for the acquisition of 160 Belmont Avenue, which currently houses the temporary Police Headquarters.

11. The proposed resolution to move Board of Education Elections from April to November.

12. The written Report of the City Engineer dated June 9, 2020.

Mayor Richard Rigoglioso reported on the following:

1. Coronavirus testing to be held at the Frank B. Calandriello Senior Building located at 480 Midland Avenue on Tuesdays from 9:00 AM to Noon and on Thursdays from 2:00 PM to 6:00 PM.

2. The July 9th Blood Drive to be held at the Recreation Center located at 466 Midland Avenue.

RESOLUTIONS

Resolution No. 20-137
WHEREAS, the date for the New Jersey Presidential Primary Election has been changed from June 2, 2020 to July 7, 2020, a date on which a Garfield City Council Meeting was scheduled, and
WHEREAS, the July 7, 2020 Council Meeting date needs to be changed to accommodate the Primary Election,
NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Garfield, Bergen County, New Jersey that the date of the Work Session and Regular Meeting scheduled to be held July 7, 2020 are hereby cancelled and postponed and rescheduled to be held Tuesday, July 14, 2020 with the Work Session scheduled to be held 6:00 PM in the Conference Room in City Hall and with the Regular Meeting scheduled to be held 8:00 PM in the Council Chamber in City Hall, unless designated to be held in a different venue or time on July 14, 2020 due to the coronavirus pandemic.

RESOLUTIONS

On call of roll, Ayes 5 (Sgd) Richard Rigoglioso
Erin N. Delaney

Resolution No. 20-138
WHEREAS, Fire Company No. 5 has advised that they have expelled Matthew Sluja of 110 Sampson Street, as an active member effective December 7, 2019,
NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Garfield that the action taken by Fire Company No. 5 with respect to the above matter, is hereby accepted.

On call of roll, Ayes 5 (Sgd) Richard Rigoglioso
Erin N. Delaney

Resolution No. 20-139
WHEREAS, 377 MacArthur Avenue, LLC is the owner of real property known on the Tax Map of the City of Garfield as Block 125, Lot 11, commonly known as 377 MacArthur Avenue, in the City of Garfield, County of Bergen and State of New Jersey, has filed real property tax appeal for the year(s) 2019, bearing Docket No. 013244-2019; and
WHEREAS, Robert McNerney, the appraisal expert retained by the City of Garfield, and/or James Tighe, the Tax Assessor and the City Special Litigation Counsel, Lavin & Associates, P.C., have recommended that the appeal be settled; and
WHEREAS, said properties were assessed for the year(s) as follows:
Block 125, Lot 11 (Street Address- 377 MacArthur Avenue):

Year	Land	Improvements	Total
2019 Original Assessment	$125,100.00	$174,000.00	$299,100.00

NOW, THEREFORE, BE IT RESOLVED, By the City Council of the City of Garfield, Bergen County, New Jersey, that the Special Litigation Counsel is hereby authorized to enter into a settlement of the real property tax by reducing the assessments as follows:
Block 125, Lot 11 (Street Address- 377 MacArthur Avenue):

Year	Land	Improvements	Total
2019 Settlement	$125,100.00	$149,900.00	$275,000.00

BE IT FURTHER RESOLVED, that no interest be paid on any refund or credit due the taxpayer provided it is paid within the statutory time period; and
BE IT FURTHER RESOLVED, that the City Special Litigation Counsel is hereby authorized to sign a Stipulation of Settlement consistent with the terms of this Resolution.

On call of roll, Ayes 5 (Sgd) Richard Rigoglioso
Erin N. Delaney

Resolution No. 20-140
WHEREAS, 28 Botany St Associates, LLC is the owner of real property known on the Tax Map of the City of Garfield as Block 109, Lot 16.01, commonly known as 28 Botany Street, in the City of Garfield, County of Bergen and State of New Jersey, has filed real property tax appeal for the year(s) 2019, bearing Docket No. 013243-2019; and
WHEREAS, Robert McNerney, the appraisal expert retained by the City of Garfield, and/or James Tighe, the Tax Assessor and the City Special Litigation Counsel, Lavin & Associates, P.C., have recommended that the appeal be settled; and
WHEREAS, said properties were assessed for the year(s) as follows:
Block 109, Lot 16.01 (Street Address- 28 Botany Street):

Year	Land	Improvements	Total
2019 Original Assessment	$266,000.00	$129,900.00	$395,900.00

NOW, THEREFORE, BE IT RESOLVED, By the City Council of the City of Garfield, Bergen County, New Jersey, that the Special Litigation Counsel is hereby authorized to enter into a settlement of the real property tax by reducing the assessments as follows:

RESOLUTIONS

Block 109, Lot 16.01 (Street Address- 28 Botany Street):

Year	Land	Improvements	Total
2019 Settlement	$266,000.00	$109,000.00	$375,000.00

BE IT FURTHER RESOLVED, that no interest be paid on any refund or credit due the taxpayer provided it is paid within the statutory time period; and
BE IT FURTHER RESOLVED, that the City Special Litigation Counsel is hereby authorized to sign a Stipulation of Settlement consistent with the terms of this Resolution.

On call of roll, Ayes 5 (Sgd) Richard Rigoglioso
Erin N. Delaney

Resolution No. 20-141
A RESOLUTION AUTHORIZING THE CITY ENGINEER TO CONDUCT A SITE INVESTIGATION FOR 201 and 323 RIVER DRIVE
WHEREAS, the City of Garfield in interested in the acquisition of the above referenced parcels in connection with the River Drive Improvement Project, Phase 2, and;
WHEREAS, a Preliminary Assessment was performed and identified environmental Areas of Concern (AOCs) thereby requiring further environmental study, and;
WHEREAS, the City Engineer has submitted a proposal January 14, 2020 to provide the requisite environmental engineering services
NOW THEREFORE BE IT RESOLVED, the City Engineer is hereby authorized to perform a Site Investigation of these parcels pursuant to the terms in a proposal dated January 14, 2020 for a total cost not to exceed $18,500

