

# Garfield Redevelopment Agency

September 13, 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: Commissioner Joseph Delaney, Chairman Arthur Andreano, Vice Chairman Peter Amadio, Commissioner Susan Scudillo and Commissioner John Easom.

The following Commissioners were absent:, Commissioner Daniel Rigoglioso.

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 the adoption of the June 7, 2021 Meeting Minutes.**

The minutes of the June 7, 2021 meeting were presented to the Board. Commissioner Easom introduced a motion to adopt the June 7, 2021 Agency Meeting Minutes as presented, which motion was seconded by Commissioner Scudillo and voted unanimously by those eligible to vote.

## **The Next Agenda Item was New Business.**

Mr. Riggitano presented the Corrective Action 2020 Audit Findings to the Agency. The minutes do not reflect the invoices for the months of March, July and October. Mr. Riggitano explained that the invoices will be incorporated into the minutes. Mr. Riggitano introduced the Annual Audit to the Agency. Mr. Riggitano advised that the Agency must pass a resolution certifying that the members have reviewed the Audit. Vice Chairman Amadio introduced a motion to adopt a resolution certifying that the members have reviewed the Audit, which motion was seconded by Commissioner Easom and voted unanimously by those eligible to vote. Mr. Duch advised that two entities, Meridia Garfield 848 Urban Renewal and Meridia Garfield 933 Urban Renewal had sought conditional redeveloper designation. Mr. Alampi advised the Agency as to its role and function in the redevelopment process and that in order to undertake redevelopment projects, an entity must be designated a redeveloper. The Agency was advised that Meridia Garfield 848 Urban Renewal and Meridia Garfield 933 Urban Renewal are seeking conditional designation for two separate parcels of land, respectively, that they are the contract purchaser of. The designation will

be conditioned upon the entities entering into redevelopment agreements with the City within 180 days as well as other conditions. Commissioner Delaney introduced a motion to conditionally designate Meridia Garfield 848 Urban Renewal, LLC as a conditional redeveloper as set forth in Resolution 2021-12 for the property known as Block 200, Lots 16, 18 & 21, which motion was seconded by Commissioner Scudillo and voted unanimously by those eligible to vote. Commissioner Delaney introduced a motion to conditionally designate Meridia Garfield 933 Urban Renewal LLC as a conditional redeveloper as set forth in Resolution 2021-13 for the property known as Block 140, Lot 91.01, which motion was seconded by Vice Chairman Amadio and voted unanimously by those eligible to vote.

**The Next Agenda Item was Payment of Vouchers.**

Mr. Riggitano presented the September 2021 Vouchers for Payment. Commissioner Scudillo introduced a motion to pay the vouchers as presented to the Agency, which motion was seconded by Commissioner Easom and voted unanimously by those eligible to vote.

**The Next Agenda item was Public Participation.**

Commissioner Delaney introduced a motion to open to public, which was seconded by Commissioner Easom. Mayor Rigoglioso was in attendance and wished to speak. Mayor Rigoglioso thanked the members for their commitment to the City and expressed his commitment to making Garfield the best place it can be. No other members of the Public were present. Vice Chairman Amadio introduced a motion to close the public portion, which was seconded by Commissioner Easom and voted unanimously by those eligible to vote.

No other business was presented to the Agency.

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

Respectfully Submitted,

Santo T. Alampi