

## Redevelopment Agency Meeting Regular Meeting

Thursday, June 27, 2013

7:00 p.m.

City of Passaic Mayor's Conference Room

**Commissioners Present:** David Spector, William Diaz, Delis P. Santana, Peter Cedeno-Castro and Chaim Munk

**Commissioners Absent:** Robert Koltai and Arthur Soto

**Staff Present:** Ricardo Fernandez, Executive Director and John Curly, Esq.  
Redevelopment Attorney

**Other Present:** Louis Rago, Esq.

**Proper Notice:** Adequate notice of the meeting was provided by notice to the Herald & News and Bergen Record, and by posting on the City Clerk's bulletin board specifying the time, place and known agenda.

I. Roll Call

II. Pledge of Allegiance

VI. **PASSAIC REDEVELOPMENT AGENCY  
RESOLUTION # 13-17**

**RESOLUTION AWARDED CONTRACT FOR GENERAL COUNSEL  
FOR FISCAL YEAR 2014**

WHEREAS, proposals were received by the Director of Purchasing on May 17, 2013 for the Passaic Redevelopment Agency General Counsel; and,



Delis P. Santana	X			
Arthur Soto				X

June 27, 2013  
 Date

ORIGINAL SIGNATURE ON FILE  
 Ricardo Fernandez, Executive Director

**III.** Minutes of the meeting for May 30, 2013 meeting.

Moved: Chaim Munk  
 Second: Willie Diaz  
 For: 3 Against: 0 Abstain:1 Not Present: 3

**IV.** The bill list for several months in the amount of \$22,730.89 was reviewed and approved.

Moved: David Spector  
 Second: Delis P. Santana  
 For: 5 Against: 0 Abstain: 0 Not Present: 2

**V. Resolutions**

**2014 ADOPTION CERTIFICATION**

**PASSAIC REDEVELOPMENT AGENCY**

**AUTHORITY BUDGET**

**FISCAL YEAR: FROM: JULY 1, 2013 TO: JUNE 30, 2014**

It is hereby certified that the Authority Budget and Capital Budget/Program annexed hereto is a true copy of the Budget adopted by the governing body of the Passaic Redevelopment Agency, pursuant to N.J.A.C. 5:31-2.3, on the 27th day of, July, 2013.

Secretary's Signature:	<i>ORIGINAL SIGNATURE ON FILE</i>		
Name:	Ricardo Fernandez		
Title:	Executive Director		
Address:	Passaic Redevelopment Agency 330 Passaic Street Passaic, NJ 07055		
Phone Number:	973-365-5520	Fax Number:	973-365-5567
E-mail address	rfernandez@cityofpassaic.nj.gov		

## 2014 ADOPTED BUDGET RESOLUTION 13-18

### PASSAIC REDEVELOPMENT AGENCY

#### AUTHORITY

**FISCAL YEAR: FROM: JULY 1, 2013 TO: JUNE 30, 2014**

WHEREAS, the Annual Budget and Capital Budget/Program for the Passaic Redevelopment Agency for the fiscal year beginning, July 1, 2013 and ending, June 30, 2014 has been presented for adoption before the governing body of the Passaic Redevelopment Agency at its open public meeting of June 27, 2013; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$10,000, Total Appropriations, including any Accumulated Deficit, if any, of \$75,000 and Total Unrestricted Net Assets utilized of \$65,000; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$-0- and Total Unrestricted Net Assets planned to be utilized of \$-0-; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Passaic Redevelopment Agency, at an open public meeting held on June 27, 2013 that the Annual Budget and Capital Budget/Program of the Passaic Redevelopment Agency for the fiscal year beginning, July 1, 2013 and ending, June 30, 2014 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

ORIGINAL SIGNATURE ON FILE  
 Ricardo Fernandez

\_\_\_\_\_  
 (Date)

INTRODUCED BY: Peter Cedeno-Castro

SECONDED BY: William Diaz

Commissioner	For	Against	Abstain	Absent
Chairman David Spector	X			
Vice Chairman Peter Cedeno-Castro	X			
William Diaz	X			
Robert Koltai				X
Chaim Munk	X			
Delis P. Santana	X			
Arthur Soto				X

**VI. Updates**

The NJ Assembly in Trenton is considering an economic incentive bill, which will provide additional economic incentives to four municipalities: Camden, Trenton, Paterson and Passaic. Upon the passing of the bill, the developers will received additional economic incentives for development in Passaic. We will have all the logistics of the program in the near future. The function of the Redevelopment Agency will not change it will probably just speed up the process. The draft master plan for the City has just been finished. We hope to have the City Council review and adopt it by the end of July. The importance of having the document, even in draft form, is that it has allowed us a leg- up in receiving grant funds from the County and the State. We received \$40,000 grant through the Highlands Council to do a feasibility study on

become a receiving area for the transfer of development rights. We also are in the process of receiving a grant from Passaic County to continue the planning study for transit in our redevelopment areas.

#### 585 Main Avenue

The developer is in the process of asking the City Council for additional HOME funds to complete their project. It will fit very well with the development of 663 Main Avenue. We have a scheduled meeting scheduled with the developer next week to iron out some of their difficulties and have them move a little bit quicker.

#### 663 Main Avenue

The developer, Trinity partners, has replaced the old windows that were a safety issue, with vinyl type plastic casings for them to be able to continue to work inside. They have done some of the roofing and roof drains and are in the process of getting a contractor to put at least one of the elevators into operation.

#### Sharut Furniture

They owners, 220 Passaic Street Associates, Inc, came in with a draft plan for the redevelopment of their property. They plan to keep the old administration building that is already in place. One issue that we may have is they are asking to rehabilitate that building into 20 residential units. That use will require an amendment to the plan from the City Council. The developer should be coming in to the July meeting with all their paperwork asking to be designated the developer of that site.

#### Pennrose

Pennrose Properties, is at the point of locking in their financing. One component of financing is State funding. Pennrose is soliciting our legislative representation. They met with Assemblyman Schaefer and they had a meeting with the new State Democratic Party chairman. They also had a very positive meeting with the property owners from Ethan Allen.

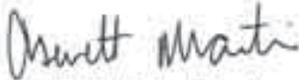
#### 41 South Street/Hoofman Koos

I also anticipate the owners of 41 South Street to come in and be designated developers. It will be a large retail outlet component with warehousing and some mixed used residential.

**Pantasote Site**

There is one building still standing. We are waiting for the developer to complete the demolition at the site and then plan to reach out to them , bring them back to the table, and see what their plan is for the property.

**IX. Adjournment**



Respectfully Submitted,

Asenett Martin  
Secretary