On call of roll, Ayes 5 (Sgd) Richard Rigoglioso
Joseph Delaney

Resolution No. 20-142
A RESOLUTION AUTHORIZING THE CITY ENGINEER TO FINALIZE A NJDEP SUBMISSION FOR AND COORDINATE THE INSTALLATION OF A PERMANENT GAC FILTER UNIT AT WELL 8C AND TO COMPLETE A NJDEP SUBMISSION TO AUTHORIZE THE DRILLING AND DEVELOPMENT OF WELL 2R
WHEREAS, the City of Garfield has a temporary Granular Activated Carbon (GAC) filter unit operating at Well 8C, and;
WHEREAS, GAC treatment has proven to be an effective method to remove contaminants which are regulated by the NJDEP, including the recently regulated PFOAs and PFNAs, and;
WHEREAS, the City is currently operating a similar permanent GAC system at Well 1A with satisfactory results, and;
WHEREAS, the existing temporary system has permitted the well to stay in service for a maximum period of 24 months while the permanent system is designed, permitted, bid and installed, and;
WHEREAS, the City is desirous of developing a replacement Well (Well 2R) to replace Well 2, which does meet current NJDEP well requirements
NOW THEREFORE BE IT RESOLVED the City Engineer is hereby authorized to complete the permit submission and provide inspection services for the installation of a permanent GAC system at Well 8C and to submit the remaining permitting documents for Well 2R for a maximum fee of $46,000.

On call of roll, Ayes 5 (Sgd) Joseph Delaney
Erin N. Delaney

Resolution No. 20-143
A RESOLUTION AUTHORIZING THE CITY ENGINEER TO PROVIDE PROJECT OVERSIGHT AND INSPECTION SERVICES IN CONNECTION WITH THE REPLACEMENT OF TURF AT LOFASO FIELD/BELMONT OVAL PARK

RESOLUTIONS

WHEREAS, the City of Garfield secured a grant in the amount of $217,888 from the Bergen County Open Space Trust Fund to replace the turf at LaFaso Field, and;
WHEREAS, the existing turf was provided by FieldTurf and was the subject of litigation in other communities following incidents of premature deterioration; and
WHEREAS, City Engineer has met with FieldTurf representatives with the objective of securing reduced pricing which is consistent with pricing secured by other communities following the initiation of legal action against this manufacturer, and;
WHEREAS, the City Engineer secured a proposal dated 5/28/20 from FieldTurf for a replacement field which includes reduced pricing concessions from the pricing provided via the KPN Purchasing Cooperative, and;
WHEREAS, the City is desirous of utilizing the KPN Purchasing Cooperative to procure the replacement field, and;
WHEREAS, the City needs to coordinate and oversee the work in order to ensure compliance with the project specifications
NOW THEREFORE BE IT RESOLVED, the City Engineer is hereby authorized to provide project coordination and inspection services for the project for a total fee not to exceed $25,000.

On call of roll, Ayes 5 (Sgd) Joseph Delaney
Erin N. Delaney

Resolution No. 20-144
RESOLUTION OF SUPPORT FROM THE CITY OF GARFIELD TO SUBMIT AN APPLICATION AND ABIDE BY CONCESSIONS OF THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS RECREATIONAL OPPORTUNITIES FOR INDIVIDUALS WITH DISABILITIES (ROID) GRANT PROGRAM
WHEREAS, the City of Garfield desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately $20,000 to carry out a project to develop an inclusionary opportunity for young adults and other individuals with disabilities who wish to participate in an inclusive gardening programming in the City. City of Garfield will match this grant with $4,000 (a 20% match of the total project cost, which will be approximately $24,000).
NOW, THEREFORE, BE IT RESOLVED that the City Manager and City Council do hereby authorize the preparation and submission of such a grant; and,
BE IT FURTHER RESOLVED that the City Manager and City Council do hereby recognize and accept that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, in this case, the City Manager and City Council do further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the City of Garfield and the New Jersey Department of Community Affairs.
BE IT FURTHER RESOLVED that the persons whose names, titles, and signatures appear below are authorized to sign the application and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith: Thomas J. Duch, City Manager; Richard Rigoglioso, Mayor.

On call of roll, Ayes 5 (Sgd) Joseph Delaney
Erin N. Delaney

Resolution No. 20-145
See the following

pages numbered_____
for Capital Budget Amendment

RESOLUTIONS

Resolution No. 20-146
A RESOLUTION AWARDING A CONTRACT TO ZUCCARO, INC. FOR THE NEIGHBORHOOD REVITALIZATION STREETSCAPE AND PEDESTRIAN SAFETY IMPROVEMENTS, PHASE I
WHEREAS, the City of Garfield received bids for the above referenced project on February 11, 2020, and;
WHEREAS, six bids were received and the lowest bid was received from Zuccaro, Inc. in the amount of $1,104,397.40, and;
WHEREAS, the NJDOT has awarded a federal grant to fund the majority of this project, and one of the requirements was to first secure authorization from the NJDOT to award this contract, and;
WHEREAS, authorization to award the project was recently secured from the NJDOT, and;
WHEREAS, an extension to award the project was secured from the three (3) lowest bidders to allow this contract to be awarded greater than 60 days after the receipt of bids, and;
WHEREAS, the City has reviewed the Zuccaro bid and found it to be responsive to the bid documents, and;
WHEREAS, Resolution #20-131 provided for the execution of the grant award agreement between the City and NJDOT,
NOW THEREFORE BE IT RESOLVED, the City of Garfield hereby awards this contract to Zuccaro, Inc. for the low bid amount of $1,104,397.40.

