

# Redevelopment Agency Meeting

Thursday, August 13, 2020

7:00 p.m.

Zoom Virtual Meeting

ID: 897 6706 9311

Password: 712830

**Commissioners Present:** Ruth Perez, Peter Cedeno-Castro, Angel Torres and David Spector

**Commissioners Absent:** Arthur Soto, Chaim Munk and Kimberly Perez

**Staff Present:** Ricardo Fernandez/Executive Director, Brian Hak, Redevelopment Attorney, Joe Buga/Project Manager; Asenett Martin, Secretary

**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, zoom link and known agenda

**I.** Roll Call

**II.** Pledge of Allegiance

**III.** Public Session

No members of the public present

**IV.** Minutes of the meeting for April 30, 2020

Moved: Peter Cedeno-Castro

Second: David Spector

For: 4 Against: 0 Abstain: 0 Not Present: 3

- V. The bill list for August 13, 2020 in the amount of \$16,306.83 was reviewed and approved.

Moved: David Spector  
Second: Ruth Perez  
For: 4 Against: 0 Abstain: 0 Not Present: 3

- VI. Presentation from redeveloper Ali and his attorney Corey Klein representing 443 Paulison Avenue LLC

**VII. RESOLUTIONS**

**PASSAIC REDEVELOPMENT AGENCY  
RESOLUTION NUMBER 20-10**

**Resolution Designating 443 Paulison Avenue, LLC as the Redeveloper for  
Property located at 441 Paulison Avenue, Passaic, New Jersey, Block 3220,  
Lot 29 and Authorizing an Interim Costs Agreement**

**WHEREAS**, 443 Paulison Avenue, LLC (hereinafter referred to as the “Redeveloper”) is the owner of property located at 441 Paulison Avenue in the City of Passaic, Block 3220, Lot 29 (hereinafter referred to as the “Property”), which is located within the boundaries of the City of Passaic (hereinafter referred to as the “City”) in an area that has been designated by the City as an area in need of redevelopment by City Council Resolution Number 19-05-166 on May 21, 2019.

**WHEREAS**, by Ordinance Number 2224-10 adopted on September 10, 2019, the City Council approved a Rehabilitation/Redevelopment Plan for the property (hereinafter referred to as the “Plan”); and,

**WHEREAS**, the Redeveloper submitted a redevelopment proposal on or about June 12, 2020 (hereinafter referred to as the “Proposal”) to the City of Passaic Redevelopment Agency

(hereinafter referred to as the “Agency”) for the Property for uses in conformity with the Plan (as amended if applicable); and,

**WHEREAS**, the Redeveloper proposes to construct a new, three (3) story residential building containing thirteen (13) residential units with thirteen (13) ground floor parking spaces (hereinafter referred to as 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 if applicable); 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 an amendment of the Plan by request to the Agency and the City.

**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. 443 Paulison Avenue, LLC is hereby designated as the Redeveloper for the redevelopment of the Property; and,
3. This designation is expressly contingent upon amendment, if necessary, to the Plan and/or variances and approvals from the Planning Board; and,
4. This designation is expressly contingent upon the Redeveloper being responsible for and assuming all costs incurred by the Agency, including, but not limited to legal, appraisal, title, environmental, financial, engineering, etc.; and,

5. This designation is also expressly contingent upon the Redeveloper providing all funds for the acquisition, relocation, property maintenance and demolition, if necessary, at the Property and construction of the proposed Project; and,

6. This designation is also based upon the Agency's financial due diligence into the Redeveloper, including the Redeveloper providing the Agency with a non-refundable Application fee of Seven Thousand Five Hundred Dollars (\$7,500.00) and the Redeveloper providing the Agency all of the necessary financial documentation necessary to perform a full financial evaluation and that the Redeveloper is financially qualified to undertake this Project to the satisfaction of the Agency and its professionals; and,

7. This designation is also expressly contingent upon payment by the Redeveloper to the Agency of an Escrow, under the terms of the Interim Costs Agreement, in the amount of Ten Thousand Dollars (\$10,000.00), such escrow fee to be paid within thirty (30) calendar days of the execution of this Resolution; and,

