

CITY OF PATERSON  
CITY COUNCIL MEETING  
MUNICIPAL BUILDING  
PATERSON, NEW JERSEY

7:00 P.M. :  
WEDNESDAY, JUNE 14, 2017 : Subject: *Hinchliffe*  
SPECIAL JOINT MEETING : *Stadium*  
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A P P E A R A N C E S:

MEMBERS OF THE CITY COUNCIL:

WILLIAM C. McKOY - Third Ward - President

RUBY N. COTTON - Fourth Ward

MARITZA DAVILA - At-Large

SHAHIN KHALIQUE - Second Ward

MICHAEL JACKSON - First Ward

DOMINGO MENDEZ - At-Large

KENNETH M. MORRIS - At-Large

ANDRE SAYEGH - Sixth Ward - **ABSENT**

LUIS VELEZ - Fifth Ward

HONORABLE JOSE "JOEY" TORRES  
Mayor

SONIA L. GORDON  
City Clerk

DOMENICK STAMPONE, ESQ.  
Corporation Counsel

GIANFRANCO ARCHIMEDE, DIRECTOR  
Historic Preservation

TONY PEREZ, DIRECTOR  
Paterson Parking Authority

1 BOARD OF EDUCATION COMMISSIONERS:

2 CHRISTOPHER C. IRVING, President

3 CHRYSTAL CLEAVES, Vice President

4 EMANUEL CAPERS

5 OSHIN CASTILLO

6 DR. JONATHAN HODGES

7 MANUEL MARTINEZ, JR.

8 LILISA MIMMS

9 NAKIMA REDMON

10 FLAVIO RIVERA - **ABSENT**

11  
12 DR. DONNIE W. EVANS  
State District Superintendant

13 EILEEN SHAFER  
14 Deputy Superintendant

15  
16  
17 ALSO PRESENT:

18 George M. Hibbs, AIA  
Clark, Caton, Hintz

19 Tom Moriarity, Managing Principal  
20 Retail & Development Strategies

21

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1 COUNCIL PRESIDENT McKOY: Good  
2 evening. Good evening, ladies and gentlemen,  
3 members of the audience, I see the  
4 superintendent is coming in, Deputy  
5 Superintendent, Board Members. Welcome to the  
6 joint meeting of the Paterson Municipal Council  
7 and the Board of Education. This evening's  
8 agenda will focus primarily, solely I believe,  
9 on the Hinchliffe Stadium; its redevelopment  
10 plan, the business plan, and the existing  
11 shared service agreement.

12 Madam Clerk, if you would do the roll  
13 call. I understand we'll do both for the  
14 Council and the Board of Ed.

15 THE CLERK: Sure. Yes, sir. Thank  
16 you.

17 Roll call for the Special Joint Meeting  
18 between the Paterson Municipal Council and the  
19 Board of Education Commissioners on June 14,  
20 2017, at 7:00 p.m.

21 Councilwoman Cotton?

22 COUNCILWOMAN COTTON: Here.

23 THE CLERK: Councilwoman Davila?

24 COUNCILWOMAN DAVILA: Present.

25 THE CLERK: Councilman Jackson?

1 Councilman Khalique?

2 COUNCILMAN KHALIQUE: Present, Madam  
3 Clerk.

4 THE CLERK: Councilman Mendez?  
5 Councilman Morris?

6 COUNCILMAN MORRIS: Seated.

7 THE CLERK: Councilman Sayegh?  
8 Councilman Velez?

9 COUNCILMAN VELEZ: Welcome. My vote  
10 is yes.

11 THE CLERK: Thank you. Mr.  
12 President?

13 COUNCIL PRESIDENT McKOY: Here.

14 THE CLERK: And also joining us this  
15 afternoon we have the Honorable Jose "Joey"  
16 Torres, our mayor.

17 MAYOR TORRES: Here.

18 THE CLERK: I'll do the roll call  
19 for the Board Commissioners.

20 COUNCILMAN MORRIS: Just because  
21 you're part of the roll call doesn't mean you  
22 get to vote.

23 MAYOR TORRES: No formal action will  
24 be taken.

25 THE CLERK: I didn't include him as

1 the roll call. I just included that he was  
2 present. Thank you.

3 The Board of Education Commissioners:  
4 Commissioner Capers?

5 COMMISSIONER CAPERS: Here.

6 THE CLERK: Commissioner Castillo?

7 COMMISSIONER IRVING: Not present.

8 THE CLERK: Commissioner Cleaves?

9 COMMISSIONER CLEAVES: Present.

10 THE CLERK: Commissioner Hodges?

11 COMMISSIONER HODGES: Present.

12 THE CLERK: Commissioner Martinez?

13 COMMISSIONER MARTINEZ: Present.

14 THE CLERK: Commissioner Mimms?

15 COMMISSIONER MIMMS: Present.

16 THE CLERK: Commissioner Redmon.

17 COMMISSIONER REDMON: Present.

18 THE CLERK: Commissioner Rivera?

19 And our President Commissioner Irving?

20 COMMISSIONER IRVING: Present.

21 THE CLERK: Thank you.

22 (At this point, Commissioner  
23 Castillo joined the Board.)

24 THE CLERK: At this time I'll ask  
25 everyone to please stand. We'll have the flag

1 salute. Pledge of Allegiance.

2 COUNCIL PRESIDENT McKOY:

3 Commissioners and Board Members, I think we'll  
4 give the honor to the youngest person in the  
5 room. Could we have one of our young citizens  
6 of Paterson? If you'll come forward and lead  
7 us in the flag salute. All right. Both of you  
8 can come, in fact. You can come right up to  
9 the stage. This way. Come on up. The flag is  
10 right here.

11 (Flag Salute.)

12 COUNCIL PRESIDENT McKOY: Thank you.  
13 You may be seated. Madam Clerk, if you would  
14 read for us the Statement of Compliance.

15 THE CLERK: Yes, Mr. President.

16 Before I read the statement, I would just  
17 like to put into the record that we are also  
18 joined by Dr. Donnie W. Evans who is the State  
19 Superintendent of schools and also the Deputy  
20 Superintendent Ms. Eileen Shafer.

21 Meetings covered by 48-Hour Notice.  
22 Notice of the time, date, location, and agenda  
23 of this meeting was transmitted to the North  
24 Jersey Herald News, the Record, the Arabic  
25 Voice, the Italian Voice, the Passaic County

1 Pulse, the Dominicana News, the Quisqueya  
2 Internacional, El Especial, the Paterson Press,  
3 and the City Post News, in addition to any  
4 other publication duly requesting such notices.  
5 At or about 11:00 a.m. on May 30, 2017, such  
6 notice was posted on the bulletin board in the  
7 offices of the City Clerk at City Hall.

8 City of Paterson Special Joint Meeting  
9 Public Notice. Pursuant to the Open Public  
10 Meetings Act, be advised that the Paterson  
11 Municipal Council has scheduled a Special Joint  
12 Meeting with the Board of Education  
13 Commissioners to be held on Wednesday, June 14,  
14 2017, at 7:00 p.m., in the Municipal Council  
15 Chambers, Third Floor, 155 Market Street,  
16 Paterson, New Jersey for the purpose of  
17 discussing the following matters:

18 Public Portion.

19 Presentation/Discussion:

20 Presentation/Discussion with the Paterson  
21 Municipal Council, Dr. Donnie W. Evans, State  
22 District Superintendent, and the Board of  
23 Education Commissioners regarding the  
24 Hinchliffe Stadium. And we'll be discussing  
25 the Rehabilitation Plan, Business Plan,

1 Existing Shared Services Agreement between the  
2 City of Paterson and the Board of Education.

3 No formal action will be taken.

4 Mr. President, I'll just continue with  
5 the Board of Education notice. I'll read that  
6 into the record as well.

7 COUNCIL PRESIDENT McKOY: Yes, Madam  
8 Clerk.

9 THE CLERK: Notice of Special Joint  
10 Meeting between the State District  
11 Superintendent, the Paterson Board of  
12 Education, the Mayor of the City of Paterson,  
13 and the Municipal Council.

14 A Special Joint Meeting of the State  
15 District Superintendent and Paterson Board of  
16 Education with the Mayor and Municipal Council  
17 of the City of Paterson will be held on  
18 Wednesday, June 14, 2017, at 7:00 p.m. in the  
19 Council Chambers, Third Floor, City Hall, 155  
20 Market Street, Paterson, New Jersey. To the  
21 extent known, the agenda will include  
22 discussion regarding the Hinchliffe Stadium  
23 Rehabilitation Plan, Business Plan, and  
24 Existing Shared Services Agreement. A Public  
25 Portion will be held.



1           No formal action will be taken.

2           This one is Dr. Donnie W. Evans, State  
3 District Superintendent.

4           Mr. President.

5           COUNCIL PRESIDENT McKOY: Thank you.  
6 Thank you, Madam Clerk.

7           THE CLERK: You're welcome.

8           COUNCIL PRESIDENT McKOY: Welcome,  
9 Dr. Evans. Let me say this would probably be  
10 our last meeting in your tenure and on behalf  
11 of the Municipal Council and the City of  
12 Paterson, I extend to you a very warm greeting  
13 this evening. Thanking you for your stellar  
14 leadership on the Board of Education and for  
15 your contribution towards our City. Certainly,  
16 under your leadership our City has improved in  
17 terms of its educational programming and we're  
18 seeing great stride in returning us to local  
19 control. On behalf of all of us as you...

20           COUNCILMAN MORRIS: Too young for  
21 retirement.

22           (At this point, Councilman Mendez  
23 joined the Council.)

24           COUNCIL PRESIDENT McKOY: Yeah, I  
25 don't think he's -- he doesn't look like the

1 retirement kind of guy to me. But as you  
2 transition to your next phase, I was trying to  
3 think how to bridge that between the fact that  
4 we not only lose a superintendent but likely  
5 we'll lose a Third Ward resident, a resident of  
6 the City of Paterson of the Third Ward. Your  
7 contributions across the City and that very  
8 fact alone I think you're one of the only two  
9 superintendents that I know that have actually  
10 lived in our City and made that bold statement  
11 as we've gone through the spirit of time, which  
12 meant a lot to our community, to our children,  
13 and to the values of the City of Paterson.

14 So on behalf of all of us, again I  
15 commend you for your service and for your work.  
16 I'm sure that would live long after you have --  
17 leaving the City better than you found it, the  
18 educational system and leaving it in good  
19 hands. So again, congratulations on your work  
20 and we wish you all of the best in your many,  
21 many endeavors as you go forward. All right.  
22 Thank you this evening.

23 Mr. President, you'll have an opportunity  
24 for opening remarks and then we'll have remarks  
25 from the superintendent, and after that the

1 Mayor will pick up and lead us into our  
2 discussion.

3 COMMISSIONER IRVING: Thank you,  
4 Council President. Again, it's always good to  
5 be in these chambers assembled together as two  
6 duly elected municipal bodies of our esteemed  
7 community. I think tonight is a long overdue  
8 conversation relative to, you know, the  
9 opportunities that can afford our community  
10 when we're looking at Hinchliffe Stadium.

11 We know we have a great deal of decision  
12 that need to happen even after this meeting, so  
13 I want to thank the Mayor for at least being  
14 proactive in being able to call this meeting,  
15 you know, I think early enough in this process  
16 for us to engage as the elected bodies of our  
17 City because I think for all of us we certainly  
18 want to have a stadium that duly represents the  
19 recreational component of our community, the  
20 educational component of our community, but  
21 also as an attraction and a revenue generating  
22 component for our community as well. And so  
23 there are so many entities who are here and  
24 joined with us.

25 So I want to thank the Council for always

1       being willing to host, you know, this meeting  
2       and allowing us the opportunity to be here and  
3       we look forward to hearing from the mayor, you  
4       know, his plans and his thoughts and vision  
5       relative to what can generally be done and then  
6       hopefully after the presentation has happened  
7       to engage in really good conversation for, you  
8       know, how do we get there and what we need to  
9       do to make it happen.

10               I think we all can agree at this stage,  
11       you know, we've talked enough, now it's time to  
12       roll up our sleeves and actually do something.  
13       That may require us to make some really tough  
14       decisions. You know, that'll be, you know, for  
15       us and the Council to go back to our respective  
16       bodies and have those conversations and make  
17       those tough decisions, but at least we'll know  
18       what's out here for us.

19               So, you know, to the Council President,  
20       to the Mayor, thank you so much for always  
21       welcoming us in your home.

22               Dr. Evans, anything else?

23                       DR. EVANS: Well, some personal  
24       comments and then echo what you've just said.

25               Thank you, Mr. President, for your

1        comments and thank you to the Council as a  
2        whole for your support during the last eight  
3        years. Eight years and one month. Actually,  
4        one and a half months now. Wow, time flies.  
5        In my superintendency.

6                Yes, we've accomplished a great deal, but  
7        that's not the work of one person. It takes a  
8        community. The old adage it takes a village to  
9        raise a child is ever more present here in  
10       Paterson and the work that we've done than  
11       anywhere I've ever seen. It has truly been a  
12       group effort and I'll thank the Board more  
13       formally next week in our meeting, but I do  
14       want to let the Council know how deeply  
15       appreciative I am for the partnerships, for the  
16       support, the efforts that you've invested along  
17       with us to help move the district from where it  
18       was to a district that is now on the cusp of  
19       being returned to local control and that's  
20       going to happen very, very soon. So thank you  
21       very, very much.

22                        (Applause)

23                DR. EVANS: I want to echo the  
24        comments that Mr. President made about the  
25        reason for this meeting. There have been a lot

1 of internal discussions about what's next, what  
2 are some of the details associated with some of  
3 the work that's been underway, and we've been  
4 represented in the deliberations and meetings  
5 that have produced a lot of work to be reviewed  
6 by our Board and by the Council, and as the  
7 President said for us to go back and take a  
8 look. I'm saying us. I have two weeks left in  
9 the office, but I must until then go back and  
10 deliberate and make some informed internal  
11 decisions that represent the thinking of the  
12 Board and then getting back with the Council  
13 and then hopefully out of that can come a plan  
14 that both groups can support.

15 So thank you for this opportunity.

16 COUNCIL PRESIDENT McKOY: Thank you.  
17 Mr. Mayor.

18 MAYOR TORRES: Yes. Thank you,  
19 Council President and Dr. Irving. And I, too,  
20 echo the comments and the accolades that were  
21 given by Council President to Superintendent  
22 Dr. Evans. I think those are the two things  
23 that I've repeatedly publicly over and over.  
24 One, that he was one of two superintendents  
25 that actually lived in Paterson and I think

1       that the other one really lived five days on  
2       the week and then on the weekend or after  
3       4 o'clock he would jet out to his other  
4       permanent place of residency. But saying that,  
5       I really believe that the results speak largely  
6       for themselves and in part of your dedication  
7       by showing again your dedication to the  
8       students of Paterson and to the educational  
9       system by permanently securing a residence and  
10      staying here. I know that only a few times and  
11      that was due to the illness and family matters  
12      that took you out of the State and out of  
13      Paterson.

14               And then I think one of the greatest  
15      legacies that I think that you're going to  
16      leave behind, Dr. Evans, is not only the vision  
17      of joining forces of what the discussion that  
18      we're going to have here today and moving  
19      forward, but also I recall prior to you coming  
20      to the district that our graduation rate was  
21      hovering below 50 percent. Today we are proud  
22      to say that we are hovering over 80 percent and  
23      the one man in charge that I believe deserve  
24      all the accolades, as the rest of the staff and  
25      administrator but under your leadership, that's

1 your accomplishment and for that, I truly want  
2 to thank you. Thank you. Thank you. So let's  
3 give him a nice round of applause.

4 (Applause)

5 MAYOR TORRES: So in 2009,  
6 distinguished members and guests and parents  
7 who are here, in 2009, there was a referendum  
8 in the City of Paterson that was placed in the  
9 ballot and it read, the public question read  
10 like this:

11 "The residents of the City of Paterson,  
12 in the County of Passaic, New Jersey hereby  
13 voice their support for funding by the City, on  
14 behalf of the Board of Education of the City of  
15 Paterson, in the County of Passaic, New Jersey  
16 in the amount not to exceed \$15 million to  
17 restore Hinchliffe Stadium and the Armory,  
18 provide for improvements to and the development  
19 of same, including athletic fields and related  
20 sporting facilities in keeping with the State  
21 and National Park designation received for the  
22 Great Falls area including but not limited to  
23 recreational and tourism use."

24 And in your packet right after the agenda  
25 I put these clippings that came out and I just



1       took two -- three things, the cover of the  
2       newspaper article and then a letter or message  
3       from myself indicating why the stadium is so  
4       important not only recreationally by culturally  
5       and to support our athletic division and the  
6       Armory, and there's a letter that also -- a  
7       message from Dr. Evans.

8               I use that as a segue, Council Members  
9       and distinguished Members of the Board of  
10       Education Commissioners, because overwhelmingly  
11       in 2009, 82 percent of the voters that went out  
12       to vote on that election, and that was a  
13       gubernatorial election, 82 percent of them  
14       approved this referendum. Overwhelmingly they  
15       said that they felt that it was time that we  
16       rolled up the sleeves and work and recognize  
17       that it would take a collaborative effort and  
18       joint effort between the Board of Education and  
19       the City of Paterson. Primarily recognizing  
20       that the City of Paterson gifted the stadium to  
21       the Board of Education over 20 [sic] decades  
22       ago and I think that that was at like at a  
23       dollar, just so that a transaction could occur.

24               So today moving forward, in 2009, also  
25       late 2009, there was a document that was

1        penciled, and it's going to be the discussion a  
2        little later, which was actually or the shared  
3        service agreement, which was the instrument, of  
4        the instrument that allowed us to, us the  
5        governing body, utilize that as a conduit to  
6        expend public tax dollars for a facility that  
7        is on the record is owned by the Board of  
8        Education. And had we not had that shared  
9        service agreement in play, then we would not  
10       have the authority to go ahead and expend those  
11       funds. But the shared service agreement we're  
12       going to hear a little later about that from  
13       Corporation Counsel. That's a little down on  
14       the agenda. I put it down on the agenda  
15       because I knew he was going to arrive a little  
16       late. He arrived now but we're going to stay  
17       to the agenda.

18                So today in that area of the Great Falls  
19        Historic Park as mentioned in the referendum,  
20        and that was the ballot Municipal question, I'm  
21        proud to say that today in the planning phase,  
22        and we believe that after it's all built  
23        between a series of projects that are being  
24        funded by the federal level as a National Park,  
25        the County government through open space, in

1 addition to bond money by the approval of this  
2 Municipal Council, we're looking at a total of  
3 approximately -- and some private funds, some  
4 private development that we're going to  
5 leverage gratefully and we recognize it over  
6 and over again to the dedicated and stewardship  
7 of our senator, Senator Pou, and Assemblywoman  
8 and Assemblyman, Sumter and Wimberly, because  
9 they were able to go down and secure a total,  
10 on two occasions through Trenton, secure a  
11 total of \$135 million in tax credits. In part  
12 a portion of that that you're going to hear a  
13 little later that are going to be utilized for  
14 the support of the redevelopment of this area.  
15 In total, and I said a portion, the key is  
16 you're going to hear Director Perez talk about  
17 how the leveraging of that is going to be close  
18 to a three-to-one leveraging.

19 But in today's dollars from a planning  
20 standpoint of view, we're looking at an  
21 infusion of close to \$87.5 million within that  
22 area. \$87.5 million which in part is the  
23 stadium and so know those are the outcome. So  
24 immediately from a leverage of approximately  
25 \$50.9 million in construction dollars and

1       leveraging out to the assessment value of that  
2       automatically equates it to about close to  
3       \$88 million. So, but again like I said we're  
4       going to hear a little bit about that.

5               So now just a little bit from a  
6       background. I want to thank the governing  
7       body, not once, not twice, not three times, but  
8       four times, but particularly three times in a  
9       time span of 2016 to 2017, that the governing  
10      body has taken and acted on their fiduciary  
11      responsibility by approving the redevelopment  
12      area study that encompasses the area in  
13      question here today, an area redevelopment  
14      study for the First Ward, which is part within  
15      the boundaries of the area that is the focus of  
16      all this redevelopment efforts and in addition  
17      to actually a redevelopment plan specifically  
18      for the Great Falls National Park area  
19      consistent with the management agreement that  
20      was entered into between the City of Paterson,  
21      the federal government, and the National Park.  
22      If you recall, that required us to even convey  
23      some properties. Some properties was conveyed  
24      over by the State and some properties was  
25      conveyed over by us to the National Park as

1 owners in order to make this agreement whole.