On call of roll, Ayes 5 (Sgd) Joseph Delaney
Richard Rigoglioso

Resolution No. 20-147
RESOLUTION ESTABLISHING THE ELECTION OF MEMBERS OF THE GARFIELD BOARD OF EDUCATION AS THE FIRST TUESDAY AFTER THE FIRST MONDAY IN NOVEMBER
WHEREAS, P.L. 2011, c. 202 authorizes changing the election date of school board members from the third Tuesday in April to the first Tuesday after the first Monday in November (the General Election); and
WHEREAS, such action requires the adoption of a resolution by a school district or the municipality or municipalities constituting such district, as set forth in P.L. 2011, c. 202; and
WHEREAS, P.L. 2011, c. 202 requires that the change to a November election remain in effect for four years; and
WHEREAS, P.L. 2011, c. 202 eliminates the annual voter referendum on the proposed general fund tax levy (i.e., the base budget which is at or below the statutory tax levy cap) in school districts where board of education members are elected at the General Election; and
WHEREAS, P.L. 2011, c. 202 requires that an additional general fund tax levy proposal (i.e., for an expenditure in excess of the tax levy cap) be presented to voters as a separate question at the General Election; and
WHEREAS, the Mayor and Council of the City of Garfield believe that the financial interest of its constituents is safeguarded by the state's tax levy cap and the thorough review of the proposed school budget by the Executive County Superintendent and the Executive County School Business Administrator; and
WHEREAS, the Mayor and Council of the City of Garfield believe that more citizens will participate in the selection of school board members at the General Election than on the third Tuesday in April and that the higher level of participation will foster positive interest in our public schools; and
WHEREAS, the Mayor and Council of the City of Garfield are committed to the non- partisan status of school board membership and the nonpartisan conduct of school elections and believes this principle will not be compromised by conducting board member elections in November.
NOW, THEREFORE, BE IT RESOLVED, that, pursuant to P.L. 2011, c. 202, the Mayor and Council of the City of Garfield hereby changes the annual election date for school board members from the third Tuesday in April to the November General Election, beginning in 2021; and be it further
RESOLVED, that, pursuant to P.L. 2011, c. 202, the annual organization meeting of the Garfield Board of Education will take place in the first week of January following the November General

RESOLUTIONS

Election and that the board of education's next organization meeting will take place in the first week of January 2022; and be it further
RESOLVED, That, pursuant to P.L. 2011, c. 202, members of the Garfield Board of Education whose terms would have expired by May 2021 will continue to serve in office until the January 2022 organization meeting; and be it further
RESOLVED, That this resolution be transmitted to the Bergen County Clerk; the Bergen County Board of Elections and/or Superintendent of Elections; the Garfield municipal clerk and school board secretary or secretaries; the Department of State, Division of Elections; the Department of Education's Executive County Superintendent; and the Department of Community Affairs, Division of Local Government Services; and be it further
RESOLVED, that a copy of this resolution also be provided to the New Jersey School Boards Association and New Jersey State League of Municipalities.

On call of roll, Ayes 4,
Abstain 1 - Mayor Rigogolioso

(Sgd) Joseph Delaney
Erin N. Delaney

BILLS AND CLAIMS

Resolution No. 20-148
RESOLVED by the City Council of the City of Garfield that the following Bills No. 2237 to 2239 covering Dog Trust Fund and Community Policing Trust Fund totaling $573.64 and the Current Fund Reserve totaling $4,672.49 and the Current Fund totaling $2,933,871.93 and the Water Fund Reserve totaling $33,036.20 and the Water Fund Current Fund totaling $18,792.71 and the General Capital Fund totaling $132,847.38 and the Water Capital Fund totaling $9,498.00 per attached Computer Lists, dated June 4, 2020, be ordered paid and the proper officers are hereby authorized to issue checks for same provided there are funds in the respective appropriations, and
BE IT FURTHER RESOLVED that the action of the Mayor, City Clerk and City Treasurer in issuing checks in payment on the Ratification List, which includes forty four (44) items prior to the meeting be ratified.

See

the

following pages numbered_____

for

Bills

and

Claims

ORDINANCES

Ordinance No. 2837
The following entitled ordinance was introduced at a Regular Meeting held Tuesday, May 12, 2020; it was duly published; a copy was posted on the bulletin board in City Hall; copies were made available to the general public and having complied with the law, this ordinance was not read in full, and the City Council can now proceed with the public hearing and final passage:

AN ORDINANCE OF THE CITY OF GARFIELD, COUNTY OF BERGEN, NEW JERSEY APPROVING THE PILOT APPLICATION AND AUTHORIZING THE MAYOR AND CITY CLERK PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ. TO EXECUTE A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF GARFIELD AND MERIDIA GARFIELD 99, URBAN RENEWAL, LLC FOR PROPERTY LOCATED ON BLOCK 23, LOTS 25, 28 & 29 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF GARFIELD AND LOCATED IN THE PASSAIC STREET REDEVELOPMENT AREA

City Clerk Pavlica read the ordinance by title.

Mayor Rigoglioso declared a public hearing on same and asked if there were any objections.

City Clerk Pavlica read the following statements and questions which were received via email:

Rich Torre, 113 Krakow Street:
I am writing in because I cannot understand how there can be any resistance to having a piece of property that is contaminated and has been vacant for 30 + years getting cleaned up and developed.
I have heard in discussion that the City receives $20,000 dollars a year in taxes on this property right now. We have a developer who wants to clean the property – develop it and give the City parkland which would result in the city receiving over $400,000 dollars in property taxes. How can it be a bad thing for the City to receive twenty times the taxes for the same piece of property in addition to the property being built upon and no longer being an eye sore?
I have heard some members of the council ask what is the rush to develop this property and I say that 30 years is too long.

Thank you,

Rich Torre
113 Krakow ST

John L. Row Jr., 546 Palisade Ave:

Members of the Council,

Firstly, thank you all for your efforts during COVID-19. You're jobs must not be easy during this time.
I have been watching some of your meetings and have gone back to understand the history of redevelopment in Garfield.
I would just like to say that I wholly support the the Passaic St projects that you are pursuing.
Garfield is likely the only community in Bergen County with 2 train stations on a line that may one day have direct access to New York City.
It would be pure negligence on the City's part if one day the Garfield station is no more, and the City had options to revitalize and improve the area around it, but chose not to.
I am familiar with the site and cannot for the life of me see how residents in the neighboring area will be negatively impacted.
As for the site off on River Road, if there are no additional school children involved and the option is an enormous empty lot with environmental issues or a developed industrial use that brings in new taxes for the City, I will pick the cleaner site with tax revenue over an abandoned environmental mess.

ORDINANCES

Once again, thank you for your efforts during COVID-19 and thank you for reading my comment tonight.

John L. Row Jr.
546 Palisade Ave

My name is Lukasz Kowalski, resident of City of Garfield, at 25 Plauderville Avenue:

Mayor and Council,
I am so very excited that the City will have quality apartment rentals in the Passaic Street area. I am at the phase of my life where I will soon be looking to move out of my parent's home. Today, as it stands, there is no attractive rental living in Garfield. The apartments on River Road are nice but do not have access to transit or stores. You have to go everywhere by car. The rest of the City's rental market simply does not meet my needs or desires.
A great community must be diverse in what it offers its residents. Adding a quality rental option, in a downtown setting and next to a train station, is an absolute home run. I am excited that the City is willing to consider redevelopment.

