

Redevelopment Agency Meeting

Regular Meeting

Thursday, July 25, 2013

7:00 p.m.

City of Passaic Mayor's Conference Room

Commissioners Present: David Spector, William Diaz, Peter Cedenno-Castro, Arthur Soto and Chaim Munk

Commissioners Absent: Robert Koltai and Delis P. Santana

Staff Present: Ricardo Fernandez, Executive Director, Louis Rago, Esq. Redevelopment Attorney, and Joe Buga, Project Manager

Other Present: Representatives of 220 Passaic Street Associates, Colin Leary

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

III. The bill list for July 25, 2013 in the amount of \$285.00 was reviewed and approved.

Moved: Chaim Munk

Second: William Diaz

For: 5 Against: 0 Abstain: 0 Not Present: 2

IV. Resolutions

**PASSAIC REDEVELOPMENT AGENCY
 RESOLUTION # 14-01**

**RESOLUTION ESTABLISHING MEETING DATES
 FOR FISCAL YEAR 2013-14**

WHEREAS, the Passaic Redevelopment Agency needs to establish meeting dates for the fiscal year 2013-2014.

NOW THEREFORE BE IT RESOLVED by the Passaic Redevelopment Agency that the following are the Agency's regular meeting dates. All meetings are to be held at 7:00pm in the Passaic City Council Chambers, 330 Passaic Street, Passaic, NJ.

July 25, 2013	January 23, 2014
August 22, 2013	February 27, 2014
September 26, 2013	March 27, 2014
October 24, 2013	April 24, 2014
November 21, 2013	May 22, 2014
December 26, 2013	June 26, 2014

INTRODUCED BY: David Spector

SECONDED BY: Willie 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

Adopted on: July 25, 2013

Original Signature on File
 Ricardo Fernandez, Executive Director

**PASSAIC REDEVELOPMENT AGENCY
 RESOLUTION # 14-02**

**RESOLUTION AUTHORIZING OFFICIAL NEWSPAPERS FOR THE FISCAL YEAR
 JULY 1, 2013 THROUGH JUNE 30, 2014**

BE IT RESOLVED, by the Passaic Redevelopment Agency that Passaic Redevelopment Agency hereby designates the North Jersey Herald & News and The Record as Official Newspapers for the Passaic Redevelopment Agency for the fiscal year beginning July 1, 2013 and ending June 30, 2014, which newspapers are authorized to publish legal advertisements. The Executive Director shall retain the right to select which newspapers shall receive said advertisements in accordance with the law.

INTRODUCED BY: David Spector

SECONDED BY: Willie 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			
Dellis P. Santana				X
Arthur Soto				X

Adopted on: July 25, 2013

Original Signature on file
 Ricardo Fernandez, Executive Director

**PASSAIC REDEVELOPMENT AGENCY
 RESOLUTION # 14-03**

**RESOLUTION CONTINUING THE APPOINTMENT OF THE EXECUTIVE DIRECTOR
 FOR FISCAL YEAR JULY 1, 2013 THROUGH JUNE 30, 2014**

WHEREAS, the Passaic Redevelopment Agency is required by NJSA 40A:12A-11(b) to employ an Executive Director who shall also serve as Secretary of the Agency; and

WHEREAS, Mr. Fernandez was appointed by the Agency to service as Executive Director on July 7, 2011;

WHEREAS, Ricardo Fernandez, continues to meet the qualifications of NJSA 40-1:12A-12 to serve as Executive Director; and

NOW THEREFORE BE IT RESOLVED, the Board agrees to the continuation of the appointment of Ricardo Fernandez as Executive Director at an annual salary of \$32,500; and,

BE IT FURTHER RESOLVED, that Ricardo Fernandez, in his capacity of Executive Director shall serve as the appointing authority for all of the employees of the Agency.

INTRODUCED BY: David Spector

SECONDED BY: Willie 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

Adopted on: July 25, 2013

Original Signature on file
 Ricardo Fernandez, Executive Director

PASSAIC REDEVELOPMENT AGENCY
 RESOLUTION # 14-04

RESOLUTION APPOINTING CHIEF FINANCIAL OFFICER FOR FISCAL YEAR JULY 1,
 2013 THROUGH JUNE 30, 2014

BE IT RESOLVED, by the Passaic Redevelopment Agency that Jose Agosto is hereby designated as Chief Financial Officer of the Passaic Redevelopment Agency for the fiscal year beginning July 1, 2013 and ending June 30, 2014.