2 And then the Council voted on two other  
3 occasions in its affirmative to a resolution  
4 awarding a contract to Wu & Associates for the  
5 stabilization and the rehabilitation of  
6 Hinchliffe Stadium that we're going to call  
7 that the phase one. And they also awarded a  
8 contract to proceed with the -- with phase two,  
9 which will then pick up where phase one, the  
10 stability and the security, that Gianfranco is  
11 going to talk about for the end product of what  
12 we see.

13 And so without further ado, I'm going to  
14 now pass it on to Gianfranco Archimede, our  
15 Director of the City of Paterson Historic  
16 Preservation who is going to talk about a  
17 pre-meeting that took place in the month of  
18 March of 2017, in which members of the Board  
19 were invited as well as staff members and also  
20 members of the governing body were invited, as  
21 well as a whole host of representatives from  
22 Green Acres, the federal -- the National Park  
23 Service superintendent, and all the other  
24 bureaucrats within the National Park system.

25 We undertook that meeting in March so

1       that we could kink out and do a need assessment  
2       to hear clearly from the Board of Education  
3       what would be their requirements for the fit  
4       out, what would be the requirements in their  
5       eyes for the final fit out of what they needed  
6       to see happen at Hinchliffe Stadium given,  
7       given the -- giving the affirmative that we  
8       were going to move in a holistic manner and a  
9       cooperative effort to finalize not only  
10      stabilize it but see it come to fruition as it  
11      is called by the market study and assessment  
12      and reuse strategies.

13               So now without further ado, Gianfranco,  
14      if you could just give the folks here a little  
15      bit about that March meeting. Recap it. So  
16      the purpose of then we're going to hear from  
17      Mr. Hibbs who is the architect. And as you  
18      recall WASA the original one was rolled over  
19      into Clark, Caton & Hintz Architect and we have  
20      the representative, the partner here who is  
21      going to talk about already what we approved  
22      but more importantly where we're going in with  
23      this next phase of the rehabilitation of  
24      Hinchliffe Stadium that fits consistent, it  
25      folds like a glove of what the assessment that

1 was given by the Board of Education to them as  
2 their needs and also it adheres to the market  
3 study and the feasibility use strategy and then  
4 hopefully towards the end of the presentation  
5 we could just finalize on giving some guidance  
6 to the professionals so that we would then  
7 proceed systematically and hopefully seeing  
8 this come to fruition within I would say a  
9 24-36 months. That's phase two in the  
10 completion.

11 We do know that phase one has already  
12 been approved. It requires and I'm pleased to  
13 say that at a meeting that I attended at the  
14 Local Finance Board this morning, Council  
15 President and the Council, the Board  
16 unanimously approved our application for  
17 funding for the utilization of the \$1.5 million  
18 within the perimeters that we explained to the  
19 Council, and we'll have bond counsel talk a  
20 little bit about that as it relates to the debt  
21 and as it relates to the RAD tool, development  
22 tool which we believe is going to be the  
23 mechanism to finance this entire endeavor.

24 So without further ado, Gianfranco and  
25 then we'll hear from George who will be

1 addressing the governing body and the  
2 commissioners from the podium because he has  
3 the boards and he also has the PowerPoint that  
4 he'll be manipulating to your right.

5 So Gianfranco.

6 MR. ARCHIMEDE: Good evening, City  
7 Council Members and Board of Education Members,  
8 members of the public, staff, I give you my  
9 greetings.

10 In February of 2017, we received the  
11 draft of the Hinchliffe Stadium feasibility  
12 study and business plan from our consultant,  
13 Retail & Development Strategies through Tom  
14 Moriarity who will be giving a presentation in  
15 just a little bit, and we immediately started  
16 to invite, to convene a meeting with executive  
17 staff and the Board of Education,  
18 representation of the National Park that the  
19 Mayor had said, the different shared groups  
20 that would be interested in this plan.

21 That meeting was convened and held on  
22 Spruce Street on the 24th of March and we had  
23 15 people in attendance and they included  
24 representatives from Dr. Evans' office and also  
25 Anna Adams, Director of Physical Education,



1     Athletics & Health. We also had Manny Martinez  
2     representing for the Board of Education. Mr.  
3     Scott Durham, Supervisor of Athletics for the  
4     schools. Mr. Neil Mapp representing for  
5     Facilities Project Management and Mr. Charles  
6     Gauge also representing for Mr. Morlino in the  
7     facilities. We had Friends of Hinchliffe  
8     Stadium represented by David Cubby and Darren  
9     Boch, our superintendent of the Great Falls  
10    National Historic Park.

11           We had invitations out to Council  
12    President McKoy and First Ward Councilman  
13    Michael Jackson and we also had our consultants  
14    who are here with us tonight to present the  
15    materials that you're going to see in just a  
16    little while. The presentations of the  
17    gentlemen were made and then it went into a Q&A  
18    session. And since Darren Boch of the National  
19    Park Service representatives are not here, I  
20    want to just recap what their comments were  
21    about their role because that's something that  
22    needs to be made clear.

23           The Hinchliffe Stadium was brought into  
24    the boundaries of the National Park by  
25    congregational action in just recent times.

1 The boundaries of the National Park were  
2 actually changed by a congressional action in  
3 order to accomplish this. However, the caveat  
4 or the conditions of the change of the  
5 boundaries was that the National Park Service  
6 would not seek to acquire the land nor to  
7 manage the land but rather to remain strictly  
8 in an interpretive role to provide support with  
9 regard to interpreting the significance of the  
10 stadium in conjunction with the National Park  
11 and its overall significance.

12 So that was discussed and then there  
13 ensued discussion about the different aspects  
14 of the plan and specifically some of the  
15 program aspects that Mr. Hibbs from Clark,  
16 Caton, Hintz was presenting. That was a really  
17 interesting discussion and from my appearances  
18 at the Board, the Board of Education over the  
19 years, there were also similar questions from  
20 when I first started appearing about the  
21 historic designation and how that comes into  
22 play with regard to changes to the stadium.

23 So we started to mention at that meeting  
24 that we would seek at this point to meet with  
25 the National Park Service and the State

1 Historic Preservation office representatives  
2 who would actually be doing review of plans  
3 that would be sent forward especially in phase  
4 two.

5 The phase one plans for Hinchliffe  
6 Stadium had already gone up and been reviewed,  
7 but as I think most of you know here they  
8 really focus on rehabilitation of the structure  
9 itself. They don't really focus on any  
10 changes. They're really about putting the  
11 stadium back to its historic status with regard  
12 to the facade of the building and evaluating  
13 its structural capacities and its current  
14 conditions. We had spent several years now  
15 doing extensive investigations in that regard  
16 and a rather extensive final report was  
17 provided to the City Council recently if you  
18 would recall.

19 So that's pretty much a wrap up of how  
20 the meeting went. We did distribute the draft  
21 business plan to all the members who were asked  
22 to review it and make further distribution to  
23 their representative organizations. And then  
24 when we started to organize this joint meeting  
25 for the same purpose, we also circulated the

1 draft of the business plan again along with  
2 other documents relative to the different  
3 status of projects and documents that we had  
4 produced.

5 MAYOR TORRES: Okay. So without  
6 further ado, we will hear now from George Hibbs  
7 from CCH Architect and he will take us through  
8 what were the recommendations at that March  
9 meeting that was discussed by Gianfranco and  
10 incorporated, and then the discussions that  
11 they had with the historic folks as well and  
12 now it came up -- and this is all fairly  
13 conceptual. So, conceptual within the  
14 boundaries of the Historic Preservation.

15 George.

16 MR. HIBBS: Thank you, Mr. Mayor.  
17 And thank you, Council, Board Members.  
18 Appreciate the opportunity. It's a very  
19 exciting evening. Tonight the Mayor has  
20 challenged me like he has never challenged me  
21 before. I'm going to do boards. I'm going to  
22 do PowerPoint. I got laser pointers. We're  
23 going to do kind of a song and dance. Okay.

24 So with regard to overall, we've had  
25 since actually last we met with the Council and

1       since last time we met with some of the members  
2       of the Board, as Gianfranco said, Mr. Archimede  
3       as well as the Mayor, we've been very busy and  
4       we have been doing a meeting with a series of  
5       folks.

6               With regard to the meeting as Gianfranco  
7       mentioned with the National Park Service, I  
8       think that helped set the tenor, if you will,  
9       of the overall renovations and additions, scope  
10      of work for the project because it was  
11      important as architects and as our client that  
12      when we met with the National Park Service, we  
13      had to have an understanding of how far we  
14      could push the envelope, if you will, in  
15      certain areas. In certain aspects when dealing  
16      with the National Park Service, there are  
17      issues even affecting existing conditions:  
18      aisles, seats, things like that. So it was  
19      important to set the groundwork.

20             In particular and more important  
21      specifically to this evening for this  
22      get-together was the meeting of the 24th and  
23      the requesting of program elements of the  
24      School Board. I thought it was a very, I  
25      thought it was a very good meeting on

1 March 24th. I thought there was a lot of  
2 dialog, as Gianfranco mentioned. Subsequent to  
3 that it was important that when -- for us to  
4 move forward as architects, we need a program.  
5 We needed to know what needed to go in this  
6 facility that was important to the School  
7 Board. How could this building function for  
8 them in terms of recreation, in terms of  
9 athletics, in terms of events, in addition to  
10 the revenue generation side of the house?

11 So this is a building that's going to  
12 have -- it's a mixed-use facility. There's a  
13 lot of different elements that are going on.  
14 But because we knew, we knew the program  
15 holders, those folks that were going to occupy  
16 space, that's where we needed to dive in and  
17 find out exactly what was required.

18 So on May 15th, my office met with Anna  
19 Adams, the Director of Physical Education,  
20 Athletics & Health to go over the requirements  
21 for such a program. What the district, what  
22 the School Board would like to see within this  
23 building.

24 And with that, I'm going to walk you  
25 through a series of combination site plan floor

1 plans. They're similar to the drawings that  
2 were presented when last I met with the  
3 Council, however, they've been adjusted.  
4 They've been adjusted to reflect the School  
5 Board's wishes for the program.

6 What you see before you here is an  
7 overall site plan at the field level. So in  
8 addition, there are three levels to the  
9 existing facility and there are three levels to  
10 the proposed facility. Hold on. I'm going to  
11 switch from laser pointer... Okay, here we go.

12 Just for orientation sake, the track,  
13 eight-lane running track, the field, synthetic  
14 field, and we have got three buildings, if you  
15 will. We have Building A in the lower right  
16 corner and that's a proposed new building,  
17 Building B is dead center on the 50-yard line  
18 straight ahead to the east of the existing  
19 facility, and then what we call Area C, which  
20 is really underneath the existing grandstands.  
21 So again for orientation, this is the cliff  
22 face, the River, Totowa, Liberty, Maple, Jasper  
23 (indicating).

24 With regard to -- so we got three levels  
25 of facility. We have three buildings and then

1 each of those buildings has three floors that  
2 match the existing facility.

3           Shifting to the next plan. Now we start  
4 to see because now we're at the concourse  
5 level, the concourse level is the second -- the  
6 field level is the lowest level when we're  
7 literally at the field. Now we move up to the  
8 concourse. So we can walk all the way around  
9 the facility at an elevated stature. So that  
10 exist today. So that concourse, if you will,  
11 you can enter the ticket booths, the existing  
12 ticket booths here. The existing ticket booths  
13 all part of phase one as Gianfranco and the  
14 Mayor had mentioned. This piece here to be  
15 renovated. Our phase two is essentially  
16 everything else which one sees and I'll be  
17 describing throughout the presentation.

18           The existing grade is such that we are at  
19 a higher elevation at the entry point and then  
20 the grade drops away as one comes down to the  
21 lower right-hand corner. Today you'll notice  
22 there's an existing one-story industrial  
23 building that's used for storage. I believe  
24 the Board uses that for storage. The grade  
25 also rises from this ticket booth east to this



1 ticket booth.

2 In terms of elevations and what one sees  
3 when Gianfranco was mentioning phase one, we  
4 got the historic facade of Maple, the historic  
5 facade of Liberty, and just a section here and  
6 then it stops because the grade actually meets  
7 right here. So in terms of the placement for  
8 new buildings going back to the National Park  
9 Service meeting, so another entity that we need  
10 to dovetail with, it was important that they  
11 approve the potential location of a new  
12 building pad site here, which in effect they  
13 thought that was the proper placement for a  
14 potential new building because it does not  
15 conflict with an existing historic facade.  
16 When you are right here there is no facade. If  
17 you stood here where the grass is today, you're  
18 just looking sort of straight down. There's a  
19 retaining wall and then there's existing  
20 stands.

21 In addition at the lower right, that  
22 building, the existing storage building will be  
23 demolished and then a new three-story building  
24 would be constructed in its place.

25 In terms of now you see the sort of

1 U-shape or the C-shape seating. This is all  
2 the existing seats. Now, again, in terms of  
3 the National Park Service meeting, it was very  
4 important that we had a discussion in terms of  
5 we have to meet current codes. In the event of  
6 a fire, we need to be able to get folks out  
7 safely. When you are viewing the facility and  
8 you're viewing a sporting event, you need to  
9 have certain dimensions, aisle widths have to  
10 be right. The stadium as it exists today does  
11 not meet current codes in terms of egress, in  
12 terms of the aisles. However, historically it  
13 didn't. So we had to make sure that we could,  
14 in fact, and they were on board with that, now  
15 they're on board with meeting current codes,  
16 meeting egress requirements, so that's always a  
17 positive.

18 In terms of, in terms of the existing  
19 track and field facility, one notices today  
20 there is a depression right about here. So  
21 over time when the building was -- when the  
22 stadium was built originally, it stopped. It  
23 was a candy cane shape. It started here, came  
24 around, and stopped. So this was actually a  
25 later section of stands that were built. And

1       that section of stands is actually the worst  
2       structurally. So from a structural standpoint,  
3       we are looking at reconstruction of that  
4       section of stands while the balance is actually  
5       in -- the bones of the balance is in  
6       relatively, is in relatively modest condition.  
7       And then again with that Building C that I  
8       mentioned, it's only that section of the  
9       existing stands which has anything directly  
10      underneath of it.

11             And in terms of the low spot on the field  
12      from the original construction to the second  
13      phase of the new construction, the field was  
14      already extended once. This was rebuilt and  
15      the stands were extended in approximately 1935.  
16      What's happened over time is this has started  
17      to sink yet again and the track as it exists  
18      today does not meet current requirements for  
19      track and field, for high school track and  
20      field minimum requirements. So what we need to  
21      do is we need to extend the field structurally.

22             We have a set of structural beams that  
23      extend out. So basically that's a cantilever  
24      to hold up that edge of the field. Now that  
25      does a couple things for us. One, not only

1 does it provide the requirements that we need  
2 to meet the field for the school condition, to  
3 meet the field for any revenue potential  
4 generation from a sport, as well as the  
5 competition running track, but what this also  
6 does is from an overall site perspective, now  
7 we're also able to connect not only what's  
8 happening at Hinchliffe but this part of the  
9 stadium rather than it being a dead end for the  
10 overall master plan of the National Park, now  
11 it connects. It's a link. It's a literal  
12 bridge to connect Mary Ellen Kramer.

13 This is a walkway that goes past the  
14 proposed new building along the outside of the  
15 tracks. So this is elevated. Now imagine the  
16 view when you're standing right there and  
17 you're looking at downtown. You know, you're  
18 approximately 50 feet above the precipice right  
19 there and it drops off from there. So it's an  
20 incredible view and then that continues east  
21 and then links up with the path that continues  
22 along. In addition, we're proposing a set of  
23 steps almost like a cliff walk here, if you  
24 will, that will get one from the Valley of the  
25 Rocks down below up to the Hinchliffe level

1     above.   So again, multiple connection points  
2     which will make this not only Hinchliffe  
3     specific but tie it into the overall National  
4     Park.

5             Now, on the next slide, we're going to  
6     see the third level of the facility, which is  
7     the suite level or the skybox level.   So what  
8     this does is at the very, at the very top this  
9     is where a press box will be located, egress  
10    stairs, and I'll get, actually, get into the  
11    plan components in a moment.   And then this is  
12    a very important piece here, which I'll get  
13    into is a restaurant level at the third level  
14    of Building A.

15            Now I'd like to show you cross-sections.  
16    And again, we'll have hard copies to distribute  
17    tomorrow.   I know some of these are a little  
18    difficult to see and my apologies.   What this  
19    shows is the top section is a longitudinal  
20    section.   This is Liberty Street.   Down here is  
21    the river.   Here you see that cantilever.  
22    Literally, that concrete beam which extends out  
23    and there you see the cliff face.   So that's  
24    all construction with piles to lag it back into  
25    the rock and we're rebuilding that whole

1 section.

2 Here we see the existing -- these are the  
3 existing stands. This section would be the  
4 rebuilt section and then above is the proposed  
5 Building B, three floors directly beyond and  
6 then here we see the existing ticket booths and  
7 then the steps down of the seats and the aisle  
8 ways. Down below is a proposed section as if  
9 you would cut it at the 50-yard line. Here you  
10 see the existing seats and here you see the  
11 proposed Building B. So that building that's  
12 showing there is cut in section, which is the  
13 elevation here. And here you can see the  
14 difference in grade where you can see the --  
15 where cars can directly drive up and how it  
16 drops down one level to get to the field level.

17 Over here at Building A is that  
18 three-story building which we just mentioned  
19 with the top restaurant level. And here you  
20 can see a goalpost that would end the potential  
21 location for a scoreboard. So this shows you  
22 the scale of the facility, this very large  
23 facility.

24 In terms of, in terms of plans now we  
25 want to talk about each floor level within each

1 of the buildings. So what we have here is on  
2 the right side, this is Building A, three  
3 stories. This is existing, we're calling it  
4 Building C, but it's actually existing  
5 underneath the stands. So what we have here is  
6 this section C today is currently or it was  
7 locker rooms, restrooms, and that's what we  
8 propose. We feel that that's -- we will keep  
9 it as locker rooms and restrooms. Of course,  
10 it'll be refurbished. It'll be all new  
11 mechanicals. But it works very well because  
12 here you can see we really can't use this for  
13 anything other than storage because in section  
14 this is the lowest point where you can't stand  
15 up because you're at the, you know, again  
16 you're at the lowest point in the grandstands.  
17 Here when I'm back here I'm almost 15 feet plus  
18 to where the top of the concourse would be.

19 Now, from our National Park Service  
20 meeting there was a request for an interpreter  
21 center that because this is a -- it's a  
22 national -- this is the only National Historic  
23 Landmark that's a sports facility located  
24 within a National Park in the entire United  
25 States and they feel that there's the potential

1 here that everyone that walks through this  
2 front door, everyone that sort of walks through  
3 this end, there's a potential for a space here  
4 that just it speaks through the history of the  
5 place. It speaks to everything that Hinchliffe  
6 and the City of Paterson is about and it's  
7 inherent to. So in here we have locker rooms,  
8 restrooms.

9 Building A here again we have something  
10 that's very important to the project. A  
11 potential museum. State of New Jersey, you  
12 know, a New Jersey Hall of Fame museum, if you  
13 will. So this is a potential, a potential pad  
14 location for that. Then we have a series of  
15 storage, restrooms. On the second level now,  
16 when I mentioned the second level of the  
17 building is the concourse, so as one can walk  
18 all the way around, one can walk to this point  
19 and then never miss any of the action. The  
20 concourse is open. So as the game is going on  
21 and I'm sitting down on this side -- when  
22 you're in a stadium the one thing you don't  
23 want to do is you don't want to have to walk  
24 all the way to one end to have to use the  
25 restroom. Ladies, I know, it's a hassle. We



1 have plenty of restrooms, you know, I promise  
2 is of the code required number. But we've  
3 divided the restrooms and the concessions so  
4 that they're at equal distance spots within the  
5 overall facility, not just one location as, of  
6 course, it was historically and today.

