

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

**Minutes of Meeting held on  
January 5, 2015**

The Meeting was called to order by the Chairman Hetel at 7:00 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:

Chairman Roger Hetel  
Vice Chairman Arthur Andreano  
Commissioner Ernest Rosolen  
Commissioner Joseph Iapichella  
Commissioner Raymond Simione  
Commissioner Peter Amadio

Commissioners Absent:            Councilman Joseph Delaney

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

Secretary Thomas J. Duch presented the minutes from the December 8, 2014. A motion to adopt the minutes was made by Commissioner Iapichella and seconded by Commissioner Simione and was passed unanimously on a roll call vote.

**OLD BUSINESS:**

Kalama – Executive Director Duch advised that the Agency did receive a comprehensive email months back, but he did ask Mr. Mark Shaevitz of Paragon Development to come to this meeting to address the board and advise of the status of his project.

Mr. Mark Shaevitz advised that there are two areas on the site that the seller (United Technologies) has not yet addressed with regard to the soil remediation. Unfortunately the area near Monroe Street and River Drive, despite that they said it would take about a year of testing and they could proceed, they were not correct. The results were not satisfactory. They have devised a very aggressive plan to do something about that. United Technologies seems to want to get it done and spend some money in doing it. The bad news is that it will take approximately a year to finally be done. They have agreed to finish the contract. That will allow Paragon to go

into due diligence and bring in a site plan to the municipality. That will allow him to market the site. He remains cautiously optimistic that 2015 is the year. They believe that no construction can begin until the first quarter of 2016. They will work on concluding the contract to come to the municipality, conclude the redevelopment agreement and bring a site plan.

Executive Director Duch advised Mr. Shavitz that, if they needed any help or assistance from the Redevelopment Agency, do not hesitate to reach out to us.

Mr. Shavitz also noted that the other constant throughout the seven years has been how patient the Redevelopment Agency and the municipality have been. He is appreciative.

Coremark - Executive Director Duch introduced Mr. David Hellman, representing Coremark Group LLC.

Mr. Hellman advised that the site is very visible for everyone to see. Investors Bank is open. The WAWA is making progress and anticipated to be open between mid-February and mid-March. Hope to get started with the retail building in the next 30 days. Be completed with the shell some tenant work by mid-summer. Majority of site work is completed. Finishing the perimeter of the site with streetscape, pavers, landscaping, and park all coming together over the next few months. Should have a nice entrance to the community. They are aware of their obligations to the Redevelopment Agency for the Redevelopment Fee. Have about a \$350,000 balance. Brought a check tonight for one-third - \$117,000. Respectfully request to pay the balance of monies due in two installments. One with WAWA's certificate of occupancy and one with the first certificate of occupancy for the retail store. If it is acceptable, he would like to amend the agreement and formalize it. They are looking forward to completing the project and delivering the community a great asset.

Executive Director Duch would like to commend the developer publically. Note that the developer has been most cooperative with the City. Whatever issues there have been around the site have been addressed immediately. His recommendation is that the payment plan that is proposed be favorably considered by the Redevelopment Agency.

Mr. Frank Regan advised that he would prepare a one-page memorandum of agreement with Coremark's attorney to memorialize the payment schedule. It can be formally adopted at next month's meeting.

Motion to accept the payment plan from Coremark made by Commissioner Amadio, seconded by Commissioner Rosolen and passed on roll call vote.

Mr. Hellman thanked all City departments: Building Department, engineering, water and sewer. Everyone has been tremendous to deal with.

Vornado Realty – Executive Director Duch advised that he reached out to Aanen Olsen, who is Executive Vice President at Vornado. He is the gentleman who is handling this project. He advised that this is the year that Vornado will turn its attention back to finishing the rest of the project. Does not anticipate another big box store or a row of smaller retail. They are working on a number of smaller big box stores. He is talking about the same size as Marshall's or a little smaller. This is the year that they will concentrate on that site. The appeal of the Garfield site is that it is pad ready.

#### NEW BUSINESS:

Requests for Qualifications: Finance Officer Roy Riggitano was called upon to comment. He advised that since we have the same professionals that applied under the RFQ process, the actual sub-committee that would get together to review the RFQ's does not have to be done. As the QPA of the City, he is recommending that through resolution to approve each as qualified, which will satisfy the RFQ process for the agency.

Mr. Riggitano recommends the hiring of the professionals: Burgis Associates, DeCottis, Lerch, Vinci & Higgins, Boswell Eng Environmental Eng., and Boswell Eng Civil Engineer.

Motion to move into resolutions by Commissioner Rosolen, seconded by Vice Chairman Andreano and approved on roll call vote.