To Whom it may concern:

Hello, I'd like to tell you a little bit about myself. My name is Aaron Khan. I live at 77 Irving Pl. Garfield, NJ 07026. I have spent all my life in the wonderful City of Garfield. All of my education through grade school (K-12) has been received from this district as well. In my 30 plus years here I have been involved in many sports and clubs. In 2004, I was elected the Boys and Girls Club Youth of the Year Award. I attended Garfield High School from September 2000 - June 2004, where I graduated with honors (National Honor Society) and also played and excelled in both Varsity Baseball and Wrestling. My education was then furthered at Montclair State University, where I received a BS in Exercise Science and Teaching of Health and Physical Education. I have now worked in the Garfield School District for 10 years, where I teach Health and Physical Education at the high school level, along with being the Head Wrestling Coach, Head Boys Volleyball Coach, and Assistant Girls Soccer Coach. It goes without saying, this town is very important to me.

I am writing this e-mail in regards to the redevelopment on Passaic St. I once sat on a committee to give my personal opinion on how to redevelop the street itself, commercial wise. I am 100% for development, and I believe that starting the housing/ condo construction is the first step in the right direction, especially due to its location steps away from a NJ Transit Station. Numerous cities and towns all over northern New Jersey have taken advantage of their train locations to build and redevelop, and I feel it's about time we, the great "City of Champion" Garfield, capitalize and do the same.

I would like to thank you for taking the time in reading this e-mail and ask that you please share this email and my views on the start of redevelopment in the council meeting.

Thank you.

Sincerely,
Aaron Khan

Lou Ann Vistocky: Revitalizing the Passaic Street area through redevelopment will allow for a vibrant mix of uses both residential and retail including restaurants. It will become a remarkable downtown area.
Thoughtful community planning is essential so the surrounding area benefits.
Redevelopment is reinvesting in Garfield's future.

ORDINANCES

Dennis L. Malicki: Members of the council, as I stated in the April 14th meeting I am of the opinion that the ordinance allowing negotiation between the City of Garfield and Meridia regarding a pilot concerning the Passaic St. property be postponed until at least a time when this Pandemic has reached a level of security to where our citizens may respond given its importance and bearing on our city and taxpayers . I fully understand a pilot may be necessary regarding the Kalama property given its history of contamination however fail to understand why it should be granted regarding Passaic St. I find it deeply disturbing that taxpayers are unable to get a professional answer to valid questions concerning Passaic St. We still have not received an answer to the question of how it was derived at the number of units projected and was there any discussion of compromise to lessen the density which your constituents pleaded for.
Straight up question asking for a straight up answer why is a Pilot necessary for Passaic St??
Dennis Malicki.

Dennis L. Malicki
Special Investigation Unit Mgr.
Assigned Risk Solutions LTD.
Claims Administrator for
Integon National Ins Co.
National Liability and Fire Ins. Co.
Park 80 West
250 Pehle Ave. Suite 800
Saddle Brook ,NJ 07663
201 368 8055. ext.7350/office
973 222 6675/ cellular
201 368 8690/ fax

dmalicki@arsinsltd.com

Tana Raymond, 93 Spring Street:

Is it true that the developer only pays taxes on the apts he rents? I heard this and would like it verified whether it is true or not? Is this another perk offered to him besides being exempt from school taxes with the pilot?
Did our tax assessor assess the properties or was it as Mr. Lerch said at the last meeting that the developer determined the property value? If this is true how can the council accept that as truth? Don't you owe it to the taxpayers to get the best deal possible for the taxpayers.
My Opinion: This whole deal is a travesty for the taxpayers. This is being rushed thru without meeting and listening to the concerns of the citizens and taxpayers as we always did before. We have no voice!!! Something stinks with this deal and it is not the transfer station!!!!

I want to know why the rush to push this thru without public input, questions and comments. It is apparent this issue was decided already by the majority. This is NOT TO STIR THE POT as I was accused at the last council meeting but to question, as a taxpayer, why the rush? If all his apts. are not rented he will get a reduction in taxes that none of the rest of the taxpayers get. Why wasn't this made public? I and others have had vacant apts. in our rentals and we never got a tax break. What makes this developer special? Is he the property owner? Recently I questioned who owned the property and it was not him. Why didn't you meet with the residents who live in the area as we did with the Sketchley property? We had multiple meetings with the residents to hear their concerns and come to mutual agreements. I always felt we were Representative of the taxpayers. This project is being rushed thru without any discussion. I am asking that you table this ordinance for further discussion for the sake of the residents that will be affected. This council needs to be transparent and honest with the taxpayers. Remember you work for us!!!!

ORDINANCES

Bryan Stringfello, 55 Dewitt Street:

Garfield has no downtown. Many years ago Passaic St. had a sweet shop, a paint store, a florist, a jewelry store, a travel agency, two law firms, a chiropractor and other services. Today it has almost nothing to attract our residents. The time has come to take care of Passaic Street and the people who live in the First Ward.

I do not understand why there has been so much fuss by just a few people to stop this progress. I write to say build residential, bring residents to the downtown, and those residents will need to shop and to eat. With new residential units, our young people will be able to stay here. I believe they will grow the community if you let redevelopment proceed.

Romi Herrera, 158 Main Street: Many towns have re-developed around train stations Garfield is lucky enough to have two of them it is a no brainer to redevelop around Passaic Street train station just like other cities already have.

Patricia Nayda, 184 Shaw Street:

Good Afternoon/Evening,

My comments are directed towards the current Pilot Program that is on the table. I understand we want to move this city in a forward direction. I hear everyone saying that if we want builders to come in we need to offer a pilot like other towns do. It sounds great on paper and all we keep hearing about is the revenue it will create "over the years" I asked questions during the last meeting, however, they were never fully answered.

What about the taxpayers in the city? What thoughts do you have to lessen the burden on us? What about Sr. Citizens and Disabled that pay taxes, including school taxes, that Do not have children in the school system? I do not have children in the system, never did. Where is my pilot?

