

Garfield Redevelopment Agency
111 Outwater Lane
Garfield, NJ 07026

Minutes of Meeting held on
November 2, 2015

The Meeting was called to order by Chairman Hetel at 7:01 PM.

The Chairman announced compliance with the Sunshine Law.

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

Before roll call, Chairman Hetel complimented Thomas Duch and the City Council on the amazing renovation job that they did on the Council Chambers. Mr. Duch stated that a great part of the credit goes to Tax Collector RoseMarie Cokinos. He and Ms. Cokinos did most of the planning. No architect was engaged. Took advantage of local resources in the City. DPW did the prep work and painting.

Mr. Duch thanked the Chairman and told him he would convey the message to the Mayor and Council. He also thanked the Commission because part of the funds came from the Vornado Redevelopment project. Through that project \$100,000 was committed to rehabbing the Council Chamber and also the Conference Room. That project has started.

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 Arthur Rotio
Commissioner Raymond Simione
Commissioner Peter Amadio

Commissioners Absent: Commissioner Joseph Delaney

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

MINUTES

Secretary Thomas J. Duch presented the minutes from the September 14, 2015 meeting. A motion to adopt the minutes was made by Vice Chairman Andreano, seconded by Commissioner Rosolen and passed on a roll call vote.

Secretary Duch advised the Commissioners that the ad that was placed in The Record regarding the meeting was correct but the ad place in The Herald News stated that the meeting for November 2, 2015 was cancelled.

NEW BUSINESS

Executive Director Duch advised that the budget will be presented at the meeting. The budget takes into account the potential redevelopment / rehabilitation of the 1st Ward. The Agency has approved the concept, as well as the Planning Board and the Mayor and Council. The Director has been meeting regularly with developers. At the presentation in August we saw one model and one sample from one developer and there are additional presentations that will be made.

There was a meeting on Thursday, October 29, 2015 with Francis Reiner of DMR Architects. DMR has been engaged by Greater Bergen to do the redesign, so they have put together a lot of the planning study. DMR's work has been paid for by Greater Bergen and not by the City of Garfield. The meeting also included Joe Burgis of Burgis Associates. Burgis could take the ideas that Francis Reiner had and use those as a basis for the planning study, which is now underway.

As we go forward with the concept of redevelopment, we obviously are going to incur attorney fees, engineering costs, and other expenses. We will, in every instance possible, pass the expense on to the developers, but we need to create a budget this year a little different than the budgets in the past. He did explain to the Mayor that, this past year, there was a debt owed by the Redevelopment Agency to the City of about \$180,000. That debt was paid in full this year. The City typically gives the Redevelopment Agency \$45,000 per year.

Meeting turned over the Finance Officer Riggitano for budget presentation. Finance Officer Riggitano advised the Commissioners that the 2016 budget does have an increase. The increase is approximately \$50,000. The increase is for four lines items; Financial Advisory, Engineering, Planning, and Legal. The budget is up \$35,500, with no increase in Administration Fees. Planning and Engineering is a \$29,000 increase. If any revenues come in, they will be saved for next year. The City has \$45,000 reserved in its budget for the Agency. To reiterate, there is no deficit, which is what the State looks at. Have no bonds outstanding, no debt. He advised that he will make the change on sheet N-4, correcting Mr. Rotio's name. He will be signing documents tomorrow with the Auditor.

Executive Director Duch advised that there were a number of requirements that had to be met in terms of the website. He advised that changes were made to the website. Had to put a Mission Statement in. Took the Executive Summary from when the Agency was established and used that as the Mission Statement. That will do for now but it needs to be updated.

RESOLUTIONS

Resolution No. 2015-22 – Resolution of the Garfield Redevelopment Agency Regarding the Delayed Introduction of the 2016 Budget

Motion to move Resolution No. 2015-22 by Commissioner Amadio, seconded by Commissioner Simione and approved on roll call vote.

Resolution No. 2015-23 – 2016 Authority Budget Resolution

Motion to move Resolution No. 2015-23 by Vice Chairman Andreano, seconded by Commissioner Rosolen and approved on roll call vote.

