

Redevelopment Agency Meeting

Tuesday, October 28, 2025

7:00 p.m.

Zoom Virtual Meeting

ID: 885 9987 0725

Password: 1212

Commissioners Present: Arthur Soto, David Spector, Chaim Munk, Peter Ceden Castro & Angel Torres

Commissioners Absent: Kimberly Perez

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

Proper Notice: IN ACCORDANCE WITH CHAPTER 231 PUBLIC LAWS OF 1975, NOTICE OF THIS MEETING WAS NOT INCLUDED IN THE ANNUAL SCHEDULE OF REGULAR MEETINGS SET FORTH IN RESOLUTION 24- 16 OF THE REDEVELOPMENT AGENCY ADOPTED ON DECEMBER 12, 2024. HOWEVER, NOTICE OF THIS RESCHEDULED MEETING WAS PROVIDED IN ACCORDANCE WITH THE LAW BY FILING A NOTICE WITH THE CITY CLERK, POSTING IT ON THE CITY HALL BULLETIN BOARD, PUBLISHING IT IN THE HERALD NEWS AND BERGEN RECORD NEWSPAPERS, AND POSTING IT ON THE CITY'S OFFICIAL WEBSITE.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PUBLIC SESSION

No members of the public were present

Moved: Angel Torres

Second: David Spector

For: 5 Not Present: 1

IV. APPROVAL OF MINUTES FROM July 31 2025

Moved: Peter Ceden Castro

Second: David Spector

For: 4 Not Present: 1 Abstain:1

V. **THE BILL LIST** for October 28, 2025 in the amount of **\$2,346.67** was reviewed and approved

Moved: David Spector

Second: Chaim Munk

For: 5 **Not Present:** 1

VI. **EXECUTIVE SESSION**

Executive Session was not needed and removed from the agenda

VII. **RESOLUTIONS**

RESOLUTION 25-13

**PASSAIC REDEVELOPMENT AGENCY
RESOLUTION # 25 -13**

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

WHEREAS, proposals were received by the Director of Purchasing on October 1, 2025 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 2026 Budget (\$1,700) and 2025 Audit (\$7,000).

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: Arthur Soto

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 Angel Torres	x			

October 28, 2025

Date

ORIGINAL SIGNATURE ON FILE

ORIGINAL SIGNATURE ON FILE

Ricardo Fernandez, Executive Director

RESOLUTION 25-14

**PASSAIC REDEVELOPMENT AGENCY
RESOLUTION # 25-14**

**RESOLUTION REJECTING BIDS FOR
GENERAL COUNSEL SERVICES IN 2026**

WHEREAS, proposals were received by the Director of Purchasing on October 1, 2025 for the Passaic Redevelopment Agency General Counsel Services; and,

WHEREAS, bids were received as per the attached; and

WHEREAS, the Executive Director recommends that the bids received for General Counsel Services be rejected as they exceeded the current budget.

NOW THEREFORE BE IT RESOLVED by the Passaic Redevelopment Agency that the bids for General Counsel Services be rejected and readvertised.

INTRODUCED BY: Peter Cedenno- Castro

SECONDED BY: David Spector

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

October 28, 2025

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ORIGINAL SIGNATURE ON FILE

Ricardo Fernandez, Executive Director

RESOLUTION 25-15

**PASSAIC REDEVELOPMENT AGENCY
RESOLUTION # 25-15**

RESOLUTION AWARDING CONTRACT FOR PLANNING SERVICES

WHEREAS, proposals were received by the Director of Purchasing on October 1, 2025 or 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. Plan 2 Consultants
- c. Neglia Group
- d. Harbor Crandord

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 \$104.00- \$207.00 and not to exceed \$10,000 for a period January 1, 2026 through December 31, 2026.

