

**GARFIELD REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
OF OCTOBER 7, 2013**

The meeting was called to order by the Chairman at 7:00 P.M.

The announcement regarding compliance with the Sunshine Law was made.

Salute to the flag of the United States of America.

The Garfield Redevelopment Agency ("GRA") Secretary called the roll. The following commissioners were present:

Chairman Roger Hetel
Ernest Rosolen
Vice-Chairman Arthur Andreano
Mayor Joseph Delaney
Raymond Simione
Joseph Iapichella

Absent: Peter Amadio

Others Present: Christos J. Diktas, GRA Attorney/Secretary
Crystal G. Calabrese, GRA Attorney/Secretary
Beth Calderone, Stenographer
Bernie Mirandi, Boswell Engineering

The meeting was called to order and the open public meeting statute was read into the record by Chairman Roger Hetel.

The first order of business was the acceptance of the minutes of the September 9, 2013 meeting, moved by Commissioner Ernest Rosolen and seconded by Vice-Chairman Arthur Andreano. Unanimous roll call vote.

The next order of business was a presentation from the City Auditor Dieter Lerch. The discussion topic being "What is a PILOT" (payment in lieu of taxes). A PILOT is a statutory vehicle authorizing tax abatements that will provide the Municipality the ability to generate revenue in lieu of taxes. The following is a brief synopsis of Mr. Lerch's presentation;

There two ways to access PILOTs;

1. Cost of construction; and/or
2. Percentage of the gross rental received on the project.

The development/improvement is the only portion of any project subject to a PILOT. The land area is assessed at full tax rate. The term of a PILOT can run for a period of one (1) to thirty (30) years with the average PILOT being fifteen (15) years. There were no question presented by the Agency, Chairman Roger Hetel thanked Mr. Lerch and proceeded to the next order of business.

The next order of business, Thomas Tourso, principal of Coremark appeared before the Agency requesting that the correspondence of September 23, 2013 be presented to the Agency, wherein the Developer asked that the Engineer's escrow deposit be reduced from \$68,000 to \$20,000.00 with \$5,000.00 future incremental payment submissions. Chairman Roger Hetel opened discussion and also asked the City Manager Thomas Duch if there is any precedent regarding the reduction of the escrow deposits. City Manager Thomas Duch indicated that the Garden State Paper project regularly presents engineering escrow payments in \$20,000 incremental submissions and that the Redeveloper's request to reduce the escrow payment and future payments is within the ordinary course of business. With no further discussion a motion was made by Commissioner Raymond Simone second by Commissioner Ernest Rosolen authorizing the reduction of Coremark's escrow. Unanimous roll call vote.

The Board Secretary reviewed all correspondence.

Mayor Delaney moved to grant CFO Roy Riggitano a stipend increase from \$5,000.00 to \$10,000.00 a year starting October 7, 2013, the motion was second by Commissioner Ernest Rosolen. Unanimous voice roll call vote.

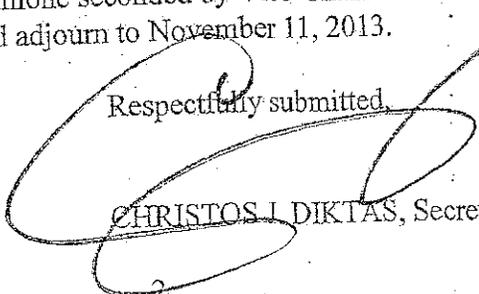
The next order of business was the memorialization of Resolution 2013-07 wherein HP Garfield Associates proposed various site developmental change requests. Voting on the memorialization of Resolution 2013-07; Mayor Joseph Delaney, Chairman Roger Hetel, Vice-Chairman Arthur Andreano, Commissioner Raymond Simone and Commissioner Ernest Rosolen.

Chairman Roger Hetel requested that Resolution of 2013-08 authorizing the GRA to advertise the following RFP's; Counsel, Auditor, Planner, Environmental Engineer and Civil Engineer. Motion by Commissioner Joseph Iapichella second by Commissioner Raymond Simone. Unanimous voice roll call vote.

At the request of CFO Roy Riggitano, Chairman Roger Hetel requested Resolution 2013-09 canceling checks; #1007 in the amount of \$1,850.00 payable to Burgis Associates and #1063 in the amount of \$4,168.75 payable to Burgis Associates. Motion moved by Commissioner Raymond Simone and second by Commissioner Ernest Rosolen.

The meeting was made opened to the public with no attendees participating. A motion was made by Commissioner Raymond Simone seconded by Vice-Chairman Arthur Andreano to close the public portion of the meeting and adjourn to November 11, 2013.

Respectfully submitted,


CHRISTOS I. DIKTAS, Secretary