

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

**Minutes of Meeting held on
September 15, 2014**

The Meeting was called to order by the Chairman Hetel at 7:04 p.m.

The Chairman announced compliance with the Sunshine Law.

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

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

Secretary Duch advised that Commissioner Delaney is absent and is requesting to be called via phone when resolutions are considered for vote.

Chairman Roger Hetel
Vice Chairman Arthur Andreano
Commissioner Ernest Rosolen
Commissioner Joseph Iapichella

Commissioners Absent: Councilman Joseph Delaney
Commissioner Raymond Simione
Commissioner Peter Amadio

Others Present: Thomas J. Duch, Executive Director / Secretary
Anton L. Lendor, Esq., GRA Attorney
Bernard Mirandi, Boswell Engineering
Darlene Kulesa, Stenographer
Patricia Esposito, Asst. Secretary

Secretary Thomas J. Duch presented the minutes from the July 7, 2014 Meeting. A motion to adopt the minutes was made by Commissioner Rosolen and seconded by Commissioner Iapichella and was passed unanimously on a roll call vote.

Old Business:

Coremark: Executive Director Duch advised that there were a number of negotiating sessions with Mr. Regan, a condemnation specialist from his firm, representatives of Coremark, and representatives of Anju Donuts. An agreement was reached with Anju Donuts and with Coremark. Money has been paid into the

escrow account of our attorney. Executive Director Duch has reviewed the settlement agreement and advises that it accurately reflects the agreement made between the parties and it adequately protects the interest of the Garfield Redevelopment Agency and will allow the project to proceed. Anju will continue to pay rent and vacate by November 1, 2014. There will be a payment of \$175,000 by Coremark to buy out the remainder of the lease. Coremark will go in immediately after November 1, 2014 to begin the demolition process. A small amount of asbestos abatement will be required. Executive Director Duch would like to commend Mr. Patel and Coremark for stepping up and getting this done. Dunkin Donuts is moving to the intersection of River Drive and Lanza Avenue. Executive Director Duch also advised that he contacted the County to ask them to expedite their approval and their review of the process to help give Mr. Patel the incentive to sign the agreement and to settle.

Kalama: Executive Director Duch advised that we received an email from Anthony Reitano, Esq., the attorney for Paragon River Road LLC. It is an update of the progress on the Kalama site. There are still a number of chemicals deep in the ground. There is still a ground water problem. There are 45 ground water monitoring wells. They are tested quarterly or semi-annually. Their purchase and sale agreement is under final review. Mr. Reitano asked if we would extend them. There is a resolution for approval this evening. Memorandum of Agreement will be extended to March 2, 2015. No payment of any Administrative Fee at this time.

Executive Director Duch advised Chairman Hetel that, using his cell phone at 7:15 PM, he has gotten Commissioner Delaney on the phone to participate in this portion of the meeting.

Resolutions:

1. 2014-15 - Resolution Approving a Settlement and Authorizing the Execution of a Settlement Agreement and Release Among the Garfield Redevelopment Agency, Coremark Garfield, LLC and Anju Donuts, Inc. for the Property Known as Block 133, Lot 1

Motion to adopt Resolution 2014-15 is moved by Commissioner Rosolen, seconded by Commissioner Iapichella and passed on roll call vote.

2. 2014-16 - Resolution Authorizing the Extension of the Option of Paragon Realty to Exclusively Redevelop the Kalama Site, Located on Block 50.01, Lot 1 and Block 50.02, Lot 1

Motion to adopt Resolution 2014-16 is moved by Vice Chairman Andreano, seconded by Commissioner Rosolen, and passed on roll call vote.

Vouchers:

Motion to accept bill list made by Commissioner Rosolen, seconded by Commissioner Iapichella and passed on roll call vote.

Citizens:

No citizens.

New Business:

Educational Courses – Executive Director Duch advised that he had a lengthy discussion with Anthony Petracca, who handles the course requirements for Redevelopment Agencies and Housing Authorities at Rutgers University. He advised the Executive Director Duch has to take 4 courses; everyone else needs to take 2 courses. He plans on taking Principles of Redevelopment on November 22, 2014. Commissioner Iapichella, Commissioner Amadio and Commissioner Simione also need to take Principles of Redevelopment.

Executive Director Duch introduced Anton Lendor, Esq. who was replacing Frank Regan, Esq. for this evening.

Commissioner Delaney would like a letter sent to Vornado to develop the last piece of property. Executive Director Duch advised that he did speak to Aanen Olson, Vice President at Vornado. He advised that they were looking at developing that piece as a smaller strip center (smaller stores). Executive Director Duch will reach out to him and ask if there is anything he needs from the Agency or if he has to change his initial proposal.

A motion to adjourn was made by Vice Chairman Andreano, seconded by Commissioner Rosolen and approved on voice vote. Meeting adjourned at 7:12 p.m.