I also asked on the last meeting for dollar figures that show the revenue that the pilot would produce vs. the regular tax they would pay on the property. That question was never answered.

Has this pilot been advertised to other builders? You keep saying we are lucky to get this builder, but has this pilot been advertised to other builders? How would you know if other builders are interested if it is not offered to them?

Finally, we heard each and every night via a phone call and/or video on how our DENSE our city is. Once, again why are we looking to increase residency when we are already packed in like sardines. We have apartments that are illegally overcrowded, we have people that make Illegal apartments out of basements, attics and yes even garages. This is where our focus should be.

We have streets that are raceways, sewers that can't handle what is going in them, we have ATV's/UTV's going up and down Lanza on on sidewalks & roadways, dog walkers that don't pick up the feces, car alarms going off all night, and cars blasting music all hours of the night like they are in a nightclub. Start cleaning up the city with what we have going on already then focus on the future. I am not against development and bringing this city forward, but it seems like this is being rushed through without really hearing the taxpayers voices.

Thank you for listening.

ORDINANCES

Joan Banez - 20 Hepworth Place:

Please read these 3 questions during the public response to the Ordinance for the Passaic Street PILOT program:

1. Mr. Duch: I asked this question 2 weeks ago, and again at the last Redevelopment Meeting, who is the current property owner of 100 Passaic Street, the old theater building as of today? Please include the owners name.
2. Mr Duch: It was confirmed at the last meeting that the Passaic Street development has no contamination nor is it located in a flood zone. Therefore, what reason has the developer given to request a PILOT program for the Passaic Street development? Why didn't the developer request this at the beginning of this process? And, if he is unable to build without a PILOT, then why not open it up to another developer who is financially stable and willing to build without a PILOT. As the mayor and Mr Delaney have both stated …this is a PRIME location for redevelopment as agreed by all.
3. Mr. Duch: approximately, what would be the total taxes on the Passaic Street Development over a 15 year period without the PILOT, including city, school and county?

Michael Gall
20 Hepworth Place:

Everyone is for redevelopment on Passaic Street, and as it has been stated in the past we are for redevelopment not OVERDEVELOPMENT.
This is evident in the very survey which Garfield selected to be conducted by Greater Bergen Community Action. The people of Garfield who participated in this survey reflected, by a huge majority vote, AGAINST overdevelopment in favor of less dense development for Passaic Street.
Why do the majority council members, Mayor, Erin and Joseph Delaney continue to fail to recognize and listen to the residents of Garfield who participated in the very survey they voted to have done?
And now, once again, the Council has another opportunity to listen to the residents of Garfield concerning the PILOT program for the Passaic Street development. Why should the developer receive this tremendous tax break in order to make sufficient profits?
PILOT programs are specifically used for “distressed and blighted areas”. The PILOT “greatly reduces the developer’s tax burden and results in significant savings over the term of the agreement”
The 3 council members are once again listening to the developer and not to the residents and voting citizens of Garfield.

Elaine Giardino
109 Marsellus Pl.:

Mayor & City Council of Garfield,

It is essential our citizens know, understand and approve actions that are taken in our name, both regarding the potential income for Garfield and the potential income of the Garfield School Board. At this moment let's assume for these questions the projects on Passaic St and Monroe St. will be built.

At the May 12 Council meeting Mr. Aloia asked some very important questions regarding both looking at the possibility of pilots for the Passaic and Monroe Street properties and very interesting alternative proposals offering non-pilot wins for the developer and more secure and lucrative wins for Garfield.

Prior to voting on moving forward with negotiations on pilots, please detail for our citizens how Mr. Aloia’s proposals were vetted and addressed by the appropriate city employees for use in

ORDINANCES

negotiating with the 99 & 100 Passaic St. developer as well as the same developer for the property on Monroe and River Rd.
Please share the information on each project separately. Mr. Aloia can explain his suggestions and then after doing do diligence using numbers researched by the City experts, for example Frank Regan, Special Council to the Redevelopment Agency, Dieter Lerch, Auditor would respond to Mr. Aloia's proposals and present to the Garfield citizens their investigation into each possibility before any decision or vote is rendered.

For this discussion let's assume city costs, landscaping, lighting, security cameras, Monroe St-the contribution of the strip of land on the riverfront and land for widening the roads would also be part of negotiations.
Respectfully,

Elaine Giardino
109 Marsellus Pl.

Mayor Rigogolioso read the following comments and questions that he received:

Chris Conceptione, Prospect Street:

I understand that redevelopment of the Kalama site is finally at hand. After more than 30 years at looking at this vacant site, I commend the Council for taking the steps necessary to develop this property.

This property was long a chemical factory that contaminated our neighborhood and our city. We finally have the opportunity to get this site developed in a positive way. The proposed Riverwalk on the Passaic River will also improve the entire area.

There has been great controversy over giving the develop a PILOT. I say, if the PILOT helps get this property financed and built, do it as soon as you can.

I have read that PILOTS have been used in other redevelopment areas in communities all over this state. They have apparently worked there, so why not here?

Paula Tamburo, 41 Palisade Avenue:

I am a life-long resident of the City. I live in the First Ward. I am a block away from Passaic Street. Daily, I deal with trash and filth. This is a direct result of old residential buildings and vacant stores which have caused my neighborhood to deteriorate for over 30 years.

I write to express my hope that redevelopment of Passaic Street proceeds quickly. The first two new buildings proposed in this area over these many years finally present a glimmer of hope for our neighborhood.

Rip the old buildings down, let the redeveloper proceed and let’s move our City forward.

There being no further comments, Mayor Rigoglioso declared the public hearing closed.

Councilmember Erin N. Delaney moved that said ordinance do now pass on final passage and that the City Clerk be directed to publish said ordinance in full together with the statement or notice required by law. Councilmember Joseph Delaney duly seconded the motion.

