

Garfield Redevelopment Agency

December 6, 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, Vice Chairman Peter Amadio, Commissioner Joseph Delaney, 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 an informal presentation by M2 Real Estate, LLC.

M2 Real Estate, LLC is seeking to be designated a Conditional Redeveloper for property it owns in the City known as 67-69 Passaic Street and property it is under contract to purchase known as 73 & 77 Passaic Street. Alex Matovski introduced himself as the managing member of M2 Real Estate, LLC. Mr. Matovski introduced the other members of M2 Real Estate, LLC, Steven Matovski and Larry Rappaport. Mr. Matovski informed the agency that they had various drawings that they wanted to show the Commissioners and that they are envisioning an 80 unit building with a mix of units sizes. Mr. Matovski advised that they envision predominately 1 bedroom units, maybe 60 of the units, 15 or so studios and 5 two-bedroom units. Mr. Matovski advised that they envisioned first floor retail along the Passaic Street Corridor. Mr. Matovski advised that the unit number and mix has not been decided yet as they are seeking to be designated but that they understood the City disfavored 2 bedroom units and that the City wanted smaller units. The Commissioners asked the size of the units, which Mr. Matovski advised would range from 500 square feet or so for a studio to about 900 square feet for the two-bedroom units. The Commissioners expressed that they did not agree that they, the Commissioners, were against two-bedroom units. Mr. Matovski reviewed several of the recent projects they had developed and expressed his gratitude to be heard and desire to move forward with the project.

The Next Agenda Item was New Business.

Mr. Duch asked Mr. Riggitano to introduce the 2022 budget of the Agency. Mr. Riggitano took the Commissioners through the Budget, explaining that as the previously approved redevelopment projects come on line, there will be significant payments made to the Agency per the redeveloper agreements with the various Redevelopers.

The Next Agenda Item were the responses to the Request for Qualifications for the Agency Professionals.

The Chairman advised that the various RFQ Responses had been received and that the response from the various professionals were reviewed by the subcommittee and scored accordingly. The Chairman advised that all those who submitted were found to be qualified by the Sub-committee and that sub-committee recommended the following firms for the various professional positions. For Auditor Lerch, Vinci & Higgins, was the sub-committee recommendation to continue as the Auditor for 2022., For General Counsel to the Agency, the Law Office of Santo T. Alampi, LLC was the Sub-committee recommendation to continue as General Counsel for 2022. For Special Counsel to the Agency, Decottis Fitzpatrick, Cole and Giblin were the sub-committee recommendation to continue as Special Counsel for 2022. For Engineer, Boswell Engineering was the Sub-committee recommendation to continue as Engineer for 2022. For Planner, DMR Architects were the sub-committee recommendation for Planner for 2022.

Commissioner Easom introduced a motion to retain Lerch, Vinci & Higgins as the Agency Auditor for the year 2022, which motion was seconded by Vice Chairman Amadio and voted unanimously by all those eligible to vote.

Vice Chairman Amadio introduced a motion to retain Boswell Engineer as the Agency Engineer and Environmental Engineer, which motion was seconded by Commissioner Scudillo an voted unanimously by those eligible to vote.

Commissioner Easom introduced a motion to retain the Law Office of Santo T. Alampi, LLC as the General Counsel to the Agency, which motion was seconded by Vice Chairman Amadio and voted unanimously by those eligible to vote.

Commissioner Scudillo introduced a motion to retain Decottis Fitzpatrick, Cole and Giblin as Special Counsel to the Agency, which motion was seconded by Commissioner Easom and voted unanimously by those eligible to vote.

Commissioner Scudillo introduced a motion to retain DMR Architects as Planners to the Agency, which motion was seconded by Vice Chairman Amadio and voted unanimously by those eligible to vote.

The Next Agenda Item was the adoption of the September 13, 2021 Meeting Minutes.

The minutes of the September 13, 2021 meeting were presented to the Board. Commissioner Easom introduced a motion to adopt the September 13, 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 the adoption of the 2022 Meeting Calendar of the Agency.

Mr. Duch advised that the Agency would meet on the 1st Monday of the Month with the exception of the January Meeting which would be the second Monday (January 10, 2022). Vice Chairman Amadio introduced a motion to adopt the 2022 Meeting Calendar as presented, which motion was seconded by Commissioner Easom and voted unanimously by those eligible to vote.

The Next Agenda Item was a Resolution to Delaying the Introduction of the 2022 Budget.

Commissioner Easom introduced a motion to delay the introduction of the 2022 Budget, which motion was seconded by Commissioner Scudillo and voted unanimously by those eligible to vote.

The Next Agenda Item was the Conditional Designation of El Margo as a Conditional Redeveloper for the Property at 28 Walnut Street.

Commissioner Easom introduced a motion to Conditionally Designate El Margo as the Conditional Redeveloper of 28 Walnut Street, which motion was seconded by Vice Chairman Amadio and voted unanimously by those eligible to vote.

The Next Agenda Item was the Conditional Designation of M2 Real Estate, LLC as a Conditional Redeveloper for the Properties at 67-69 Passaic Street and 73&77 Passaic Street.

Commissioner Easom introduced a motion to Conditionally Designate M2 Real Estate, LLC as a Conditional Redeveloper of 67-69 Passaic Street and 73 & 77 Passaic Street, which motion was seconded by Vice Chairman Amadio and voted unanimously by those eligible.

The Next Agenda Item was the Introduction of the 2022 Budget.

Commissioner Easom introduced a motion to Introduce the 2022 Budget as presented to the Agency, which motion was seconded by Commissioner Scudillo and voted unanimously by those eligible to vote.

The Next Agenda Item was the Temporary Budget Appropriations.

Vice Chairman Amadio introduced a motion to appropriate \$35,000.00 (26.5% of the total Budget) on a Temporary Basis, which motion was seconded by Commissioner Scudillo and voted unanimously by those eligible to vote.

The Next Agenda Item was the Payment of Vouchers.

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

The Next Agenda item was Correspondence.

Chairman Andreano advised the Board that no correspondence were received.

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. Chairman Andreano introduced a motion to close the public portion, which was seconded by Vice Chairman Amadio and voted unanimously by those eligible to vote.

No other business was presented to the Agency.

The meeting adjourned at approximately 8:35 p.m.

Respectfully Submitted,

Santo T. Alampi