

Garfield Redevelopment Agency

March 1, 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 John Easom, Commissioner Daniel Rigoglioso and Vice Chairman Peter Amadio.

The following Commissioners were absent: Commissioner Raymond Simone

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.

Meridia 290 Garfield Urban Renewal, LLC appeared before the Agency. Dennis Liloia, Esq. appeared on behalf of Meridia 290 Urban Renewal, LLC a presented the proposed site plan for the property. Mr. Jeff Markell, PE of Stonefield Engineering presented the site plan drawings and rendering, which were marked into the record as A1 and A2 respectively. Mr. Markell walked the Board through the site plan drawings and rendering, testified that the proposed site plan would be presented to the Planning Board for Site Plan Approval and that the Site Plan conformed with the redevelopment plan. 290 Garfield Urban Renewal, LLC requested that the GRA pass a resolution approving of the concept site plan and finding the proposal consistent with the Redevelopment Plan and the Redevelopment Agreement and authorizing the filing of the formal site plan application with the Planning Board. Vice Chairman introduced a motion to approve the concept

site plan and finding the proposal consistent with the Redevelopment Plan and Redevelopment Agreement, which was seconded by Commissioner Easom and voted unanimously by those eligible to vote.

The next item of business was the proposed Redevelopment Agreement between the Agency and Meridia Garfield Urban Renewal 99. Frank Regan, Special Counsel to the Agency, introduced and highlighted the Redevelopment Agreement. Mr. Duch advised that the parties have been negotiating the Redevelopment Agreement for many months and this is the result of those negotiation. Mr. Duch further advised that the Mayor and Council has also been presented with h Agreement as the Governing Body of the City. The Agency questioned the number of units proposed and was advised that the agreement envisions 86 units. Commissioner Scudillo introduced a motion to authorize the execution of the Redevelopment Agreement, which motion was seconded by Commissioner Delaney and voted unanimously by those eligible to vote.

The Next Agenda Item was the adoption of the February 8, 2021 Meeting Minutes.

The minutes of the February 8, 2021 meeting were presented to the Board. Vice Chairman Amadio introduced a motion to adopt the February 8, 2021 Minutes as presented, which was seconded by Commissioner Rigoglioso 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 Easom. No members of the public appeared. Commissioner Easom introduced a motion to close the public portion, which was seconded by Commissioner Scudillo an voted unanimously by those eligible to vote.

No other business was presented to the Agency.

The meeting adjourned at approximately 7:50 p.m.

Next Agency meeting is April 5, 2021.

Respectfully Submitted,

Santo T. Alampi