7 So here you can see whenever you see  
8 these sort of dark lines with lots of circles,  
9 these are all, these are men's and women's  
10 restrooms. This is concessions, food prep,  
11 storage and service, elevator service, elevator  
12 lobby to the building.

13 And then we get to the third floor. This  
14 is that restaurant area that we were speaking  
15 of. So this is one of those revenue generating  
16 potential places. Just like when you're  
17 standing at that overlook as you're walking  
18 around the track and field, to be up here and  
19 have dinner and look out over the City of  
20 Paterson, that's the million dollar view. So  
21 again, as one develops this, as the RFPs is  
22 being developed, as we're speaking, and Tom  
23 Moriarity from Retail & Development is going to  
24 speak about the business plan, you know,  
25 something like this is very critical in terms

1 of the overall project.

2 Now, switching to the floor plans for  
3 Building B. This is where in particular the  
4 program for the School Board is very important.  
5 In our conversations with Anna Adams, she was  
6 very specific in terms of what was required,  
7 numbers, and with that being said, and again, I  
8 know it's a little difficult to see at this  
9 scale, but there was an athletic director slash  
10 athletic department. So there's an athletic  
11 director office, athletic director storage.  
12 There are trainer rooms. So centrally  
13 located -- and basically, if you see this looks  
14 like a mirrored plan, that's because this  
15 entire level is devoted to Paterson Public  
16 Schools and the athletic department. It's  
17 mirrored because half of it is for men and half  
18 of it is for women. So this is sort of a  
19 Title IX facility completely equivalent in  
20 terms of both halves of the building.

21 Centrally located are those programmatic  
22 elements that both, both of the sexes for the  
23 sports have to use. Both the trainers, so the  
24 trainer is centrally located. Both needs the  
25 potential for whirlpool, so there's a whirlpool

1 room centrally located off of the trainer room.  
2 Then directly off of that, there are locker  
3 rooms. And not just, not just locker rooms for  
4 one sport, they're actually shared team locker  
5 rooms for each gender. So again, that's why we  
6 have both sets on either side.

7           There are -- there's a request for  
8 internal parking for two Paterson public school  
9 golf carts. So that occurs right here. This  
10 little shape here is what -- it has a nasty  
11 name called a vomitory, but it occurs at the  
12 50-yard line. So the 50-yard line is again at  
13 half time. This is where teams are funneling  
14 in. After half time, after periods this is  
15 where teams are funneling back out. Home from  
16 one side. Visitor potentially from a third  
17 locker room which is Building C, which is on  
18 the other side of the field. One thing we try  
19 not to do is we try not to mix athletes that  
20 might have had a heated contest maybe in the  
21 first half and we don't want them to bump into  
22 each other.

23           In particular, we are also looking for a  
24 garage space for one van for Paterson Public  
25 Schools. So that actually occurs at the

1       concourse level because as you noted in the  
2       section, the concourse here aligns at grade  
3       with the eastern edge where it drops down a  
4       floor on the side. This is the stadium side  
5       and this is essentially the Jasper Street side  
6       over here. The eastern edge. So there is a  
7       van spot. Actually, two van spots here.

8               In terms of a dedicated reserve parking  
9       on site for ten Paterson Public School members  
10      in the site plan. There was the potential for  
11      ten dedicated parking stalls. Coaches suites.  
12      Here we have again men's and women's on either  
13      side here directly off of the locker rooms. So  
14      coaches suites. Separate suites for men and  
15      women. Football, track and field, men and  
16      women's each. Baseball, softball, and soccer.  
17      Men and women.

18             In terms of miscellaneous. There are  
19      shared team locker rooms for each gender.  
20      There's dedicated equipment storage for each  
21      sport and team. So off of the golf, off of the  
22      golf cart storage here, there are storage rooms  
23      on either side -- excuse me -- for men's and  
24      women's sports. These are all storage closets.

25             In addition, there was a request for a

1     baseball batting cage and softball batting  
2     cage. They occur to the left of storage and to  
3     the right of storage. Weight room and laundry  
4     facilities. The weight room is here. Laundry  
5     is right here. Again, so both have access off  
6     of hallways. So it's not just the men that are  
7     going to be able to lift weights, the women  
8     also have the ability to, again, to lift  
9     weights. Very important.

10           Also, field coordinator office with a  
11     private bath. That occurs at the concourse  
12     level. And then there was a few field  
13     requirements. One of the field requirements is  
14     that of a synthetic playing field. This is  
15     about multipurpose and this doesn't want to be  
16     a grass field, this doesn't want to be a mud  
17     pit after a downfall. We want to be able to  
18     play. If it's a, you know, if it's a late rain  
19     and we have a game that night, we want to be  
20     able to get folks on the field. That actually  
21     came up as one of the issues, believe it or  
22     not, the National Park Service wants us to  
23     really delve into. They were sort of leaning  
24     towards grass and we were sort of leaning  
25     towards no it has to be synthetic. Again, I

1 think, you know, they were amenable, but it's  
2 important that we get everything out of them in  
3 terms of whatever their issues may be and we  
4 address it head on.

5           There was also a little bit of a rub.  
6 Paterson Public Schools prefers backed seats.  
7 So when you're sitting down a seat with a back,  
8 okay. Historically, as part of the National  
9 Park Service meeting, they had requested or at  
10 least mentioned that they like just the bench  
11 seats. We said again those bench seats were  
12 demolished. They actually have been replaced.  
13 They're not historic. Yes, that's the way it  
14 was. So, again, is it an issue? I think we're  
15 going to be able to come to a consensus, it's  
16 just an issue we have to work through. And we  
17 even mentioned there may be areas where there  
18 are some areas that have seat backs, maybe  
19 there are some areas that don't that are sort  
20 of on the edges if you will. Just something  
21 that we can take a look at and they were  
22 amenable.

23           Paterson Public Schools mentioned that  
24 the track is to be manufactured by Mondo, which  
25 is a Paterson Public School standard. It's

1       certainly it is the highest level track that is  
2       made. The last dozen Olympics have been run on  
3       Mondo. That's certainly something that we can  
4       take a look at and we'll go from there.

5               Provide areas for long jump, triple jump,  
6       pole vault, and high jump. This is something  
7       that typically happens in the D-shaped areas.  
8       So that really isn't a concern, a concern for  
9       us.

10              The one that is a concern, the last  
11       bullet on the list is Paterson Public Schools  
12       has a strong desire to have baseball and  
13       softball fields at Hinchliffe. In the D areas  
14       between the rectangular field and the track,  
15       Paterson Public Schools provided us after the  
16       meeting with field dimensions and they asked  
17       that we provide cutouts for the bases within  
18       the synthetic playing field. That's going to  
19       be a tough one.

20              So that's something I think that we're  
21       going to have to go over because I just want to  
22       show you just back on the concourse level plan  
23       just for one moment. Where is it? It's  
24       difficult to see in this diagram, but  
25       basically, baseball does not -- a true baseball

1 field does not fit within Hinchliffe and this  
2 is something that we've gone over at multiple  
3 meetings.

4 We feel that in particular because of the  
5 history that exists here, the history, of  
6 course, that this project exudes, that it wants  
7 to be and it wants to speak to the Negro League  
8 baseball that was played here. However, it  
9 would be played, and I think Tom will mention  
10 it, it would be played in a way which is not,  
11 not true to sort of professional baseball  
12 standards but we can have exhibition games. We  
13 can have all of that with removable backstops.  
14 We can put bases on the field. That can  
15 happen. That could be something that's fun and  
16 interesting and everybody wants to buy a jersey  
17 and, you know, that's a part of the revenue  
18 generation. However, in terms of a true  
19 baseball field, you know, sort of the outfield  
20 fence would be sort of, you know, dead center  
21 in the concourse and dead center in the  
22 concourse. So baseball does no fit.

23 Softball was certainly something we could  
24 take a look at with removable backstop, not a  
25 permanent one. Because again going back and



1       forth now, National Park Service doesn't want  
2       any permanent backstop, which could affect the  
3       viewshed toward Paterson. So there I certainly  
4       could agree with them. So a removable, a  
5       removable backstop possibly for baseball, a  
6       removable backstop for softball as well as, you  
7       know, an outfield fence that's removable. I  
8       think it's something that a lot of folks do, a  
9       lot of high schools do and it's something that  
10      we can go over the details and work through.

11               And I believe with that, I believe I have  
12      covered the extent of my presentation.

13               MAYOR TORRES: Okay. Thank you,  
14      George. So, so you see the in-depth analysis  
15      that was done and the careful attention that  
16      was done to the ask by the athletic director as  
17      making sure that we build something that meets  
18      all the requirements for athletic and physical  
19      education.

20               So now we're going to go into the  
21      business plan, reuse strategy and there you're  
22      going to see how we believe at this juncture  
23      that we could basically really have, President  
24      McKoy and Dr. Irving, we could really have  
25      that, that mixed-use so that we have it as a

1 revenue generating, that we could have these  
2 exhibitions and concerts and cultural events as  
3 well as preserve the recreational and athletic  
4 curriculum of the district.

5 And so now here to speak on that is going  
6 to be Tom who's our consultant. So Tom.

7 MR. MORIARITY: Thank you,  
8 Mr. Mayor. Good evening to members of the  
9 Council and Board. Thank you very much for  
10 this very important joint meeting. Am I on?  
11 Okay.

12 My name is Tom Moriarity. I am the  
13 managing principal of Retail & Development  
14 Strategies that we're gratefully awarded the  
15 contract with the City to do a business plan  
16 for Hinchliffe Stadium.

17 In talking to Gianfranco about the  
18 presentation, he said spend two minutes  
19 explaining that you're -- basically he said  
20 tell people why you're not just some yahoo from  
21 Virginia who's come up here to tell you what to  
22 do.

23 I've been involved in real estate  
24 economics and historic preservation for over  
25 35 years across a wide range of clients. I've

1 done work with two national parks, Yellow Stone  
2 and Shenandoah on their concessions agreements  
3 and RFP developments, how to improve private  
4 investment and increase customer service at low  
5 or no cost to the park. I've worked with City  
6 Park in New Orleans. I have a 13 1/2-year-old  
7 relationship with the Port Authority of New  
8 York and New Jersey. Did 55 assignments for  
9 them. We did the retail of the World Trade  
10 Center three times. Twice before and once  
11 after 9/11. Worked on General Square and did a  
12 portfolio assessment. So I've had pretty deep  
13 experience in working with the public sector  
14 and the bulk of my practice is with public  
15 clients. I do work with some developers, but  
16 the bulk of it is to work with the public  
17 sector to help them get a fair balance and a  
18 fair deal and leverage as much public interest  
19 as possible in trying to draw private  
20 investment.

21 I know that some of you were here, were  
22 at a meeting until 12:30 last night. So I'm  
23 going to keep my presentation to under four  
24 hours so we can get to the chase -- no, I'll  
25 try, I'll try -- we have a lot to go through

1 and I want to go through as quickly as we can  
2 and still cover all of the important points for  
3 both of these sets of interest that overlap in  
4 so many ways.

5 If we might, I know at the March meeting  
6 we had a lot of discussion, a lot of very  
7 constructive discussion. If we might because  
8 of the time constraint` if I could ask if you  
9 have a question or a comment, if you could  
10 write it down and then we'll do that in the  
11 question-and-answer session. If that's okay?  
12 Generally, I prefer to have a discussion, but  
13 we got so much to cover I'm worried about time  
14 and since you were up late. So if we might,  
15 I'll just jump right in.

16 The business plan is organized around  
17 this presentation. Around these six  
18 components: The history. The objectives and  
19 the issue about it. Site and same conditions  
20 we're going to do quickly because George has  
21 covered a lot of that and you know about it.  
22 Is there a market for the things we considered  
23 and the things that were suggested as  
24 appropriate uses? Are there examples that are  
25 relevant to Hinchliffe Stadium from other parts

1 of the country? And we have three: Rickwood  
2 Field in Birmingham, Alabama, a wonderful old  
3 historic baseball park. Los Angeles Greek  
4 Theatre, a live performance outdoor venue in a  
5 City park in Los Angeles. And then a profile  
6 of multiple sports venues because we think  
7 that's a good fit for the future of  
8 school-related programming as well as other  
9 unprogrammed times when other sorts of  
10 activities could happen in Hinchliffe Stadium.  
11 Then a business plan. What is the plan?  
12 What's the structure for how to approach this  
13 and the recommended uses that we believe are  
14 most compatible both for the public benefit,  
15 for sports programming and other programming  
16 and with revenue generation? And then we'll  
17 conclude on a quick discussion about next  
18 steps.

19           You all know that Hinchliffe is a  
20 remarkable, a remarkable survivor that  
21 represents many points of significance. Larry  
22 Doby, a Paterson native, was a critical person  
23 in the history of the Negro Leagues and later  
24 in major league baseball. As important as  
25 Jackie Robinson and others. This was a

1 critical guy and he's from Paterson and he  
2 played at Hinchliffe Stadium.

3 The stadium itself was built as a civic  
4 venue. It's been declared a national historic  
5 landmark, but it wasn't just a sports arena.  
6 Because of its civic use, it was used not only  
7 the famous Thanksgiving Day rivalry game  
8 between Eastside and Central High Schools,  
9 there were boxing matches for the Diamond  
10 Gloves that later became the Golden Gloves.  
11 Early, early public boxing matches outdoor.  
12 Midget car racing, a precursor to the  
13 Indianapolis Race cars and the 500. And World  
14 War II bond rallies. And another Paterson  
15 native Lou Abbott with Abbott and Costello  
16 performed there. There were numerous concerts  
17 and performances. Sly & The Family Stone  
18 performed here. Duke Ellington with one of his  
19 last performances with his orchestra performed  
20 at Hinchliffe Stadium. So this is a really  
21 important place to the life of this community  
22 and to the life of the stadium itself.

23 Most important was its role with the  
24 Negro baseball leagues that played here a  
25 number of times; the Black Yankees and others

1     playing at Hinchliffe. That's why it was made  
2     a National Historic Landmark. That's its  
3     historical importance.

4             Now, the objectives of the whole project  
5     were to use it from our point of view,  
6     developing a business plan were to use the real  
7     estate not so much of the stadium but in the  
8     area around it as a way to add value and to  
9     generate public revenue without increasing cost  
10    to the City and to the Paterson Public Schools.

11            We wanted to assess the potential for  
12    markets, what kind of market-based uses would  
13    go there that could generate funding. We  
14    wanted to try and find if there was a  
15    public/private structure that would work as a  
16    way to manage this whole process and serve as a  
17    vehicle to generate and transfer funds. We  
18    wanted to seek outside investment to maintain  
19    Hinchliffe over time.

20            And what we found in the course of  
21    researching all this with this real estate  
22    driver is that the continued ownership by  
23    Paterson Public Schools wouldn't allow that to  
24    happen. Your mandate is something very  
25    different. So while the role of the stadium is

1 critical, your mission is not to promote  
2 economic development, that's really the role  
3 for the City. So that ownership issue is  
4 something that we took very seriously.

5 In trying to research what would make  
6 sense, we identified in New Jersey a particular  
7 kind of district that's a new relatively new  
8 process in New Jersey called a revenue  
9 allocation district or a RAD. In other states  
10 that is called Tax Increment Finance. We're  
11 going to get back into this later. But our  
12 first recommendation is as this is all  
13 resolved, you explore and establish a revenue  
14 allocation district in and around Hinchliffe  
15 Stadium to provide a vehicle by which value  
16 enhancement can happen and that value, some of  
17 that value enhancement can flow into ongoing  
18 preservation and restoration and sustain the  
19 economics of the stadium.

20 Now, this was our first pass at suggested  
21 RAD boundaries. Is it okay if I call it a RAD?  
22 I know people from Washington always talk in  
23 acronyms, but it's much faster to say RAD than  
24 revenue allocation district every time.

25 So this is Totowa Street [sic],



1 Elementary School No. 5. Hinchliffe Stadium is  
2 down in this corner of it. The park and  
3 National Park down below along Ryle Street. We  
4 looked at areas where there were historic  
5 structures, in-fill sites, and open spaces that  
6 were underutilized. That were approximate or  
7 adjacent to Hinchliffe Stadium. It's like is  
8 there a base there that we could use to try  
9 this real estate development and transfer it  
10 back.

11           Within that boundary that I just showed  
12 and that's not necessarily the final boundary,  
13 you may want to reallocate it and make it  
14 bigger. But just within that one area that's  
15 about 35 acres, there are 13 publicly-owned  
16 parcels, ten private. Of the total acreage net  
17 35 acres, 80 percent would remain in public and  
18 nontaxable ownership. So we're not talking  
19 about redeveloping the whole site by any means.  
20 It's the edges, particularly, along Totowa and  
21 Ryle where we think some of the better  
22 opportunities are. The publicly-owned parcels  
23 under current assessment are valued at about  
24 28 1/2 million dollars and the privately-owned  
25 parcels valued at 7.3 million in their current

1 condition.

2           How does it work? As I said, it's like  
3 Tax Increment Finance. Under that approach  
4 with agreement under this structure, property  
5 values are frozen at a certain level and any  
6 future reinvestment and the increase in  
7 property tax assessment that comes from it is  
8 retained and redistributed within that area for  
9 other improvements. For infrastructure. For  
10 building development and, in fact, in New  
11 Jersey the RAD legislation is broader than Tax  
12 Increment Finance legislation. You have even  
13 more potential sources of revenue that will  
14 help Hinchliffe and the whole site  
15 redevelopment.

16           So it's really all about adding property  
17 value on the commercial side and the private  
18 side and doing some selective in-fill that's  
19 compatible with its historic context as a way  
20 to generate incremental property tax and other  
21 revenues to support public financing of other  
22 activities.

23           It is a terrific tool that does not cost  
24 the City extra money. It's completely driven  
25 by creating additional value. So it's a

1 self-tax but it's a tax that puts investment  
2 back into its boundary area.

3         You can incorporate within the RAD all  
4 sorts of other great incentives. We're going  
5 to talk about a few of these as we go through,  
6 but the appealing ones are the federal historic  
7 rehabilitation tax credit for the eligible  
8 buildings, federal low-income housing tax  
9 credits should you have a low-income housing  
10 developer interested in the site, new market  
11 tax credits for commercial, retail, office and  
12 so forth, and then infrastructure bonds. And  
13 infrastructure including streets, sidewalks,  
14 utilities, and so forth can be backed by RAD  
15 revenues. This would, however, require  
16 rezoning because it's zoned industrial now.

17         So the next thing we said was what are  
18 the uses that people have talked about for  
19 Hinchliffe Stadium? Everybody loves this  
20 place. But what kinds of things that people  
21 said we'd really like to have a fill in the  
22 blank. So we tallied all of them up and what  
23 people have talked about is: Could we have  
24 housing? Could we have retail? Could we have  
25 restaurants and food and beverage? Could we

1       have some neighborhood consumer services? The  
2       neighborhood could use a few more stores to  
3       help support us and services for us. Is there  
4       room for office? Could we put a hotel here?  
5       Could we put nonprofit or educational uses  
6       here? Could we have a midget car racetrack and  
7       museum? We can showcase that part of  
8       Hinchliffe Stadium's history. Could we have a  
9       restaurant and an event venue that overlooks  
10      Manhattan? Because if you go up to the top of  
11      the bluff, what would you guess, George?  
12      Another 50, 60 feet up there? You're on the  
13      crest of the bluff and this is where some of  
14      that housing was that was taken down. I  
15      believe as -- I praise an architect -- I  
16      believe that pulling back from the edge you can  
17      take advantage of that as a public facility for  
18      weddings, for birthday parties, for life-cycle  
19      events. All sorts of things that are tied to a  
20      restaurant on a ground lease where you would  
21      benefit from the revenue stream and provide a  
22      public facility. So we talked about that.  
23      We'd like to explore that idea.

24               And then parking and parking is going to  
25      be a significant issue for the redevelopment of

1       this site because it's landlocked. So we have  
2       to find a way to put some number of cars here  
3       or nearby and connectable, and we believe  
4       that's also possible.