**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

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 Angel Torres	x			

October 28, 2025
Date

ORIGINAL SIGNATURE ON FILE
Ricardo Fernandez, Executive Director

**PASSAIC REDEVELOPMENT AGENCY
RESOLUTION NUMBER 25-16**

Resolution Designating 287-289 Monroe Street Associates LLC as the Redeveloper for Property located at 287-289 Monroe Street, Passaic, New Jersey, Block 4123, Lot 4 and Authorizing an Interim Costs Agreement

WHEREAS, 287-289 Monroe Street Associates LLC (hereinafter referred to as the "Redeveloper") is the owner of property that is owned by the City of Passaic (hereinafter referred to as the "City") located at 287-289 Monroe Street in the City of Passaic, Block 4123, Lot 4 (hereinafter referred to as the "Property"), which is located within the boundaries of the City in an area that has been designated by the City as an area in need of rehabilitation by City Council Resolution No. 20-07-208 on July 21, 2020.

WHEREAS, by Ordinance Number 2286-20 adopted on January 12, 2021, the City Council approved a Redevelopment Plan for the property (hereinafter referred to as the "Plan"); and,

WHEREAS, the Redeveloper submitted a redevelopment proposal, dated May 23, 2025 (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 Property currently consists of a first-floor commercial rental spaces and a second floor of vacant rental space and has obtained approval from the Passaic Planning Board to add a third floor to the subject building. The Applicant proposes to renovate the first floor, which will contain three (3) commercial rental spaces, and construct residential apartments on the existing second floor and the newly constructed third floor, which shall consist of two (2) two (2) bedroom apartments and two (2) one (1) bedroom residential apartments on each floor (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. 287-289 Monroe Street Associates 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 contingent 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 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 an Interim Costs Agreement, in the amount of Seven Thousand Five Hundred Dollars (\$7,500.00), 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 Five Thousand Dollars (\$5,000.00) 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 will be 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 Executive Director of the Agency is hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to review and approval of the Agency's General Counsel.

INTRODUCED BY: Peter Cedeno-Castro

SECONDED BY: Angel Torres

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

Adopted on October 28, 2025

PASSAIC REDEVELOPMENT AGENCY

ORIGINAL SIGNATURE ON FILE

Ricardo Fernandez, Executive Director

RESOLUTION 25-17

**2026 AUTHORITY BUDGET RESOLUTION
 Passaic Redevelopment Agency**

FISCAL YEAR: **FROM:** January 1, 2026 **TO:** December 31, 2026

WHEREAS, the Annual Budget for the Passaic Redevelopment Agency for the fiscal year beginning, January 1, 2026 and ending, December 31, 2026 has been presented before the governing body of the Passaic Redevelopment Agency at its open public meeting of October 28, 2025; 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 October 28, 2025 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, 2026 and ending, December 31, 2026 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 December 11, 2025.

ORIGINAL SIGNATURE ON FILE

 (Secretary's Signature)

October 28 2025
 (Date)

Governing Body Recorded Vote
 Member:

	Aye	Nay	Abstain	Absent
Chairman Arthur Soto	x			
Vice Chairman David Spector		x		
Chaim Munk	x			
Peter Cedenno-Castro	x			
Kimberly Perez				x
Angel Torres	x			

VIII. UPDATES BY EXECUTIVE DIRECTOR RICARDO FERNANDEZ

- The city has been advancing strategic redevelopment over the years, resulting in approximately \$30 million in added assessments.
- We are currently in the process of designating two rooming houses (prohibited use) on Paulison Avenue for redevelopment and are negotiating with a developer to prepare a redevelopment plan.

- Another active project is the abandoned house of worship on Lexington Avenue. Because the property has been tax exempt, its redevelopment provides an opportunity to return it to the tax rolls.
- Expanding hours of the free UEZ shuttle to better accommodate the morning and afternoon commute and reducing reliance on personal vehicles / taxis
- The striping of Gregory Avenue has just been completed (reverse angled parking), doubling the amount of parking available
- With the new parking deck, William and Washington Street lots which has been utilized by the police for the last 10 years, are now open for public use for residents and visitors.

XI. ADJOURNMENT

Moved: Peter Cedenno Castro

Second: Angel Torres

For: 5 **Not Present:** 1

Respectfully Submitted,

SONAL PATEL

Sonal Patel

Secretary