

Garfield Redevelopment Agency

MINUTES

Monday, January 10, 2022

7:00 PM Meeting

1. CALL TO ORDER

The Garfield Redevelopment Agency meeting for Monday, January 10, 2022 was called to order at 7:07PM.

2. SECRETARY'S OPENING STATEMENT RE: SUNSHINE LAW

Notice of the time, date and place of this meeting has been provided at least 48 hours in advance and in accordance with the applicable New Jersey statutes: (1) by publication in The Herald News and The 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.

3. FLAG SALUTE

4. ROLL CALL

In attendance were Commissioners: Alfonso, Amadio, Andreano, Delaney, Easom, Rigoglioso, and Scudillo, therefore, there was a quorum. Also, in attendance were: Thomas J. Duch, Esq. – Redevelopment Director and Secretary, Santo Alampi – Redevelopment Agency Attorney, Roy Riggitano – Redevelopment Agency CFO, Erin Delaney – City Manager/City Clerk, Richard Rigoglioso – Mayor, Giovanni Cusmano – Garfield School District BA, and Denise Ingui – Confidential Secretary to the City Manager.

5. SELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

Commissioner Amadio made a motion to nominate Commissioner Andreano as Chairman which was seconded by Commissioner Easom. The motions carried unanimously.

At this time Redevelopment Agency Director/Secretary Thomas J. Duch, Esq. turned the meeting over to Chairman Andreano and read into the record his letter of resignation from both positions effective immediately. Prior to stepping down from the dais, Mr. Duch noted that he fully recommends the appointment of Ms. Delaney to serve as the Executive Director of the Agency because it is beneficial to have someone at City Hall on a daily basis that is readily available. He stated that it was successful under his tenure and that it would continue to be successful should the Agency choose to go that route.

Commissioner Delaney made a motion to nominate Commissioner Amadio as Vice-Chairman which was seconded by Commissioner Easom. The motions carried unanimously.

6. APPROVAL OF MEETING MINUTES

Commissioner Easom made a motion to approve the December 6, 2021 meeting minutes which was seconded by Commissioner Scudillo. The motions carried unanimously.

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

City Manager/City Clerk Delaney advised the Agency that the next steps in finding a replacement in accordance with state statues is to post an advertisement in the newspaper advising of the vacancy of Executive Director. Upon receiving interested resumes the Agency is to submit their recommendation to the Commissioner of the DCA for their approval.

Vice-Chairman Amadio made a motion to appoint Ms. Delaney as Acting Director while the agency follows the necessary steps to fill said position, which was seconded by Commissioner Easom. The motion carried with Commissioner Delaney abstaining.

Special Redevelopment Attorney Francis Regan reviewed the Redeveloper’s Agreement (RDA) for 848 River Drive with the Agency. He advised that the terms are the same as 99 Passaic Street and that escrow has been submitted to cover the cost of the studies performed and originally paid for by the City as well as his attorney’s fees. The Commissioners inquired if Mr. Regan was comfortable with the proposal of which he responded that he was. It was noted that this would be voted on under recommended action by counsel.

9. VOUCHERS

Vice-Chairman Amadio made a motion to accept the vouchers presented by Mr. Riggitano which was seconded by Chairman Andreano. The motion carried unanimously.

10. APPOINTMENTS

- 2022-01 Appointment of Secretary
- 2022-02 Appointment of Assistant Secretary
- 2022-03 Appointment of Certified Financial Officer
- 2022-04 Appointment of Court Reporter
- 2022-05 Appointment of Temporary Treasurer

The resolutions were approved unanimously as noted on the specific resolutions in the minute book of the Agency, with Commissioner Delaney abstaining on Resolution 2022-01.

11. RECOMMENDED ACTION BY COUNSEL

In addition to the RDA resolution discussed by Mr. Regan, Redevelopment Agency Attorney Santo Alampi presented five resolutions to memorialize the appointments of the professionals from the December 6, 2021 meeting. Vice-Chairman Amadio made a motion to approve the resolutions which was seconded by Commissioner Scudillo. The motions carried with Commissioners Alfonso and Rigoglioso abstaining.

12. CONSENT AGENDA

- 2022-06 2022 Budget Adoption
- 2022-07 Designation of Official Newspapers
- 2022-08 Designation of Bank Depository
- 2022-09 Designating Capodagli Property Company, LLC or a To Be Formed Entity Known as Meridia Garfield 69, LLC as Conditional Redeveloper for Certain Property Generally Known as 69 Hepworth Place, 2

Tax Block 34.02, Lot 28 as Shown on the Official Tax Map of the City of
Garfield Located in a Non-Condensation Redevelopment Area

Commissioner Scudillo made a motion to approve the consent agenda which was seconded by Commissioner Easom. The motions carried unanimously.

13. CORRESPONDENCE

There was no correspondence to review.

14. CITIZENS REMARKS

Commissioner Scudillo made a motion to open to the public which was seconded by Commissioner Easom. The motions carried unanimously.

Richard Rigoglioso, Summit Avenue, thanked Mr. Duch for his time and service to the Agency as well as the Commissioners. He concurred with Mr. Duch's earlier sentiments that it is important that the City Manager be involved in redevelopment. Mayor Rigoglioso requested that the redevelopment attorney's look into requiring a timeframe for approved redevelopment in an attempt to speed projects up.

Commissioner Rigoglioso made a motion to close to the public which was seconded by Commissioner Easom. The motions carried unanimously.

15. INFORMATION AND PROPOSALS

There were no information/proposals to review.

16. CLOSED SESSION

There was no closed session necessary.

17. FUTURE MEETING

It was announced that the next meeting will be held on Monday, February 7, 2022.

18. ADJOURNMENT

A motion was made by Commissioner Scudillo and seconded by Commissioner Alfonso to adjourn. The motions carried unanimously.

Respectfully submitted,

Erin Delaney, MPA, RMC
Redevelopment Agency Acting Director/Secretary