

	<h2>Redevelopment Agency Meeting</h2> <h3>Regular Meeting</h3> <p>Thursday, January 22, 2015 7:00 p.m. City of Passaic Mayor's Conference Room</p>
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Commissioners Present: William Diaz, Peter Cedeno-Castro, Delis P. Santana, and Arthur Soto

Commissioners Absent: Robert Koltai, David Spector and Chaim Munk

Staff Present: Ricardo Fernandez/Executive Director, Mollie Hartman/Attorney
Joe Buga/Project Manager

Other Present: No Members 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. Minutes of the meeting for October 30, 2014 meeting.

Moved: William Diaz
Second: Peter Cedeno-Castro
For: 4 Against: 0 Abstain: 0 Not Present: 3

IV. The bill list for October 30, 2014 in the amount of \$12,446.14 was reviewed and approved.

Moved: Peter Cedeno-Castro
Second: William Diaz
For: 4 Against: 0 Abstain: 0 Not Present: 3

VI. Resolutions

**PASSAIC REDEVELOPMENT AGENCY
 RESOLUTION 15-14**

**RESOLUTION CERTIFYING REVIEW OF REPORT OF AUDIT FOR THE
 FISCAL YEARS ENDED JUNE 30, 2014**

WHEREAS, the Passaic Redevelopment Agency (PRA) has made an audit of its books and financial transactions; and,

WHEREAS, the report of Audit for the fiscal year ended June 30, 2014 has been filed by a Registered Municipal Accountant (Lerch, Vinci & Higgins, LLP) with the Agency's Executive Director and a copy has been received by each member of the PRA; and,

WHEREAS, all Board Members of the PRA have reviewed at a minimum the section of the audit entitled General Comments and Recommendation.

NOW THEREFORE BE IT RESOLVED, that the Board Members of the PRA certify that they have reviewed the Audit as specified above.

INTRODUCED BY: William Diaz

SECONDED BY: Delis P. Santana

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: January 22, 2015

Original Signature on File
Ricardo Fernandez, Executive Director

CITY OF PASSAIC
REDEVELOPMENT AGENCY
RESOLUTION #15-15

RESOLUTION AWARDING CONTRACT FOR
LEGAL SERVICES
CONDEMNATION OF CERTAIN PROPERTIES
REDEVELOPMENT AGENCY

WHEREAS, proposals were received by the Director of Purchasing on Tuesday, November 18, 2014 for Legal Services; and

WHEREAS, the proposals were solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20 et seq; and City Ordinance #1857 (Establishing that a business entity which makes political contributions to municipal candidates, municipal and county political parties in excess of certain thresholds (\$ 300.00) shall be limited in its ability to receive public contracts from the City of Passaic)

WHEREAS, proposals were received as per the attached list of vendors:

WHEREAS, in addition to the attached, specifications were downloaded from the City of Passaic's website by the following vendors, none of whom submitted proposals.

Bidnet	Connell Foley LLP	Prime Vendor	Seven Out Source
Latham, NJ	Roseland, NJ	Wilmington, NC	, Newark, DE

WHEREAS, it is the recommendation of the Evaluation Committee, that the contract for Legal Services-Redevelopment Agency, be awarded to Paul Fernicola and Associates, Red Bank, NJ in a not to exceed amount of \$ 50,000.00 for a one year period commencing on signing of the contract.

NOW THEREFORE BE IT RESOLVED by the Passaic Redevelopment Agency that the contract for Legal Services-Redevelopment Agency, be awarded to Paul Fernicola and Associates, Red Bank, NJ in a not to exceed amount of \$ 50,000.00 for a one year period commencing on signing of the contract.

BE IT FURTHER RESOLVED that the Chairman is authorized to execute a contract for the above on a form prepared by Corporation Counsel.

CERTIFICATION OF FUNDS

Funds for the above are available contingent upon receiving escrow monies from Developer.

Original Signature on File
Finance Director

INTRODUCED BY : William Diaz

SECONDED BY : Arthur Soto

Record of Commisioner Vote	Aye	Nay	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: January 22, 2015

Original Signature on File
Ricardo Fernandez, Executive Director

CITY OF PASSAIC
REDEVELOPMENT AGENCY
RESOLUTION #15-16

RESOLUTION AWARDDING CONTRACT FOR
APPRAISAL SERVICES
REDEVELOPMENT AGENCY

WHEREAS, proposals were received by the Director of Purchasing on Tuesday, November 18, 2014 for Appraisal Services; and

WHEREAS, the proposals were solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20 et seq; and City Ordinance #1857 (Establishing that a business entity which makes political contributions to municipal candidates, municipal and county political parties in excess of certain thresholds (\$ 300.00) shall be limited in its ability to receive public contracts from the City of Passaic)

WHEREAS, proposals were received as per the attached list of vendors:

WHEREAS, in addition to the attached, specifications were downloaded from the City of Passaic's website by the following vendors, none of whom submitted proposals.

