

Garfield Redevelopment Agency

February 8, 2021
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. Due to the COVID-19 Pandemic the meeting was held via Zoom with the appropriate notice being provided in accordance with Governor of New Jersey's Executive Orders 102 and 104 regarding COVID 19 Emergency Actions.

The following Commissioners were present: Chairman Arthur Andreano, Commissioner Susan Scudillo, Commissioner Joseph Delaney, Commissioner Raymond Simione, Commissioner Daniel Rigoglioso and Vice Chairman Peter Amadio arrived at 7:10 pm.

The following Commissioners were absent: Commissioner John Easom

The following individuals were also present: Thomas Duch, Esq., Executive Director of the Agency, Patricia Esposito, Secretary to the Agency; Santo T. Alampi, Esq. – Attorney to the Agency, Frank Regan, Esq., - Special Counsel to the Agency, Eileen Boland PE– Engineer to the Agency, Roy Riggitano – Financial Officer to the Agency and Beth Calderone – Certified Court Reporter.

The First Agenda Item was New Business.

Mr. Duch advised the Agency that the Meridia 290 Garfield Redevelopment Agreement is the first order of New Business. Mr. Duch advised the Board that the parties have been negotiating the agreement, that the Agency's Subcommittee has been instrumental in the negotiations and that Mr. Regan, as Special Counsel to the Agency, is in attendance to present the Agreement. Mr. Regan advised the Board that he has been working with Mr. Duch and the Agency's Subcommittee in the negotiation of the agreement. The Subcommittee has worked extremely and made sure that the agreement included a Dedication of the riverfront strip (valued at approximately \$350,000.00) to the City for the River Walk as well as the Dedication along Monroe Street for widening purposes. The redeveloper would also be providing the City with 8 video cameras at various locations around the site, a \$6,000 reimbursement for the Agency's professionals and a \$25,000.00 escrow for the Agency's professionals. The Agreement requires \$300,000.00 in development fees, of which \$110,000.00 has been paid to date. Additionally, the agreement requires best efforts for a first source of employment for City Residents. The Commissioners asked various questions regarding the Agreement and the Process. Mr. Regan

advised that the next step in the process would be for the Redeveloper to submit a site plan application conforming with the redevelopment plan to the Planning Board but that the redevelopment agreement requires the site plan be brought to the Agency for consideration and comment.

Commissioner Rigoglioso introduced a motion to Authorize the Execution of the Meridia 290 Garfield Redevelopment Agreement, which was seconded by Commissioner Scudillo and voted unanimously by those eligible to vote.

The Next Agenda Item was the adoption of the January 4, 2021 Meeting Minutes.

The minutes of the January 4, 2021 meeting were presented to the Board. Commissioner Scudillo introduced a motion to adopt the January 4, 2021 Minutes as presented, which was seconded by Vice-Chairman Amadio and voted unanimously by those eligible to vote.

The Next Agenda Item was the Reorganization of the Board and various appointments.

Vice Chairman Amadio nominated Arthur Andreano for Chairman which was seconded by Commissioner Rigoglioso, no other nominations for Chairman were made and the nominations were closed. The nomination was voted unanimously by those eligible to vote.

Chairman Andreano nominated Peter Amadio for Vice-Chairman which was seconded by Commissioner Scudillo, no other nominations for Vice-Chairman were made and the nominations were closed. The nomination was voted unanimously by those eligible to vote.

Commissioner Scudillo introduced a motion to retain Thomas Duch as the Executive Director which was seconded by Commissioner Rigoglioso and voted unanimously by those eligible to vote.

Commissioner Simione introduced a motion to retain Thomas Duch as the Secretary, which motion was seconded by Commissioner Rigoglioso and voted unanimously by those eligible to vote.

Commissioner Rigoglioso introduced a motion to retain Patricia Esposito as Assistant Secretary, which motion was seconded by Commissioner Scudillo and voted unanimously by those eligible to vote.

Chairman Andreano introduced a motion to retain Roy Riggitano as Finance Officer, which motion was seconded by Commissioner Rigoglioso and voted unanimously by those eligible to vote.

The Next Agenda were the February 2021 Bills presented for payment.

The February 2021 Bills were presented for payment. Commissioner Delaney introduced a motion pay all the February 2021 Bills of the Agency, which was seconded by Commissioner Scudillo and voted unanimously by those eligible to vote.

The Next Agenda item was Public Participation.

Vice-Chairman Amadio introduced a motion to open to public, which was seconded by Commissioner Scudillo. No members of the public appeared. Commissioner Delaney introduced a motion to close the public portion, which was seconded by Commissioner Simone and voted unanimously by those eligible to vote.

No other business was presented to the Agency.

The meeting adjourned at approximately 7:45 p.m.

Next Agency meeting is March 1, 2021.

Respectfully Submitted,

Santo T. Alampi