

Redevelopment Agency Meeting

Thursday, December 19, 2024

7:00 p.m.

Zoom Virtual Meeting

ID: 885 9987 0725

Password: 1212

- Commissioners Present:** Arthur Soto, Chaim Munk, David Spector, Angel Torres
- Commissioners Absent:** Peter Cedeno Castro, Kimberly Perez, Ruth Perez
- Staff Present:** Ricardo Fernandez/Executive Director, Brian Hak/Redevelopment Attorney, Sonal Patel/Board Secretary, Karen Correa/ Admin Assistant
- 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 were present

Moved: Angel Torres

Second: Chaim Munk

For: 4 Not Present: 3

IV. APPROVAL OF MINUTES FROM SEPTEMBER 19 2024

Moved: Arthur Soto

Second: Angel Torres

For: 4 Not Present: 3

V. THE BILL LIST for December 19 2024 in the amount of **\$11,761.57** was reviewed and approved

Moved: Angel Torres

Second: David Spector

For: 4 Not Present: 3

VI. RESOLUTIONS

RESOLUTION # 24-13 Temporary Budget Resolution

RE: 2025 Temporary Budget

WHEREAS, N.J.A.C. 5:31-2.5 provides that where any contracts, commitments or payments are required to be made prior to the adoption of the budget, temporary appropriations should be made to provide for the period between the beginning of the fiscal year and the adoption of the budget; and

WHEREAS, it is anticipated that the budget will be approved by the Division of Local Government Services; and adopted no later than March 31, 2025; and

WHEREAS, the temporary appropriations adopted pursuant to this chapter do not exceed the total of appropriations made for all purposes in the budget for the 2024 fiscal year exclusive of all interest and debt redemption charges maturing subsequent to the end of the fiscal year and prior to the date of adoption of the budget; and

NOW, THEREFORE, BE IT RESOLVED, that the following temporary appropriations be made for the 2025 fiscal year:

Redevelopment Agency

Operating Appropriations

Administration

Other Expenses \$ 21,000

Total Administration 21,000

Cost of Providing Services

Other Expenses 5,000

Total Cost of Providing Services 5,000

Total Operating Appropriations 26,000

INTRODUCED BY: ANGEL TORRES

SECONDED BY: DAVID SPECTOR

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

Adopted on:
December 19 2024

Original signature on file

Ricardo Fernandez, Executive Director

RESOLUTION # 24-14

**RESOLUTION OF THE PASSAIC REDEVELOPMENT AGENCY
REGARDING THE DELAYED INTRODUCTION OF THE 2025 BUDGET**

WHEREAS, the Passaic Redevelopment Agency (the "Agency") is required to prepare an operating and capital budget on an annual basis; and

WHEREAS, pursuant to N.J.A.C. 5:31-2.3 said budget is required to be introduced no later than 60 days prior to the commencement of the Agency's fiscal year; and

WHEREAS, the Agency prepared its 2025 Budget and introduced said budget on December 19, 2024; and

WHEREAS, the Division of Local Government Services requires that the Agency set forth the reason(s) for any delay in the required budget introduction.

NOW, THEREFORE, BE IT RESOLVED in accordance with the requirements of the Division that the record show that the Agency delayed the introduction of the 2025 Budget for the following reason:

1. The Agency delayed the introduction of the Budget pending the determination of available funds to be utilized from Unrestricted Net Assets.

INTRODUCED BY: DAVID SPECTOR

SECONDED BY: ANGEL TORRES

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

RESOLUTION # 24-15

**2025 AUTHORITY BUDGET RESOLUTION
Passaic Redevelopment Agency**

FISCAL YEAR: FROM: January 1, 2025 TO: December 31, 2025

WHEREAS, the Annual Budget for the Passaic Redevelopment Agency for the fiscal year beginning, January 1, 2025 and ending, December 31, 2025 has been presented before the governing body of the Passaic Redevelopment Agency at its open public meeting of December 19, 2024; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$10,000.00, Total Appropriations, including any Accumulated Deficit if any, of \$102,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$92,000.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$0.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Passaic Redevelopment Agency, at an open public meeting held on December 19, 2024 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Passaic Redevelopment Agency for the fiscal year beginning, January 1, 2025 and ending, December 31, 2025 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Passaic Redevelopment Agency will consider the Annual Budget and Capital Budget/Program for adoption on February 13, 2025.