## RESOLUTIONS

Executive Director Duch advised the first order of business is the reorganization for the year 2015.

Nominations for Chairman of the Agency. Commissioner Rosolen nominates Roger Hetel as Chairman, seconded by Vice Chairman Andreano. Motion to close by Commissioner Rosolen, seconded by Commissioner Amadio, approved unanimously on roll call vote.

Motion to appoint Arthur Andreano as Vice Chairman made by Commissioner Iapichella, seconded by Commissioner Amadio. Motion to close by Commissioner Rosolen, seconded by Commissioner Simone, approved unanimously on roll call vote.

Motion to appoint Thomas J. Duch Executive Director of the GRA by Vice Chairman Andreano, seconded by Commissioner Iapichella, and approved on roll call vote.

Motion to appoint Thomas J. Duch as Secretary of the GRA by Commissioner Rosolen, seconded by Commissioner Iapichella, and approved on roll call vote.

Motion to appoint Patricia Esposito as Assistant Secretary of the GRA by Commissioner Amadio, seconded by Vice Chairman Andreano, and approved on roll call vote.

Motion to appoint Roy Riggitano as Financial Officer of the GRA by Commissioner Simone, seconded by Commissioner Rosolen, and approved on roll call vote.

Motion to appoint Beth Calderone as Certified Court Reporter of the GRA by Commissioner Iapichella, seconded by Commissioner Simone, and approved on roll call vote.

Motion to designate Spencer Savings Bank as the official depository of the GRA by Commissioner Rosolen, seconded by Commissioner Simone, and approved on roll call vote.

Motion to designate The Record and The Herald News as the official newspapers of the GRA by Commissioner Iapichella, seconded by Commissioner Simone, and approved on roll call vote.

Motion to appoint DeCotiis, Fitzpatrick & Cole, LLP as the attorney for the GRA by Commissioner Iapichella, seconded by Commissioner Simone and approved on roll call vote.

Motion to appoint Boswell Engineering as the Civil Engineer for the GRA by Vice Chairman Andreano, seconded by Commissioner Amadio, and approved on roll call vote.

Motion to appoint Boswell Engineering as the Environmental Engineer for the GRA by Commissioner Rosolen, seconded by Commissioner Amadio, and approved on roll call vote.

Motion to appoint Lerch, Vinci & Higgins, LLP as the auditor for the GRA by Commissioner Rosolen, seconded by Vice Chairman Andreano, and approved on roll call vote.

Motion to appoint Burgis Associates as the planner for the GRA by Commissioner Simone, seconded by Vice Chairman Andreano, and approved on roll call vote.

Mr. Riggitano presented vouchers for payment. They total \$2,378.75. Motion to pay bills by Commissioner Iapichella, seconded by Vice Chairman Andreano, approved on roll call vote.

Mr. Riggitano advised that 1099 were issued this evening to the professionals.

Executive Director Duch advised that it was brought to his attention that the Planning Board might have been considering assigning their engineer to the Sketchley site. He doesn't agree with that. The redevelopment project was approved by the GRA. It is a project that should be controlled by the GRA. He alerted the Building Department and the Planning Board that the GRA intends to retain jurisdiction and that Boswell Engineering has to be the engineer that oversees this site. Boswell is most familiar with the site. There were some issues with the sewer lines. Mr. Boswell was at the site and is well aware of the difficulty. Clean up has to be done with the line. It needs to be televised. Have a meeting with the developer tomorrow to go over the requirements to get into the ground. The licensed site remediation professional is out there working. Do have a proposal from National Water Main cleaning company to film. That proposal will be presented to the developer tomorrow.

Resolution to go into Closed Session – Motion by Vice Chairman Andreano, seconded by Commissioner Simone, and approved on roll call vote.

Executive Director Duch advised that he received a rendering from Nylema Nabbie, Brian Chewcaskie's office, of what they wanted to do. They advised that there is an issue with the fill. When they moved the fill around they cannot build with a peaked roof, they want to build with a flat roof. Executive Director Duch called Nylema and advised that the flat roof was not acceptable. At the meeting tomorrow, Mr. Duch will advise Mr. Capodagli that he discussed this with the Agency, and the Agency wants what was discussed. The issue is the cost of removing the fill. The fill has to be removed to lower the property. It has to be done. The GRA is expecting it to be a showcase.

Motion to reopen meeting by Commissioner Iapichella, seconded by Commissioner Amadio and approved on voice vote.

Motion to adjourn meeting at 7:45 pm by Commissioner Iapichella, seconded by Commissioner Rosolen and approved on voice vote.