

Redevelopment Agency Meeting

Thursday, February 13, 2025

7:00 p.m.

Zoom Virtual Meeting

ID: 885 9987 0725

Password: 1212

Commissioners Present: Arthur Soto, Chaim Munk, David Spector, Peter Cedeno Castro, Angel Torres, Kimberly Perez

Commissioners Absent: Ruth Perez

Staff Present: Ricardo Fernandez/Executive Director, Brian Hak/Redevelopment Attorney, Sonal Patel/Board Secretary, Karen Correa/ Assistant to the Business Administrator

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: Kimberly Perez

For: 6 Not Present: 1

IV. APPROVAL OF MINUTES FROM JANUARY 9 2025

Moved: David Spector

Second: Angel Torres

For: 6 Not Present: 1

V. THE BILL LIST for February 13, 2025 in the amount of **\$7,588.20** was reviewed and approved

Moved: Arthur Soto

Second: Kimberly Perez

For: 6 Not Present: 1

VI. RESOLUTIONS
RESOLUTION # 25-09

2025 ADOPTED BUDGET RESOLUTION

Passaic Redevelopment Agency

FISCAL YEAR: January 01, 2025 to December 31, 2025

WHEREAS, the Annual Budget and Capital Budget/Program for the Passaic Redevelopment Agency for the fiscal year beginning January 01, 2025 and ending December 31, 2025 has been presented for adoption before the governing body of the Passaic Redevelopment Agency at its open public meeting of February 13, 2025; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$10,000.00, Total Appropriations, including any Accumulated Deficit, if any, of \$102,000.00, and Total Unrestricted Net Position utilized of \$92,000.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$0.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Passaic Redevelopment Agency at an open public meeting held on February 13, 2025 that the Annual Budget and Capital Budget/Program of the Passaic Redevelopment Agency for the fiscal year beginning January 01, 2025 and ending December 31, 2025 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

Sonal Patel
 (Secretary's Signature)

2/13/25
 (Date)

Governing Body Recorded Vote

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

VII. EXECUTIVE SESSION
 Executive Session was not needed.

VIII. UPDATES BY EXECUTIVE DIRECTOR RICARDO FERNANDEZ

- The State of the City Address is currently in progress, reflecting on the past four years. It is expected to be completed and presented soon.
- Last Planning Board meeting had applicants that were part of the Main Avenue Redevelopment Project including Prospect Avenue and 176 Jefferson. If they seek designation to become redevelopers or require tax incentives, they will present their proposals to the Redevelopment Agency for approval.
- The City continues its efforts to identify and assess vacant, abandoned, and dilapidated properties, including those listed for tax sales.
- The East Side section of the City has undergoing significant transformation, with redevelopment projects such as Patella Wood and Atlantic Coast Fibers reshaping the area.
- The City has received a grant to address food deserts and will collaborate with the UEZ to revitalize the vacant space at 220 Passaic (*approx. 30,000 sq ft*). Plans include developing an indoor urban market featuring food and craft vendors, inspired by Reading Terminal Market in Philadelphia and Quincy Market in Boston.
- The City department Passaic Alliance will relocate to 69 Jefferson Street, a city-owned property, once construction is completed.
- The UEZ bus shuttle continues to operate successfully throughout the city. A full loop through the City's commercial corridors takes approximately 50-60 minutes.
- Added Assessment of new construction and improvements including properties formerly exempt and sold to a non-exempt property owner in the City of Passaic amounted to **\$26,038,100** for 2024.

XI. ADJOURNMENT

Moved: Arthur Soto

Second: Chaim Munk

For: 6 Not Present: 1

Respectfully Submitted,

SONAL PATEL

Sonal Patel

Secretary