

Garfield Redevelopment Agency

June 7, 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.

The following Commissioners were present: Chairman Arthur Andreano, Commissioner Susan Scudillo, Commissioner John Easom and Commissioner Daniel Rigoglioso

The following Commissioners were absent: Commissioner Joseph Delaney, Commissioner Raymond Simione and Vice Chairman Peter Amadio.

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, Roy Riggitano – Financial Officer to the Agency and Beth Calderone – Certified Court Reporter.

The First Agenda Item was Payment of Vouchers.

Mr. Riggitano presented the Vouchers for Payment. Commissioner Easom introduced a motion to pay the vouchers, which motion was seconded by Commissioner Rigoglioso and voted unanimously by those eligible to vote.

The Next Agenda Item was the adoption of the March 1, 2021 Meeting Minutes.

The minutes of the March 1, 2021 meeting were presented to the Board. Commissioner Scudillo introduced a motion to adopt the March 1, 2021 Agency Meeting Minutes as presented, which motion was seconded by Commissioner Easom and voted unanimously by those eligible to vote.

The Next Agenda Item was Old Business.

Redevelopment Agency Executive Director, Mr. Duch provided an update regarding the Streetscape Grant. The City has been given the authorization to proceed with the streetscape along Passaic Street. Mr. Duch advised that 99 & 100 Passaic Street will be by-passed as those properties are redevelopment sites currently being redeveloped and therefore under construction.

Additionally, some of the grant will be utilized to address some streetscape near the Kalama Site and that the remained will be provided by the Redeveloper of the site.

The Next Agenda Item was New Business.

Mr. Duch introduced Leonard Bier, Esq., the recently retained Parking Authority Special Counsel to the City. Mr. Bier is the CEO and Founder of Bier Associates and is the former Director of the Rahway Redevelopment Agency and Parking Authority as well as the former Fort Lee Parking Director. Mr. Bier thanked the Board for their time and gave a power-point presentation entitled "CBD Development & Parking Best Practices". Mr. Bier explained the role of the Municipal Parking, what a successful government project requires, the types of pre-development due diligence, as well as the concepts of Payment In Lieu of Parking and Tax Increment Financing. Mr. Bier explained that he would be looking to work with the City to define the study area, perform site evaluation and selection, determine the area of influence, work with he parking demand analysis and parking rate analysis and the economic feasibility of the Project. Mr. Bier explained that parking can transform an area and a community and he utilized Rahway as an example of parking revitalization.

The Next Agenda item was Correspondence.

Chairman Andreano advised the Board that he regrettably received a letter of resignation from Commissioner Simone.

The Next Agenda item was Public Participation.

Commissioner Easom introduced a motion to open to public, which was seconded by Commissioner Rigoglioso. No members of the public appeared. Commissioner Easom introduced a motion to close the public portion, which was seconded by Commissioner Rigoglioso an voted unanimously by those eligible to vote.

No other business was presented to the Agency.

The meeting adjourned at approximately 8:05 p.m.

Respectfully Submitted,

Santo T. Alampi