

**GARFIELD REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
OF MAY 6, 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
Raymond Simione
Mayor Joseph Delaney
Ernest Rosolen
Vice-Chairman Arthur Andreano
Peter Amadio

Absent Joseph Iapichella

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

The first order of business was an appearance by a Representative from the Coremark. David Zolotorofe, Esq. On behalf of the Redeveloper.

Mr. Zolotorofe advised the Agency that the interior demolition has commence and that the asbestos remediation is in the removal phase.

Mr. Zolotorofe stated that all tenants have been amicably relocated excepting the Dunkin Donuts which is a sub-tenant of Mr. Cliff Generalli. The Redeveloper further indicated that numerous meetings where had with the sub-tenant and Dunkin Donuts. However, Dunkin Donuts Corporate would not accept the proposed new location of the Dunkin Donuts and therefore all negotiations collapsed.

In that regard, and pursuant to all written Agreements between the Agency and the Redeveloper, the Coremark Group requested that the Agency provide Statutory Assistance regarding the relocation process including but not limited to leasehold condemnation.

The discussions between the Agency and the Redeveloper resulted in the introduction and adoption of Resolution 2013-04 which appointed Robert McNerney of McNerney & Associates as the Agency's Real Estate Appraiser. See attached Resolution incorporated herein as set forth in

its entirety and Resolution 2013-05 appointing Peter Pelissier as the Agency's Relocation Coordinator.

The Redeveloper thru counsel also represented that he would be responsible for all administrative fees incurred by the Agency and would tender an initial good faith payment of \$15,000.00 to offset the interim cost in the Administrative Auditing and Legal proceedings.

The Redeveloper understood that any cost of relocation would be the sole responsibility of the Redeveloper with all funds to be posted with the agency thru CFO Roy Riggitano for dissemination pursuant to Statute.

Mayor Delaney thanked the Redeveloper for their outstanding work to date and that the City is anxiously awaiting the demolition of the old C-Mor Factory and the commencement of the construction.

Next order of business was James Demetrakis, Esq. appearing on behalf of H.P. Garfield Associates, LLC. Mr. Demetrakis represented that the project was moving positively with construction with the townhouse phase of construction currently proceeding permits.

Mr. Demetrakis requested in light of Governor Christie's abolishment of the Committee of Affordable housing (COAH), that the Agency a grant Deviation to the Redevelopment Plan and Waive any COAH payment to the City.

The Redeveloper and City Manager Thomas Duch indicated that the City's COAH funds are in excess of \$500,000.00 and that the Governor has issued an Executive Order that all current and future COAH funds tendered to the Municipalities be confiscated to offset the State budget deficit. In lieu of the COAH payments, the Redeveloper represented that he will be willing to tender additional administrative and/or impact fees to the Agency.

With no further discussion, a motion was made by Vice-Chairman Arthur Andreano second by Commissioner Ernest Rosolen to grant the Redeveloper HP Garfield Associates, LLC , a Deviation from the Redevelopment Plan Waiving their COAH obligation(s) subject to receiving final approval of the Waiver from the City Council. A motion was made by Vice-Chairman Arthur Andreano, second by Commissioner Raymond Simone.

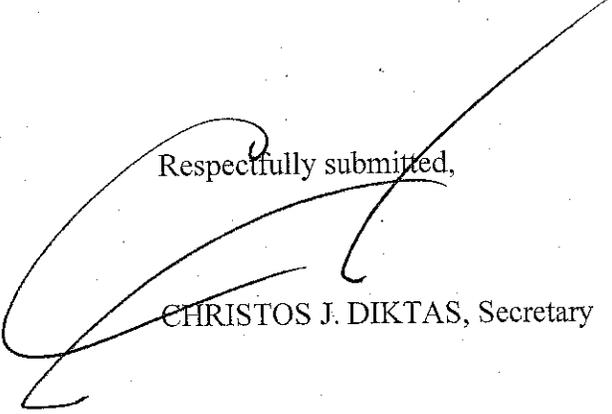
The final order of business was the submission of May's spreadsheet for payment of claims by CFO Roy Riggitano. Chairman Roger Hetel called for a motion to accept and authorize payment of claims moved by Commissioner Raymond Simone, seconded by Mayor Joseph Delaney. Unanimously roll call vote.

With no further business the Agency then proceeded to closed session to discuss potential negotiations and litigation. A Motion was made by Commissioner Ernest Rosolen, second by Commissioner Raymond Simone. Unanimously vote moved the motion to enter into closed session.

A motion was then made by Commissioner Peter Amadio, second by Vice-Chairman Arthur Andreano to close the closed session and to re-open the meeting. Unanimously voice vote carried

the motion was moved with no further business Chairman Roger Hetel requested a motion to adjourn the meeting by Commissioner Raymond Simone second by Vice-Chairman Arthur Andreano Unanimous voice vote moved the closure of the meeting with the next meeting scheduled for June 3, 2013.

Respectfully submitted,



CHRISTOS J. DIKTAS, Secretary