

Garfield Redevelopment Agency

MINUTES

Monday, November 6, 2023

7:00 PM Meeting

1. CALL TO ORDER

The Garfield Redevelopment Agency meeting for Monday, October 2, 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, Easom, Scudillo, and Torre, therefore, there was a quorum. Also, in attendance were: Erin Delaney – Redevelopment Agency Director & Secretary, Santo Alampi – Redevelopment Agency Attorney, Dr. Giovanni Cusmano – Redevelopment Agency CFO*, and Stenographer Beth Calderone.

**Dr. Cusmano arrived during Executive Session.*

5. APPROVAL OF MEETING MINUTES

Vice-Chairman Amadio made a motion to approve the October 2, 2023 Regular Meeting minutes which was seconded by Commissioner Easom. The motions carried by those present, with Commissioner Scudillo abstaining.

6. OLD BUSINESS

There was no old business discussed.

7. NEW BUSINESS

Director Delaney advised that the 2024 Professional RFPs were posted online earlier in the day.

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. CONSENT AGENDA

- 2023-22 Approving Cash Management Plan
- 2023-23 Delaying the Introduction of the 2024 Budget
- 2023-24 Authority Budget Resolution
- 2023-25 Establishing 2024 Meeting Dates
- 2023-26 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
- 2023-27 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
- 2023-28 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-Condensation Redevelopment Area

All Consent Agenda resolutions were passed unanimously by those present.

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 Scudillo. The motions carried by those present.

Mitchel Hirsch, Somerset Street, advised that he owns two homes on Somerset Street as well as the triangular building near Midland Avenue. He inquired as to redevelopment taking place in the area and what the steps would be for him to redevelop his properties. Mr. Hirsch requested details regarding what was approved at the nearby properties and asked if the Agency had a recommendation as far as a developer. Ms. Delaney and Mr. Alampi advised that it would not be appropriate for the City to make said recommendation. Ms. Delaney shared that she would follow-up via e-mail to provide exact numbers of what has been approved in the surrounding area. She noted that if Mr. Hirsch is interested in redeveloping his properties, once he has everything lined up, he can make a formal request to the City.

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

13. EXECUTIVE SESSION

Vice-Chairman Amadio made a motion to enter into Executive Session which was seconded by Commissioner Easom. The motions carried by those present.

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

14. FUTURE MEETING

It was announced that the next meeting will be held on Monday, December 4, 2023, in which the Agency budget for 2024 will be adopted.

15. ADJOURNMENT

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

Respectfully submitted,

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