Redevelopment Agency Meeting
Regular Meeting
Thursday, March 29, 2016
7:00 p.m.
City of Passaic, Mayor's Conference Room

Commissioners Present: David Spector, William Diaz, Delis P. Santana and Angel U. Torres

Commissioners Absent: Peter Cedeno-Castro, Chaim Munk, & Arthur Soto

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

Other Present: No 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. Roll Call

II. Pledge of Allegiance

III. Public Session

IV. Minutes of the meeting for January 28, 2016.

Moved: David Spector
Second: William Diaz
For: 4 Against: 0 Abstain: 0 Not Present: 3

V. The bill list for March 29, 2016 in the amount of $21,443.11 was reviewed and approved.

Moved: David Spector
Second: William Diaz
For: 4 Against: 0 Abstain: 0 Not Present: 3

VI. RESOLUTIONS

PASSAIC REDEVELOPMENT AGENCY
RESOLUTION # 16-17

RESOLUTION APPROVING AGREEMENT BETWEEN THE PASSAIC REDEVELOPMENT AGENCY AND THE CITY OF PASSAIC FOR THE USE OF PLANNER SERVICES AS TO REMINGTON & VERNICK ENGINEERS PURSUANT TO THE CITY OF PASSAIC'S APPOINTMENT OF A CITY PLANNER.

WHEREAS, the Passaic Redevelopment Agency is in need of planning services to be provided by a licensed professional planner or planners; and,

WHEREAS, the City of Passaic solicited proposals for planning services for various projects undertaken by the City of Passaic; and,

WHEREAS, by Resolution 15-12-288, adopted on December 22, 2015, the City Council awarded the contract for such services to Remington & Vernick Engineers, 300 Penhorn Avenue, Secaucus, New Jersey; and,

WHEREAS, on January 1, 2016, Mayor Alex D. Blanco and City Clerk Amada Curling executed a contract with Remington & Vernick Engineers on behalf of the City of Passaic, whereby the parties agreed that Remington & Vernick Engineers would furnish and deliver all planning services for the City of Passaic as set forth in the Specifications issued by the City of Passaic, furnishing said services during the period beginning on January 2016 and ending on December 31, 2016; and,

WHEREAS, pursuant to the terms of the Agreement, dated January 1, 2016, between the City of Passaic and Remington & Vernick Engineers, the City of Passaic agreed to pay

Remington & Vernick Engineers at the rate of One Hundred Twenty Dollars ($120.00) per hour; and,

WHEREAS, the Passaic Redevelopment Agency would like to utilize the services solicited by the City of Passaic and described within the January 1, 2016 Agreement between the City of Passaic and Remington & Vernick Engineers for the purposes of the Agency.

NOW, THEREFORE, BE IT RESOLVED by the Passaic Redevelopment Agency that the Passaic Redevelopment Agency and the City of Passaic shall enter into an Agreement which will permit the Passaic Redevelopment Agency to utilize the planning services offered by Remington & Vernick Engineers pursuant to the January 1, 2016 Agreement between the City of Passaic and Remington & Vernick Engineers; and,

BE IT FURTHER RESOLVED that the Passaic Redevelopment Agency shall reimburse the City of Passaic for the costs generated by the use of Remington & Vernick Engineers, at the rate of One Hundred Twenty Dollars ($120.00) per hour; and,

BE IT FURTHER RESOLVED that the Chairman and Secretary are authorized said contract with the City.

INTRODUCED BY: ____David Spector_____

SECONDED BY: _____Delis P. Santana_____

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

Arthur Soto				X
Angel Torres	X			

03/29/16
Date

Original Signature on file
Ricardo Fernandez, Executive Director

PASSAIC REDEVELOPMENT AGENCY
RESOLUTION NUMBER 16-18

Resolution Extending the Designation of Two Market Street Associates, LLC as the Redeveloper for Property located at 2-12 South Market Street, Block 1030, Lot 43

WHEREAS, Two Market Street Associates, LLC (the "Owner") is the owner of properties located at 2-12 South Market Street, Block 1030, Lot 43 (the "Property"), which is located within the boundaries of the City of Passaic (the "City") in an area that has been designated by the City as an area in need of redevelopment, covered by a duly adopted zoning plan known as the Eastside Redevelopment Plan, revised as of July 6, 2004 (the "Plan"); and,

WHEREAS, the Redeveloper has submitted a redevelopment proposal, dated February 23, 2015 (the "Proposal"), to the Passaic Redevelopment Agency (the "Agency") for the Property for uses in conformity with the Plan as amended; and,

WHEREAS, the Redeveloper proposes the following: adaptive re-use and redevelopment of the existing vacant industrial/warehouse building to a mixed use residential and commercial project (the "Project"); and,

WHEREAS, a committee of the Agency's Board of Commissioners has reviewed the Proposal and found same to be generally consistent with the intent of and uses set forth in the Plan as amended; and,