On call of roll, Ayes 3, Nays 2 – Councilmembers Aloia and Calandriello

ORDINANCES

Ordinance No. 2838
The following entitled ordinance was introduced at a Regular Meeting held Tuesday, May 12, 2020; it was duly published; a copy was posted on the bulletin board in City Hall; copies were made available to the general public and having complied with the law, this ordinance was not read in full, and the City Council can now proceed with the public hearing and final passage:

AN ORDINANCE OF THE CITY OF GARFIELD, COUNTY OF BERGEN, NEW JERSEY APPROVING THE PILOT APPLICATION AND AUTHORIZING THE MAYOR AND CITY CLERK PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ. TO EXECUTE A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF GARFIELD AND MERIDIA GARFIELD 100, URBAN RENEWAL, LLC FOR PROPERTY LOCATED ON BLOCK 14.02, LOT 4.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF GARFIELD AND LOCATED IN THE PASSAIC STREET REDEVELOPMENT AREA

City Clerk Pavlica read the ordinance by title.

Mayor Rigoglioso declared a public hearing on same and asked if there were any objections.

There being none, Mayor Rigoglioso declared the public hearing closed.

Councilmember Erin N. Delaney moved that said ordinance do now pass on final passage and that the City Clerk be directed to publish said ordinance in full together with the statement or notice required by law. Councilmember Joseph Delaney duly seconded the motion.

On call of roll, Ayes 3, Nays 2 – Councilmembers Aloia and Calandriello

Ordinance No. 2839
The following entitled ordinance was introduced at a Regular Meeting held Tuesday, May 12, 2020; it was duly published; a copy was posted on the bulletin board in City Hall; copies were made available to the general public and having complied with the law, this ordinance was not read in full, and the City Council can now proceed with the public hearing and final passage:

AN ORDINANCE OF THE CITY OF GARFIELD, COUNTY OF BERGEN, NEW JERSEY APPROVING THE PILOT APPLICATION AND AUTHORIZING THE MAYOR AND CITY CLERK PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ. TO EXECUTE A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF GARFIELD AND MERIDIA GARFIELD 290, URBAN RENEWAL, LLC FOR PROPERTY LOCATED ON BLOCK 50.01, LOT 1 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF GARFIELD AND LOCATED IN THE KALAMA SITE REDEVELOPMENT AREA

City Clerk Pavlica read the ordinance by title.

Mayor Rigoglioso declared a public hearing on same and asked if there were any objections.

There being none, Mayor Rigoglioso declared the public hearing closed.

Councilmember Erin N. Delaney moved that said ordinance do now pass on final passage and that the City Clerk be directed to publish said ordinance in full together with the statement or notice required by law. Councilmember Joseph Delaney duly seconded the motion.

On call of roll, Ayes 3, Nays 2 – Councilmembers Aloia and Calandriello

ORDINANCES

Councilmember Erin Delaney introduced in writing the following ordinance entitled:

AN ORDINANCE TO AMEND CHAPTER 151 OF THE CITY CODE OF THE CITY OF GARFIELD, ENTITLED TO ADD A PROVISION CREATING AN EMERGENCY OUTDOOR CAFÉ ORDINANCE

City Clerk Pavlica read the ordinance by title.

Councilmember Erin Delaney moved that this ordinance entitled: "AN ORDINANCE TO AMEND CHAPTER 151 OF THE CITY CODE OF THE CITY OF GARFIELD, ENTITLED TO ADD A PROVISION CREATING AN EMERGENCY OUTDOOR CAFÉ ORDINANCE" do now pass on first reading and remain on filed with the City Clerk for public inspection until public hearing thereon and further consideration thereof which shall be held June 23, 2020 at 7:00 PM in the new Police Station in Garfield and that the City Clerk be directed to publish said ordinance in full together with the notice of such hearing in The Record, at least seven days prior to the hearing.

The motion, duly seconded by Councilmember Joseph Delaney, was on roll call adopted by the following vote and the motion was declared adopted and said ordinance passed on first reading: Ayes 5

Councilmember Joseph Delaney introduced in writing the following ordinance entitled:

AN ORDINANCE TO AMEND CHAPTER 114 OF THE CITY CODE OF THE CITY OF GARFIELD, ENTITLED "FEES" TO ADD A PROVISION CREATING MECHANICAL CODE FEES

City Clerk Pavlica read the ordinance by title.

Councilmember Joseph Delaney moved that this ordinance entitled: "AN ORDINANCE TO AMEND CHAPTER 114 OF THE CITY CODE OF THE CITY OF GARFIELD, ENTITLED "FEES" TO ADD A PROVISION CREATING MECHANICAL CODE FEES" do now pass on first reading and remain on filed with the City Clerk for public inspection until public hearing thereon and further consideration thereof which shall be held June 23, 2020 at 7:00 PM in the new Police Station in Garfield and that the City Clerk be directed to publish said ordinance in full together with the notice of such hearing in The Record, at least seven days prior to the hearing.

The motion, duly seconded by Councilmember Erin Delaney, was on roll call adopted by the following vote and the motion was declared adopted and said ordinance passed on first reading: Ayes 5

Councilmember Joseph Delaney introduced in writing the following ordinance entitled:

BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF REAL PROPERTY FOR USE AS A POLICE STATION IN, BY AND FOR THE CITY OF GARFIELD, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $2,430,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS

City Clerk Pavlica read the ordinance by title.

Councilmember Joseph Delaney moved that this ordinance entitled: "BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF REAL PROPERTY FOR USE AS A POLICE STATION IN, BY AND FOR THE CITY OF GARFIELD, IN THE COUNTY OF BERGEN, STATE OF

ORDINANCES

NEW JERSEY, TO APPROPRIATE THE SUM OF $2,430,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS" do now pass on first reading and remain on filed with the City Clerk for public inspection until public hearing thereon and further consideration thereof which shall be held June 23, 2020 at 7:00 PM in the new Police Station in Garfield and that the City Clerk be directed to publish said ordinance in full together with the notice of such hearing in The Record, at least seven days prior to the hearing.

The motion, duly seconded by Mayor Rigoglioso, was on roll call defeated by the following vote: Ayes 1, Nays 4 – Councilmembers Aloia, Calandriello, Erin Delaney and Joseph Delaney

ORDINANCE DEFEATED

CITIZENS AND TAXPAYERS

City Clerk Pavlica read the following statements and questions which were received via email:

Tana Raymond, 93 Spring Street:

To Mayor Riggs: You at the last meeting accused me of not being transparent when I was on the council. Maybe you are not aware I was the one who fought to get the council meetings televised so that taxpayers could witness what we were doing in the city. This council has since stopped televising the meetings on cable vision except for twice a week on an off time of the day when most are working. 2/3 of the city has Cablevision not Verizon. I wanted that clarified. Also in all my years of attending council meetings Never were residents given only 3 minutes to speak. I served for 8 years and under 2 different Mayors beside myself and we always gave the citizens enough time to express their concerns. Checks facts before you make accusations.