John P. Brody	Spire Risk Advisors, LLC	Sterling DiSanto
Livingston, NJ	Chicago, IL	Somerville, NJ

WHEREAS, it is the recommendation of the Evaluation Committee, that the contract for Appraisal Services-Redevelopment Agency, be awarded to Appraisal Consultants Corp., of Livingston, NJ for Project 1 (Pantasote Site) in the amount of \$ 12,000.00 and Project 2 (Portion of Dundee Canal) in the amount of \$ 4,000.00 for a one (1) year period commencing on signing of the contract. Appraisal Services not covered in Project 1 and Project 2 shall be billed at \$ 350.00/hour.

NOW THEREFORE BE IT RESOLVED by the Passaic Redevelopment Agency that the contract for Appraisal Services-Redevelopment Agency, be awarded to Appraisal Consultants Corp., of Livingston, NJ for Project 1 (Pantasote Site) in the amount of \$ 12,000.00 and Project 2 (Portion of Dundee Canal) in the amount of \$ 4,000.00 for a one (1) year period commencing on signing of the contract. Appraisal Services not covered in Project 1 and Project 2 shall be billed at \$ 350.00/hour.

BE IT FURTHER RESOLVED that the Chairman is authorized to execute a contract for the above on a form prepared by Corporation Counsel.

CERTIFICATION OF FUNDS

Funds for the above are available contingent upon receiving escrow money from Developer (\$12,000.00) and UEZ Account # (\$4,000.00).

Original Signature on File
 Finance Director

INTRODUCED : William Diaz

SECONDED BY: Arthur Soto

Record of Commisioner Vote	Aye	Nay	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: January 22, 2015

Original Signature on File
 Ricardo Fernandez, Executive Director

VII. Updates by Executive Director Ricardo Fernandez

Motion to go into Closed Session to discuss potential issues with the sale, purchase and or lease of Trinity Partners / 663 Main Avenue and United Water.

Moved: Arthur Soto
 Second: William Diaz
 For: 4 Against: 0 Abstain: 0 Not Present: 3

Motion to go into Open Session

Moved: Arthur Soto
Second: William Diaz
For: 4 Against: 0 Abstain: 0 Not Present: 3

220 Passaic Street

The project is moving right along, they got their permits and have started the work on the property. They obtained their planning board approvals, but are awaiting certain approvals from the NJDEP because of the brook that runs through the back of the property. They will complete the main parcel on the side of the property that was known as Canal Street and the Passaic Avenue section will have to wait for DEP approval in order to continue the rest of the project. Hopefully by the summer we will see a huge change in the site as shown in the latest renderings.

Contempo/125 South Street

They are moving forward with the tax abatement application, we still have the issue with the canal which was discussed in closed session. We are negotiating the sale of the railroad property with them and finalizing the redevelopment agreement.

Lynx/Pantasote

They have deposited the \$15,000 escrow needed for the interim agreement. Mr. Bernstein's office is coordinating a meeting with the redeveloper and the condemnation attorney and the owners to work on that and then we should be able to get further along in finalizing the redevelopment agreement so we can get all the escrows we need.

Big Apple West/Pennrose

The interim agreement with Pennrose has expired which means that their designation has also expired. It appears they had other priorities and decided that this project is not one of them for this year. However, the developer Lynx is in communications with the current owner of this property to do a joint venture and we are hoping that in couple of months they will appear before the board as a different entity to be designated as developer.

Old St. Mary's / Pennington Avenue

We went through the long process to get the plan approved. The developer should be before the board at our next meeting to be designated. They are proposing residential properties with an out parcel consisting of condos and it will be a retrofit of the existing building to different types of residential units with a cap of 180 units. Some of the resident's concerns for the area, expressed at a Planning Board meeting last summer were parking, traffic, safety and making it into a community pool or park area. The planning board added assisted living and age restricted houses to the plan.

New St. Mary's / Boulevard

The hospital was bought by a for profit entity. They have repaved all the parking areas and curbing. They will be doing significant repairs to the building but are also requesting a tax abatement. In order for them to do that they have to come before the board to be designated the developer since that area was designated as an area in need of redevelopment. Detailed discussion and description of the city's tax abatement process.

Old Hercules Chemical Factory/South Street

This property was purchased by a high end office manufacturing company that makes custom made furniture for CEO's of companies. They anticipate to employ over 100 individuals. This property has an issue with the railroad track. They are currently in the process of doing a site plan and then come in for their designation as developer.

Market Streetscape

The city is the recipient of planning grant from Together North Jersey in which they conducted a study on Market Street, First Street and the Passaic Street corridor. We applied for several construction grants to redo the entire length of Market Street. We were selected by the NJ American Planning Association to participate on a panel at their planning conference to showcase to other planners what Passaic has done in redeveloping that area of the eastside of the city.

Eight Street Shoprite

Shoprite is still the current leasee of this property for another three years. They are not going to release the lease to any other supermarket. Once we became aware of this we found two

interested party on that property. They are looking at the potential of making it into a fitness center.

585 Main Avenue

The issue is the HUD assistance that they received, changed their rules in the middle of the project so now they cannot continue the project until they get the necessary waivers for the assessment. At this time the job is completely stopped until they get the correct environmental assessments.

VIII. Adjournment

Moved: Delis P. Santana
Seconded: William Diaz
For: 4 Against: 0 Abstain: 0 Not Present: 3

Respectfully Submitted,



Asenett Martin
Secretary