

Garfield Redevelopment Agency

Minutes

Monday, March 13, 2023

7:00 PM Meeting

1. CALL TO ORDER

The Garfield Redevelopment Agency meeting for Monday, March 13, 2023 was called to order at 7:04PM.

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 Chairman Andreano, Vice-Chairman Amadio, and Commissioners Alfonso, Delaney, Easom, & Scudillo, therefore, there was a quorum. Also, in attendance were: Erin Delaney – Redevelopment Agency Director & Secretary, Santo Alampi – Redevelopment Agency Attorney, Denise Ingui – Redevelopment Agency Assistant Secretary, Redevelopment Agency CFO – Dr. Giovanni Cusmano, and Stenographer Beth Calderone.

5. APPROVAL OF MEETING MINUTES

Commissioner Delaney made a motion to approve the January 9, 2023 Regular Meeting minutes which was seconded by Commissioner Scudillo. The motions carried unanimously by those present.

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

Agency Director/Secretary Delaney advised the Agency that Special Counsel Mr. Regan submitted a letter of resignation. Ms. Delaney advised that it is up to the board to determine if they would like to go back out to RFP for special counsel or assign more matters to Agency Attorney Alampi. The members decided to see how matters go with one attorney and, should more assistance be needed, they can go back out to RFP at that time.

8. VOUCHERS

Commissioner Easom made a motion to accept the vouchers presented by Dr. Cusmano which was seconded by Vice-Chairman Amadio. The motions carried unanimously by those present.

9. RECOMMENDED ACTION BY COUNSEL

There was no recommended action by counsel.

10. CONSENT AGENDA

- 2023-10 Approving and Authorizing the Execution of the Redevelopment Agreement by and Between the Garfield Redevelopment Agency and Meridia Garfield 933, Urban Renewal, LLC for the Property Known as 933-945 River Drive, Identified as Block 140, Lot 91.01 for a Residential Redevelopment Project
- 2023-11 Approving and Authorizing the Execution of the Redevelopment Agreement by and Between the Garfield Redevelopment Agency and Meridia Garfield 69, Urban Renewal, LLC for the Property Known As 69 Hepworth Place, Identified as Block 34.02, Lot 28 for a Residential Redevelopment Project

Discussion ensued regarding the need for more retail space in certain redevelopment zones, with more foot traffic, as opposed to solely residential. Agency Attorney Alampi advised that said request would need to be approved in the redevelopment plan by the Mayor and Council & Planning Board. It was requested that this be relayed to both entities. It was also noted that in order for businesses to succeed there must be a sufficient consumer base.

11. CORRESPONDENCE

There was no correspondence.

12. CITIZENS REMARKS

It was noted for the record that no members of the public were in attendance.

13. INFORMATION AND PROPOSALS

There were no information/proposals to review.

14. CLOSED SESSION

There was no closed session.

15. FUTURE MEETING

It was announced that the next meeting will be held on Monday, April 3, 2023.

16. ADJOURNMENT

A motion was made by Commissioner Alfonso and seconded by Vice-Chairman Amadio to adjourn. The motions carried unanimously by those present.

Respectfully submitted,

Erin Delaney, MPA, RMC
Redevelopment Agency Director/Secretary