Commissioner Delaney arrived at 7:20 PM.

VOUCHERS

Finance Officer Roy Riggiano presented bills for payment. Two bills presented for payment; stenographer and attorney. Executive Director Duch asked for a ratification of the bills paid the prior month when there was no meeting and the bills were approved by Chairman Hetel. Finance Officer Riggiano read them for the record: Lerch, Vinci, Higgins (\$6,500 for audit), North Jersey Media (\$155.00 for advertising), and reimbursement to the City (\$26,822 for staff). Payment of bills and ratification of bills paid last month was moved by Commissioner Rosolen, seconded by Commissioner Amadio and approved on roll call vote.

Executive Director Engineer to give an update on two projects:

1. Capodagli / Sketchley Services property and Coremark property. Bernard Mirandi of Boswell Engineering advised that at the Capodagli / Sketchley property site (Meridia Transit) there has been no construction activity. Boswell was contacted by Bergen County Soil Conservation District (Roy Otto) expressing concern that he has tried to visit the site several times over the past month or so and the site was locked. Boswell put him in contact with the developer and the site contractor (Decker and Decker) was able to meet him last week at the site. The results were that Roy Otto was satisfied with the soil conservation measures that were in place. Vegetation has grown which helps stabilize the site. Very favorable report from Bergen County Soil Conservation. There was a glitch with the title search but it has since been resolved to the satisfaction of the City. City Engineer Kevin Boswell has signed off on the Mylar for the sub-division. A portion of that goes to the day care for their use. Mr. Mirandi also advised that Henry Szwed is no longer with Capodagli. The new Construction Manager is Cindy Schere. They will be contacting Boswell for a meeting to review stormwater management aspects and items from a previous review letter that remain open. Boswell has assurances from Ms. Schere that they are ready to move forward with the project.
2. Coremark: The bank, Wawa store, gas station are moving along well. The retail construction of the storefronts is also moving long. The developer has signed a couple of operations for the storefronts. Last week Mr. Mirandi and Mr. Duch met with the developer and his contractor regarding the corner property. The monument and water features are moving along nicely. Mr. Mirandi advised talked about the monument. He described it as being granite and has a union label on it for the people that worked in the mill and has a picture of a worker. There was a review by the Planning Board about a 4 foot fence going on the Columbus side of the property. Mr. Duch did go and walk the site with the developer and come up with a plan and recommendations. Neighbors came to a Council Meeting and talked about a 6 foot fence on the Columbus Avenue side. The Council is leaning toward the 6 foot fence. Mr. Duch did tell the developer that he did not want the fence to go as far as the park on the corner. Mr. Duch stated that the developer has been very cooperative. The developer is trying to make sure that he finds good tenants for that site.
3. Vornado: Mr. Mirandi advised that they did submit the plans for the build-out of the rest of the site next to the Marshal's store. They are in the process of being reviewed.

Mr. Duch was asked if he knew how many retail outlets were going to be at the Wawa complex. He wasn't sure how many but as of now he knew of Wing Stop, Wok World, they were talking about Sakru Japan (a sushi place), and a Verizon store. The Mayor and Council have advised that if someone wanted to go there with a

restaurant and with a liquor license, because it was a Redevelopment Zone, they would consider a liquor license there as long as it was at least 75% restaurant seating, not a bar..

The other questions is on the Sketchley project – is there a time frame for when they will start working again? Mr. Mirandi advised that Boswell will be meeting with their Engineer within the next couple of weeks. As soon Mr. Mirandi finds out anything, he will let the Agency know.

Mr. Regan advised that there is a Redevelopment Agreement with the developer. There is a project schedule, which he believes was contingent upon the remediation. He will get the agreement and pass it on to the members of the Agency. We can also send a letter to the developer asking what the status is. Mr. Rotio advised that the neighbors having been asking him about when the project will start.

No Citizens or Taxpayers

Motion to adjourn meeting at 7:39 PM by Commissioner Simione, seconded by Vice Chairman Andreano and approved on roll call vote.