5               On the public side of things,  
6       noncommercial, Paterson Public Schools  
7       athletics programming, football, baseball,  
8       soccer that's full field and not arena soccer.  
9       I know there's been discussion about an arena  
10      soccer facility in Paterson. I think that  
11      could work fine here. All of our numbers and  
12      projections were based on outdoor full field  
13      size soccer. So the two are connected as a  
14      sport, but they're different dimensions.  
15      They're different activities. Very often those  
16      indoor soccer arenas are commercial. Track and  
17      field sports George talked about. The field  
18      will also fit rugby; lacrosse; field hockey;  
19      ultimate frisbee, which as an old guy I don't  
20      know about but my kids knew all about it. This  
21      is growing rapidly as a participation sport. A  
22      new fieldhouse we know is necessary. There's  
23      been significant interest in could we have a  
24      museum here? The New Jersey Hall of Fame and  
25      New Jersey Sports Museum. The New Jersey

1 Inventor's Hall of Fame. A Negro League  
2 Baseball Museum.

3 Now, when I worked in Kansas City, I  
4 worked with the Negro Leagues Museum and did  
5 the Kansas City Jazz Museum next door to it in  
6 the same building in the Gem Theater. One of  
7 the great, great museums in the country. I got  
8 to meet the people there. I worked with them.

9 I don't know -- I don't think they would  
10 have a branch, but there certainly is enough  
11 history here that you could illustrate the  
12 history of the Negro Leagues at Hinchliffe  
13 Stadium. Highly appropriate. An outdoor  
14 performance venue. Could we have concerts?  
15 Green market. Farmer's market. Local ethnic  
16 festivals and sports management academy.

17 This is just sort of a comprehensive list  
18 of all the kinds of things public and private  
19 that have been suggested or thought about. So  
20 we said, "Well, how do we filter this?" Well,  
21 will those uses provide civic events that can  
22 serve the full public? This is a place for  
23 everybody the way it was originally intended to  
24 be. Can we create a new public sports venue  
25 for Paterson since the field can't be used in

1 its current condition? Can we adapt it to  
2 serve more than one use particularly if we can  
3 make it public and generate revenues? Can we  
4 generate revenues to benefit the finances and  
5 sustain the ongoing operations and preservation  
6 of the facility because it's not going to be  
7 inexpensive? We have -- first we have to get  
8 it restored and then you have to keep it up.  
9 And finally, is it compatible with the stadium,  
10 with its purpose and characteristics and with  
11 the whole context of the national historical  
12 park? That led us to the conclusion that not  
13 all of those things that have been suggested  
14 would actually work.

15 So then the ownership issue we talked  
16 about. I can cut through this pretty quickly.  
17 The schools have owned Hinchliffe since '63.  
18 The Friends who were formed later, considerable  
19 ongoing interest in long-term use and  
20 redevelopment of Hinchliffe Stadium. You have  
21 the shared services agreement between Paterson  
22 Public Schools and the City, but it would be  
23 timely to review that and update it.  
24 Particularly, as we talk about the need for  
25 doing significant restoration work at the

1 stadium and the schools just not having the  
2 money to do that or the functional role to  
3 promote economic development. The old numbers  
4 2014, said that it was going to cost  
5 \$24.8 million to renovate the stadium. That's  
6 an old estimate. We inflated it according to  
7 annual inflation. That would say over 27  
8 million now. It's somewhere between 25 and 30  
9 million and that I'm not sure incorporates all  
10 of the programming issues that George outlined.  
11 So we need to update that number and we're  
12 going to need that for future work as well.

13 The schools have an ongoing interest in  
14 and need for facilities at the stadium, but you  
15 haven't had the money to fix it up. So we need  
16 to find a balance where you can continue to  
17 have access to it, but also find ways to  
18 generate other redevelopment, and something  
19 like a RAD is not the Paterson Public Schools'  
20 core mission.

21 So our recommendation is that you  
22 negotiate ownership transfer back to the City.  
23 There can be other factors involved in that,  
24 that I'm sure you've talked about and establish  
25 a new shared services agreement. The RAD would



1 be a function of the City. It would grow out  
2 of City ownership and it will allow all these  
3 other things to happen.

4 We also fully appreciated having worked  
5 with the Park Service. I know the culture  
6 there and their highest priority is to conserve  
7 the asset. We want to be sure that whatever  
8 happens at Hinchliffe Stadium continues to  
9 support and be complementary to and consistent  
10 with all the requirements of the National Park  
11 Service. We think the idea of the Hamilton  
12 Partnership's new visitor center will add to  
13 the visitor attraction of the national  
14 historical park. This is part of a larger  
15 story that's being told about Paterson and they  
16 just happen to be our good neighbor.

17 Current conditions. Basically, the  
18 bottom line is it's not usable. It doesn't  
19 meet code. It's structurally unsound. We got  
20 to do something significant. We need that  
21 cantilever George mentioned to make the track a  
22 regulation track for track and field  
23 competitions and for training.

24 We have a parking constraint because it's  
25 landlocked. Depending on the number of uses

1       that go in here, we're going to need  
2       approximately eight acres of parking somewhere  
3       and it may be split, it may be partially on  
4       site. We have a couple of ideas we'd like to  
5       throw out as suggestions, but we got to  
6       consider parking as we program this a  
7       redevelopment.

8               We do have opportunities with historic  
9       buildings. Some of those buildings are tax  
10      delinquent. One, in particular, we have great  
11      views from the bluff to the park. We have  
12      great views of New York City and the Manhattan  
13      skyline from the bluff and we need to update  
14      the numbers to be sure we know what we're  
15      stepping into.

16             Within the RAD boundary, the City already  
17      owns five of those sites. The Paterson Public  
18      Schools as you know owns the stadium and a  
19      small storage building. The State controls two  
20      central parcels, which are considered public  
21      serving space. How that's defined we think can  
22      be discussed and explored. There are multiple  
23      options from do nothing and just leave it as  
24      open space to a couple of other ideas that  
25      might work. And then the Passaic County Water

1 Commission owns two properties including Mary  
2 Ellen Kramer Park.

3 Among the private parcels, there are two  
4 vacant lots and eight with active, both active  
5 and vacant buildings. Seven of those eight  
6 structures are eligible, would qualify we  
7 believe for the federal historic rehabilitation  
8 tax credits. The property taxes generated by  
9 those ten parcels now is just over -- this is  
10 2017 figure -- \$300,000. So there's  
11 considerable opportunity for redevelopment to  
12 take that value and the property tax revenues  
13 up.

14 To just test the concept of what a  
15 historic tax credit might generate, this is a  
16 tax credit that gives you back 20 percent of  
17 what you spend on renovation, meeting all the  
18 criteria and design guidelines. It's basically  
19 20 percent of the construction cost that's  
20 certified is appropriate.

21 If we took the square footage of those  
22 seven historic buildings, which is a little  
23 over 222-, almost 223,000 square feet and we  
24 took the assessed valuation of 3.5 because you  
25 have to exceed the basis, basically the value

1 of the vertical. If you use an average  
2 rehabilitation cost of \$300 a square foot,  
3 which we think is reasonable, generally it  
4 ranges between 250 and 350, we'd want to  
5 revisit that number with George, but that seems  
6 to be a workable number. If just those seven  
7 buildings redeveloped according to the tax  
8 credit standards, that would represent a  
9 \$67 million investment just in those seven  
10 buildings. That doesn't include any in-fill or  
11 other facilities and the total value of the tax  
12 credits, which can be carried back or forward,  
13 and this is a dollar-for-dollar credit against  
14 income taxes owed. Would be almost  
15 \$13.4 million in credits. That's a powerful  
16 incentive that you don't have to provide  
17 anything. This is from the federal government.

18 So this is a free incentive that will  
19 encourage people to invest in the area. We do  
20 have to change the zoning. It's zoned  
21 Industrial 1 or B-2 Community Business, so  
22 we're going to need to modify that zoning  
23 whatever happens in order to accommodate these  
24 private investment options.

25 We talked about the cost estimate. Our

1 recommendation is that if this moves forward,  
2 if you agree that this is the right approach  
3 and you agree with the kinds of uses we're  
4 talking about and come right back to us, we  
5 then like to work with Clarke, Caton & Hintz on  
6 final cost estimates to get us to the next step  
7 in our scope of work.

8           We talked about baseball. This is  
9 clearly very significant and when I first came  
10 in I heard all the stories about the Negro  
11 Leagues playing here and other games that have  
12 been played here. You saw the map at the  
13 beginning with the baseball diamond on it.  
14 Unfortunately, as George said it doesn't fit  
15 for a regulation field and the problem with  
16 that is high schools and middle schools or a  
17 minor league team, the games played here on a  
18 nonregulation field wouldn't count toward  
19 anything. So if it's not regulation, it's not  
20 a regulation game.

21           The difficulty is this. This illustrates  
22 it I think really well. This is a regulation  
23 field that CCH designed with a conventional  
24 seating bowl and so forth. This is the inside  
25 line of the track. So you know the old saying

1       *"to save the village, we had to destroy it."*

2       In order to put a regulation field in here,  
3       we'd have to destroy about half of the existing  
4       seating bowl.

5               So historically the unfortunate tradeoff  
6       is we can't do regulation baseball, but we  
7       certainly could do exhibition games. And the  
8       Negro Leagues game that were played here were  
9       exhibition games. Because of the racism at the  
10      time the Negro Leagues played on gravel lots,  
11      on sand lots. They weren't allowed to play in  
12      the regulation fields. So that tradition we  
13      believe should and can continue with exhibition  
14      games played within the existing seating bowl.  
15      It just wouldn't be a regulation game. And  
16      there are precedence that we'll talk about with  
17      Rickwood Field in Alabama.

18             On the market analysis side basically  
19      what it comes down to is you have -- Paterson's  
20      population has turned around. You lost  
21      population for two Censuses, which are coming  
22      back. It's modest but it's positive. That's a  
23      good sign. And population growth equals demand  
24      for housing. So there is a housing market that  
25      we think some conversion or in-fill within the

1 RAD district could fit very well and there  
2 would still be additional housing growth going  
3 on elsewhere in Paterson. It doesn't preclude  
4 it, it just says could we get some of it to  
5 come here and we think you could.

6 You have net retail inflow, which means  
7 that in the 5 1/2 million feet of retail you  
8 have in the City, four -- about a third of  
9 everything coming in is coming from outside the  
10 boundaries of the City of Paterson. So retail  
11 is pretty good. If we have other attractions  
12 here like the events, like performance  
13 potentially in sports, that would drive some  
14 retail food and beverage particularly along  
15 Totowa and within the field complex itself as  
16 George showed on the restaurant. Within  
17 services; services, wholesale and retail trade,  
18 and government are the largest employers.  
19 There are about 52,000 jobs in Paterson and  
20 5,200 businesses. So it's a very diversified  
21 business mix.

22 CoStar which is a real estate reporting  
23 service says that you have about 5 1/2 million  
24 feet of retail space and based on sales, that  
25 shows you're doing over \$200 per square foot on

1 average in sales. That's a respectable number.  
2 You have a well-establishment and respected  
3 restaurant district. You're known as a dining  
4 designation from the other communities around  
5 you. So we think there's a play there where  
6 some selected food and beverage could work very  
7 well and would be financeable.

8 So let's hit a couple of high spots about  
9 the comps. Why did we look at these? Rickwood  
10 Field because it is an important historic field  
11 that was critical to the Negro Leagues as  
12 critical in many ways as Hinchliffe Stadium.  
13 The leagues played there in 1924 and again  
14 during the 1950s. They've expanded over time.  
15 They have a larger seating capacity than you,  
16 but the critical thing is this one is owned by  
17 the City and the only way it has survived is  
18 because it's owned by the City. The operations  
19 are run by a nonprofit with three full-time  
20 volunteers and -- three full-time staff and a  
21 load of volunteers. Even on that said, they  
22 have 72 event days a year. This is not active  
23 as a game revenue every day of the year. They  
24 do have tours every day and their annual budget  
25 in 2014, the last year we were able to get



1 records, was about \$360,000. So the City puts  
2 in about 70,000 a year.

3 Because of structural problems there we  
4 recently learned that they closed the field.  
5 They have an annual exhibition game by the  
6 Birmingham Barons that was the Negro Leagues  
7 team there. The Barons game day sells out  
8 every year and it represents about a quarter of  
9 their total gross revenues. It's inordinately  
10 popular. And because of these structural  
11 issues they've got, they're going to have to  
12 relocate the game this year. They had to close  
13 the stadium. So they're undergoing some of the  
14 same issues you're facing with Hinchliffe  
15 Stadium. It's a great old stadium; needs a lot  
16 of money to put it back in shape.

17 COUNCILMAN JACKSON: What City is  
18 that?

19 MR. MORIARITY: This is in  
20 Birmingham, Alabama.

21 So the key findings for Rickwood are the  
22 City ownership with that contract management  
23 structure could be a model for you. The City  
24 ownership and contribution has proven to be  
25 critical of their ongoing operations. And

1       what's the amount of money they're putting in  
2       now? The City is now putting \$450,000 into  
3       Rickwood for these structural issues because it  
4       doesn't meet code. It's not safe. So another  
5       parallel. But that City ownership is what made  
6       it possible.

7               I think if they hear about what you all  
8       have already committed to Hinchliffe Stadium,  
9       they're going to get weak in the knees because  
10      this is a much bigger commitment the City of  
11      Paterson has made. The Negro Leagues heritage  
12      has played there with that annual exhibition  
13      game. You are in a much larger regional  
14      market. There's a lot of other things to do,  
15      but Birmingham, I've worked in Birmingham, it's  
16      a perfectly fine city, but it's not the  
17      New York/New Jersey region. You got a lot more  
18      people to draw from here and I think more  
19      people who would celebrate this heritage in a  
20      way than they do in Alabama. They also have  
21      taken because they have limited money, an  
22      incremental pay-as-you-go restoration approach.

23              Okay. Let's go in a whole other  
24      direction. One of the other things we looked  
25      at was is there potential to use Hinchliffe

1 Stadium as an outdoor performance venue? So we  
2 looked at this example. This is the Greek  
3 Theatre. It's down below. You know the  
4 observatory that was in -- oh, gosh. It was in  
5 *Bowfinger* and it's been in a bunch of movies.  
6 The big observatory that is above LA. This is  
7 in the park down below it several miles away.  
8 It is an outdoor performance venue. It's owned  
9 by the City. It was donated in the 1920s.  
10 It's been renovated a bunch of times. The City  
11 has a contract with an events management  
12 company. It was the Nederlander Organization;  
13 has a huge presence on Broadway, headquarter in  
14 Detroit. They recently lost that management  
15 contract to an LA-based firm. Some say that  
16 might have been a political decision. I was  
17 shocked to hear that a public decision is ever  
18 made on the basis of politics, but apparently,  
19 they made a better deal. They offered more  
20 money.

21 The seating capacity at the Greek is  
22 5,700. I reduced it down from about 6,200  
23 deliberately. They have 75 event days a year  
24 more or less and last year they drew 330,000  
25 paid tickets for it. It's seasonal. It

1 doesn't run year round. Only April through  
2 October. It's also used by the local schools.  
3 The high school and the middle school use it  
4 for graduation. It's in a public park. They  
5 have very, very restricted parking  
6 availability. It's a mess. They charge a lot  
7 to park. Because it's LA, they have a  
8 Mercedes-Benz sponsored parking lot where it  
9 cost \$100 to park your car before you even walk  
10 in the door, but it's branded Mercedes-Benz and  
11 I think, I think the deal is the first five  
12 Mercedes that show up get to park for free. So  
13 they've worked all kinds of angles here. And  
14 it, I mean, it is LA. It's showbiz. It is  
15 adjacent to a residential neighborhood, so they  
16 make them turn the music off at 10:30. It's  
17 never allowed to go later than 10:30. This is  
18 not a late night loud venue.

19 In 2014, the gross revenue that was  
20 reported was \$27 million. That same year the  
21 City's net revenue was \$2 million or about  
22 7 1/2 percent of the gross. Now, this is a  
23 place just to keep expectations in line. This  
24 is a place that has been in business for  
25 40 years with an active promotion in Los

1 Angeles where a lot of the talent lives. So  
2 they had some advantages going for them. But  
3 you know it gets cold in LA at night, too. So  
4 it's not like it's that much different from  
5 what I think we can do at Hinchliffe here on a  
6 selective basis.

7 They have 1,660 parking spaces and the  
8 parking generates about somewhere between 2.1  
9 to \$3.3 million a year in gross revenues. They  
10 have valet; there are operating costs for that  
11 too. It's not all net income.

12 Part of the re-designation of the  
13 operator was because they offered more money  
14 for the food and beverage. The food and  
15 beverage now has a minimum guarantee per year  
16 to the City of \$1.4 million and then tiered  
17 increases with each million above that. So  
18 that when they get to \$3 million and beyond, it  
19 goes to 45 percent. So it's very lucrative  
20 when you have that and they have a captive  
21 market. This is all inside the ticketed area.

22 The City and the recreation and parks  
23 division provide oversight and review of  
24 everything, but they don't provide any capital  
25 and they don't provide any equipment

1 investments in this facility. So again,  
2 they've leveraged private investment in  
3 operations.

4 City ownership critical. Again, the  
5 performers provide the stage, the lighting, the  
6 sound equipment and all that. That's not  
7 something that you have to provide and because  
8 it comes in and goes out, it can be compatible  
9 with sports venue.

10 So we want to talk about how the -- we  
11 didn't anticipate using the field as a  
12 gathering place. We want to protect the field  
13 for sports, but the seating bowl will be the  
14 sitting area for this kind of thing. Parking  
15 and concessions revenues could also be a model  
16 assuming we find a way to produce at least some  
17 parking adjacent to the stadium.

18 And, you know, it is Los Angeles. The  
19 Bands traveled through there, all that stuff,  
20 but we're in the New York/New Jersey region  
21 where they also tour and that national  
22 performer tradition is also part of  
23 Hinchliffe's tradition. It is a more  
24 conventional theater configuration than a  
25 classic seating bowl in a stadium, so that may

1       affect it. The weather may affect it more. I  
2       don't know that we could duplicate those  
3       volumes in LA. Certainly not right away. But  
4       we certainly I believe can generate something  
5       very significant.

6               The third case study is looking at the  
7       economics and the market opportunities for  
8       multiple sport venues. This could be like --  
9       I'm sorry. I forgot I didn't have my pointer.  
10      After Cal Ripken retired, he developed a field  
11      that duplicates aspects of Orioles Park in  
12      Maryland. They have weddings. This is a  
13      wedding on the mound at Rickwood Stadium. They  
14      have a whole series of outdoor fields. It's  
15      about a hundred acres. So this idea of having  
16      multiple sports in one venue whether it's the  
17      same sport on multiple fields or multiple  
18      sports in one venue has been proven in numerous  
19      locations around the country.

20             The sports that fit, the team sports that  
21      fit within Hinchliffe's dimensions are these.  
22      And oddly enough, somebody said, "Well, why  
23      would you look at cricket?" Well, a large part  
24      of your immigrant population comes from  
25      cricket-playing countries. So there could be a

1 cricket league at Hinchliffe Stadium made up of  
2 Paterson residents. The field dimension side  
3 as George said regulation baseball doesn't fit.  
4 Softball might work. But among all of these,  
5 and this is in the report, your field  
6 dimensions are such that only baseball doesn't  
7 fit. So there's a lot of room to think about  
8 programming of different things at different  
9 seasons depending on how the management of the  
10 scheduling all work out.

11 On the economic side, you make money off  
12 of admissions fees. If there's a tournament or  
13 a track and field event, they pay a  
14 registration fee for that. Concessions, logo  
15 merchandise, this has been very valuable to  
16 Rickwood where they have logo T-shirts and caps  
17 and hats and all that stuff. That's been a big  
18 revenue generator for them on a steady basis.  
19 Parking revenues and then hotel and meal  
20 spending in the area. But, to key factor about  
21 this is if you're talking about public sports  
22 participation, the trigger is what's a 30-mile  
23 driving distance because that tells you the  
24 most likely number of participants across a  
25 whole series of sports. This is based on an



1     annual national survey that's done that we  
2     purchased and we looked at the parameters, the  
3     demographic and other characteristics match  
4     Paterson perfectly. So national trends appear  
5     to be applicable.

