

Redevelopment Agency Re-Organization Meeting

Thursday, January 9, 2020

8:30 a.m.

City of Passaic, Mayor's Conference Room

Commissioners Present: Arthur Soto, Ruth Perez, Kimberly Perez, and Chaim Munk

Commissioners Absent: Peter Cedeno-Castro, David Spector and Angel Torres

Staff Present: Ricardo Fernandez/Executive Director, Eric Bernstein, Redevelopment Attorney, Brian Hak, Attorney, Joe Buga/Project Manager

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

Acting Chairman Eric Bernstein, Esq. / Redevelopment Attorney

III. Public Session

Motion to Open & Close:

Moved: Commissioner Arthur Soto

Seconded: Commissioner Chaim Munk

Carried: All

No members present

Motion to Suspend Order of Business to Begin with Item #6 Resolutions

Motion to Nominate Commissioner Arthur Soto to Chairman:

Motion to close Nominations

Move: Commissioner Ruth Perez
Second: Commissioner Chaim Munk
Carried: All

IV. RESOLUTIONS

**PASSAIC REDEVELOPMENT AGENCY
RESOLUTION NUMBER 20-01**

**RESOLUTION SELECTING CHAIRMAN FOR THE CALENDAR YEAR JANUARY 1, 2020
THROUGH DECEMBER 31, 2020**

BE IT RESOLVED, by the Passaic Redevelopment Agency that Arthur Soto is hereby designated as the Chairman of the Passaic Redevelopment Agency for the calendar year beginning January 1, 2020 and ending December 31, 2020.

INTRODUCED BY: Chaim Munk

SECONDED BY: Kimberly Perez

Commissioner	For	Against	Abstain	Absent
Arthur Soto	X			
Peter Cedenno-Castro				X
Kimberly Perez	X			
Ruth Perez	X			
Chaim Munk	X			
David Spector				X

Angel Torres				X

January 9, 2020

ORIGINAL SIGNATURE ON FILE
Ricardo Fernandez, Executive Director

Motion to Nominate Commissioner Ruth Perez to Vice-Chair:

Move: Commissioner Kimberly Perez
Second: Commissioner Chaim Munk
Carried: All

Motion to close Nominations:

Move: Commissioner Chaim Munk
Second: Commissioner Kimberly Perez
Carried: All

PASSAIC REDEVELOPMENT AGENCY
RESOLUTION NUMBER **20-02**

RESOLUTION SELECTING VICE-CHAIRMAN FOR THE CALENDAR YEAR JANUARY
1, 2020 THROUGH DECEMBER 31, 2020

BE IT RESOLVED, by the Passaic Redevelopment Agency that Ruth Perez is hereby designated as the Vice-Chairman of the Passaic Redevelopment Agency for the calendar year beginning January 1, 2020 and ending December 31, 2020.

INTRODUCED BY: Kimberly Perez

SECONDED BY: Chaim Munk

Commissioner	For	Against	Abstain	Absent
Arthur Soto	X			
Peter Cedenno-Castro				X

Kimberly Perez	X			
Ruth Perez	X			
Chaim Munk	X			
David Spector				X
Angel Torres				X

January 9, 2020

ORIGINAL SIGNATURE ON FILE
Ricardo Fernandez, Executive Director

**PASSAIC REDEVELOPMENT AGENCY
RESOLUTION # 20-03**

**RESOLUTION CONTINUING THE APPOINTMENT OF THE EXECUTIVE DIRECTOR
FOR CALENDAR YEAR JANUARY 1, 2020 THROUGH DECEMBER 31, 2020**

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-: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: Chaim Munk

SECONDED BY: Ruth Perez

Commissioner	For	Against	Abstain	Absent
Arthur Soto	X			
Peter Cedeno-Castro				X
Kimberly Perez	X			
Ruth Perez	X			
Chaim Munk	X			
David Spector				X
Angel Torres				X

Adopted on: January 9, 2020

ORIGINAL SIGNATURE ON FILE
Ricardo Fernandez, Executive Director

PASSAIC REDEVELOPMENT AGENCY
RESOLUTION # **20-04**

RESOLUTION APPOINTING CHIEF FINANCIAL OFFICER FOR CALENDAR YEAR
JANUARY 1, 2020 THROUGH DECEMBER 31, 2020

BE IT RESOLVED, by the Passaic Redevelopment Agency that Omar J. Garcia is hereby designated as Chief Financial Officer of the Passaic Redevelopment Agency for the calendar year beginning January 1, 2020 and ending December 31, 2020.

INTRODUCED BY: Chaim Munk

SECONDED BY: Kimberly Perez

Commissioner	For	Against	Abstain	Absent
Arthur Soto	X			

Peter Cedenno-Castro				X
Kimberly Perez	X			
Ruth Perez	X			
Chaim Munk	X			
David Spector				X
Angel Torres				X

Adopted on: January 9, 2020

ORIGINAL SIGNATURE ON FILE
Ricardo Fernandez, Executive Director

**PASSAIC REDEVELOPMENT AGENCY
RESOLUTION NUMBER 20-05**

**RESOLUTION APPOINTING RECORDING SECRETARY FOR THE FISCAL YEAR
JANUARY 1, 2020 THROUGH DECEMBER 31, 2020**

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 calendar year beginning January 1, 2020 and ending December 31, 2020 at a rate of \$250.00 per meeting.

