

Garfield Redevelopment Agency

MINUTES

Monday, October 6, 2025

7:00 PM Meeting

1. CALL TO ORDER

The Garfield Redevelopment Agency meeting for Monday, October 6, 2025, 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 Commissioners Alfonso, Aloia, Calandriello, Easom, & Garnto, and Chairman Andreano, therefore, there was a quorum. Also, in attendance were: Erin Delaney – Redevelopment Agency Secretary, Michael Muniz – Agency CFO, Richard Malagiere – Agency Attorney, Denise Ingui – Redevelopment Agency Assistant Secretary, Louis Aloia – Agency Executive Director, and Stenographer Beth Calderone.

5. SWEARING-IN CEREMONY OF NEW MEMBER

Executive Director Aloia noted that a resignation was received from former Commissioner Scudillo. He stated a thank you letter will be sent to her attention on behalf of the Agency for her service. Mayor Garnto swore in new member, Rosemarie Aloia.

6. APPROVAL OF MEETING MINUTES

Commissioner Easom made a motion to approve the June 2, 2025 Regular Meeting minutes which was seconded by Commissioner Alfonso. The motions carried, with Commissioner Aloia abstaining.

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

For the Secretary's Report, Ms. Delaney noted the following:

- She has begun the process for the 2026 RFPs. She noted that she currently has an issue date scheduled for November 3, 2025 with a return/due date of November 25, 2025 – which can be extended. Ms. Delaney noted that in the

past the Agency has appointed professionals for the following year at the December meeting, however, the Agency can elect to do so at their January Reorganization meeting. It was agreed upon that the appointments will be made at the January Reorganization meeting.

- She will be unable to attend the December meeting as she is expected to go into labor in late November. However, she noted that she will prep for the December meeting in advance, in addition to assisting with the 2026 budget.
- Lastly, Ms. Delaney stated that she does not intend to serve as the Agency's Secretary in 2026 and will submit a formal letter to Executive Director Aloia. Ms. Delaney recommended that Ms. Denise Ingui fulfill said position as she has been with the agency for 4 years, is within an earshot distance to access as a resource, and because it is important to have a liaison directly at City Hall to answer questions during the day, assist with invoices/vouchers, share documents, etc.

For the Director's Report, Mr. Aloia noted that they are attempting to get a copy of the Redevelopment Plan for 933 River Drive. Ms. Delaney noted that it was previously sent out but that she would have it resent.

9. VOUCHERS

Commissioner Easom made a motion to accept the vouchers presented by Mr. Muniz, which was seconded by Commissioner Garnto. The motions carried unanimously by those present.

10. RESOLUTION

2025-16 Approving 2024 Report of Audit

Ms. Delaney noted that there were no audit findings or recommendations made by the Agency Auditor and that all is in good order. Commissioner Calandriello questioned said statement and referred to a deficiency in internal control noted on page 19. It was pointed out by the attorney that the statement was simply a definition. Commissioner Calandriello then questioned prior contribution amounts from Demetrakis and Vornado noted on page 17. Discussion ensued regarding the amounts listed and it was clarified that all amounts listed were from prior years and the only contributions received in 2024 were from Meridia for 99 Passaic Street and 848 River Drive. It was questioned whether or not the amounts listed were escrow, to which Ms. Delaney noted it should not be escrow but, rather, fees collected from the Redevelopment Agreement which is typically based on first building permit, final CO, etc. The Agency attorney referred to a Redevelopment Agreement he had in front of him and noted that Ms. Delaney was correct.

It was suggested that the Agency table the approval of the audit so that any questions they have can be properly asked to the auditor and answered prior to the November meeting. A motion was made by Commissioner Calandriello to table, which was seconded by Commissioner Easom. The motions carried unanimously by those present.

11. CORRESPONDENCE

There was no correspondence.

12. CITIZENS REMARKS

Commissioner Calandriello made a motion to open to the public, which was seconded by Commissioner Garnto. The motions carried unanimously by those present.

No one from the public wished to be heard.

Commissioner Garnto made a motion to close to the public, which was seconded by Commissioner Easom. The motions carried unanimously by those present.

Following the closing of citizens remarks, Commissioner Calandriello requested that the required course information as a new Commissioner be resent.

13. FUTURE MEETING

Ms. Delaney noted that the next meeting will be held on Monday, November 3, 2025 at 5PM due to Election Day being the following day.

14. EXECUTIVE SESSION

Redevelopment Agency attorney, Richard Malagiere, requested that the Agency enter into executive session. A motion was made by Commissioner Easom and seconded by Commissioner Alfonso to enter into executive session. The motions carried unanimously by those present.

Following the executive session, a motion was made by Commissioner Garnto and seconded by Commissioner Aloia to re-enter into the public session. The motions carried unanimously by those present.

Discussion ensued regarding pieces of property throughout the City that need remediation and environmental clean-up.

Commissioner Calandriello inquired as to whether or not approvals can be withdrawn on projects that have not had any activity and what their timetables would look like.

Ms. Delaney noted that the Agency went back out to RFP for an additional planner that was due in June. Being that the Agency did not have a meeting since, an additional planner was not yet appointed and it was recommended that the Agency wait as the 2026 RFPs will be going out in the near future.

15. ADJOURNMENT

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

Respectfully submitted,

Erin Delaney, MPA, RMC, CMC
Redevelopment Agency Secretary