

Garfield Redevelopment Agency

MINUTES

Monday, April 8, 2024

7:00PM Meeting

1. CALL TO ORDER

The Garfield Redevelopment Agency meeting for Monday, April 8, 2024 was called to order at 7:09PM.

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 Vice-Chairman Amadio and Commissioners Alfonso, Delaney, Easom, & 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.

5. APPROVAL OF MEETING MINUTES

Commissioner Delaney made a motion to approve the February 5, 2024 Regular Meeting, which was seconded by Commissioner Torre. The motions carried unanimously by those present.

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

Ms. Delaney reviewed the draft Redevelopment Agreement submitted by counsel of 293 Passaic Street, Sara Werner. She noted that the redevelopment fees per unit have been decreased as it is a smaller project. Ms. Delaney raised concerns about the project being placed on hold due to the increase in interest rates being that demolition of the property has already begun and permits were taken out. Discussion ensued amongst the Commissioners. Commissioner Alfonso made a verbal motion to accept the changes, which was seconded by Commissioner Torre. The motions carried unanimously by those present.

Ms. Delaney advised the Agency that the Agency currently operates under the City's EIN number. She said the only time this raises an issue of concern is during tax season when 1099s must be furnished. She noted that the City Finance Department has been responsible for furnishing the 1099s and processing payroll, when they are not employees of the Agency. She advised that this year she offered overtime to finance staff to complete the 1099s after City Hall hours, which will be submitted for

reimbursement by the Agency. The Agency was in favor of continuing with this practice for processing the 1099s moving forward and payroll, if necessary.

8. VOUCHERS

Commissioner Delaney made a motion to accept the vouchers presented by Dr. Cusmano 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

2024-10 Authorizing the Issuance and Execution of an Estoppel Certificate to Lument Structure Finance, LLC in Furtherance of the River Drive Redevelopment by Meridia Garfield 848, Urban Renewal, LLC

11. CORRESPONDENCE

There was no correspondence.

12. CITIZENS REMARKS

Commissioner Alfonso made a motion to open to the public, which was seconded by Commissioner Easom.

No one wished to be heard.

Commissioner Easom made a motion to open to the public, which was seconded by Commissioner Torre.

13. INFORMATION AND PROPOSALS

There were no information/proposals to review.

14. FUTURE MEETING

It was announced that the next meeting will be held on Monday, May 6, 2024.

15. ADJOURNMENT

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

Respectfully submitted,

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