

Garfield Redevelopment Agency

MINUTES

Monday, August 7, 2023

7:00 PM Meeting

1. CALL TO ORDER

The Garfield Redevelopment Agency meeting for Monday, April 3, 2023 was called to order at 7:05PM

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 Delaney, Easom, Scudillo, 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, and Stenographer Beth Calderone.

5. APPROVAL OF MEETING MINUTES

Commissioner Easom made a motion to approve the May 8, 2023 Regular Meeting minutes which was seconded by Vice Chairman Amadio. The motions carried by those present, with Commissioner Scudillo abstaining.

6. OLD BUSINESS

The Commissioners decided to leave Resolution 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.” as a tabled item. Francis Reiner from DMR Architects concurred with this determination.

7. NEW BUSINESS

Ms. Delaney advised that newly appointed Commissioner Torre has been registered for the training course for Commissioners that will take place in October. Additionally, she noted that Commissioner Alfonso completed the course within the 18-month time frame.

8. VOUCHERS

Commissioner Easom made a motion to accept the vouchers presented by Dr. Cusmano, via e-mail, which was seconded by Commissioner Scudillo. The motions carried unanimously by those present.

9. RECOMMENDED ACTION BY COUNSEL

There was no recommended action by counsel.

**10. PRESENTATION BY DMR ARCHITECTS – MIDLAND AVENUE
FEASIBILITY STUDY**

Francis Reiner from DMR Architects provided a brief updated regarding the feasibility study for the buildings along Midland Avenue which would include a mixed-use project combining all community buildings into one community center and residential units. He stated at this point DMR has met with all parties to review their current square footage and wish lists but needs more time to digest their findings. He felt that it would be realistic to present a concept plan at the next meeting. Commissioner Easom requested that DMR meet with the parties involved again with updated of their findings. Commissioner Delaney noted that it is important to take as much time necessary for the feasibility study and that the City can also use the findings to pursue the project on their own, without a developer. He reiterated that this is just the first step to explore possibilities. Commissioner Easom inquired about the residential home within the project limits and if they were engaged. He also questioned if an investigation study is necessary if they only considered City-owned properties.

11. CONSENT AGENDA

2023-19 Resolution Authorizing the Agency Chairman to Enter into a Contract with DMR Architects to Prepare an Area in Need of Redevelopment Investigation Study for 89, 97 Midland Avenue Pursuant to the Local Redevelopment and Housing law, N.J.S.A.40A:12a-1 et seq.

Ms. Delaney advised that Resolution 2023-19 is in relation to the City exploring potentially selling the property of Fire Company #1 so that a new fire house can be built at a different location. Commissioner Delaney stated that members of Fire Company #1 would be involved in the process of the design of the new firehouse should this come into fruition. Vice-Chairman Amadio shared that the initial concept was unacceptable, to which Ms. Delaney replied the initial concept was extremely preliminary as a survey is needed to properly have one complete.

12. CORRESPONDENCE

There was no correspondence.

13. CITIZENS REMARKS

Commissioner Easom 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 service. He reiterated Commissioner Delaney’s sentiments that Fire Company #1 would be involved in the plans of a new firehouse if the plan moves forward. In regard to the Midland Avenue studies, he asked that the Agency not be persuaded by the negativity displayed on social media. Mayor Rigoglioso noted that the buildings in question are all outdated and he is in favor of the project. He went on to say that the project would not be feasible without the approval of units, which is the main cause of concern on social media.

Commissioner Scudillo inquired as to whether or not there is a more cost-effective way to upgrade the buildings aside from demolition.

Commissioner Easom stated that the Agency will be taking this step by step and will eventually discuss the unit component though now is not the time.

Commissioner Delaney said that investment in the City is important the Agency considers all aspects of projects including rateables, facilities, etc.

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

14. FUTURE MEETING

It was announced that the next meeting will be held on Monday, September 11, 2023 due to the Labor Day holiday.

15. ADJOURNMENT

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

Respectfully submitted,

Erin Delaney, MPA, RMC
Redevelopment Agency Director/Secretary