Sonal Patel
(Secretary's Signature)

December 19, 2024
(Date)

Governing Body Member	Recorded Vote			
	Aye	Nay	Abstain	Absent
Chairman Arthur Soto	✓			
Vice Chairman David Spector	✓			
Chaim Munk	✓			
Peter Cedeno-Castro				✓
Kimberly Perez				✓
Ruth Perez				✓
Angel Torres	✓			

RESOLUTION # 24-16

RESOLUTION ADOPTING A MEETING SCHEDULE FOR 2025

WHEREAS, the Passaic Redevelopment Agency needs to establish meeting dates for the fiscal year 2025.

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 virtually with a set zoom link at 7:00pm until further notice.

Join Zoom Meeting

<https://us02web.zoom.us/j/88599870725?pwd=eWJ2dDJZSEpMSmVvTzBIRmRaTWU4QT09>

Meeting ID: 885 9987 0725

Passcode: 1212

One tap mobile

+19292056099,,88599870725#,,,,*1212# US (New York)

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 885 9987 0725

Passcode: 1212

Find your local number: <https://us02web.zoom.us/u/kTBey7DqS>

January 9, 2025	July 10, 2025
February 20, 2025	August 14, 2025
March 20, 2025	September 11, 2025
April 10, 2025	October 16, 2025
May 8, 2025	November 13, 2025
June 12, 2025	December 11, 2025

INTRODUCED BY: ANGEL TORRES

SECONDED BY: DAVID SPECTOR

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

Adopted on:

December 19 2024

Original signature on file

Ricardo Fernandez, Executive Director

RESOLUTION #24-17

Resolution De-Designating IDIL Passaic, LLC as the Redeveloper for Property located at 26 Jefferson Street, Passaic, New Jersey, Block 4075.01, Lots 2, 3, 35.01, 37.01, 39-44 and 47

WHEREAS, IDIL Passaic, LLC (hereinafter referred to as the “Redeveloper”) is the owner of property located at 26 Jefferson Street in the City of Passaic, designated as Block 4075.01, Lots 2, 3, 35.01, 37.01, 39-44 and 47 (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, which Property is included in a duly adopted Rehabilitation/Redevelopment Plan for the property (hereinafter referred to as the “Plan”); and,

WHEREAS, the Redeveloper had entered into a Redevelopment Agreement, dated July 22, 2022, with the City of Passaic Redevelopment Agency (hereinafter referred to as the “Agency”) for the Property; and,

WHEREAS, the Redeveloper has completed all its proposed redevelopment of the Property and has obtained certificates of occupancy for the Property; and,

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. IDIL Passaic, LLC is hereby de-designated and removed as the Redeveloper for the Property; and,
3. The Redevelopment Agreement is hereby terminated, as all requirements of the Redevelopment Agreement have been complied with as they relate to and apply to the Property and the Redeveloper has achieved Project Completion (as such term is defined in the Redevelopment Agreement) and has otherwise performed all of its duties and obligations under the Redevelopment Agreement.
4. The Executive Director is hereby authorized to execute the form Certificate of Completion, which was attached as an Exhibit to the Redevelopment Agreement.

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 review and approval of the Agency’s General Counsel and Executive Director.

INTRODUCED BY: ANGEL TORRES

SECONDED BY: DAVID SPECTOR

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

RESOLUTION #24-18

RESOLUTION AWARDING CONTRACT FOR BUDGET, AUDIT AND FINANCIAL ADVISORY SERVICES FOR FISCAL YEAR 2025

WHEREAS, proposals were received by the Director of Purchasing on November 7, 2024 for the Passaic Redevelopment Agency Budget, Audit and Financial Advisory Services; and,

WHEREAS, the proposals were solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4 et. seq.; and,

WHEREAS, proposals were received from the following vendors:

- a. Lerch Vinci & Bliss, LLP

WHEREAS, Lerch Vinci & Bliss, LLP has been performing these services for the Redevelopment Agency for the prior year in a satisfactory manner; and,

WHEREAS, the Executive Director has reviewed the responses and has recommended Lerch Vinci and Bliss, LLC based on qualification, past experience and cost; and,

NOW THEREFORE BE IT RESOLVED by the Passaic Redevelopment Agency that the contract for Budget, Audit and Financial Services be awarded to Lerch Vinci & Bliss, LLP. as specified in the attached contract.

BE IT FURTHER RESOLVED, that the Chairman is authorized to execute a contract for Budget, Audit and Financial Advisory Services to Lerch Vinci & Bliss, LLC an amount not to exceed a total of \$8,400 for a the 2025 Budget (\$1,600) and 2024 Audit (\$6,800).