INTRODUCED BY: Chaim Munk

SECONDED BY: Kimberly Perez

Commissioner	For	Against	Abstain	Absent
Arthur Soto	X			
Peter Cedenno-Castro				X
Kimberly Perez	X			

Ruth Perez	X			
Chaim Munk	X			
David Spector				X
Angel Torres				X

Adopted on: January 9, 2020

ORIGINAL SIGNATURE ON FILE
Ricardo Fernandez, Executive Director

**PASSAIC REDEVELOPMENT AGENCY
RESOLUTION # 20-06**

**RESOLUTION AUTHORIZING OFFICIAL NEWSPAPERS FOR THE CALENDAR
YEAR JANUARY 1, 2020 THROUGH DECEMBER 31, 2020**

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 calendar year beginning January 1, 2020 and ending December 31, 2020, 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: Chaim Munk

SECONDED BY: Kimberly Perez

Commissioner	For	Against	Abstain	Absent
Arthur Soto	X			
Peter Cedeno-Castro				X
Kimberly Perez	X			
Ruth Perez	X			

Chaim Munk	X			
David Spector				X
Angel Torres				X

Adopted on: January 9, 2020

ORIGINAL SIGNATURE ON FILE
Ricardo Fernandez, Executive Director

PASSAIC REDEVELOPMENT AGENCY
RESOLUTION NUMBER **20-07**

RESOLUTION DESIGNATING THE OFFICIAL DEPOSITORY OF THE PASSAIC
REDEVELOPMENT AGENCY FOR THE CALENDAR YEAR JANUARY 1, 2020 AND
ENDING DECEMBER 31, 2020

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: Chaim Munk

SECONDED BY: Ruth Perez

Commissioner	For	Against	Abstain	Absent
Arthur Soto	X			
Peter Cedenno-Castro				X
Kimberly Perez	X			
Ruth Perez	X			
Chaim Munk	X			

David Spector				X
Angel Torres				X

Adopted on: January 9, 2020

ORIGINAL SIGNATURE ON FILE

Ricardo Fernandez, Executive Director

**PASSAIC REDEVELOPMENT AGENCY
RESOLUTION # 20-08**

**RESOLUTION ESTABLISHING MEETING DATES
FOR FISCAL YEAR 2020**

WHEREAS, the Passaic Redevelopment Agency needs to establish meeting dates for 2020.

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 Hall, 2nd Floor, Mayor’s Conference Room, 330 Passaic Street, Passaic, NJ.

February 13, 2020	August 13, 2020
March 12, 2020	September 10, 2020
April 23, 2020 **	October 15, 2020 **
May 14, 2020	November 12, 2020
June 11, 2020	December 10, 2020
July 9, 2020	

INTRODUCED BY: Chaim Munk

SECONDED BY: Ruth Perez

Commissioner	For	Against	Abstain	Absent

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Chairman Arthur Soto	X			
Vice Chairwoman Ruth Perez	X			
Peter Cedenno - Castro				X
Chaim Munk	X			
Kimberly Perez	X			
David Spector				X
Angel Torres				X

January 9, 2020

Date

Original Signature on File

Ricardo Fernandez, Executive Director

V. Minutes of the meeting for December 16, 2019

Moved: Chaim Munk
Second: Ruth Perez
For: 4 Against: 0 Abstain: 0 Not Present: 3

VI. The bill list for January 9, 2020 in the amount of \$490.78 was reviewed and approved.

Moved: Chaim Munk
Second: Ruth Perez
For: 4 Against: 0 Abstain: 0 Not Present: 3

VII. CLOSED SESSION

No Closed Session Items

VIII. UPDATES BY EXECUTIVE DIRECTOR RICARDO FERNANDEZ

City has been very active in redevelopment designations, several more sites have been approved by the City Council and we are preparing plans for all along Main Avenue, on the corner of Lexington Avenue and Central Avenue by Barry's Tuxedo. We are in discussions with the County because it is becoming difficult for developers when they are trying to develop their upper floors. They are being required to put fire escapes or balconies and the County Planning Board is denying the overhangs on their property. The first experience with this issue was with the Chase Bank on Main Avenue and Passaic Street, in order to make the flow perfect for the second point of egress as required they did not allow it.

The Main Avenue surveys conducted in conjunction with the Neighborhood Preservation Program totaled 292, which the State considered in compliance, allowing us to begin to expend some of the grant. We plan to begin with mural projects. We also plan a walk through the Broadway Eateries District similar to the Market Street Bistro District. Lastly, we are working with a planning firm to complete a rehabilitation/redevelopment plan for the Central Business District on Main Avenue and some adjacent streets. We are also working with local businesses to do some facade improvements so that we can put the actual projects for the people to apply for the funding. We are waiting for the State to open the application process to apply for several million dollars to get our parking deck with a storefront up and running.

We are finally meeting with representatives NV5, the designers that are working on the Market Street project to begin using the funds that we received about 5 or 6 years ago. Our goal is to begin doing the streetscape work for the project. Plans are almost complete for 1 Market Street / Ethan Allen site, we hope that they will be going before the Planning Board with their site application within the next month for approvals based on the redevelopment plan.

Yesterday the City Council approved the contract of sale for the railroad. The Planning Board recommended the redevelopment plan and at the next council meeting the City Council is expected to vote on the second and final reading for the plan on the railroad. Once that is done, we can begin the removal of the railroad tracks and beginning the development.

The Pantasote site should be closing on the property this month, They have their site plan approval.. We referred a potential long-term tenant that is looking to put up a sound studio in our area. Upon closing they should begin applications for their permits.

XI. ADJOURNMENT

Moved: Arthur Soto
Seconded: Chaim Munk
For: 4 Against: 0 Abstain: 0 Not Present: 3

Respectfully Submitted,

ORIGINAL SIGNATURE ON FILE

**Asenett Martin
Secretary**