6             This is the 30-minute driving radius.  
7     700,000 total school children within a half  
8     hour, 260,000 elementary school kids, 113,000  
9     middle school children, and 111, almost 111 and  
10    a half thousand high school 16 to 18 years old.

11            Now, nationally these are the levels of  
12    participation by those student populations.  
13    The interesting thing here was particularly  
14    with the idea of soccer and your population is  
15    a soccer playing population, the strongest  
16    level of participation is in soccer, outdoor  
17    full field soccer within a 30-minute drive of  
18    you 115,000 potential soccer participants.  
19    Almost 2 percent for football, rugby, lacrosse,  
20    field hockey, not necessarily a great fit, they  
21    fit on the field, but this is where the real  
22    market opportunity is: volleyball, track and  
23    field, a pretty big number, ultimate frisbee.  
24    This is one that surprised me. This is a sport  
25    that I don't know but our children's generation

1 know it and it's rapidly growing. It's one of  
2 the fastest growing participation sports in the  
3 country and it's a very easy setup. So all of  
4 these sports could work and the participation  
5 level is certainly present.

6 So the relevance here you don't have a 75  
7 to 100-acre track that you can do multiple  
8 softball/baseball fields or all the other  
9 stuff, but you do have the traditions of  
10 multiple types of activities happening within  
11 the seating bowl. We believe that Paterson  
12 schools and Paterson's residents would benefit  
13 by doing something here that would encourage  
14 and allow multiple sports at different times of  
15 the year.

16 And depending on how you want to add it  
17 up, I was looking at primary ages of  
18 participation, we have almost a third of a  
19 million potential student participants within a  
20 30-minute drive time depending on the sport or  
21 the combination of the sports.

22 So I don't think the question is whether  
23 it's feasible to have regional sports  
24 activities here, it's a question of saying  
25 which ones make the most sense for us and our

1 residents and which ones will generate some  
2 revenue selectively that'll help sustain the  
3 stadium over the long term.

4 All right. So that gets us to the  
5 business plan. The one use that -- and I  
6 really hated this because I love the idea.  
7 There was a strong interest in the midget car  
8 racing that had happened even very recently at  
9 Hinchliffe before it was closed. However, as  
10 we talked to George about the cost of a  
11 regulation track and field venue, if you're  
12 going to spend a million dollars on track, you  
13 don't want to be driving cars on it. So among  
14 those uses that were traditional here that  
15 Hinchliffe Stadium was known for, that's the  
16 one I just can't make work.

17 Now, if we have parking nearby, we can  
18 have historic car shows. We can bring the mini  
19 cars back as exhibition, but we don't want to  
20 have them on the field. So, unfortunately,  
21 that's just one of those things that just  
22 doesn't work in the greater scheme of things.  
23 With all those other uses that do work, that's  
24 the one that we couldn't get to happen.

25 We think you would want to, if you

1       pursued the entertainment venue, set up with a  
2       professional management company for a limited  
3       number of seasonal gated entertainment or  
4       concerts because it's the big promoters who can  
5       get the big acts who would sell it. And do you  
6       know the expression ladder venue? I didn't  
7       know this one. You know, if you're going to  
8       sell out a major sports arena with 40 or 50,000  
9       seats, that's going to be the Rolling Stones or  
10      Justin Bieber or somebody like that.

11             A ladder venue is one that is either  
12      entertainers who are on the way up the ladder  
13      who can't sell the big stadium but have gone  
14      beyond nightclubs or who have peaked at the big  
15      stadium size, still have loyal audiences and on  
16      the way down they can sell out a venue the size  
17      of Hinchliffe Stadium. But it's more than a  
18      nightclub but not as much as Yankee Stadium.  
19      Just to pick one.

20             So that idea that you are a ladder venue  
21      is understood by the marketing and promotion  
22      side. The people who do this for a living.  
23      They'll get the benefit in this if the stadium  
24      is restored. So I think there's an opportunity  
25      there. But you want to contract with them,

1       make them invest, make them responsible, make  
2       them take the liabilities, bring in that  
3       outside player, and then share the net revenue  
4       with them. Because they're putting money at  
5       risk, but you should get a good share out of  
6       that for the benefit of Hinchliffe.

7               The farmer's market and the local ethnic  
8       festival markets, not the parades so much  
9       because those go end in other places, but if  
10      you want to have those kind of markets, that  
11      could also go in a parking area or a garage  
12      where we're able to fit one in, but not on the  
13      stadium field. Again, we want to protect the  
14      stadium field for sports.

15             Among the museums and cultural  
16      institutions that we talked about and a lot of  
17      interest in this, it would be a positive  
18      benefit. It would draw more visitors. It  
19      compliments the national historical park.  
20      However, and I want to be sure this is very  
21      clear, our business plan talked about  
22      developing revenue subsidies for Hinchliffe  
23      Stadium alone.

24             Now, we interviewed a number of people  
25      who had a strong interest and a passion for

1       these museums, I love that. I came out of a  
2       museum background, but they didn't have any  
3       money. So our objective with this business  
4       plan was Hinchliffe specific. There's space  
5       but I think they'd have to bring in some  
6       revenue and some -- their own support.

7               We simply could not generate enough funds  
8       to subsidize introduction of a museum and carry  
9       it forward as well. We have the space for it  
10      and a place for it, but they're going to have  
11      to pay to play for their part of the ride.  
12      That was our perspective in this business plan.

13             Okay. We talked about up on the bluff  
14      the idea of a view restaurant and event space.  
15      This is an example of it. As a test pit on the  
16      site that would out of the viewshed from the  
17      park, this would be a commercial restaurant  
18      where you can go up and have dinner and look  
19      over to Manhattan off in the distance. There's  
20      room there for about 100-seat restaurant and  
21      bar. About a 4,500-square foot event space for  
22      150 people seated with a dance floor. A shared  
23      kitchen with a catering facility. We think it  
24      would cost around 7 1/2 million, 725 for that  
25      14,500 feet altogether. So the 6,500 feet is

1 the restaurant, the 4,500 feet supports the  
2 event space and supports spaces for it.

3 This is probably not the thing you would  
4 lead with unless you had somebody who said I  
5 want to operate it and I'll pay you a lot of  
6 money and this would probably be a ground lease  
7 or you may choose to build it down the line  
8 with an operator in mind. You have multiple  
9 options for this, but that view has a value  
10 that you might be able to capture down the  
11 line.

12 Parking. We know we want to explore the  
13 use of a public service land because of --  
14 George was talking about the grade difference  
15 within the stadium. If you think about that  
16 big open space in the middle behind Totowa and  
17 Ryle, there's quite a drop in there. And when  
18 you look at the cost of constructing structured  
19 parking, it cost a lot to go down particularly  
20 if you're on a rock hill. So my thought was we  
21 may not be able to meet all our parking needs  
22 there, but an inexpensive way to build a garage  
23 is to tuck into a grade where you can enter  
24 from below, drive to the higher level, park on  
25 that level. That's about half the cost per

1       stall as it is to build an underground  
2       structured space just one level down.

3               And if it were possible because of the  
4       public space desire here, could you put a park  
5       on top of the parking structure and take  
6       advantage of the view, have public open space  
7       above where the cars are and kind of conceal  
8       those and happily there's an example of that  
9       that George's firm designed for the Yankees.

10              My estimate based on sort of optimal use  
11       for sports, for entertainment, for multiple  
12       sports is that we need somewhere between 8 and  
13       8 1/2 acres of parking. Somewhere around 1,500  
14       to 2,300 spaces and that includes parking for  
15       should we have residents or office space and  
16       the restaurant. So that's all uses combined.  
17       We don't have 8 1/2 acres clear. So we're  
18       going to have to find a way to stack some of  
19       that and we think that that green roof space  
20       could be a really beautiful addition. It was  
21       not a cheap garage. It's 1,600 spaces so it's  
22       right in the sweet spot for what we need for  
23       Hinchliffe, but it's all structured and all  
24       vertical, right, nothing below grade. All up  
25       and it cost \$118 million. So I suggest this



1 with some trepidation and say I don't think we  
2 necessarily need to spend that much or provide  
3 that much capacity, but if we can get something  
4 for less money using that slope with a park on  
5 top that might be another option.

6           Okay. So let's wrap up now with the  
7 business plan. We want to generate revenue.  
8 We want to adapt and adopt those lessons  
9 learned from the case studies and the best  
10 practices. We want to maintain a civic role  
11 and we have a vehicle with RAD. We can use it  
12 for utilities, for acquisition, for parking  
13 construction, or for bonds for parking  
14 construction, for construction of buildings and  
15 residences and we can bond fees. Unlike  
16 regular Tax Increment Finance, in New Jersey  
17 it's not just sales taxes. You also retain  
18 State sales taxes under your urban enterprise  
19 zone legislation, the incremental property  
20 taxes are there. There's the tax on admission  
21 fees if you have sports events or  
22 entertainment. There's a tax from that.  
23 Parking revenues count toward it as do the  
24 taxes on parking. There are all sorts of  
25 additional tools that the RAD legislation

1 provides that other states don't get. So the  
2 way it would work the City gets ownership,  
3 proposes and adopts an ordinance to establish a  
4 RAD. The RAD valuation cannot compromise more  
5 than 15 percent of the total assessed. It's  
6 not an issue here and it has to be part of an  
7 approved redevelopment plan. You got  
8 redevelopment plans underway. So that momentum  
9 is already started should you decide to buy  
10 into it. You need to designate a district  
11 agent. That could be the City, the County, a  
12 county or local development authority, or the  
13 New Jersey Redevelopment Authority. You adopt  
14 a preliminary revenue allocation plan that has  
15 to be approved by the finance board. The board  
16 or staff approves establishment of the  
17 boundaries that you designate. We've offered  
18 one suggestion, you may choose to make it  
19 bigger. That'll only make it stronger. Then  
20 the allocation plan is approved and there's a  
21 sequence that this has to go through as there  
22 always is.

23 So it's a step-by-step process. It's not  
24 a 60-day deal. It's going to take a little  
25 while. So thinking about it and starting to

1 move it forward is worth folding into your  
2 implementation plan as we also look at phase  
3 one and eventually phase two. After that the  
4 values, once the boundaries are established,  
5 the values are frozen. That's what gives you  
6 your increment and any designated increments  
7 can be used for bond financing beyond that.  
8 This is a really strong tool.

9 And New Jersey is a little late to the  
10 game, later than a number of other states. I  
11 think 38 states have TIF legislation  
12 nationally. New Jersey's version is the RAD.  
13 It's newer but it's got additional incentives  
14 in it. So it's a cool thing.

15 All right. So what remains for us to do?  
16 Well, we've delivered the draft to the business  
17 plan. We would like to -- you have copies of  
18 it. We would like to have your comments back  
19 on that. If we could get those in the interest  
20 of keeping things moving on your side, if we  
21 can get any comments or suggested modifications  
22 or things we missed or need to add within the  
23 next 30 days, that would be wonderful. If you  
24 can't do it, Gianfranco is the point man.

25 But we would like to have a response to

1 the business plan, the approach, the specifics,  
2 the recommendations, and the suggestions. Once  
3 we have that, we can work with CCH to develop  
4 actual costs. Once we have the actual cost and  
5 we can discuss possible phasing, that's what  
6 we're calling project financials, we can then  
7 go forward with the next task in our scope,  
8 which is to do an economic impact analysis.

9 Now, you as public entities, both of you,  
10 deserve to know what the actual impact this is  
11 going to be. That little test of the  
12 \$67 million investment from tax credits is only  
13 one part of something much bigger. I believe  
14 we're going to be probably in the hundred if  
15 not hundreds of millions of long-term direct  
16 economic impact should this RAD project happen  
17 because that doesn't include in-fill sites for  
18 new construct. It doesn't include revenues and  
19 tax revenues from other elements. That was  
20 just the historic tax credits.

21 So there's money left on the table, it's  
22 not going to cost you, that will flow in if  
23 something like this RAD district can be  
24 implemented. I believe it's going to be  
25 substantial. But to do that we need two

1 things, we need a total amount of money  
2 invested and at least a theoretical phasing  
3 schedule because we calculate construction  
4 impacts, which are temporary, permanent  
5 long-term impacts from permanent development,  
6 and indirect impacts that result from that.

7           So you've been around the economic impact  
8 analysis train before. But we need those two  
9 elements, timing and amount of money spent, in  
10 order to know what to put into the economic  
11 impact to tell you what this would generate.  
12 Once you've accepted those financials and the  
13 economic impact and we all agree, yes, this  
14 seems reasonable, yes, this seems like the  
15 direction we want to go, at that point with all  
16 those confirmed, our last task obligation is to  
17 work with the City to draft developer RFPs for  
18 the components of this that are, in fact,  
19 commercial.

20           Now, we originally had a much more  
21 aggressive timetable. Given the time it's  
22 going to take adopt a RAD should you decide to  
23 do it, given the time for the redevelopment  
24 planning and other aspects, I think the  
25 timetable now is to be determined. We're

1       probably looking at -- the minimum here is for  
2       us to do our individual task, which then ties  
3       into other things. One to two months on the  
4       developer RFPs. Realistically we're probably  
5       looking at 10 to 12 months or a year or so  
6       before we get all of this completed assuming  
7       this moves forward.

8               So it's not overnight. It has clear  
9       steps and sequences that need to happen, but we  
10      believe it is eminently achievable. We believe  
11      that this stadium can be leveraged as a public  
12      asset through something like a RAD to generate  
13      private investment that will help sustain it  
14      over time.

15             So with that, I'll say thank you very  
16      much and turn it back over to the Mayor.

17             MAYOR TORRES: Thank you. Thank  
18      you, Tom. So I think I'm going to go just out  
19      of order, Council President and President and  
20      Dr. Irving, if I may. We heard at the  
21      beginning of my introduction when I talked  
22      about the wonderful job our state legislators  
23      did in acquiring the combination of \$135  
24      million in tax credits, right, and with that I  
25      also mentioned that the Parking Authority who's

1 the lead agency who's going to utilize that  
2 because the language in the legislation  
3 indicated that they recognize -- and I almost  
4 fell off my seat when Tom talked about \$118  
5 million for a parking garage -- they recognize  
6 that in order to develop urban centers, parking  
7 is very crucial, and that was the reason why we  
8 benefited from the \$135 million tax credits.

9 To talk a little bit about that and  
10 distribution of those tax credits in a little  
11 bit more detail as it relates the 60/40 split,  
12 and I'll let him talk about how that 60/40  
13 split of the tax credits occur, but already  
14 today in that same area the reason why, Council  
15 President and President Irving and to the  
16 Board, to both Boards, mutual Boards, with the  
17 statutory power, that we need to get the  
18 feedback to accept at the end of the day what  
19 we've heard here with your comments. I don't  
20 want you to rubber stamp anything. We go back.  
21 We heard to what the Board's interest was as  
22 related to their athletic needs and  
23 requirements. We know the needs of the  
24 municipality and ultimately we want to preserve  
25 this and move forward.

1           So accepting it with your comments so  
2       that we can incorporate it, but -- and moving  
3       forward because I think that the timing is now.  
4       Why? The \$135 million has a sunset clause on  
5       it. As you recall it was in part of them being  
6       able to go back and restore under a new piece  
7       of legislation the hundred million dollars that  
8       were lost regarding the hotel hospitality  
9       accommodations vis-a-vis the charity, mission  
10      of charities and St. Joseph's Hospital. So we  
11      cannot allow that to occur.

12           But right now fluidly in conversation our  
13      arm, our development arm or agent as Tom spoke  
14      about, right now is the Parking Authority. And  
15      the reason why the Parking Authority, Council  
16      Members, you recall that they were the lead  
17      agency that we put to come into agreement as a  
18      stewardship of the Vistas site when the State  
19      of New Jersey Green Acres acquired that  
20      property of the \$5.7 million. We heard part of  
21      this elevation and the utilization and the  
22      pathway, the gateway for Mary Ellen Kramer  
23      behind Hinchliffe Stadium right into the Vistas  
24      site.

25           The Parking Authority is right now



1       aggressively now, and you'll hear a little bit  
2       more, in negotiates and penciling together the  
3       agreement to create that parking element that  
4       is so much necessary.

5               With the Vistas site it was understood  
6       with the green acres that they would play the  
7       role in not only maintaining it and providing  
8       some type of concession stand or hospitality  
9       stand but really the way we put it, it was a  
10      comfort station so that we would have some  
11      restrooms and some management for the parking  
12      offseason, no of charge when the folks are just  
13      using the open space and that public space that  
14      Tom talked about, but during when the stadium  
15      is active and we have to provide parking, then  
16      they would agree to give us a permit parking in  
17      which then there'll be parking revenue share.

18             The part of the \$135 million are revenue  
19      bonds and so what we heard here is leveraging  
20      the \$135 million of revenue bond with the  
21      creation of this RAD financing in addition to  
22      the historic credits and the other credits that  
23      we're talking about.

24             We believe, firmly believe that the  
25      documentation that was spoken to today and now

1 I pass it over to Tony has us just that much  
2 closer and then from there we're going to hear  
3 from our bond counsel and talk -- I just  
4 believe he's going to echo, but he's our City  
5 of Paterson' current bond counsel who's talking  
6 to our financial consultant as well as Tom so  
7 that we could then now with your direction move  
8 forward, our planner is here, to designating  
9 the district moving forward with the agreement  
10 and creating that RAD district.

11 So without further ado, Director Perez  
12 from the Parking Authority.

13 MR. PEREZ: Thank you very much,  
14 Mayor. Honorable Council, honorable  
15 commissioners, this is truly a delightful day  
16 to be able to sit here before you and talk  
17 about the significant progress that this City  
18 is about to undertake.

19 I would be remiss if I talked about  
20 Hinchliffe Stadium in a vacuum. I would like  
21 to have my comments encompass also the National  
22 Park because we can't just, I think, talk about  
23 Hinchliffe without talking about the park and  
24 the fact that 177,000 people came to the park  
25 last year. That's significant. That's close

1 to 4,000 people a week and if those folks at  
2 that time we would have had an active  
3 Hinchliffe Stadium, even if one-third of them  
4 would have paraded in that direction, you're  
5 talking about a significant change to the  
6 business plan. So there is an opportunity to  
7 do something truly special here in conjunction  
8 with the National Park.

9 Let me just tell you what we intend to  
10 do. The Mayor approached us many years ago  
11 about getting involved with Hinchliffe Stadium  
12 and at that time there was a limited amount of  
13 progress that had been made. I want to thank  
14 the Mayor for being the taskmaster and keeping  
15 us in the loop to the point now where we are in  
16 the middle of completing four corners to a  
17 project at the lower Market Street site, which  
18 would encompass anywhere between 6 to 800  
19 parking spaces, about a hundred units of market  
20 residential, and roughly 10 to 15,000 of retail  
21 or office. That is, that is what we are doing.  
22 That will be done. The funds are available to  
23 do it. It's just a question of, obviously,  
24 putting four corners to a deal.

25 There's also a commitment that was made

1 through the Mayor to the visitor center, which  
2 if you haven't seen the pretty pictures as I  
3 call them you should. Really, really first  
4 class dramatic concept where the Parking  
5 Authority has committed significant dollars to  
6 the construction of the visitor center.

7                   MAYOR TORRES: Tony, if I may. I  
8 just want to interject. The visitor center --  
9 the National Park Service, just a little  
10 background, the National Park Service entered  
11 into a partnership with a not-for-profit entity  
12 and corporation. Out of that was born the  
13 Hamilton Partnership. The Hamilton Partnership  
14 up to date has raised a significant amount of  
15 money, which I can't say it now until the deal  
16 goes out with what Tony is talking about, but  
17 it is to, Council Members, to build a new  
18 visitor center on the lower level of the steam  
19 plant, which puts us right in front of the  
20 falls. So where you see the Hamilton statute  
21 for years that's the lower level of the steam  
22 plant that's just been closed. They're going  
23 to retrofit that into a visitor center, which  
24 is state-of-the-art with -- I mean, the  
25 designer who designed that and, Manny, maybe

1       you can help me out a little bit, he's  
2       well-known. He's done national monuments  
3       globally. Who was the architect/planner who  
4       designed the visitor center?

