

# Redevelopment Agency Meeting

THURSDAY, December 4, 2025

7:00 p.m.

Zoom Virtual Meeting

ID: 885 9987 0725

Password: 1212

**Commissioners Present:** Arthur Soto, David Spector, Peter Ceden Castro, Kimberly Perez & Angel Torres

**Commissioners Absent:** Chaim Munk

**Staff Present:** Ricardo Fernandez/Executive Director, Dominic DiYanni 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:** Arthur Soto

**Second:** Kimberly Perez

**For:** 5 **Not Present:** 1

## IV. APPROVAL OF MINUTES FROM OCTOBER 28, 2025

**Moved:** Angel Torres

**Second:** David Spector

**For:** 4 **Not Present:** 1 **Abstain:** 1

V. **THE BILL LIST** for December 4, 2025 in the amount of **\$2,896.82** was reviewed and approved

**Moved:** Angel Torres

**Second:** Kimberly Perez

**For:** 5 **Not Present:** 1

VI. **EXECUTIVE SESSION**

*Executive Session was not needed and removed from the agenda*

VII. **RESOLUTIONS**

**RESOLUTION 25-18**

**PASSAIC REDEVELOPMENT AGENCY  
RESOLUTION # 25-18**

**RESOLUTION ADOPTING A MEETING SCHEDULE FOR 2026**

WHEREAS, the Passaic Redevelopment Agency needs to establish meeting dates for the fiscal year 2026.

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/j/88599870725?pwd=eWJ2dDJZSEpMSmVvTzBIRmRaTWU4QT09>

|                  |                    |
|------------------|--------------------|
| January 15, 2026 | July 16, 2026      |
| February 5, 2026 | September 17, 2026 |
| March 12, 2026   | October 8, 2026    |
| April 9, 2026    | November 5, 2026   |
| May 7, 2026      | December 3, 2026   |
| June 11, 2026    |                    |

INTRODUCED BY: Arthur Soto

SECONDED BY: Kimberly Perez

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

Adopted on:  
December 4, 2025

*Original Signature on File*  
Ricardo Fernandez, Executive Director

**RESOLUTION 25-19**

**PASSAIC REDEVELOPMENT AGENCY  
RESOLUTION # 25-19**

**RESOLUTION AWARDING CONTRACT FOR  
GENERAL COUNSEL SERVICES IN 2026**

**WHEREAS**, proposals were received by the Director of Purchasing on November 6, 2025 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
- b. Semeraro & Fahrney, LLC
- c. Keily McCrosson, LLP

**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 2026 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 2026 not to exceed \$15,000.

**CERTIFICATION OF FUNDS**

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

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

Original Signature on File  
Chief Financial Officer

INTRODUCED BY: Arthur Soto  
SECONDED BY: Angel Torres

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

December 4, 2025  
Date

Original Signature on File  
Ricardo Fernandez, Executive Director

**RESOLUTION 25-20**

**2026 ADOPTED BUDGET RESOLUTION**  
**Passaic Redevelopment Agency**

**FISCAL YEAR: January 1, 2026 to December 31, 2026**

WHEREAS, the Annual Budget and Capital Budget/Program for the Passaic Redevelopment Agency for the fiscal year beginning January 1, 2026 and ending, December 31, 2026 has been presented for adoption before the governing body of the Passaic Redevelopment Agency at its open public meeting of December 4, 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 as 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 reflects 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 Passaic Redevelopment Agency, at an open public meeting held on December 4, 2025 that the Annual Budget and Capital Budget/Program of the Passaic Redevelopment Agency for the fiscal year beginning, January 1, 2026 and, ending, December 31, 2026 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.

  
 \_\_\_\_\_  
 (Secretary's Signature)

December 4, 2025  
 (Date)

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

**VIII. UPDATES BY EXECUTIVE DIRECTOR RICARDO FERNANDEZ**

- Officially broke ground at Carnie Bragg Park in creating a new concession stand (cafe).
- We recently expanded UEZ bus service with modified routes and schedules, offered at no cost to riders.
- The UEZ modified schedule will accommodate residents who plan on attending the City's New Year's Piñata Drop held on Main Avenue.
- A new Planet Fitness gym has opened at 663 Main Avenue at the former Blink Fitness location and has recently received its Temporary Certificate of Occupancy.
- Mr. Fernandez was recently honored with a Career Service Award from the New Jersey Municipal Management Association in recognition of his longstanding contributions to improving the City.

**XI. ADJOURNMENT**

**Moved:** Peter Cedenó -Castro

**Second:** Kimberly Perez

**For:** 5      **Not Present:** 1

**Respectfully Submitted,**

**SONAL PATEL**

**Sonal Patel**

**Secretary**