Why can't these meetings be live with the taxpayers able to call in with questions? Other towns do this. We could give the city clerk our phone number and you can call us from the phone. If you remember Stanley voted this way and so did Joe Delaney when he had to work. That would be a more transparent format. Remember the taxpayers have a right to know what you are doing with our money. Now it has the appearance that decisions are made by 3 people before the meetings. This is not the way government should work. Please start practicing TRANSPARENCY! You work for us!

Joan Banez, 20 Hepworth Place:

I need to comment on the events that occurred during the last Planning board meeting on May 28th. I had 2 questions for the Planning Board, but my questions were abruptly interrupted by the mayor and I was told that the meeting was too long and needed to end. The length of the meeting should not determine how many questions are answered. As the Planning Board secretary and the Chairperson are supposed to be in charge of the meeting why does the mayor continually assume the role of the chairperson? His comments continue to be intimidating and bullying in nature. When will this behavior end?

The entire meeting was chaotic, and very poorly managed. One Planning Board member even questioned the legality of the entire meeting.

The public has all the right to ask questions following a Planning Board session and should not be faced with belligerent comments.

If this continues, I am requesting the City Council to intervene on this persistent behavior and consider either removing him from his office or reprimand this behavior.

CITIZENS AND TAXPAYERS

I am expecting to be told this did not happen, but as I was the person who was bullied, I am stating the events as I know took place on May 28th.

During the meetings on both May 12th and May 26th the reply window on the Garfield website was not available to me as well as others. There have been numerous issues with Windows Team not only by the public, but with Council member Ms Delaney and the last meeting needed to be shut down. It is a shame these major decisions are being made during this time when your communications are lacking. This is a big disservice to the public.

Elaine Giardino, 109 Marsellus Place:

Mayor & City Council of Garfield,

I thank the Council, Police and citizens for taking the time to begin a very important conversation about racial justice. This moment is not one we can allow to pass with time. I myself and I ask everyone to digest, learn, listen and feel how best to respond with action that changes our community and our world. This is not a political conversation, this is a human conversation. I want to do, and us to do, whatever we can to help move this conversation forward.

Bishop Desmond Tutu said, *"If you are neutral in situations of injustice, you have chosen the side of the oppressor."* As Maya Angelou said, *"Do the best that you can until you know better. Then when you know better, do better."*

There have been many injustices. It's important to have compassion but it's also important to go farther than that. Make deep change, rethinking how our world functions and taking action is not just a goal, but essential. Marcie Shimoff said and I agree, "I believe that, ultimately, we all want the same thing. We want peace. We want equality. We want justice. We want safety and a good life for all, including everyone's children. We want what's right and fair".

Please tell us the ways the City of Garfield and the City Council is investing in being that change agent.

Are Dog Parks open again?

Respectfully,

Elaine Giardino
109 Marsellus Pl.

COUNCILMEMBER COMMENTS

Councilmember Aloia spoke on the lawful protest that was held on Thursday, June 4, 2020 in Garfield organized by Garfield High School Students regarding concerns of police conduct by the Black Lives Matter Movement. He commended the people who participated who reacted with respect to the City and still voiced their opinion. He said that he thought that it was very, very well handled. He also commended the Garfield Police Department for participating in a way that made everyone feel safe and comfortable and allowed everyone to exercise their right to free speech. He spoke on the proposed installation of basketball courts. He commended Councilwoman Erin Delaney for her efforts in regard to moving the April School Board Election to November. He asked that the Mayor look at the PILOT Agreements and he questioned if there will be a tax benefit when looking at this matter a year from now, and in following years. He spoke on how every Developer that has redeveloped in the City has made financial contributions to the City regarding community improvements over and above their property taxes. He spoke on various requirements that were going to be placed on the three projects involved in the PILOT Agreements which were not imposed. He spoke on the math that does not add up.

COUNCILMEMBER COMMENTS

Councilmember Calandriello said that no resident should feel bullied, or leave a meeting feeling that they are being strong-armed by anyone. He said that comments should never be made about City employees. He said that this has to change and should not be tolerated. He spoke on how he likes to make comments during the roll call prior to his vote. He spoke on how Deputy Mayor Joseph Delaney chaired the Joint Meeting of the Garfield City Council and Board of Education on Friday, May 29, 2020. He spoke on how no one should suppress what he says. He said that he is willing to put forth as much time and effort as he possibly can to serving the public at a meeting. He thanked those who organized or participated in the peaceful March from Passaic Street to Danhert's Lake and back on June 4th. He extended his compliments to everyone and he said that it made the City of Garfield proud and it is important to listen to the public so that something good comes out of the tragedy that happened in Minneapolis, Minnesota on May 25th where a black man was killed by a white police officer.

Councilmember Erin Delaney commended everyone that was involved with the event from last Thursday, at which she could not attend due to work obligations, and she apologized for not being able to attend. She said that she was very proud to be able to say that her peers and fellow Councilmembers were there, and that the event was as successful as it was. She wished the Events and Planning Committee good luck on their Drive-In Movie Night to be held on Saturday, June 27th which she called a fabulous idea and something for City residents to do and get out of their homes during these troubling times involving a Pandemic. She said that she is not trying to suppress anyone's opinions, and she said that she respects everyone's opinion, but meetings should have more organization and structure where comments are reserved for the end, under Councilmember Comments. She said that in neighboring Elmwood Park, there are no explanation of anyone's vote during the roll call. She spoke on former Mayor Tana Raymond's comments about transparency in connection with the current City Council. She said that while Mayor Raymond did bring televised Council Meetings to the City of Garfield, through Garfield High School and its students, it was great at the time, and although the recordings were of very low quality, it was a step in the right direction. She said that Mayor Raymond did bring added transparency to Council Meetings, but it is hypocritical to criticize this City Council about transparency, when this City Council has enhanced transparency and added transparency to what Mayor Raymond brought to the community. She said that she personally sent out a survey to Municipal Clerks throughout the entire State of New Jersey, and received about 100 responses. She said that two thirds of the 100 responders said that they do not even televise their Council Meetings at all. She said that maybe three of the communities had live meetings, and maybe two or so have the same measures in place that Garfield has, so she will say that she is proud of the program and proud for what the Garfield City Council does in regard to transparency. She spoke on this Garfield Council Meeting being sent out live. She spoke on meetings being on Verizon and being on Cablevision, and being available on Youtube and the City Website, twenty four hours a day and seven days a week. She spoke on the public being able to get Meeting Minutes and audio recordings from the Garfield City Clerk's Office. She said that everyone should be proud of what the City offers to its residents in regard to meeting access. She spoke on former Mayor Raymond making accusations that are totally inappropriate. She said that she sits on the Planning Board with Mayor Rigoglioso and she said that she personally wants to say that she does not think that the Mayor is a bully, and that no one was bullied, and that terms like that should not be used loosely.

