

Redevelopment Agency Meeting

Thursday, February 11, 2021

7:00 p.m.

Zoom Virtual Meeting

ID: 897 6706 9311

Password: 712830

Commissioners Present: Arthur Soto, Peter Cedeno-Castro, David Spector, Chaim Munk and Ruth Perez

Commissioners Absent: Angel Torres 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. Swearing-In of Commissioner/Councilman Chaim Munk

IV. Public Session

No members of the public present

V. Minutes of the meeting for December 10, 2020

Moved: David Spector

Second: Peter Cedeno-Castro

For: 3 Against: 0 Abstain: 2 Not Present: 2

VI. The bill list for February 11, 2021 in the amount of \$4,944.00 was reviewed and approved.

Moved: David Spector
Second: Chaim Munk
For: 5 Against: 0 Abstain: 0 Not Present: 2

VII. RESOLUTIONS

PASSAIC REDEVELOPMENT AGENCY
RESOLUTION NUMBER **21-01**

RESOLUTION SELECTING CHAIRMAN FOR THE CALENDAR YEAR JANUARY 1,
2021 THROUGH DECEMBER 31, 2021

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, 2021 and ending December 31, 2021.

INTRODUCED BY: David Spector

SECONDED BY: Peter Cedeno-Castro

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

February 11, 2021

ORIGINAL SIGNATURE ON FILE
Ricardo Fernandez, Executive Director

PASSAIC REDEVELOPMENT AGENCY
RESOLUTION NUMBER **21-02**

RESOLUTION SELECTING VICE-CHAIRMAN FOR THE CALENDAR YEAR
JANUARY 1, 2021 THROUGH DECEMBER 31, 2021

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, 2021 and ending December 31, 2021.

INTRODUCED BY: Arthur Soto

SECONDED BY: Chaim Munk

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

February 11, 2021

ORIGINAL SIGNATURE ON FILE
Ricardo Fernandez, Executive Director

**PASSAIC REDEVELOPMENT AGENCY
RESOLUTION # 21-03**

**RESOLUTION CONTINUING THE APPOINTMENT OF THE EXECUTIVE DIRECTOR
FOR CALENDAR YEAR JANUARY 1, 2021 THROUGH DECEMBER 31, 2021**

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: Arthur Soto

SECONDED BY: Chaim Munk

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: February 11, 2021

ORIGINAL SIGNATURE ON FILE
Ricardo Fernandez, Executive Director

PASSAIC REDEVELOPMENT AGENCY
RESOLUTION # **21-04**

RESOLUTION APPOINTING CHIEF FINANCIAL OFFICER FOR CALENDAR YEAR
JANUARY 1, 2021 THROUGH DECEMBER 31, 2021

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, 2021 and ending December 31, 2021.

INTRODUCED BY: Arthur Soto

SECONDED BY: Chaim Munk

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: February 11, 2021

ORIGINAL SIGNATURE ON FILE
Ricardo Fernandez, Executive Director

PASSAIC REDEVELOPMENT AGENCY
RESOLUTION NUMBER **21-05**

RESOLUTION APPOINTING RECORDING SECRETARY FOR THE FISCAL YEAR
JANUARY 1, 2021 THROUGH DECEMBER 31, 2021

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, 2021 and ending December 31, 2021 at a rate of \$250.00 per meeting.

INTRODUCED BY: Arthur Soto

SECONDED BY: Chaim Munk

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: February 11, 2021

ORIGINAL SIGNATURE ON FILE
Ricardo Fernandez, Executive Director

**PASSAIC REDEVELOPMENT AGENCY
RESOLUTION # 21-06**

**RESOLUTION AUTHORIZING OFFICIAL NEWSPAPERS FOR THE CALENDAR
YEAR JANUARY 1, 2021 THROUGH DECEMBER 31, 2021**

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, 2021 and ending December 31, 2021, 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: Arthur Soto

SECONDED BY: Chaim Munk

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: February 11, 2021

ORIGINAL SIGNATURE ON FILE
Ricardo Fernandez, Executive Director

PASSAIC REDEVELOPMENT AGENCY
RESOLUTION NUMBER **21-07**

RESOLUTION DESIGNATING THE OFFICIAL DEPOSITORY OF THE PASSAIC
REDEVELOPMENT AGENCY FOR THE CALENDAR YEAR JANUARY 1, 2021 AND
ENDING DECEMBER 31, 2021

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: Arthur Soto

SECONDED BY: Chaim Munk

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: February 11, 2021

ORIGINAL SIGNATURE ON FILE
Ricardo Fernandez, Executive Director

VIII. CLOSED SESSION

No Closed Session Items

IX. UPDATES BY EXECUTIVE DIRECTOR RICARDO FERNANDEZ

- a. PowerPoint Presentation of the Main Avenue Redevelopment Plan
- b. PowerPoint Presentation of the Wendy's Redevelopment Plan at 445-451 Main Avenue
- c. PowerPoint Presentation of the Taco Bell Redevelopment Plan at 505 Main Avenue

XI. ADJOURNMENT

Moved: Chaim Munk
Seconded: Ruth Perez
For: 5 Against: 0 Abstain: 0 Not Present: 2

Respectfully Submitted,

ORIGINAL SIGNATURE ON FILE
Asenett Martin
Secretary