

**Garfield Redevelopment Agency
111 Outwater Lane
Garfield, NJ 07026**

Minutes of Meeting held on
February 4, 2014

The Meeting was called to order by the Chairman at 7:05 p.m.

The Chairman announced compliance with the Sunshine Law.

The salute to the flag of the United States of America was conducted.

Chairman Roger Hetel called upon Secretary Thomas J. Duch to call the roll. The following commissioners were present:

Chairman Roger Hetel
Vice-Chairman Arthur Andreano
Ernest Rosolen
Joseph Iapichella
Frank Amadio

Commissioners Absent: Mayor Joseph Delaney
Raymond Simione

Others Present: Thomas J. Duch, Executive Director / Secretary
Francis X. Regan, GRA Attorney
Bernard Mirandi, Boswell Engineering
Beth Calderone, Stenographer
Patricia Esposito, Secretary to GRA Secretary Thomas J. Duch
Henry Szwed, Capodagli Associates
Nylema Nabbie, Esq., Gittleman, Muhlstock & Chewcaskie, LLP.

Secretary Thomas J. Duch presented the minutes from the January 20, 2014 Special Meeting. A motion to adopt the minutes was made by Vice-Chairman Andreano and seconded by Commissioner Rosolen and was passed unanimously on a roll call vote.

Secretary Duch reminded all commissioners that they received a letter from Christos Diktas, Esq. advising that they must register for the 2014 New Jersey Local Housing Authority and Redevelopment Agency Training Program.

Nylema Nabbie, Esq. appeared on behalf of Capodagli Associates. She advised her client would like to move forward with their project. She requested that professional fees in connection with the development be capped at a total of \$100,000. with a credit for \$40,000 already paid. She also requested that the Redevelopment Agency Agreement for the area be amended to provide for 75 units. Executive Director Duch responded that the Redevelopment Agency would have the planner amend the Redevelopment Plan. He informed the commissioners that he would reach out to Burgis Associates to complete that project.

The Executive Director also requested that Frank Regan, Esq. commence drafting the necessary Redevelopment Agreement. He noted that the Redevelopment Agency has already incurred professional fees and costs in excess of \$110,000. He advised the commissioners to discuss the request for a cap on fees made by Nylema Nabbie, Esq. in closed session.

Henry Szwed advised that his engineer has completed the preliminary assessment report. He also advised the Agency that his client has met with Bergen County Authorities to discuss ground water contamination. His client is looking for access to apartments across the railroad tracks from the site to install a monitoring well. He requested that the City provide contact information for the owner of the apartment complex. He also informed the Commissioners that his employer has signed a commitment with a bank for financing necessary to proceed with this project.

Bernard Mirandi of Boswell Engineering added the following: 1. Have they been in contact with the County Parks Dept.? 2. Are they talking about the apartments on New Schley Street? 3. Has the Preliminary Assessment has been submitted to the City? 4. The monitoring well locations have to be approved by the Mayor and Council.

Executive Director Duch also advised Mr. Szwed to consider placing the monitoring wells in the park or on the City right of way since approval would be easier to obtain rather than from a private property owner. Executive Director Duch advised that the sooner they submitted monitoring well locations to Boswell, the sooner they can be approved by the Mayor and Council.

Ms. Nabbie also indicated that her client's developmental costs in connection with the Muscarelle property that must be acquired were in excess of \$410,000. Attorney Regan asked about the \$410,000 cost being just for the Muscarelle property. Ms. Nabbie advised that this included the cost to acquire 50' owned by the Margaret Muscarelle Childhood Center to extend the street and for improvements associated with that extension.

A resolution to go into closed session was moved by Vice Chairman Arthur Andreano, seconded by Commissioner Amadio and unanimously approved by voice vote.

Closed Session commenced at 7:22 p.m. and ended at 7:32 p.m.

Secretary Duch advised Nylema Nabbie, Esq. and Henry Szwed that a special meeting would be held in a couple of weeks at around 4:30 p.m. with the Garfield Redevelopment Agency Sub-Committee assigned to this project to continue discussions. Mr. Duch asked for a projection on the environmental clean-up. Mr. Duch will notify the planner to amend the redevelopment plan.

Nylema Nabbie and Henry Szwed then left the Redevelopment Meeting.

Discussions took place on the 2014 meeting schedule. Mr. Duch requested to move the March 3, 2014 meeting to March 4, 2014. A motion to approve was made by Commissioner Amadio, seconded by Commissioner Rosolen and unanimously approved by voice vote.

Executive Director Duch distributed a letter from Mayor Delaney advising that he has a conflict with meeting times and requesting that the Board consider some daytime meetings. The consensus of the Board is not to change the time. Mr. Duch will advise the Mayor.

Resolution 2014-02 Remuneration of Agency Professionals was moved by Commissioner Rosolen, seconded by Commissioner Iapichella and approved on a roll call vote.

Resolution 2014-03 Condemnation of Lease Hold Interests was moved by Commissioner Iapichella, seconded by Commissioner Amadio and approved on a roll call vote.

Executive Director / Secretary Duch advised that the Mayor and Council will retain jurisdiction of the First Ward Rehabilitation Project. They will move forward with the designation of this portion as 'an area in need of rehabilitation.' The Garfield Redevelopment Agency will be called upon at such time as it becomes necessary to designate any portion of this area as 'an area in need of redevelopment.'

Bill list was presented. Approval was moved by Commissioner Iapichella, seconded by Commissioner Rosolen and approved by roll call vote.

Correspondence from Frank Regan, Esq. to Christos Diktas, Esq. was read and asked to be followed up. Vice Chairman Andreano requested that Mr. Duch follow up with Mr. Diktas directly.

Mr. Duch advised that letters have been sent to all professionals informing them of their appointments.

Chairman Roger Hetel signed a letter confirming the appointment of Thomas J. Duch as Executive Director / Secretary.

Closed Session commenced at 7:44 p.m. to discuss compensation of Thomas J. Duch and Patricia Esposito. The meeting was reopened at 7:53 p.m. The compensation of the Executive Director, Secretary, and Assistance Secretary were discussed and approved. A resolution will be presented to the Commissioners at the next regular meeting.

A motion to adjourn was made by Vice-Chairman Andreano, seconded by Commissioner Amadio and approved on a voice vote at 8:02 pm.