Deputy Mayor Joseph Delaney said that the Redevelopment Agency was established on April 23, 2002, and on May 14, 2002, the first set of Redevelopment Agency Commissioners were appointed, which included Mayor Frank J. Calandriello, Councilmember Louis G. Aloia, Christian Raymond, Airee Booker, Arthur Andreano, Roger Hetel, and Rosemarie Aloia. He spoke on the Agency designating two pieces of property to be Redeveloped with that being 174 Passaic Street and the Kalama Property. He said that one of the PILOT Agreements acted upon tonight included one of the first pieces of properties that was designated for Redevelopment, and it still sits empty. He said that the WalMart sits at 174 Passaic Street, and the first construction permit was issued in November of 2009 and the certificate of occupancy was granted in July of 2010. He said that the Applebees Restaurant at that address was finished right after that on July 15, 2010. He said that for three years, nothing happened, and the balance of that WalMart Property sat empty. He said that in 2013, when he was the Mayor, the McDonalds was built at that location, after it was held up for

COUNCILMEMBER COMMENTS

years. He said after that, a Marshall's, a Burlington Coat Factory store and a PetSmart Store was built at that site. He said that the Redevelopment Agency started in 2002, and it took until 2013 to get a McDonald's constructed at the site. He spoke on the development of the property at the intersection of Outwater Lane and River Drive where the WaWa Store is located. He said that this took years of discussion. He said that the City had many Special Meetings with the developer, Coremark, and the Venetian Restaurant down the road on how to get this project going. He said that with City Manager Duch and Roger Hetel leading the way, construction began in 2013 and it was finally finished in April 2015. He spoke on the Meridia Property located at the south end of Walnut Street and the east end of Schley Street. He spoke on the sewer problems that were resolved at that location. He said that the developer purchased that property on April 18, 2007. He said that for over seven years, the project was held up for different reasons and finally in 2014, the Redevelopment Plan got approved. He said that the City could have gotten close to $3 million in property taxes, instead of $140,000 in taxes that the City received because it was held up. He said that it has been said that the Redeveloper sold that property for $22 million which he said was not true. He said that property owners around that complex should be happy that instead of an environmentally contaminated piece of property by their homes, there is a property considered to be worth maybe $22 million. He spoke on elected officials criticizing developers looking to save money on their property taxes when they themselves appeal their own property taxes to save money on their taxes. He said that he has never appealed his property taxes because he felt that it was not the right thing to do. He said that no one should throw rocks if they live in a glass house. He spoke on people who often say, "Why the rush?". He spoke on the Kalama Chemical Company property being vacant for about 30 years. He spoke on how there was a Ground-Breaking Ceremony for the new Police Station in 2007, and how it is just being completed in 2019 or 2020. He said that there is no reason to take so long on so many City Projects. He said that it is a shot in the arm for Redevelopment in the City and the City will do very well in regard to collecting property taxes. He spoke on the Coronavirus Pandemic. He said that the March through the City on June 4th was a friendly and positive thing. He praised the organizers and the high school students. He spoke on participating in a March in Elmwood Park, too.

Mayor Rigoglioso spoke on transparency and the televising of Council Meetings. He spoke on the audience playing to the TV. He spoke on how Mayors from other towns give the public two to four minutes to speak at Council Meetings. He spoke on members of the audience repeating themselves and how certain members of the audience like to use the word "bully", when there is a difference of opinion. He spoke on the March regarding concerns about the conduct of police being held in Garfield on June 4th which he said brought the community together which was great to see. He thanked the Police and the students and the organizers that brought it together. He said that everyone stepped up and it was a peaceful protest which was fantastic to see. He said that you heard that they want change and things need to change. He spoke on how if things do not change, things get stale. He spoke on empty buildings on Passaic Street. He spoke on people who slow up the progress. He spoke on the PILOT Agreements and how this will result in the public seeing a bustling downtown and people wanting to move into Garfield and stay in Garfield and shop and dine in Garfield. He said that there was a great protest in Garfield and he spoke on how they said that there has to be change and the City has to move forward. He said that there has to be a vision and that the City Council sees the vision and has to do something. He said that this protest was an eye-opener and that there are a lot of people who want to be heard and want to be involved and do the right thing. He said that there are a lot of people who would like to see a positive change in Garfield. He spoke on the proposal of a five member Community Advisory Board to be a liaison to the City Council and the Police Department and the Recreation Department and the School District. He spoke on how he is excited that the PILOT Agreement Ordinances were adopted. He spoke on how long it took for so many City Redevelopment Projects to be completed from start to finish. He spoke on how long it took for the new Police Station to be constructed. He spoke on how the City has to move forward in a positive way. He spoke on the proposal to purchase the building housing the temporary Police Station at 160 Belmont Avenue. He spoke on Garfield taking advantage of its location and assets, and the proximity to so many things. He spoke on Developers seeing the value of Garfield and its location. He spoke on moving the School Board Elections from April to November. He spoke on the Coronavirus Pandemic. He spoke on helping blighted neighborhoods like Passaic Street. He spoke on helping the First Ward. He spoke on Governor Phil Murphy slowly opening up the State of New Jersey in regard to the Coronavirus Pandemic.

ADJOURNMENT

At 10:15 PM, there being no further business, Councilmember Joseph Delaney moved to adjourn the meeting. Councilmember Erin Delaney duly seconded the motion.

On call of roll, Ayes 5

_____

Andrew J. Pavlica, CITY CLERK