5               COMMISSIONER MARTINEZ: The name  
6       escapes me.

7               MR. ARCHIMEDE: Ralph Applebaum.

8               MAYOR TORRES: Okay. Gianfranco has  
9       it. Ralph...

10              MR. ARCHIMEDE: Applebaum.

11              MR. MORIARITY: Ralph Applebaum.

12              MAYOR TORRES: Applebaum. And he's  
13       done -- some of his works, if you may.

14              MR. MORIARITY: The African-American  
15       Museum in Washington. He did one for Earth and  
16       Space. The Holocaust Museum. He's the top  
17       guy.

18              MAYOR TORRES: Yeah. He was  
19       commissioned and his plans now, and with this  
20       money privately, and mind you the Hamilton  
21       Partnerships are in direct -- is the only  
22       not-for-profit arm of the National Park that  
23       have teamed up and this visitor center now  
24       would be leveraged with the tax credits that  
25       were received with the Parking Authority.

1           And how was that done? Quickly. Because  
2       we're taking some space, some open space that  
3       right now is free parking to visit the visitor  
4       center and the park, now that turns into law  
5       space and therefore then the National Park has  
6       an obligation to provide some parking amenities  
7       to the 180,000 visitors that's coming here and  
8       to do that through the new visitor center we  
9       can monetize the revenue of the new parking  
10      garage based on the visitors.

11           And so I just wanted to add that because  
12      that's a really -- that knocks it out of the  
13      park literally. Tony.

14           MR. PEREZ: Thank you, Mayor. The  
15      visitor center is quite a sight of sore eyes.

16           We're also looking at, without sounding  
17      redundant, additional parking opportunities  
18      because we don't feel that a fully functional  
19      stadium will have enough parking even with the  
20      garage that we're planning to build.

21           So we're looking at the back side, the  
22      north side of the stadium to build a smaller  
23      tucked away type of garage that will give us  
24      the numbers that we need. That is something  
25      that we're looking at right now and we have to

1       be able to take the opportunity to do it. We  
2       only get one bite of the apple with these tax  
3       credits, so we have to be really, really smart  
4       about how we use them and where we put the  
5       money.

6               The other thing that we've been doing is  
7       having preliminary conversations with some of  
8       the folks from the Halls in the Falls and those  
9       type of folks that are trying to bring museums  
10      and try to somehow incorporate them in our  
11      project or in the project behind the stadium  
12      that we want to build.

13             I think, I truly think that it is our  
14      responsibility not just to get this thing done  
15      but to build the synergy, that synergy that  
16      will take people from point A to point B where  
17      those 177,000 people that are coming every year  
18      can spend \$5 here, 10 here, 15 here, 20 here,  
19      and everybody gets a share of the pie so to  
20      speak.

21             Again, without sounding redundant, I  
22      think we are at the right time to be able to do  
23      this. There's some funds available and I would  
24      encourage that we get ourselves to a point  
25      where the business plan can take over and we

1 can really put some things to good use.

2 Thank you.

3 MAYOR TORRES: Thank you. Thank  
4 you, Tony.

5 So now at this point and it's just  
6 probably even the shortest of all the speakers  
7 is our bond counsel to speak a little bit of  
8 process, the next step from a planning  
9 perspective approving the district and moving  
10 on and just piggybacking of what Tom indicated.  
11 But it's very clear that the packaging of the  
12 RAD dollars, the historic credits, and the tax  
13 credits that Tony talked about when you add all  
14 that up that gets us to those hundreds of  
15 millions of dollars that we're talking about  
16 that is needed to pull these multiple projects  
17 off.

18 So John.

19 MR. CANTELUPO: Thank you, Mayor.  
20 Thank you, Council President and Members of the  
21 Council and Members of the Board of Education.  
22 John Cantelupo from Archer & Greiner, the  
23 City's bond attorney. It's very exciting times  
24 here in the City of Paterson with all the  
25 planning that's going on.



1           We had some good news today. We went in  
2           front of the Local Finance Board. I know the  
3           Mayor talked about this. You all had  
4           introduced a bond ordinance a few meetings ago  
5           to issue about \$1.4 million in bonds for the  
6           environmental remediation of the stadium,  
7           Overlook Park, and the ATP Quarry Riverwalk, as  
8           well as phase one improvements to the stadium.  
9           That was unanimously approved by the Local  
10          Finance Board today and that will come before  
11          you shortly for public hearing and final  
12          adoption.

13                 What this project did is the City is  
14          putting forth about \$700,000 for the stadium.  
15          That unlocks about \$830,000 in grants, for  
16          additional grants for the stadium. And the  
17          700,000, other \$700,000 that you have for the  
18          environmental remediation unlocks approximately  
19          \$8 million in grants to remediate areas around  
20          the stadium, Overlook Park, and the Riverwalk  
21          Quarry there. So it's an exciting time.

22                 The bonds and notes that you've  
23          authorized or going to authorize and the Local  
24          Finance Board approved, basically amounts to \$4  
25          to the average resident here in the City versus

1       if we didn't go forward with it, you'd have to  
2       produce roughly \$300 to get that approximately  
3       \$9 million in money that you're getting in  
4       grant money. So \$4 for \$300 I think is a great  
5       trade.

6               To echo what these gentlemen talked  
7       about, I've done a number of these bond  
8       financing where we capitalized either pilot  
9       payments, tax credits, and issued bonds for  
10      them. It's a very powerful tool for a City  
11      like yours to utilize to help revitalize the  
12      City and to encourage private investment in  
13      that project.

14             I echo all the things that these  
15      gentlemen had talked about in terms of setting  
16      up this process and certainly New Jersey's law  
17      is very expansive in the number of revenues  
18      that you can use. There are approximately  
19      eight state taxes that you can utilize to issue  
20      bonds as revenue to secure those bonds, 11  
21      local taxes available for you to secure the  
22      bond. So basically they can be used for public  
23      improvements. They can be used for a private  
24      developer coming in. You can grant them some  
25      of this money in order to help fill a gap in

1       their project. Say like if it's a hundred  
2       million dollar project and they can only get  
3       \$80 million worth of project financing from  
4       private sources like a bank, you can give them  
5       the extra 20 and use the tax increments and the  
6       tax incentives that you have and pledge those  
7       towards the bonds and give those developers the  
8       extra money. These are very powerful tools for  
9       you to use and I encourage you all. Of course,  
10      after you go through discussions and I'm happy  
11      to entertain any questions either tonight or  
12      afterwards about these, the laws that involve  
13      this, but I fully encourage you to go forward  
14      with this because I think you can really use  
15      these tools to help revitalize the City.

16               MAYOR TORRES: Okay. Thank you,  
17      John. And last but not least, Council Members  
18      and distinguished Members of the Board, is  
19      Corporation Counsel, Domenick Stampone. You  
20      know, in 2009, we penciled a shared service  
21      agreement. He's going to tap a little bit to  
22      that. The acronym for SHARE was "sharing  
23      available resources efficiently." And when you  
24      turn around and then look at it as commonly  
25      shared municipal services, above animal

1 control, code enforcement, cooperative  
2 purchasing, information technology, library,  
3 municipal courts, personnel staff, public  
4 health, public safety, public works, within  
5 that, and I'll stop at that one, was recreation  
6 services. And recreation service contains  
7 recreation programs and leagues, facilities and  
8 playing fields, swimming pools, tennis courts,  
9 recreation personnel, and maintenance efforts  
10 among others. And the guidelines according to  
11 the State of New Jersey is just that we just  
12 can't take no and there's an equalization value  
13 to shared services. The efficiency of the  
14 equalization on both sides. So to further  
15 speak on that where we are with what penciled  
16 in 2009 is Corporation Counsel.

17 MR. STAMPONE: Very well. Thank  
18 you, Mayor. Good evening, colleagues and  
19 Council President, Council Members, Mr. Board  
20 President, Dr. Evans. Hello, everyone. I'm  
21 not used to speaking from the podium. Someone  
22 is in my seat but I won't -- and I apologize to  
23 the Board Members for speaking to your backs.

24 The Mayor asked me to take a look at the  
25 controlling documents that have been entered

1       into previously by these two boards. To say  
2       that there's an interest in working together is  
3       really kind of fallen short, but frankly a  
4       commitment to working together by these two  
5       boards. And there are two documents that  
6       control the relationship involving the athletic  
7       fields, involving Bauerle Field specifically,  
8       involving Hinchliffe Stadium, as well as the  
9       Armory. And that's the shared service  
10      agreement that the Mayor was referring to.

11             What's interesting about looking at these  
12      documents and the other one is the least of  
13      course between the City and the Board of Ed.  
14      What's interesting in looking at these  
15      documents is that in that time since the shared  
16      service agreement was entered, there have been  
17      some interesting changes and actually one  
18      interesting discovery when it comes to the  
19      ownership of the Bauerle Field. When the  
20      shared service agreement was entered into in  
21      October of 2009, it was believed that Bauerle  
22      Field was actually owned by the school district  
23      when, in fact, a title search done the  
24      following year by the school district revealed  
25      that the City actually owns Bauerle Field.

1           So that's interesting because the shared  
2       service agreement, of course, talks about the  
3       responsibilities of the City in providing  
4       upgrades and so on at the field when, in fact,  
5       it was already the owner of the field.

6           When you look at the lease, it's also a  
7       very interesting situation with the lease  
8       between the City and the Board of Ed in that  
9       there are certain timeframes in that lease  
10      within which the City essentially had to do the  
11      work that's being discussed, a lot of which is  
12      being discussed tonight.

13          So we need to discuss and look at both of  
14      these documents and a dialog has to in my  
15      opinion and I told the Mayor this, a dialog has  
16      to be created to look at both of these  
17      agreements to kind of put them in a context of  
18      what's happening now.

19          If you look at the Armory, which  
20      obviously isn't what we're talking about  
21      tonight, but it is a part of the same shared  
22      service agreement. The Armory, unfortunately,  
23      is very different than what was contemplated  
24      almost, I guess, almost eight years ago when  
25      the shared service agreement was entered into.

1           So really that was my point and why the  
2 Mayor asked me to speak tonight. I think that  
3 these agreements show how there is a commitment  
4 to move forward, but they need to be looked at  
5 and some of these items need to be discussed in  
6 the context of what's happening today.

7           That's essentially all I wanted to fill  
8 you in on. There's been some questions about  
9 these agreements. I'm happy to answer those at  
10 some point now or in the future and I  
11 appreciate it. Thank you very much.

12           COUNCILMAN VELEZ: Council  
13 President.

14           MAYOR TORRES: I think in closing  
15 those remarks are then opening to a Q&A and  
16 then, obviously, we'll give the Board of  
17 Education the opportunity to speak first on --  
18 my recommendation would be and because of this  
19 untimely situation, right, we have the author  
20 of that shared service document that as much as  
21 it was nine years ago, all by the grace of God,  
22 we're still current today. And because of now  
23 the departure of Dr. Evans, it gives us the  
24 opportunity to go ahead and revisit the shared  
25 service agreement, enter into dialog and

1 mutually agree on a document that truly  
2 represents the equitable distribution or the  
3 intent of shared services.

4 And why am I saying that, Council  
5 President? As you recall, the Council had some  
6 great discussion, Council Members, when I  
7 purported to -- when I proposed to expend an  
8 additional \$900,000 thinking that that was part  
9 of the original agreement that was done --  
10 entered into in 2009 to fix the fieldhouse,  
11 only to read the shared service agreement that  
12 said, oh, no, no, all the monies that we do the  
13 fieldhouse, only the balance of the  
14 \$1.2 million and I believe from the original  
15 \$1.2 million on which the agreement penciled  
16 out that the district gave us the capital down  
17 payment of \$50,000 worth, close to a million  
18 dollars were spent. So we were living up to  
19 the same commitment that we made in 2009.

20 There is approximately could be like  
21 \$200,000 that's still left open out of that  
22 purchase order for lack of a better word for  
23 the purpose of the repairs to Bauerle Field.  
24 But that was under the impression that we  
25 thought that it belonged to the district.



1           But it also the shared service agreement  
2       states that we would work in partnership to  
3       apply for money to do Bauerle Field. So, what  
4       we have to -- what I'm saying is that we have  
5       to from an executive level, from a legislative  
6       level as well, we have to go and pencil a new  
7       shared service agreement. There was expiration  
8       clauses in both and, for example, the shared  
9       service agreement talked about the City  
10      spending money for architectural and  
11      engineering that would support the district  
12      utilization of the Armory, but the Armory  
13      burned down. We spend close to a million  
14      dollars in plans, \$900,000 in plans and  
15      assessment to create I think at that time, Dr.  
16      Evans, I think our mindset was some additional,  
17      again, athletic and recreational use or  
18      possibly the home of the sports business  
19      academy, but that's no longer there. But yet  
20      the City expended close to a million dollars  
21      but rightly so it was still, that was still our  
22      building so we're okay.

23           So those are the things that I think that  
24      in addition to accepting and making  
25      recommendations on the business plan,

1 finalizing the recommendations that were made  
2 from the architectural, from the build out for  
3 phase two, we need to just then address the  
4 shared service agreement, which will ultimately  
5 then address the mutual lease agreement that we  
6 had for the utilization of those three  
7 facilities which now are just two facilities  
8 under a new shared service agreement. So...

9 COMMISSIONER IRVING: Council  
10 President, how do you want to do this?

11 COUNCIL PRESIDENT McKOY: Maybe I  
12 think we have --

13 COUNCILMAN MORRIS: As quickly as  
14 possible.

15 COUNCIL PRESIDENT McKOY: Yes. We  
16 have done a little bit of kicking around the  
17 item, so I'd love to hear, you know, your  
18 initial response to what you've heard. I'm  
19 sure it's a lot, but I'm excited about the  
20 comprehensive nature of the presentation in  
21 that it covers both the needs of the district  
22 and the City, and the business plan actually  
23 shows a way forward. So it would be very  
24 interesting to hear your perspective on that  
25 and then maybe we can talk about what the

1 timeline is, Mr. Mayor, in terms of, you know,  
2 giving you an opportunity to really go back and  
3 delve into the business plan document, absorb  
4 that, and set some future date where we would  
5 begin to, you know, pencil out those  
6 agreements.

7 The broad concept now is maybe the  
8 reversion, if you would, of the ownership to  
9 the City to allow for those proponents of the  
10 business plan to actually take place. Broadly  
11 what you think about that and what do you think  
12 about the plan in general.

13 COMMISSIONER IRVING: So I just want  
14 to be mindful, Council President, in light of  
15 the time, you know, I'd like to, if it's okay  
16 with everyone here, if we can, you know, maybe  
17 take questions from the Board for about  
18 25 minutes or so and defer to you guys so we  
19 can at least try to get out of here by, you  
20 know, 10:15, 10:30 the latest. I think  
21 everybody would probably -- Councilman  
22 Morris is looking at me. But I just feel the  
23 need, I mean, there was a lot of information  
24 and I feel that there'd be some questions, but  
25 there's going to probably at least for us to

1 hold another conversation relative to digesting  
2 and really delving into a lot of this. So I  
3 just want to just be mindful of that, but also  
4 be mindful of the fact that we all got stuff to  
5 do too.

6 COUNCIL PRESIDENT McKOY: Yeah.  
7 Right. And I think in respect to the time, and  
8 Mr. Mayor, we may have to set another  
9 conversation.

10 MAYOR TORRES: Absolutely.

11 COUNCIL PRESIDENT McKOY: But maybe  
12 the response is, you know, the broad concept.  
13 Do I like what I hear? Is that something we  
14 can work with? Is it moving in the right  
15 direction?

16 COMMISSIONER IRVING: So I'll take  
17 some questions and/or comments from the Board  
18 and I'll it to be, you know, brief with our  
19 questions or comments so that we can at least  
20 get answers and responses.

21 I'll go with commissioners -- I'm going  
22 to go with whoever have questions. So I'll go  
23 Commissioner Martinez, Commissioner Capers, and  
24 Commissioner Redmon, and Mimms for now and  
25 anybody else can jump in after.

1 Commissioner Martinez.

2 COMMISSIONER MARTINEZ: Just a quick  
3 comment. What I heard tonight I thought was  
4 very encouraging because not only did it meet  
5 and speak to the recreational needs, the  
6 cultural needs, but from our point of view,  
7 from my point of view the educational needs and  
8 that this can potentially provide a top shelf  
9 facility with top shelf amenities for our  
10 students who will still have access to  
11 Hinchliffe Stadium and everything that it  
12 provides.

13 You know, moving forward I think we have  
14 to discuss the notion of a shared committee  
15 whereas if the deed is given over to the City,  
16 whereas the district still has skin in the game  
17 and a voice at the table to make sure that our  
18 students will have continued access to this.

19 But I do want to stress the importance of  
20 the notion of timing being of the essence. You  
21 know, the initial investment. You know, in  
22 phase one that money is already earmarked and  
23 allocated and it would be in my opinion, you  
24 know, a waste, you know, to have that first  
25 phase go through and then have that money be

1 squandered by not following through.

2 So we'll talk about, you know, the  
3 details, you know, moving forward. But just  
4 generally speaking it was very encouraging.  
5 You know, as long as our children are given --  
6 you know, as long as this is Paterson  
7 youth-centric and most importantly, you know,  
8 being used for our students first, I love what  
9 I hear.

10 COMMISSIONER IRVING: Commissioner  
11 Capers.

12 COMMISSIONER CAPERS: Good evening.  
13 Thank you. Thank you, Mr. Mayor, to present  
14 it. It was a great idea. I like it. I like  
15 what -- you know, bringing back the whole  
16 conversation about bringing back Hinchliffe  
17 back into the community. I think it's just a  
18 great idea.

19 The only problem I have and I talked to  
20 my commissioners about it is one thing is I  
21 guess Eastside and Kennedy that they have no  
22 place to call home. It's still like kind of a  
23 neutral site. I think we need to have the  
24 conversation about if, you know, kind of this  
25 negotiating about that letting us have

1 ownership of Westside Park and we can call that  
2 home and, you know, the Board could come up  
3 with a ten-year plan. Five- to ten-year plan  
4 on how can we fit different athletic, you know,  
5 different -- you know, because if we get  
6 ownership of Westside Park, it services all our  
7 sports: softball, baseball, soccer, cricket,  
8 whatever we want to do. We can even put a  
9 whole athletic center in that park if we have  
10 ownership of that park. And then we don't have  
11 to worry about transportation issues as well,  
12 bringing our kids to Hinchliffe, you know, back  
13 and forth or other scheduling conflicts.  
14 Having ownership of Westside Park also helps  
15 our physical education department. Having an  
16 outside gym, you know, different stuff like  
17 that. It's a whole list of things.

18 And actually, that poster board is  
19 actually what our kids, our architect, our  
20 architects, our school of architect have  
21 created. You know, we got to hear their voices  
22 as well. What do our kids want? What's in the  
23 best interest of them? Not what I think, we  
24 think, what do our kids want as well. And I  
25 think they came up with a great concept to the

1 plan. It's right there for everybody to view.

2 And also too is we need ownership of  
3 Bauerle Park as well. If we can take ownership  
4 for those two parks and return, you know,  
5 return Hinchliffe Stadium back into the City  
6 hands and we come to an agreement of a shared  
7 service agreement of how (indiscernible), you  
8 know, stuff like that.

9 I think this is great. Great  
10 conversation. This is a great startup. Thank  
11 you.

12 COMMISSIONER IRVING: Commissioner.

13 COMMISSIONER REDMON: Good evening,  
14 Council. I'm very excited to see this part of  
15 this presentation because there's been some  
16 years. And the shared service agreement plan  
17 has been talked about for some time.

18 I think that we have the money that's  
19 allocated for the first phase. We need to  
20 seriously sit down and discuss the shared  
21 services agreement on both sides. There should  
22 be a real conversation that both boards take  
23 seriously because we don't want that money to  
24 go to waste and also we don't want -- I want to  
25 know what's the timeframe for the phase two



1       because I'm excited about phase two. Not just  
2       phase one but phase two. And we need to start  
3       some kind of development plan for phase two so  
4       we can start raising money for phase two.  
5       Because if we start with phase one, I don't  
6       want to sit another 15 to 20 years and wait for  
7       phase two because at that time the stadium  
8       would not even be in existence at that time.