CERTIFICATION OF FUNDS

CERTIFICATION OF FUNDS Account # R-16-55-623-025-028

I certify that funds are available in the Redevelopment Agency Account.

Original Signature on File
Chief Financial Officer

INTRODUCED BY: ANGEL TORRES

SECONDED BY: DAVID SPECTOR

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

Adopted on:
December 19 2024

Original signature on file

Ricardo Fernandez, Executive Director

RESOLUTION #24-19

**RESOLUTION AWARDING CONTRACT FOR
GENERAL COUNSEL SERVICES IN 2025**

WHEREAS, proposals were received by the Director of Purchasing on November 7, 2024 for the Passaic Redevelopment Agency General Counsel Services; and,

WHEREAS, the proposals were solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4 et. seq.; and,

WHEREAS, proposals were received from the following vendors:

- a. Eric M. Bernstein and Associates, LLC

WHEREAS, Eric M. Bernstein and Associates, LLC has been performing these services for the Redevelopment Agency for the prior year in a satisfactory manner; and,

WHEREAS, the Executive Director has reviewed the responses and has recommended based on qualification, past experience and cost; and,

NOW THEREFORE BE IT RESOLVED by the Passaic Redevelopment Agency that the contract for General Counsel Services 2025 be awarded to Eric M. Bernstein and Associates, LLC. as specified in the attached contract.

BE IT FURTHER RESOLVED, that the Chairman is authorized to execute a contract for General Counsel Services 2025 not to exceed \$15,000.

CERTIFICATION OF FUNDS

CERTIFICATION OF FUNDS Account # R-16-55-622-025-125

INTRODUCED BY: ANGEL TORRES

SECONDED BY: DAVID SPECTOR

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

Adopted on:
December 19 2024

Original signature on file __

Ricardo Fernandez, Executive Director

RESOLUTION #24-20

RESOLUTION AWARDING CONTRACT FOR PLANNING SERVICES

WHEREAS, proposals were received by the Director of Purchasing on November 7, 2024 for the Passaic Redevelopment Agency for Planning Services; and,

WHEREAS, the proposals were solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.4 et. seq.; and,

WHEREAS, proposals were received from the following vendors:

- a. H2M Associates, Inc.
- b. Principles at Nishuane Group
- c. Harbor Consultants
- d. Neglia Group
- e. Colliers Engineering & Design
- f. Plan 2 Consultants

WHEREAS, the Executive Director has reviewed the responses and has recommended H2M Associates Inc based on qualification, past experience and cost; and,

NOW THEREFORE BE IT RESOLVED by the Passaic Redevelopment Agency that the contract for planning services be awarded to H2M Associates, Inc. as specified in the attached contract.

BE IT FURTHER RESOLVED, that the Chairman is authorized to execute a contract for H2M Associates Inc. at hourly rate of \$80- \$195 and not to exceed \$10,000 for a period January 1, 2025 through December 31, 2025.

CERTIFICATION OF FUNDS
CERTIFICATION OF FUNDS Account # R-16-55-623-025-028

I certify that funds are available in the Redevelopment Agency Account.

Original Signature on File
Chief Financial Officer

INTRODUCED BY: ANGEL TORRES

SECONDED BY: DAVID SPECTOR

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

Adopted on:
December 19 2024

Original signature on file

Ricardo Fernandez, Executive Director

VII. EXECUTIVE SESSION

Executive Session was not needed.

VIII. UPDATES BY EXECUTIVE DIRECTOR RICARDO FERNANDEZ

- Updates with the master plan reexamination will be presented at the next meeting.
- State Street will be shut down to bring in the crane and material for the municipal parking deck for the next ten weeks. It will re-open but shut down again as more material comes in.

CITY OF PASSAIC
ROAD CLOSURE ANNOUNCEMENT
STATE STREET SOUTHBOUND LANE
(BEGINNING AT PASSAIC STREET)

ROAD CLOSED

New Parking Deck
310 Additional Parking Spaces

Please be advised that the southbound lane of State Street will be closed starting tomorrow morning for approximately 10 weeks. This closure is necessary to prepare the roadway for crane operations and assemble precast materials as part of the new parking deck construction.

Vehicles wishing to get on Route 21 will be detoured to St. Francis Way. We appreciate your patience and understanding as we work to complete the project safely and efficiently.

~ **MAYOR HECTOR C. LORA**

XI. ADJOURNMENT

Moved: David Spector
Second: Chaim Munk
For: 4 **Not Present:** 3

Respectfully Submitted,
SONAL PATEL
Sonal Patel
Secretary