

# Garfield Redevelopment Agency

## MINUTES

Monday, October 7, 2024

7:00 PM Meeting

### 1. CALL TO ORDER

The Garfield Redevelopment Agency meeting for Monday, October 7, 2024, was called to order at 7:02 PM.

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

### 5. APPROVAL OF MEETING MINUTES

Vice Chairman Amadio motioned to approve the September 9, 2024, Regular Meeting and Executive Session meeting minutes, which Commissioner Torre seconded. The motions carried by those present, with Commissioner Delaney abstaining.

### 6. OLD BUSINESS

There was no old business.

### 7. NEW BUSINESS

There was no new business.

### 8. VOUCHERS

Dr. Cusmano presented the vouchers and noted the agency would be approving the payment of the 2023 audit, which was presented at the September meeting. Commissioner Delaney made a motion to accept the vouchers, which Vice Chairman Amadio seconded. The motions carried by those present.

**9. RECOMMENDED ACTION BY COUNSEL**

There was no recommended action by counsel.

**10. CONSENT AGENDA**

2024-15 Resolution Designating 408 River Drive LLC as Conditional Redeveloper for Certain Property Generally Known as 408, 410 and 416 River Drive, also known as Block 81 Lots 45, 46 and 48 as shown on the Official Tax Map of the City of Garfield Located in a Non-Condemnation Redevelopment Area

**11. CORRESPONDENCE**

There was no correspondence.

**12. CITIZENS REMARKS**

It was put on the record that no one from the public was in attendance.

**13. FUTURE MEETING**

Director Delaney advised that the next scheduled meeting is set for Monday, November 4, 2024 with a 5PM start time. She inquired as to whether or not the Agency would like to switch the meeting to 7PM. The Agency agreed to leave the meeting scheduled for 5PM.

**14. EXECUTIVE SESSION**

Vice Chairman Amadio made a motion to enter into executive session, which was seconded by Chairman Andreano. The motions carried by those present.

Following the executive session, Vice Chairman Amadio made a motion to open back to the public, which was seconded by Commissioner Delaney. The motions carried by those present.

**15. ADJOURNMENT**

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

Respectfully submitted,

---

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