WHEREAS, the Redeveloper shall comply with the Plan and/or shall apply to the Planning Board for all necessary variances, approvals and/or permits as may be required under the Plan and/or or may seek amendment of the Plan by written request to the Agency and the City; and,

WHEREAS, on March 26, 2015, the Commissioners of the Passaic Redevelopment Agency unanimously approved Resolution Number 15-21, designating Two Market Street Associates, LLC as the Redeveloper for the redevelopment of the Property; and,

WHEREAS, since the adoption of Resolution Number 15-21, the parties have been operating in good faith and in accordance with Resolution Number 15-21; and,

WHEREAS, the parties have executed an Interim Costs Agreement; and,

WHEREAS, the parties are presently cooperating to develop and execute Redevelopment Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Passaic Redevelopment Agency that:

1. The above recitations are incorporated herein as if set forth at length; and,

2. The designation of Two Market Street Associates, LLC as a Redeveloper for the redevelopment of the Property, as described pursuant to Resolution Number 15-21, is hereby extended beyond its current expiration date of April 22, 2016. The designation herein is for a

period of one hundred twenty (120) calendar days beyond the current expiration date, and may be further extended, if necessary, at the sole discretion of the Agency's Executive Director for an additional period of ninety (120) calendar days; and,

3. The parties acknowledge that all provisions contained within Resolution Number 15-21 remain in force and effect as if set forth herein. The sole purpose of this Resolution is to provide an extension to the designation as a Redeveloper.

BE IT FURTHER RESOLVED that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel and Executive Director.

INTRODUCED BY: David Spector

SECONDED BY: Delis P. Santana

	For	Against	Abstain	Absent
Chair David Spector	**X**			
Vice Chair Peter Cedeno-Castro				**X**
Commissioner William Diaz	**X**			
Commissioner Chaim Munk				**X**
Commissioner Delis P. Santana	**X**			
Commissioner Arthur Soto				**X**
Commissioner Angel U. Torres	**X**			

Adopted on March 29, 2016

PASSAIC REDEVELOPMENT AGENCY

Original Signature on File
Ricardo Fernandez, Executive Director

VII. NO CLOSED SESSION ITEMS FOR DISCUSSION

VIII. UPDATES BY EXECUTIVE DIRECTOR RICARDO FERNANDEZ

663 Main Avenue

The redeveloper has entered into an agreement with the Board of Education in which the Board is going to move their entire administrative offices into six floors of the property. Therefore the current offices will be reallocated to make more classroom space for the high school. We hope they will start building in early summer. Our negotiations with the developer include a tax abatement and possible UEZ Loan. The redeveloper already has potential leasees interested in the retail space for the first floor. The Board of Education will be vacating the School #16 complex which rents four stories of the eight story parking deck and the Board will likely maintain the current parking lease for the administrative offices.

220 Passaic Street

The redeveloper continues to move forward. They have demolished a lot of buildings ahead of schedule. They will be applying for a tax abatement, which was not anticipated by the City. The banquet facility operating, their showroom is open and their manufacturing/assembly business is still operating out of this site.

Lynx Redevelopment/Pantasote

The redeveloper is inn active negotiations with the property owner for the site. If they can come to some type of agreement this would alleviate the need to continue the condemnation process.

Huffman Koos

The redeveloper is currently working on the contingencies that the planning board placed on their approval. The City has a framework agreement with United Water which will allow us to sublease the properties that the redeveloper needs to complete their project.

2 Market Street

The redeveloper is still seeking the State approvals for the Riverfront. We are concerned with the timeline and making sure that things do not fall through the cracks and that City has the necessary open space and green acres funding to partner with the redeveloper to complete the Riverwalk project.

Pennington Avenue / Former St. Mary's Hospital

They had some discrepancies in their numbers that the redeveloper are correcting and hope to have them back in front of the council by the next council meeting to determine whether or not they will amend the redevelopment plan. Once that is completed then they will be ready to go to the boards. They are looking for approval of 147 units.

217 Brook Avenue

We are in the process of finalizing the redevelopment plan. The City's planner is assisting with this endeavor. Once that is complete than we can designate the developer. The financial submission by the proposed redeveloper is currently being reviewed by our Auditor for approval so that we can move forward with drafting the agreement.

585 Main Avenue

With the influx of a loan from the UEZ and some CDBG HOME funds the project is substantially completed. We are currently in the process of negotiating their tax abatement and once that happens they will be fully complete.

Old Fire House / Broadway

An application was submitted to the Planning Board to designate the old fire house on Linden & Broadway as an area in need of redevelopment. Once that is

complete we will start the process of preparing the plan, once that is prepared we will get all approvals and go out for RFP for a developer. That helps put the property back on tax rolls and since we did not have the capital to make the necessary repairs we decided to move with selling it which will hopefully give us some revenue back. We anticipate to get a lump sum of the purchase price and eventually some ratable.

XI. ADJOURNMENT

Moved:	David Spector		
Seconded:	William Diaz		
For: 4	Against: 0	Abstain: 0	Not Present: 3

Respectfully Submitted,

Asenett Martin

Asenett Martin
Secretary