

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

**Minutes of Meeting held on
May 5, 2014**

The Meeting was called to order by the Chairman Hetel 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
Raymond Simone
Ernest Rosolen
Peter Amadio

Commissioners Absent: Mayor Joseph Delaney
Joseph Iapichella

Others Present: Thomas J. Duch, Executive Director / Secretary
Francis X. Regan, GRA Attorney
Bernard Mirandi, Boswell Engineering
Beth Calderone, Stenographer
Patricia Esposito, Asst. Secretary
Roy Riggiano, Finance Officer

Secretary Thomas J. Duch presented the minutes from the March 4, 2014 Meeting. A motion to adopt the minutes was made by Vice Chairman Arthur Andreano and seconded by Commissioner Simone and was passed unanimously on a roll call vote.

Old Business:

Coremark:

Executive Director Thomas J. Duch reported on Coremark. An agreement has been reached between Clifford Generelli (leaseholder), Mr. Patel (sub-leasee), and Dunkin Corporate to relocate from the Coremark site to River Drive and Lanza Avenue. Mr. Duch advised that the matter will be before the Planning Board in May, hopefully for final approval. The present location will shut down sometime in June. There have been some issues regarding vibration at the Coremark site. They will be addressed at a meeting with the residents, the City Engineer and the engineer for the developer.

GRA Attorney Frank Regan spoke about the Meridia Transit Crossing, Garfield LLC Redevelopment Agreement:

1. Section 3.02 – Addressed issue of acquiring or funding the acquisition of all property within the Project Site / agreements in place.
2. Section 3.05 – Development Fees not to exceed \$300,000. The sum of \$40,000 was previously paid, \$40,000 will be paid upon execution of the Development Agreement, \$40,000 will be paid upon issuance of the first building permit, \$90,000 will be paid upon the issuance of the first temporary certificate of occupancy and the final \$90,000 will be paid upon issuance of the final certificate of occupancy. Mr. Regan suggested that a time limit be placed on the payment schedule. Executive Director Duch suggested that this be continued in Executive Session.

New Business:

Sketchley Redevelopment Plan to be presented to the City of Garfield Mayor and Council by Burgis Associates at their Council Meeting on May 27, 2014 at 6:00 pm.

Motion made at 7:20 pm to go into Executive Session by Vice Chairman Arthur Andreano, seconded by Commissioner Ernest Rosolen and approved on a voice vote.

Sketchley:

Frank Regan Esq. suggests adjusting language in the Meridian Transit Crossing Agreement to have payment forthcoming sooner. If payment is not due until the final Certificate of Occupancy is issued, the payment can be delayed for an extended period of time. Frank Regan, Esq. does not believe it is a financial hardship on the developer to amend the agreement.

Coremark:

Administrative Cost paid \$115,000. Coremark would like it capped at \$115,000. Frank Regan, Esq. requested that they receive an accounting of the costs so far. Bernard Mirandi, Boswell Engineering, advised that the Administrative Fee does not include bonding and escrow costs.

Executive Session completed at 7:30 pm.

Executive Director Duch advised the Agency that a transfer was made in the amount of \$150,000 from the City of Garfield to the Garfield Redevelopment Agency. That transfer was made before Mr. Duch was appointed. He advised the Agency that the entire \$500,000 paid by Vornado should have remained in the City Treasury. He asked the Commissioners if they had any recollection as to why the funds were transferred. They did not.

Mr. Duch then requested that the funds be returned to the City. They will be applied as follows: a. \$400,000 for the construction and fit out of the new Police Station, b. \$100,000 for the renovation of the Council Chamber and Conference Room at City Hall. The Commissioners agreed. A resolution will be provided at the next meeting to authorize the transfer of the funds to the City of Garfield.

Citizens:

No citizens.

Resolutions:

- No. 2014-08 - Resolution Approving and Authorizing the Execution of the Redevelopment Agreement by and between the Garfield Redevelopment Agency and Coremark Garfield, LLC for the Property Known as Block 133, Lot 1 for a Commercial Development. Motion by Vice Chairman Arthur Andreano, seconded by Commissioner Raymond Simione and approved on a roll call vote.

No. 2014-09 - Resolution Approving and Authorizing the Execution of the Redevelopment Agreement by and between the Garfield Redevelopment Agency and Meridia Transit Crossing, Garfield, LLC for the Property known as the Sketchley Site for a Residential Development. Motion by Commissioner Ernest Rosolen, seconded by Commissioner Peter Amadio and approved on a roll call vote.

Vouchers:

Payment of vouchers moved by Commissioner Amadio, seconded by Vice Chairman Andreano and approved on roll call vote.

A motion to adjourn was made by Commissioner Amadio, seconded by Commissioner Simone and approved on voice vote at 7:45 pm.