

# Garfield Redevelopment Agency

## MINUTES

Monday, May 8, 2023

5:00 PM Meeting

### 1. CALL TO ORDER

The Garfield Redevelopment Agency meeting for Monday, April 3, 2023 was called to order at 5:09PM

### 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, and Torre, 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.

*\*Commissioner Delaney arrived at 5:10PM.*

### 5. APPROVAL OF MEETING MINUTES

Vice Chairman Amadio made a motion to approve the April 3, 2023 Regular Meeting minutes which was seconded by Commissioner Easom. The motions carried unanimously by those present.

### 6. OLD BUSINESS

There was no old business.

### 7. NEW BUSINESS

There was no new business.

### 8. VOUCHERS

Dr. Cusmano presented the vouchers to the Agency. Commissioner Alfonso made a motion to accept the vouchers presented by Dr. Cusmano, as amended, which was seconded by Commissioner Easom. The motions carried unanimously by those present.

### 9. RECOMMENDED ACTION BY COUNSEL

There was no recommended action by counsel.

### 10. CONSENT AGENDA

2023-12 Resolution Extending the Conditional Designation of El Margo Inc. as Redeveloper for Certain Property Generally Known as 28 Walnut Street,

- Tax Block 119.03, Lot 36 as Shown on the Official Tax Map of the City of Garfield Located in a Redevelopment Area
- 2023-13 Resolution Extending the Conditional Designation of BYLT Development Company LLC, formerly known as M2 Real Estate LLC, as Conditional Redeveloper for Certain Property Generally Known as 67, 69, 73 & 77 Passaic Street, Also Known as Block 24.01, Lots 5.01, 8 & 10 as Shown on the Official Tax Map of the City of Garfield Located in a Rehabilitation Area
- 2023-14 Resolution Extending the Conditional Designation of Main and Oak Properties, Inc. as Conditional Redeveloper for Certain Property Generally Known as 337-351 Midland Avenue, Tax Block 88.01, Lots 1 and 9 as Shown on the Official Tax Map of the City of Garfield Located in a Non Condemnation Redevelopment Area
- 2023-15 Resolution Extending the Conditional Designation of 22-26 Garfield Avenue LLC as Conditional Redeveloper for Certain Property Generally Known as 22-26 Garfield Avenue, Tax Block 19.01, Lots 47 and 49 as Shown on the Official Tax Map of the City of Garfield Located in a Non Condemnation Redevelopment Area
- 2023-16 Resolution Extending the Conditional Designation of Garfield Transit Redevelopers, LLC as Conditional Redeveloper for Certain Property Generally Known as 41-42 Hepworth Place, Tax Block 34.01, Lot 10 and Block 31.01, Lot 9.01 as Shown on the Official Tax Map of the City of Garfield Located in a Non-Condemnation Redevelopment Area

Chairman Andreano requested one roll call vote for Resolutions 2023-12 through 2023-16, all of which were adopted.

- 2023-17 Resolution Authorizing the Agency Chairman to Enter into a Contract with DMR Architects to Prepare a Programming and Feasibility Study for 458, 466, 474, 490, 506 and 524 Midland Avenue

Commissioner Delaney stated that at the last meeting the agency requested that the CFO look into how much free cash the agency has that is not tied into an escrow account, he inquired as to what that number is. Dr. Cusmano said approximately \$250-\$300,000.

Chairman Andreano inquired as to why the Chairman is the signatory. He further questioned if DMR is the only professional eligible to submit a proposal.

Commissioner Easom questioned if the Agency could have any more input in the process and plans being that they are paying for the study.

Questions arose as to why the hearings are held in front of the planning board to which Mr. Alampi advised that is the rule under state statute. Furthermore, members of the Agency raised concerns about risking the money as a developer would not reimburse the Agency until the area is designated an area in need of redevelopment.

Commissioner Delaney advised that the money is in the account for this specific purpose, to pursue redevelopment.

Chairman Andreano recognized Mayor Rigoglioso in the audience. Mayor Rigoglioso shared that this idea did not begin with a developer. He explained that several years ago he had a simple drawing done of these buildings being connected to eliminate wasted space, etc. Mayor Rigoglioso noted that the buildings are antiquated and, while he knows that the feasibility study is a heavy lift, if it doesn't get done now it never will. Resolution 2023-17 was adopted.

2023-18 Resolution Authorizing the Agency Chairman to Enter into a Contract with DMR Architects to Prepare an Area in Need of Redevelopment Investigation Study for 458, 466, 474, 490, 506 and 524 Midland Avenue Pursuant to the Local Redevelopment and Housing law, N.J.S.A.40A:12a 1 et seq.

Chairman Andreano asked if the Agency could hold off on the proposal for the investigation study until the feasibility study is complete. Commissioner Delaney said that the Agency can hold off and treat both studies separately until all questions are answered and the feasibility study is finished. Commissioner Torre inquired as to the length of the feasibility study. Resolution 2023-18 was tabled.

#### **11. CORRESPONDENCE**

There was no correspondence.

#### **12. CITIZENS REMARKS**

Vice-Chairman Amadio made a motion to open the floor to the public which was seconded by Commissioner Torre. The motions carried by those present.

Mayor Rigoglioso thanked the Agency for their support on the feasibility study. He agreed with Commissioner Delaney's remarks that it will be beneficial to have the study done even if the project does not come into fruition. Mayor Rigoglioso noted he looks forward to seeing where this goes and that the study can take up to four months.

Commissioner Alfonso made a motion to close the floor to the public which was seconded by Commissioner Easom. The motions carried by those present.

#### **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, June 5, 2023.

#### **16. ADJOURNMENT**

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

Respectfully submitted,

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Erin Delaney, MPA, RMC  
Redevelopment Agency Director/Secretary