INTRODUCED BY: David Spector

SECONDED BY: Willie 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

Adopted on: July 25, 2013

Original Signature on file
 Ricardo Fernandez, Executive Director

PASSAIC REDEVELOPMENT AGENCY
 RESOLUTION NUMBER 14-05

RESOLUTION APPOINTING RECORDING SECRETARY FOR THE FISCAL YEAR
 JULY 1, 2013 THROUGH JUNE 30, 2014

BE IT RESOLVED, by the Passaic Redevelopment Agency that Asenett (Kathy) Martin is hereby designated as the Recording Secretary of the Passaic Redevelopment Agency for the fiscal years beginning July 1, 2013 and ending June 30, 2014 at a rate of \$250.00 per meeting.

INTRODUCED BY: David Spector

SECONDED BY: Willie 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

Adopted on: July 25, 2013

Original Signature on file
 Ricardo Fernandez, Executive Director

PASSAIC REDEVELOPMENT AGENCY
 RESOLUTION NUMBER 14-06

RESOLUTION DESIGNATING THE OFFICIAL DEPOSITORY OF THE PASSAIC
 REDEVELOPMENT AGENCY FOR THE FISCAL YEAR JULY 1, 2013 AND ENDING
 JUNE 30, 2014

BE IT RESOLVED, by the Passaic Redevelopment Agency that Passaic Redevelopment Agency hereby designates Valley National Bank, 211 Main Avenue, Passaic, NJ 07055 as the official bank depository of the Passaic Redevelopment Agency.

INTRODUCED BY: David Spector

SECONDED BY: Willie 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

Adopted on: July 25, 2013

Original Signature on file
 Ricardo Fernandez, Executive Director

**PASSAIC REDEVELOPMENT AGENCY
 RESOLUTION # 14-07**

**RESOLUTION AWARDED CONTRACT FOR AUDIT AND
 FINANCIAL ADVISORY SERVICES
 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,

WHEREAS, the proposals were solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4 et. seq.; and,

WHEREAS, proposals were received from the following vendors:

- a. Lerch Vinci & Higgins, LLP

WHEREAS, Lerch Vinci & Higgins, LLP has been performing these services for the Redevelopment Agency for the prior year in a satisfactory manner; and,

WHEREAS, the Executive Director has reviewed the responses and has recommended Lerch Vinci and Higgins, LLC based on qualification, past experience and cost; and,

NOW THEREFORE BE IT RESOLVED by the Passaic Redevelopment Agency that the contract for General Counsel be awarded to Lerch Vinci & Higgins, LLP. as specified in the attached contract.

BE IT FURTHER RESOLVED, that the Chairman is authorized to execute a contract for Audit and Financial Advisory Services to Lerch Vinci & Higgins, LLC an amount not to exceed \$6,700 for a period July 1, 2013 through June 30, 2014.

CERTIFICATION OF FUNDS R-16-55-604-000-028

I certify that funds are available in the Redevelopment Agency Account.

Original Signature on file
 Chief Financial Officer

INTRODUCED BY: David Spector

SECONDED BY: Willie 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
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July 25, 2013
Date

Original Signature on file
Ricardo Fernandez, Executive Director

V. Developer Presentation of 220 Passaic Street Associates

Detailed presentation from Charles Sarlo, Esq. representing the Property owners of 220 Passaic Street Associates Corp - Shamir Einhorn, Shamon Einhorn, David Einhorn, the project architect Mr. Neal Tanis and Mr Chaz Kaufman, Mortgage banker regarding their desire to rehabilitate and adaptive re-use of their property located at 220 Passaic Street. They emphasized their desire to rehabilitate the existing structures and make associated improvements for an adaptive re-use of the property for a mixed use development comprised of retail, commercial and light industry (for the existing furniture business). In addition, the former "school building" fronting Passaic Street would be renovated with a proposed use of 28 residential units, retail/commercial or a mixed use. The standalone building fronting First Street would also be renovated for adaptive re-use for commercial and/or retail use.

VI. Sub-committee Appointment for the 220 Passaic Street Associates

Chairman David Spector
Commissioner Willie Diaz
Commissioner Arthur Soto (upon email polling of all board members)

VII. Updates

663 Main Avenue

Meeting with 663 Main Avenue, they had delays due to an issue with the big parapit on the top of the building, they might have to remove the entire parapit and rebuild it. The owner was pushing the contractor to finish a floor by December so that they can get the clinic in. There should be a lot of activity in the building in the fall.

Pennrose Property

Pennrose is arranging financing for the project. The City is assisting in scheduling and attending meetings with State agencies likely to participate in the project.

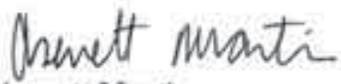
2 South Street

We should have the property owner of 2 South Street before the board to request to be designated as developer at our next meeting.

IX. Adjournment

Moved: David Spector
Seconded: William Diaz

Respectfully Submitted,


Asenett Martin
Secretary