

Redevelopment Agency Meeting

Thursday, October 19, 2023

7:00 p.m.

Zoom Virtual Meeting

ID: 885 9987 0725

Password: 1212

Commissioners Present: Arthur Soto, Chaim Munk, Kimberly Perez, Ruth Perez, *Angel Torres **Present at 7:10 p.m*

Commissioners Absent: David Spector, Peter Cedeno Castro,

Staff Present: Ricardo Fernandez/Executive Director, Brian Hak, Redevelopment Attorney, Joe Buga/Project Manager; Sonal Patel, 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 May 10, 2023 Meeting **Arthur Soto, Kimberly Perez&Ruth Perez were not present this meeting*
Moved: Chaim Munk

Minutes of June 8, 2023 Meeting **David Spector and Ruth Perez were not present this meeting*
Moved: Arthur Soto
Second: Chaim Munk
For: 3 (Arthur Soto, Chaim Munk and Kimberly Perez)

V. The Bill List for October 19, 2023 in the amount of \$23,309.46 was reviewed and approved
Moved: Arthur Soto
Second: Kimberly Perez
For: 4 Not Present: 3

VI. RESOLUTIONS

RESOLUTION 23-07

PASSAIC REDEVELOPMENT AGENCY
CERTIFYING AUDIT

WHEREAS, N.J.S.A. 40A:5A-15 requires the governing body of each local authority to cause an annual audit of its accounts to be made, and

WHEREAS, the annual audit report for the year ended 2022 and 2021 has been completed and filed with the Passaic Redevelopment Agency pursuant to N.J.S.A. 40A:5A-15, and

WHEREAS, N.J.S.A. 40A:5A- 17, requires the governing body of each authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member there of has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board, and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled "General Comments" and "Recommendations," in accordance with N.J.S.A. 40A:5A-17,

NOW, THEREFORE BE IT RESOLVED, that the governing body of the Passaic Redevelopment Agency hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the year ended 2022 and 2021, and specifically has reviewed the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED that the secretary of the authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this resolution.

IT IS HEREBY CERTIFIED THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON OCTOBER 19 2023.

INTRODUCED BY: Ruth Perez
SECONDED BY: Kimberly Perez

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

Adopted on October 19, 2023

PASSAIC REDEVELOPMENT AGENCY

Original Signature on File
Ricardo Fernandez, Executive Director

RESOLUTION 23-09

RESOLUTION AWARDING CONTRACT FOR BUDGET, AUDIT AND FINANCIAL ADVISORY SERVICES FOR FISCAL YEAR 2024

WHEREAS, proposals were received by the Director of Purchasing on September 27, 2023 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 \$8,100 for a the 2024 Budget (\$1,500) and 2022 Audit (\$6,600).

CERTIFICATION OF FUNDS

CERTIFICATION OF FUNDS Account # R-16-55-623-023-028

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

Original Signature on File
Chief Financial Officer

INTRODUCED BY ARTHUR SOTO

SECONDED BY RUTH PEREZ

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

October 19, 2023
Date

Original Signature on File
Ricardo Fernandez, Executive Director

RESOLUTION 23-10

RESOLUTION AWARDING CONTRACT FOR
 GENERAL COUNSEL SERVICES IN 2024

WHEREAS, proposals were received by the Director of Purchasing on September 27, 2023 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 2023 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 2024 not to exceed \$15,000.

CERTIFICATION OF FUNDS

CERTIFICATION OF FUNDS Account ## R-16-55-622-022-125

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

Original Signature on File
 Chief Financial Officer

INTRODUCED BY: ARTHUR SOTO

SECONDED BY: RUTH PEREZ

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

October 19, 2023
 Date

Original Signature on File
 Ricardo Fernandez, Executive Director

RESOLUTION 23-11

RESOLUTION AWARDING CONTRACT FOR PLANNING SERVICES

WHEREAS, proposals were received by the Director of Purchasing on September 27, 2023 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. CME Associates
- c. Harbor Consultants
- d. DMR Architects

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- \$175 and not to exceed \$10,000 for a period January 1, 2024 through December 31, 2024.

CERTIFICATION OF FUNDS

CERTIFICATION OF FUNDS Account # R-16-55-623-023-028

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

Original Signature on File
Chief Financial Officer

INTRODUCED BY: ARTHUR SOTO

SECONDED BY: RUTH PEREZ

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

October 19, 2023
Date

Original Signature on File
Ricardo Fernandez, Executive Director

VII. CLOSED SESSION

No Closed Session Items

VIII. UPDATES BY EXECUTIVE DIRECTOR RICARDO FERNANDEZ

- City Council passed the Market Street Redevelopment plan which encompasses Market, First, Passaic and Wall .The Market Street redesign/ streetscape has started and new lighting is being installed.
- The City collaborated with EZ ride to redesign Hamilton and state to include bike lanes and additional pedestrian safety measures around City Hall
- The City received an additional \$15 million from the state for NJ Transit to fully overhaul the bus terminal. This funding will cover any additional costs and speeds up the construction by 2 years (looking to have construction started by 2026 instead of 2028)
- Construction projects are occurring throughout the city including Wall Street
- Old Hudson Tires got their final approval and will be renting out soon
- Domino building/ 711 main avenue is framed out
- Developers for 217 brook wanted to add a new use (house of worship). This went to the Planning Board and now is going in front of council for second and final reading.

XI. ADJOURNMENT

Moved: Arthur Soto
Second: Angel Torres
For: 5 Against: 0 Abstain: 0 Not Present: 2

Respectfully Submitted,

SOMAL PATEL

**Sonal Patel
Secretary**