

Garfield Redevelopment Agency

AGENDA

Monday, December 4, 2023

7:00 PM Meeting

1. CALL TO ORDER

The Garfield Redevelopment Agency meeting for Monday, October 2, 2023 was called to order at 7:03PM.

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

5. APPROVAL OF MEETING MINUTES

Commissioner Torre made a motion to approve the November 6, 2023 Regular Meeting minutes which was seconded by Commissioner Alfonso. The motions carried by those present.

6. OLD BUSINESS

Francis Reiner from DMR Architects was in attendance to review the progress of the feasibility and get it back on track due to recent hiccups. He noted that at the presentation in October, one of his colleagues, had only presented to the agency one of two options their firm had been working on. Mr. Reiner noted that there was an option that included a pool, which totaled 73,000 square feet. The option previously presented, without a pool, totaled 64,000 square feet. Mr. Reiner reviewed the plan that included a pool in detail and apologized for not bringing both options to the agency for input and review. He noted that the study is not finalized and the options presented are only renderings which can be adjusted with Agency feedback. Commissioner Easom questioned the meetings that were held in which there was no representation from the Agency and requested that they be included moving forward as the client. He also noted that it would be helpful to see the economic side of the project as opposed to just renderings. Mr. Reiner advised that they can certainly develop cost estimates, which would not be exact figures. Chairman Andreano inquired as to whether or not DMR Architects works for any developers currently

within the City. It was shared that DMR Architects works on several studies and plans but represents the City and not the developers. Mr. Andreano also inquired about whether or not outside entities included in the project would be paying rent to the City. Commissioner Torre asked if there could be projected revenue forecasted and what would happen with the election site. Agency Attorney Alampi and Director Delaney advised that the questions presented are great questions but that they would follow during a later stage of the project. Mr. Alampi stated that this stage is to focus on whether or not the building proposed can accommodate the entities in question and if their programming is feasible in the proposed footprints. It was determined that the Agency would digest the two options presented and continue to hold off on proceeding with an investigation study.

7. NEW BUSINESS

There was no new business discussed.

8. VOUCHERS

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

9. RECOMMENDED ACTION BY COUNSEL

There was no recommended action by counsel.

10. CONSENT AGENDA

- 2023-29 Resolution Appointing Auditor for Calendar Year 2024
- 2023-30 Resolution Appointing Planner for Calendar Year 2024
- 2023-31 Resolution Appointing Attorney for Calendar Year 2024
- 2023-32 Resolution Appointing Engineer for Calendar Year 2024
- 2023-33 Resolution Adopting 2024 Budget

11. CORRESPONDENCE

There was no correspondence.

12. CITIZENS REMARKS

At the time of the public hearing, there were no citizens in attendance.

13. FUTURE MEETING

It was announced that the next meeting will be held on Monday, January 8, 2024. Director Delaney advised that the meeting will be held in the Conference Room as a Zoning Board of Adjustment meeting will be taking place in the Chambers.

14. ADJOURNMENT

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

Respectfully submitted,

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