9               So that's the only comment that I have.  
10       I think that as a true board, for the Board of  
11       Education point of view, I think we need to  
12       really evaluate what we can afford to do and  
13       what we can do so that our children can get the  
14       best services out of the stadium and also part  
15       of the National Historical Park.

16               That's all my comments.

17               COMMISSIONER IRVING: Dr. Mimms.

18               COMMISSIONER MIMMS: Good evening to  
19       our Mayor, to our Council, Council President,  
20       to all our Board Members, and to all our  
21       constituents. I'm really excited to see a plan  
22       that is very comprehensive, very detailed, very  
23       well thought out. We've used resources to  
24       ensure that we had a detailed plan to identify  
25       how we can rehabilitate the Hinchliffe Stadium.

1           Some of the things I heard and I saw as a  
2     diagram was going forth I saw economic growth.  
3     I saw urban revitalization. I saw jobs. I saw  
4     the future for our children. I saw sports. I  
5     saw a mixed-use facility not just for  
6     entertainment and not just for concerts, but I  
7     saw that our kids would have a place to play  
8     football and play soccer and lacrosse and  
9     possibly golf, if possible, and then a walkway  
10    that will allow them to walk and to have an  
11    overview while they're dining maybe in the  
12    suite or in the box area that they can look  
13    over to the Falls and to accentuate the  
14    positive that is actually happening in our  
15    community.

16           There's a few things that I was thinking  
17    about as I was looking. I didn't hear anything  
18    about a retractable dome. I don't know if you  
19    thought about that in these plans. I didn't  
20    see it. Maybe that's a consideration for  
21    playing. A lot of times with weather, we have  
22    rain date and all that, but maybe in the  
23    planning or the phase of building this stadium,  
24    maybe a retractable dome would be considered as  
25    a part of the plan in rebuilding.

1           Also in that area parking is very  
2       limited. So I know we're going to have to  
3       ensure that we create those parking spaces and  
4       I know that's right up your alley, Tony. As  
5       I'm on the Planning Board, you know, we'll be  
6       striking that hard. Security, lighting,  
7       maintenance, a utilization schedule to ensure  
8       that we're not overlapping and using that  
9       space, making sure that there is a schedule.

10           And also I'm just concerned about rental  
11       opportunities. So if someone wants to use the  
12       stadium for concerts or venues, would there be  
13       a contact person?

14           And then last but not least is there a  
15       project manager that is assigned to this  
16       project? And preferably, if possible, someone  
17       from Paterson that would be able to oversee  
18       every entity to ensure that we're meeting  
19       target, dates, we're on track with funding,  
20       resources, schedules, those type of things.

21           And also, I don't know if it could be put  
22       into the plan, but a percentage, a large  
23       percentage of the workforce that comes out of  
24       this plan that they would be Patersonians.

25           Thank you so much.

1                   COMMISSIONER IRVING: Thank you, Dr.  
2                   Mimms. Commissioner.

3                   COMMISSIONER CLEAVES: Council  
4                   President, Mr. Mayor, Council, thank you for  
5                   opening your home and allowing us to have this  
6                   discussion this evening. Thank you, Mayor, for  
7                   presenting something that was worth looking at,  
8                   worth digesting, and worth sitting through and  
9                   taking it all in.

10                  I agree with a lot of the comments that  
11                  Commissioner Mimms made. I don't who was  
12                  writing the hardest, she or myself, but we were  
13                  writing very similar things. So I won't bore  
14                  you with repeating what she said.

15                  But I also would like to say to Tony, I  
16                  did write down that I understand we need eight  
17                  acres of parking. So, you know, it's not going  
18                  to make any sense for us to build this  
19                  beautiful edifice that's usable and we really  
20                  can't use it if we don't have appropriate  
21                  parking for not only the residents of the City  
22                  of Paterson but to the attention that we're  
23                  going to attract from the outside world once  
24                  this is done that want to come and see this  
25                  place just so that they could just say that

1       they were a part of it. So, you know, that was  
2       really one of my biggest concerns because he  
3       said we needed eight acres of parking space.  
4       So I just want to make sure that we're on top  
5       of that.

6               And I do believe that this is going to be  
7       a great opportunity for job creation for the  
8       residents of the City of Paterson. And, you  
9       know, I'm for it if they get the first top deal  
10      on jobs and being a part of this process  
11      because I think any time that the residents  
12      feel that they are a part of the process, they  
13      tend to work with the process and not against  
14      the process. So let's not forget to continue  
15      to include the community.

16             We need to have a community meeting and  
17      lay this out to the community so that they  
18      could see what the plans are for Hinchliffe  
19      Stadium so we won't have any back resistance  
20      once the job is started. You know, we get it  
21      all the time about, you know, keeping the  
22      community informed of what's going on. So  
23      let's try to keep the community informed as  
24      early as possible for whatever plans we plan to  
25      go forward with.

1           And again to the Mayor, thank you for  
2 bringing us in together as a group, as one  
3 board here to see the plans that are presented  
4 for Hinchliffe Stadium.

5           COMMISSIONER IRVING: Dr. Hodges.

6           COMMISSIONER HODGES: I am -- I got  
7 to hand it to you, Mayor. In 2008, we walked  
8 in here with two stadiums, we're going to leave  
9 here with none, but the City will advance. I  
10 love a lot of what I've seen. Most of the  
11 project is very, very interesting. I love what  
12 the proposal can -- most of what the proposal  
13 can do for the growth of the City if it all  
14 works that way. I'm not quite sure what the  
15 school district gets out of it. But, I spent  
16 some time talking to my colleagues about what  
17 we're losing in terms of an opportunity to  
18 really inject this venue with the presence of  
19 the school district. And I'm a little  
20 reluctant to relinquish all of that because we  
21 have very few things else to offer at present.

22           But the possibility of working out some  
23 arrangement that brings most of this about is  
24 exciting and intriguing to me. I need more  
25 time to look over all the details. I'm not

1 quite as salient on giving away the property.  
2 I want to find some maybe some other  
3 arrangement that we can work out where we have  
4 some sort of a partnership at the very least to  
5 help bring this about.

6 But a lot of what is there is -- if it  
7 helps the City I am, other than just playing  
8 transfer real estate, I'm all for that. I want  
9 to find a way to do what's in the best interest  
10 of our children and to take this property and  
11 really rescue it from the conditions that it's  
12 in now.

13 I'm a little concerned because of the  
14 importance of the Negro League and reducing it  
15 to a -- that's one of the reasons why I was so  
16 anxious -- that I was not -- I was reluctant to  
17 put it into the hands of the historic society  
18 because we understood that if baseball was  
19 going to get involved, it had to have regular  
20 dimensions and we were aware at the time  
21 earlier on that, unfortunately, that might mean  
22 changing the footprint. But the decision has  
23 already been made. So we're losing that part  
24 of it which, unfortunately, was the most -- one  
25 of the, really, the most profound aspects of

1 the stadium was its Negro history, the Negro  
2 League history.

3 So I'm not ready to sign on anything yet.  
4 I want to read a lot more and have more  
5 conversations. I am -- I really would like to  
6 find ways to maintain our partnership in a  
7 realistic manner and I certainly want to do  
8 everything I can to move this project forward.  
9 I'm dedicated to working with my fellow board  
10 members to do that. But again, we come in here  
11 -- you did a fine job.

12 COMMISSIONER IRVING: Commissioner.

13 COMMISSIONER CASTILLO: Good  
14 evening. I'm sorry but Dr. Hodges said he  
15 loved this idea. I just have to --

16 COMMISSIONER HODGES: I didn't say  
17 that.

18 COMMISSIONER CASTILLO: Love the  
19 plan. I have to -- look, it was in there. I  
20 have to just mention that one more time.

21 Thank you for inviting us. Thank you for  
22 the plan. Thank you for just having us, you  
23 know, as a full board so we can have a  
24 discussion because I think it does -- it  
25 matters. And I think I've been -- I've lived



1 here all my life and I've walked passed  
2 Hinchliffe Stadium many times, but I think as a  
3 student or as a younger person you don't  
4 understand the meaning, the history, the  
5 importance that it has behind it, and I think  
6 revitalizing does give that on why it's here  
7 and what has happened here, and it gives a lot  
8 of our students that sense of excitement and  
9 that sense of ownership to the City of Paterson  
10 that sometimes they may lack.

11 So I think it's a great idea. It looks  
12 beautiful. I guess my question is more on just  
13 like Commissioner Redmon, how long? When we'll  
14 be able to see it? When can we participate?  
15 When can we be involved in the creation? And I  
16 think it's great. Anything that's going to  
17 help, that's going to put Paterson people to  
18 work and it's going to encourage our students,  
19 we're all for it.

20 So thank you once again.

21 COMMISSIONER IRVING: Thank you,  
22 commissioners. I just have a few brief  
23 comments and then, Council President, we'll  
24 throw it right back to you, you know, in  
25 keeping in line with the brevity and trying to

1 be as succinct as possible.

2 I think there are a few points,  
3 Mr. Mayor, I think, you know, we need to, you  
4 know, be able to highlight and note. My  
5 colleagues have -- has expressed many of them.  
6 Clearly there's an opportunity here. I think  
7 the question will be fundamentally for us as a  
8 board and for us as -- you know, the Council,  
9 do we have the gumption and the wherewithal to  
10 pull the trigger now? You know, we've had  
11 plenty of conversations. Lots of times, you  
12 know, we've come up we've gotten to the  
13 starting line and, you know, the gun went off  
14 and we didn't move. And so I think this is a  
15 really important step and I think we have to  
16 codify that and really recognize where we are.

17 With that said, though, you know, I do  
18 share, you know, as I shared with the Mayor  
19 offline, you know, some concerns, you know,  
20 relative to, you know, the change in ownership.  
21 I think for the Board of Education to, you  
22 know, truly be whole and made whole on that,  
23 there would have to be some deed swap of some  
24 sort, you know, if we're going to give up  
25 Hinchliffe Stadium. You know, we've got to

1 receive, you know, some other properties, you  
2 know, in lieu of that. In equal or value to  
3 that. So whether Bauerle, you know, the  
4 recommendation from the Commissioner of, you  
5 know, Westside Park, et cetera.

6 But, we simply just can't give up the  
7 field and then not have any, you know, residual  
8 space to call ours, you know, that we own and  
9 are responsible for. But, the truth of the  
10 matter is, you know, we are a landlord who  
11 cannot afford remediate the property we have.  
12 And again, I think that's just without failing  
13 of being honest and truthful and intentional  
14 about where we sit.

15 So we sit in a very difficult spot, you  
16 know, because we can simply dig our heels in  
17 deep and go, you know, no one is going to build  
18 in our land without us being a part of it. But  
19 if we do that, no one uses the land and our  
20 children, our community, you know, loses a lot.

21 So, you know, this is not an easy  
22 decision, you know, that is and will be made.  
23 But I do think, you know, if a deed swap of  
24 some sort does occur, I think there needs to be  
25 a conversation about how we govern those

1        respective properties collectively. Whether  
2        that's a shared board or commission that's  
3        established between the Council and the Board  
4        where we appointment individuals to serve and  
5        represent our interests, you know, on our  
6        respective bodies to facilitate the management  
7        and usage of those facilities in the case it  
8        passes and when they come, you know, that might  
9        be a solution that we might find mutually  
10       agreeable between the municipal body, if indeed  
11       we find that, you know, swapping deeds or, you  
12       know, exchanging properties. But, you know, we  
13       certainly want to still have skin in the game  
14       and need to have skin in the game for the  
15       educational prowess relative to where we are.

16                I think though there also is the  
17       opportunity though, you know, for the City to,  
18       you know, look at open space funds, you know,  
19       if the property does fall into the City's tax  
20       rolls. So the ability to -- and we apply for  
21       open space money to either do, you know, facade  
22       work, remediation work to the exterior, you  
23       know, facility. You know, give us another  
24       revenue stream that, you know, I just didn't  
25       hear in the presentation, but I'm sure probably

1 alluded somewhere. You know, but I think  
2 bringing the county in, you know, to this and  
3 using the county's infrastructure and the tax  
4 dollars that we collectively give to the county  
5 to be able to remediate that and bring that  
6 back to us is equally important as well.

7 Mr. Perez, I know that the parking  
8 conversation has come up. You know, I would  
9 encourage you, and we've had this conversation  
10 talking about different properties in the  
11 school system, but I encourage you to look at  
12 Old School 5 as well. You know, it literally  
13 sits a block and a half. And Councilman  
14 Khalique and Councilman Jackson I know is very  
15 familiar with the property because it borders,  
16 you know, both of your wards. But, you know,  
17 we have not been in that property, you know,  
18 for more than, you know, I think 5 or 6 years  
19 and we are considering, actually considering,  
20 you know, trying to get rid of it, if we don't  
21 use it, you know, for an educational facility.  
22 The challenge we have is all the asbestos  
23 remediation work that need to be done. But,  
24 you know, that is a facility that could be  
25 utilized in a collective partnership.

1           And again, it sits literally a block, a  
2       block in a half from the stadium. So you're  
3       talking about going right from that facility,  
4       walking right down the street. I mean, of  
5       course, it is in a residential area, so that  
6       I'm sure have to have some conversation. But I  
7       encourage you to think about that, you know,  
8       space and take a look at that as well as a  
9       potential opportunity.

10           In reference to phase one and phase two,  
11       I heard this kind of alluded to and I just  
12       wanted to reinforce this point relative to the  
13       financing of the respective buildings more of  
14       less. You know, I want us to understand there  
15       are and will have to be creative ways if we're  
16       going to rebuild this stadium to be able to do  
17       so; tax credits, you know, leveraging, you  
18       know, state and federal dollars, some level of  
19       bonding and public financing.

20           But I think when you're talking about the  
21       overlook, the restaurant, et cetera, you know,  
22       notwithstanding looking at the potential of  
23       having a developer, you know, actually do the  
24       build out and leasing the restaurant facility,  
25       you know, for a long period of time.

1           You know, if you work at any college or  
2 university, Fordham in particular, most of  
3 their, you know, gyms and/or their restaurants  
4 are built by Aramark, Sodexo or Wood Dine. I  
5 mean those three are the largest, you know,  
6 firms in the country who either operates  
7 stadiums and/or resources at, you know,  
8 colleges and universities. You know, so the  
9 potential to put an RFP out to fund a build  
10 out, you know, and to have that entity operate,  
11 you know, the facility and also operate the  
12 concessions for a long-term lease and period of  
13 time. You know, it's what many colleges and  
14 universities do and then, you know, we retain  
15 the property and the space, you know, in 20,  
16 30 years of some sort. So I'm sure that was  
17 alluded to, but I think that's important.

18           The last piece I want to mention, you  
19 know, is the elephant in the room that I think  
20 needs to be addressed and I want to be able to  
21 say it head on. You know, as a Board I think  
22 we need to feel confident and comfortable to  
23 hear that no matter who sits in the seat of the  
24 Mayor, you know, of the chief executive of our  
25 City, that this is a plan that the Council is

1 willing to commit to.

2           You know, Mayor, I know you're committed  
3 to it and I think, you know, this speaks to a  
4 level of commitment. But I think just hearing  
5 it collectively that we are all in it no matter  
6 who happens to be there to see this happen  
7 because, you know, I would hate for us to  
8 engage and enter into an agreement and, you  
9 know, the nature of who we are, you know, many  
10 of us may or may not be here in two or three or  
11 four years and so, you know, that can indeed  
12 change and change where we are. And I think,  
13 you know, that has to be solidified, has to be  
14 firm that, you know, we the legislative bodies  
15 are committing to, you know, entering into  
16 whatever agreement we need to in order to  
17 follow this in spite of and no matter who sits  
18 in the seat of the Mayor. And I think that is  
19 incredibly important for us to put into the  
20 universe for us to put out here and to  
21 underscore and ensure that collectively, you  
22 know, we finally, you know, get off our seats  
23 and really move forward.

24           Dr. Hodges, you had one more comment?

25                   COMMISSIONER HODGES: Some of my



1 original concerns with calls for this meeting  
2 was there was some questions about the current  
3 funding. There were events that have been  
4 taking place in the stadium and we were  
5 wondering whether that revenue was going into a  
6 trust for the stadium, which is one of the  
7 concerns. The other is securing it, securing  
8 the stadium making sure that people aren't  
9 getting access --

10 COUNCIL PRESIDENT McKOY: But, not  
11 wanting to cut you off, though. Let's try to  
12 keep it high level --

13 COMMISSIONER IRVING: Germane to the  
14 --

15 COUNCIL PRESIDENT McKOY: Yeah.

16 COMMISSIONER HODGES: But that's  
17 what --

18 COUNCIL PRESIDENT McKOY: No, that's  
19 into the details and we want to keep it at the  
20 plane where we are now. We have a visionary  
21 plan going forward. We can certainly drill  
22 down to those specifics, you know, going  
23 forward.

24 COMMISSIONER HODGES: That's fine  
25 but that was the reason I asked for the -- to

1       let's have a discussion in the first place. So  
2       I didn't expect the whole this, and I'm  
3       appreciative of this, but that was the original  
4       concern that brought all this. But I'm willing  
5       to yield, Mr. President.

6               MAYOR TORRES: So through the chair.  
7       Through ample chairs. If I would just be given  
8       the opportunity in a broad brush answer each of  
9       the commissioners' concern, which will follow  
10      -- will necessitate following discussion as we  
11      talked about. We both will convene in separate  
12      entities and again we'll wait for your input.  
13      But I think a lot has been said and rightfully  
14      so, right.

15             You know, we're getting ready this July  
16      4th to celebrate a 225th birthday. And if  
17      Councilman Tom Rooney was there who actually  
18      set this all in motion many years ago, he would  
19      -- when we talked about the traffic problems  
20      and the parking problem in the City of  
21      Paterson, he would say but you guys just don't  
22      get it. That when, you know, when we were  
23      founded, we were a horse and buggy town and so  
24      and so that's how we evolved to be the first  
25      industrial city and everything came after that.

1           So one of the really inherited situations  
2       that we both have to look at from a broad brush  
3       and we have to really look at it not of  
4       proprietary, right, because I think as  
5       Commissioner -- as all the commissioners said  
6       it, this is about the kids. It's not about me,  
7       it's about we. Right? As Vera Ames would say  
8       and I think Ruby says that a lot of times.  
9       It's not about me, it's about we. Right? So  
10      let's think about that for a second.

11           So when all of a sudden we become one of  
12      the largest school districts in the State of  
13      New Jersey in a City that is 8.2 square miles,  
14      bug and pony, horse and buggy town, that one of  
15      the main things as being a City not like  
16      townships and other boroughs and other  
17      municipalities that don't want to see growth,  
18      that doesn't encourage four, five family kids  
19      as factory workers and mill workers, we all,  
20      and as minorities, we all know we come from  
21      largely large families, with large families  
22      plus a dog, right, and so then what happened  
23      was that then we go ahead and how many school  
24      districts could say that they have over 33  
25      school facilities with over close to 27-,

1       28,000 kids?

2               And so when other districts and school  
3 facilities, and we could do the exercise,  
4 you're going to see that the Board of Education  
5 to support their recreation -- no, to support  
6 the physical education and athletic needs and  
7 requirements by the State of New Jersey they  
8 own their own land. They own their own  
9 stadium. They own their own gyms. They own  
10 their own facility. Right? And so because if  
11 you Wikipedia 8.2 square miles, close to 18,000  
12 population per square mile, then what happens?  
13 We're too busy building schools that we never  
14 provided the adequate space for recreation  
15 needs or the athletic needs within the  
16 district. And so as founding fathers that we  
17 were sitting at that side of alderman, we said,  
18 oh, no, no, but we got parks. We got City  
19 parks. So what did we do? Oh, okay, you use  
20 it. You use it. You use it. So we hear  
21 Commissioner Capers saying, hey, Kennedy don't  
22 have no fields, but yet Kennedy and the Board  
23 of Education don't have no land. We know that  
24 for years.

