

# Redevelopment Agency Meeting Regular Meeting

Thursday, January 28, 2016

7:00 p.m.

City of Passaic, Mayor's Conference Room

**Commissioners Present:** William Diaz, Chaim Munk, Delis P. Santana and New Commissioner Angel U. Torres, Arthur Soto (came in late)

**Commissioners Absent:** David Spector, Peter Cedeno-Castro

**Staff Present:** Ricardo Fernandez/Executive Director, Eric Bernstein, Esq. & Christine Faustini/Attorney and Joe Buga/Project Manager

**Other Present:** Several members from the public were present

**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. Swearing in of New Commissioner Angel U. Torres**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Nomination of Commissioner Diaz as Acting Chairman**
- V. Public Session**  
(Commissioner Soto walked in)

List of questions provided by member of the public JJ-Jaroslav Jackiw addressed and answered by Executive Director Ricardo Fernandez

**VI.** Minutes of the meeting for November 21, 2015.

Moved: Delis P. Santana  
Second: Chaim Munk  
For: 3 Against: 0 Abstain: 2 Not Present: 2

**VII.** The bill list for January 28, 2016 in the amount of \$31,681.96 was reviewed and approved.

Moved: Arthur Soto  
Second: William Diaz  
For: 5 Against: 0 Abstain: 0 Not Present: 2

**VIII. Updates by Executive Director Ricardo Fernandez**

**663 Main Avenue - Hanini Group**

Their taxes and escrow funds are paid to date and they are in the middle of finalizing their funding and leasing agreements. We have asked them for quarterly reports and hope to report further updates in the next couple of months.

**2 Market Street**

We are in the middle of negotiating and finalizing the redeveloper's agreement with the owners. The pending issue at this time is the United Water Parcel. The City is currently trying to extend the current lease with United Water so then we can finalize the agreement with the developer. We are also in midst of negotiating the Riverwalk portion of the property, we are sorting out all the intricacies necessary for the developer to deed that portion back to the City.

**217 Brook Avenue**

This property just got designated an area in need of redevelopment at the city's last council meeting. The city is currently in the process of preparing the Redevelopment Plan. We do not have specifics yet but it will be mixed used development with the idea of a supermarket, catering hall and some

retail facilities with some residential apartments above them. We are still working through that to finalize the plan and once that is done, it will go before the board and the plan will become public.

### **Patella Woodworking / South Street**

They will be having their grand opening on March 1st. They are at the CO phase.

### **Old Hoofman Koos / South Street**

Their redeveloper's agreement has been signed and they were scheduled to have their closing yesterday. The United Water Agreement is also the pending item on this project because their parking area will be placed on their property. We hope to have some type of resolution on this agreement by next month.

### **Market Streetscape Redevelopment**

They have already passed the approval phase from DOT, we are now working on the design phase.

### **220 Passaic Street**

They have already obtained their temporary CO for the catering facility on the 2nd floor. The school buses on the Jefferson street side are all removed and they are going to start demolishing some of the buildings on that side. There is constant work on the site. They have done a lot of the site work on the First Street side and they are working on the facade of that building. We had a meeting with a prospective developer of the old administration building on the Passaic Street side.

### **Main Avenue & Leonard Place site**

The big empty parcel that is owned by the Department of Education, it is good to report that they decided to deed back to the City the front portion of the property on Main Avenue. We hope to soon have a plan so that we can start looking for redevelopers. We have to wait for the Department of Education to finish what they are doing so that we can develop the plan. They have already requested the removal of certain PSE&G poles so that they can move forward.

### **Main Avenue Bus Stop Terminal**

NJ Transit has agreed to move their bus terminal from Lexington & Main to the Passaic Avenue & Prospect Street island. The idea is to move more of the foot traffic activity over to that area. With the assistance of NJ Transit funding that relocation the city will save some money and we can use those funds for the phasing of the redesign of Main Avenue. This project will cost approximately \$23 million dollars and we are going to try to get assistance from the TIGER Grant.

### **585 Main Avenue**

They are moving along. No difference from the last update.

### **Old St. Mary's / Pennington Avenue**

The property has already been designated and there is a plan in place. The developer has asked for an amendment to the plan. They are requesting to go from 118 residential units to 147 units. That request is at the City Council for review.

## **IX. CLOSED SESSION ITEMS FOR DISCUSSION**

### **CLOSED**

Moved: Arthur Soto  
Seconded: Delis P. Santana  
For: 5 Against: 0 Abstain: 0 Not Present: 2

### **OPEN**

Moved: Arthur Soto  
Seconded: William Diaz  
For: 5 Against: 0 Abstain: 0 Not Present: 2

**X. Resolutions**

**PASSAIC REDEVELOPMENT AGENCY  
RESOLUTION # 16-16**

**RESOLUTION AMENDING CONTRACT FOR ENVIRONMENTAL SERVICES**

**WHEREAS**, the Passaic Redevelopment Agency with the approval of Resolution 15-18 at their March 5, 2015 meeting awarded a contract for environmental services to Potomac Hudson Environmental; and

**WHEREAS**, a contract for a Environmental Services to Potomac Hudson Environmental at hourly rates ranging from \$55 to \$200 per hour and not to exceed \$6,875 for a period March 5, 2015 through March 4, 2016 was executed; and,

**WHEREAS**, the scope of service changed due to the complex nature of the environmental conditions at the site; and

**WHEREAS**, Redevelopment Agency Special Legal Counsel required the additional work to be performed in order to continue his efforts related to acquiring the property; and

**WHEREAS**, the Redeveloper, who has posted escrow funds for professional services including the environmental services is in agreement with expanding the services in accordance with the recommendation of the Special Legal Counsel;

**NOW THEREFORE BE IT RESOLVED** by the Passaic Redevelopment Agency that the contract for environmental services be amended to a maximum not to exceed amount of \$35,000.

**BE IT FURTHER RESOLVED**, that the Chairman is authorized to execute an amendment to the contract.

**CERTIFICATION OF FUNDS**

I certify that funds are available in the Redevelopment Agency  
Account N16-56-000-854-LNX.

ORIGINAL SIGNATURE ON FILE  
 Chief Financial Officer

INTRODUCED BY: Arthur Soto

SECONDED BY: Delis P. Santana

| Commissioner                      | For      | Against | Abstain | Absent   |
|-----------------------------------|----------|---------|---------|----------|
| Chairman David Spector            |          |         |         | <b>X</b> |
| Vice Chairman Peter Cedeno-Castro |          |         |         | <b>X</b> |
| William Diaz                      | <b>X</b> |         |         |          |
| Chaim Munk                        | <b>X</b> |         |         |          |
| Delis P. Santana                  | <b>X</b> |         |         |          |
| Arthur Soto                       | <b>X</b> |         |         |          |
| Angel Torres                      | <b>X</b> |         |         |          |

January 28, 2016  
 Date

ORIGINAL SIGNATURE ON FILE  
 Ricardo Fernandez, Executive Director

**XI. Adjournment**

Moved: Arthur Soto  
 Seconded: William Diaz  
 For: 5 Against: 0 Abstain: 0 Not Present: 2

**Respectfully Submitted,**

**Asenett Martin**  
 Secretary