8. This designation is also expressly contingent upon payment by the Redeveloper to the Agency of a one (1) time non-refundable Administrative fee of Ten Thousand Dollars (\$10,000.00) to be paid within thirty (30) calendar days of the execution this Resolution; and,

9. The Interim Costs Agreement between the Agency and the Redeveloper is approved for signature by the Agency, subject to the final approval of the Agency's General Counsel and Executive Director; and,

10. Once the Interim Costs Agreement is approved and payments are made by the Redeveloper as required hereunder, the parties will commence the negotiation of a redevelopment agreement, which is subject to review and approval by the Agency and its professionals; and,

11. The designation herein is for a period of one hundred eighty-days (180) calendar days, which period may be extended if necessary at the sole discretion of the Agency's Executive Director for an additional period of one hundred eighty (180) calendar days.

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

INTRODUCED BY: David Spector

SECONDED BY: Peter Cedeno-Castro

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

Adopted on August 13, 2020

PASSAIC REDEVELOPMENT AGENCY  
ORIGINAL SIGNATURE ON FILE  
Ricardo Fernandez, Executive Director

### **VIII. CLOSED SESSION**

No Closed Session Items

### **IX. UPDATES BY EXECUTIVE DIRECTOR RICARDO FERNANDEZ**

The work has started on the several properties around the City, including but not limited to the Pantasote property on Jefferson Street, 18-20 Van Houten Avenue, 2 Market Street and 127 South Street just got their approval so they will be coming before the board for a designation shortly.

At their last meeting the City Council approved the largest redevelopment designation since the inception of this board, consisting of over 3,000 properties on the Eastside of Main Avenue. One of the properties designated is 202 Jefferson, which is Jefferson Furniture. Their plan will include a first floor commercial use and about 3 floors of residential to stay consistent with the adjacent properties.

The City managed to reach an agreement with the owner of 477 Harrison Street, which is the property right next to the 100 Steps. The City has allocated over half a million dollars to the renovation of the 100 Steps, with this agreement we anticipate for the redeveloper to assist with the project and build a multi-family dwelling at that location.

115 Myrtle Avenue is also under consideration. It is an old industrial building surrounded by residential properties. The current owner has agreed to rehabilitate that property into residential housing.

208 Passaic Avenue is an old cottage style home that has been abandoned for many years, the property is nestled in between the 187 Boulevard senior high rise and the Carlton Tours. A redevelopment plan will be on the agenda for the next council meeting.

The developers of Main Avenue and Oak Street will be providing us a concept plan to include a mixed-use commercial/residential building on the Main Avenue side and a residential project on Oak Street.

Approximately 99% of the projects noted above will include an affordable housing component to benefit our senior housing community and others have the opportunity to obtain a density bonus for providing a percentage of units specifically to affordable housing. The goal is to continue the mixed uses to not concentrate poverty and integrate incomes so that people have greater opportunities.

The developer of the train station is currently in court with the owner of the trains, the intent is to have the issue resolved by the end of the month, and the trains removed so we can close on the property and connect the two parks. There is also road work that is happening, along with the \$12 million dollar park renovation of Dundee Island. There will be a lot of road closures because of all the work that is going on in the area. The board has approved the redeveloper for the railroad site. They are working on site control and getting construction documents. The agreement with developer requires that prior to beginning construction he will be removing the railroad lines, the city will purchase the rear of the site to connect both parks, the County will take over the bridge and connect it to Dundee Island Park and possible renovations to the North Pulaski Park are under consideration.

We are working with the developers to complete the 711 Main Avenue project done in front of the new school.

We are still in the process of doing community outreach for the Main Avenue redesign project so that we can complete the concept design. Please fill out the surveys and checkout the Facebook Live videos We also did a Facebook Live presentation for the redevelopment of Market Street which will be posted on the website shortly.

## XI. ADJOURNMENT

Moved: Peter Cedenno-Castro  
Seconded: Angel Torres  
For: 4 Against: 0 Abstain: 0 Not Present: 3

**Respectfully Submitted,**

*Original Signature on File*

**Asenett Martin**

**Secretary**