25               We thought that Bauerle Field was the

1 school district who 90 percent of the  
2 utilization is used by the district to support  
3 its athletic needs. And who did that belong  
4 to? The taxpayers. And who pumped in one  
5 million dollars, \$1.2 million? And up to last  
6 month, we had a presentation that we're ready  
7 to pump another million dollars because the ask  
8 was really close to 2 million but the facility  
9 needs fixing.

10 And so when you read the shared service  
11 agreement that was entered back then said, oh,  
12 no, no, you just give us exclusivity rights and  
13 we'll fix it with our own money and then we  
14 agreed, yes, we'll go and we'll search for  
15 money to do it together and we did the same  
16 thing for the Armory which is not the question.

17 So whether we look at Roberto Clemente,  
18 whether we look at all our school facilities,  
19 they all adjourn -- I'll give you case in point  
20 right now. The new Dr. Hani Awadallah School  
21 what park are they using for their educational  
22 playground? Marshall Street. So I have to now  
23 go ahead and try to see how we're going to put  
24 some new bathrooms so that when they're playing  
25 gym over there they don't have to run to the

1 school if they have to go to the bathroom  
2 because those facilities are deplorable because  
3 of our kids.

4 So we build a school in front of our  
5 parks and that seems to be the MO at no matter  
6 what school you see. So the district doesn't  
7 own athletic facilities. Doesn't own athletic  
8 grounds as mostly most districts do.

9 So that's why we need to revisit not  
10 only, not only the use of Westside and I'm  
11 encouraged by this because just recently we  
12 rolled out a \$10 million rehabilitation plan  
13 that was done in partnership with monies for  
14 the master plan by NJCDC and the county. And  
15 yes, we need to ask for money.

16 And if the application with the State now  
17 that we want to put the Board of Education to  
18 make that application to green acres to do the  
19 rehabilitation on Bauerle Field, on Bauerle  
20 Field, but guess what, I wholeheartedly endorse  
21 it.

22 But the key is, the question is this:  
23 When we penciled, when we penciled the 2009  
24 shared service agreement, and I don't know if  
25 it ever took place or not, there was something

1       that commissioners talked about that said:  
2       Whereas, the school district will solicit  
3       proposals for an interscholastic and  
4       recreational athletic feasibility study,  
5       PPS-169-09, for shared use of indoor and  
6       outdoor facilities throughout the City of  
7       Paterson for interscholastic athletic and  
8       recreational programs.

9               So my question is, did the district ever  
10       do that and if they never did, then I think,  
11       and a step in the right direction not only for  
12       Hinchliffe Stadium, not only for Bauerle Field,  
13       I think we have a moral and fiduciary  
14       obligation for all our kids to do it for all  
15       the playground and field around all our schools  
16       that are city owned.

17              But guess what? The same nature that you  
18       don't have no money to put skin in the game to  
19       repair the rehabilitated -- the dilapidated  
20       Hinchliffe Stadium that we gave for a dollar  
21       20 years ago, there's no indication that you  
22       have any money to go ahead and fix that, which  
23       means the obligation has to be, and I ask, that  
24       within the athletic department or the  
25       facilities, an allocation should be made under

1 the shared service agreement that we could have  
2 a landscaper cut the grass, we could provide  
3 fertilizer and have the turf. Or if we want to  
4 collectively as two bodies, yes, commissioners,  
5 we'll put Astro turf in Westside Park. We'll  
6 put Astro turf in Eastside Park. We'll put  
7 Astro turf in Putnam Oval. We'll put them in  
8 all those facilities that are adjacent to the  
9 school district for the proper utilization.  
10 But then mutually we have to agree on paying  
11 that debt service then. It's a capital  
12 improvement. Somehow we have to do it.

13 So I'm encouraged of what I'm hearing and  
14 so I think either let's brush off the 2009  
15 athletic feasibility study for the purpose of  
16 entering into this shared service agreement  
17 wholeheartedly with all of it because when the  
18 dust settles, you're going to see that yes, you  
19 own Hinchliffe Stadium, but most of the other  
20 land and open space that you use to support  
21 your district whether you're parking in it --  
22 right now the parking lot of Westside Park is  
23 the school parking lot to support who? The  
24 contract with your union teachers. And then on  
25 top of that, they park on the grass. Maybe



1     some students too; I'm not going there. But  
2     they park on the grass and I can't even get  
3     grass growing on that park. So we need to  
4     address this in a holistic manner, but right  
5     now the discussion is moving forward.

6             And yes, commissioners, this Council has  
7     approved and I think it was at the  
8     recommendation of our Chairman of Finance years  
9     ago, we have a project labor agreement that  
10    anything over X amount of thousands of dollars  
11    they have to hire. Right now our road pavement  
12    has an apprenticeship program that either they  
13    hire or they pay to send them to trade school  
14    to get a trade. That language will be in this  
15    public works project as well.

16            As to who's going to be the stewardship  
17    of it? Each of all these contracts, the  
18    contractor and the engineer is responsible and  
19    they charge us so that they do the inspections  
20    to make sure that it gets done appropriately.

21            Through our department, our compliance  
22    officer through economic development, we make  
23    sure that the affirmative action and all those  
24    other requirements that are regulated and  
25    prevailing wages are part of and it's met.

1           So I could assure you that yes, Mr.  
2     President, that the gun is loaded, right, and  
3     the trigger is pulled back or cocked as they  
4     say, right. Now all we need -- bad analogy,  
5     right? But now we need to just, you know, pull  
6     the trigger and move forward.

7           COUNCIL PRESIDENT McKOY: The  
8     starting pistol.

9           MAYOR TORRES: The starting pistol.  
10    We have a lot of momentum. We have a lot of  
11    momentum and I think that the time is  
12    absolutely now. So we will, you know -- and if  
13    it means, Dr. Evans and soon to be  
14    Superintendent Shafer, if it means that we need  
15    to see just like we do the shared service  
16    agreement with the recreational director that  
17    we share, if there's no money to do that  
18    feasibility study for all our open space to see  
19    how we could upgrade it all to make it  
20    meaningful and useful for our kids because  
21    during the day they go to school and they play  
22    gym, you know, and then they do athletic. But  
23    after school and during the weekends they use  
24    that as their park and that's the problem with  
25    our facilities, they are used 24/7 around the

1 clock within our school system, our young  
2 adults, our JD league, our non-for-profit  
3 teams, and our senior and adult population as  
4 well, and that's the reason why the conditions  
5 of our fields are honestly in the conditions  
6 that they are. We are always backpedaling.

7 So if it means that we have to jointly,  
8 Council Members, look for some money and  
9 jointly commission that interscholastic and  
10 recreation/athletic feasibility study, those  
11 were your words, RFP -- PPS RFP 169-09, the day  
12 that the shared services was signed. They were  
13 awaiting that solicit proposal for it. We  
14 don't know.

15 So I urge you that we need to get that  
16 back on because I think that leads us to a more  
17 meaningful later on even further shared service  
18 agreement with all our parks and open space and  
19 not just the stadium today, Bauerle Field  
20 tomorrow, or the Armory once again in the  
21 future.

22 COMMISSIONER IRVING: Mr. Mayor, the  
23 last comment I'll make, Council President. Is  
24 that I think the objective goes back to being a  
25 greater conversation with the Board relative to

1       our interpretation and understanding of the  
2       shared services agreement from our standpoint,  
3       number one. And then I think there should be a  
4       conversation, you know, with you and, you know,  
5       the respective, you know, parties involved to  
6       have a, you know, you know, much larger  
7       conversation about where we are relative to the  
8       boards rolling this and then reconvening and  
9       then figuring out for ourselves, you know,  
10      what's the next step moving from there.

11               MAYOR TORRES: I think, and you're  
12      right on target, both boards I think but,  
13      however, please let's not lose site to get the  
14      comments back to what was presented here by  
15      these two professionals because they have to  
16      move on to phase two. In the interim that they  
17      incorporate the comments, they'll keep on  
18      moving because they're already commissioned to  
19      do this job and then we will pencil out  
20      mutually, you know, what we're looking at  
21      between the shared service agreement and the  
22      lease that would dictate, you know, after the  
23      completion.

24               The other question was yes, the question  
25      was three buildings and they were -- they are

1 part of phases. We envision and again to the  
2 plan and to your point you mentioned it, we do  
3 have some big concessionaires that that's what  
4 they do all over the country, right. We don't  
5 want to reinvent the wheel. So we believe that  
6 in this process, this RFP, the next phase of  
7 this RFP would encompass the standalone  
8 building which is A, which is going to be the  
9 possible lease agreement for the museum, the  
10 Halls by the Falls or the New Jersey Hall of  
11 Fame, but more importantly because it would  
12 give the concessionaire a taste of that  
13 hospitality suite for the stadium, but the  
14 restaurant overlooking Manhattan and  
15 overlooking the Falls. So that hopefully at  
16 least a percentage of the 180,000 people that  
17 go there perhaps will have lunch and perhaps  
18 even dinner and that would be the catalyst,  
19 right, or the impetus for them to then say,  
20 wow, if I'm doing so well with this standalone  
21 restaurant, imagine how I could do with the  
22 other three concession stands that they're  
23 going to build on the concourse and the rest of  
24 this facility and then they would be the player  
25 on a larger scale to help us finance the ask

1       that we're doing incorporating the other two  
2       builds which is A and B.

3               Keep in mind that the bigger, the biggest  
4       dollar amount is going to be expended on the  
5       addition to the building and that building for  
6       us is a building to support wholehearted under  
7       a structured agreement even if we convey  
8       ownership, that it's still to be operated to  
9       support the recreation -- the athletic, the  
10      athletic and physical education needs of the  
11      district.

12             When the referendum was crafted, it was  
13      actually indicated at that time, Council  
14      President, that for use, Commissioner Martinez,  
15      it was one-third should be looked at to support  
16      the recreational and cultural needs of the City  
17      of Paterson, one-third of the use is to support  
18      the athletic and physical education of the  
19      district, and one-third would be that we would  
20      market it off to that developer, that  
21      concessionaire during those peak prime days of  
22      the year so that they would support the debt  
23      service that's going to be incurred involving  
24      on a private side because we got to put it in  
25      into some type of land lease or some type of

1       taxation so that we could get the benefit of  
2       the RAD and all the other credits that we're  
3       talking about.

4               Just to even throw it out there right now  
5       we believe that because we poised and we have  
6       the \$135 million, I don't think, we don't think  
7       and I don't know want to dispute what Tom said,  
8       but in talking to the architectural firm, to  
9       George, we don't think it would be in the tens  
10      of millions of dollars to do that standalone  
11      building which is A, which would be the  
12      restaurant, the Hall of Fame, and the concourse  
13      that would tie into to the concessionaire and  
14      the bathroom to the stadium. We don't think it  
15      would be and we're looking at our developing  
16      arm who has the tax credits to work with to  
17      support the parking to be able to support that  
18      destination, which will be the Parking  
19      Authority as that entity. That's how we see  
20      this moving forward on it.

21              Phase one should be done, God willing, if  
22      the Council approves the last bonding reading  
23      that is I think it's next Tuesday or the  
24      following week, we will see the security, the  
25      ticket booth, the terra-cotta, and the entire

1 skirt of the stadium done within 10 to  
2 12 months. In between the 10 to 12 months is  
3 where we have to pencil out the new shared  
4 service agreement, pencil out finish -- do the  
5 RAD district, accept the report, get the final  
6 impact, economic impact study that was talked  
7 about, and then we go and develop the RFP and  
8 then we will get the RFP in here so we move on  
9 to phase two, which is the completion of the  
10 stadium.

11 COMMISSIONER IRVING: Dr. Mimms, you  
12 have a last question?

13 COMMISSIONER Mimms: It's a quick  
14 question. I know you're talking about --

15 MAYOR TORRES: Oh, and the dome, and  
16 the dome. I didn't forget it. The dome that  
17 hasn't been a discussion for a long time.  
18 Because of the historical integrity just like  
19 we can't cut the diamond open and take out the  
20 walls to facilitate a baseball field, we can't  
21 alter the structural of it to support a dome.

22 COMMISSIONER IRVING: Thank you,  
23 Mayor.

24 COMMISSIONER MIMMS: Just final.  
25 You talked about the tax credit and the



1       sunshine clause. So I know we have to go back,  
2       talk amongst each and then come back. So what  
3       is that timeframe?

4               MAYOR TORRES: Director Perez, could  
5       you give that timeframe.

6               MR. PEREZ: Applications for  
7       projects are due July of 2018. Completion of  
8       projects 2021.

9               COMMISSIONER CLEAVES: 2000...

10              MR. PEREZ: '21.

11              AUDIENCE MEMBER: '20.

12              COUNCILMAN VELEZ: '20.

13              MAYOR TORRES: '20.

14              COUNCILMAN VELEZ: '20. Two-zero.

15              MR. PEREZ: Correct. Sorry.

16              COMMISSIONER MIMMS: So we have a  
17       year to come back to you guys?

18              MAYOR TORRES: No, you don't have.  
19       Before that.

20              COMMISSIONER IRVING: Thank you,  
21       Mayor, and thank you, Council President.

22              COUNCIL PRESIDENT MCKOY: Thank you.  
23       Thank you, Mr. President. Thank you Board  
24       Members and Council Members. We are required  
25       to do our Public Portion. So we're going to

1 get that out of the way at this time.

2 Madam Clerk, if you would pull the list.

3 THE CLERK: I do have it, sir.

4 COUNCIL PRESIDENT McKOY: The Public  
5 Portion is now open. Members of the public who  
6 wishes to address the Municipal Council may  
7 come forward and Madam Clerk will read us the  
8 first speaker.

9 THE CLERK: Yes, sir. First speaker  
10 is Mr. LoPinto. Please state your name and  
11 address for the record. Thank you.

12 MR. LO PINTO: Yes. Good evening.

13 COUNCILMAN VELEZ: Mic.

14 MR. LO PINTO: Sure. Testing. Good  
15 evening. Brian LoPinto, Friends of Hinchliffe  
16 Stadium.

17 First, I think that was an excellent  
18 presentation. Very informative. I think a lot  
19 of people here got a lot out of that. A lot of  
20 excitement for that.

21 You know, this year marks 20 years that  
22 Hinchliffe Stadium is closed down and sometimes  
23 it takes people to be brave enough to say maybe  
24 it's time to move on. And it's time for  
25 Hinchliffe Stadium to now be owned by the City

1       and I think it's nice to hear other people say  
2       that for once to say that the City is in a  
3       better position to deal with economic  
4       development, community development, historic  
5       preservation. And, of course, it should always  
6       be open for the youth of this town, which I  
7       should remind everyone should still be Eastside  
8       and Kennedy specific sports since there's been  
9       talk about separating the two. So it's time  
10      and I think there's a great opportunity here  
11      and I think you could all be very proud of  
12      yourself if that decision is actually made.

13                To some comments from the presentation.  
14      I don't know that I totally agree about  
15      baseball not being possible at Hinchliffe  
16      Stadium. Baseball is a sport in which you have  
17      dimensions of different lengths and I'd like to  
18      remind everyone that the Polo Grounds in New  
19      York City was 279 feet to right field and 258  
20      to left field. And if it was good enough for  
21      Willie Mays, it should be good enough for  
22      anybody else.

23                As far as concerts you had mentioned that  
24      concerts would probably stay with the  
25      performer, you're on the field or on the side.

1 If you've ever been to a concert at the  
2 Meadowlands, they put plastic pieces on the  
3 floor so that the public can be there. I think  
4 that would open up an opportunity for more  
5 revenue for, you know, for these kind of bigger  
6 music festivals that could be very possible on  
7 a nice day by the Falls.

8 So remember third-party, public-private  
9 partnership is probably what will get  
10 Hinchliffe Stadium to be back on the rolls, if  
11 you will, and they would probably want to work  
12 with the municipality. And that's not only in  
13 this City but in any city around this country.

14 So there's an opportunity here and I  
15 think it's time to say that it's time to move  
16 forward in that direction.

17 And further to this plan, you know, maybe  
18 it's time to also think about what does  
19 Hinchliffe Stadium look like with or without  
20 certain things. You know, you talk about the  
21 walkway in the back, what does it look like  
22 without it? What does it look like with or  
23 without a track? What does it look like with  
24 natural grass or artificial surface? I think  
25 everyone here would probably want to see what

1       that is. But, of course, that's a nice problem  
2       to have when you're talking about what kind of  
3       field surface you have and hopefully, you'll  
4       get to that point someday in the near future.

5               So thank you very much.

6               COUNCIL PRESIDENT McKOY: Thank you.  
7       Thank you. Great comments. Madam Clerk, next  
8       speaker.

9               THE CLERK: Yes, sir. Next speaker  
10      is Ms. Marcella Simadiris.

11              MS. SIMADIRIS: Good evening.  
12      Praise the Lord, everybody. When I came I  
13      didn't realize that we were having a discussion  
14      about the stadium. I just viewed it as an  
15      opportunity for myself and my students to vocal  
16      some of our concerns before both the Board of  
17      Ed and the City Council, but just sitting here  
18      listening -- I'm not from the City. I didn't  
19      go to any of the high schools here, but I have  
20      formed close relationships with some people who  
21      have gone to high schools and all I ever hear  
22      about are the turkey games. I don't know.  
23      Well, I think we called it a turkey game where  
24      I'm from.

25              MAYOR TORRES: Turkey Bowl.

1 MS. SIMADIRIS: Okay. So that it  
2 was like a really great event and I get really  
3 excited hearing the stories, but I also get  
4 really sad too because I realize that my  
5 students don't have those opportunities. So  
6 whatever, you know, I'm sitting here trying to  
7 process it all but it's a little difficult for  
8 me. But whatever the outcome is I hope that  
9 the intention behind it is for the youth.

10 But what I really -- my concern that I  
11 was bringing forward was just some issues with  
12 the nomination for the State Board of  
13 Education. I thought this might be a good  
14 place to bring that forward because the Senate  
15 is going to be voting on the Governor's  
16 recommendations to replace the president and  
17 the vice president and NJEA is encouraging and  
18 a call to action to our senators to have them  
19 contact Senator Sweeney and tell them, you  
20 know, basically, we kind of don't want the vote  
21 to go down yet.

22 We like our president -- well, we don't  
23 but -- I mean we do. But personally, I'll tell  
24 you Mark Biedron has been very helpful with my  
25 quest for information on the plan to manage

1 equity, something that I've been trying to work  
2 on here in Paterson and he's brought a lot of  
3 understanding to me about that issue.

4 So I'm wondering, you know, who's coming  
5 in and I'm just trying to bring that call to  
6 action here. I was hoping Senator Pou was here  
7 but she's not because I would ask her to also  
8 vote, you know, to take into consideration that  
9 these replacements might not be too good.

10 And just to mention my students they  
11 wanted to come here and they wanted to speak  
12 about idling a little bit because we are under  
13 the understanding that there is law regarding  
14 idling in front of schools with our buses and  
15 our delivery trucks and they're always idling  
16 and I don't know how we can go about enforcing  
17 that law but we just wanted to start the  
18 conversation. So thanks for your time.

19 COUNCIL PRESIDENT McKOY: Thank you  
20 and thank you for bringing those concerns to  
21 the Council. Next speaker, Madam Clerk.

22 THE CLERK: Yes, sir. Next speaker  
23 is -- I'm not sure of the first name --  
24 Chapman. Is there a Chapman here? Maybe not.

25 COUNCIL PRESIDENT McKOY: Next

1 speaker.

2 THE CLERK: Torres.

3 COUNCIL PRESIDENT McKOY: Next  
4 speaker.

5 THE CLERK: Sibrena Geraldino.

6 MS. GERALDINO: Good evening, Mayor  
7 Torres, City Council Members, and School Board  
8 officials. I'm very excited to be here. My  
9 name again is Sibrena Geraldino. I'm from 63  
10 West 30th Street in Bayonne, New Jersey. Alex  
11 Geraldino and myself we own New Jersey  
12 Teamsters Football Club, which is a pro soccer  
13 team. We're looking to bring pro soccer to  
14 Paterson, New Jersey.

15 This is a perfect opportunity at this  
16 time. We've started the New Jersey Teamsters  
17 FC in February of 2017, and we're members of  
18 the United Premier Soccer League, which is a  
19 United States Soccer Federation under the  
20 umbrella of U.S. Soccer Federation and FIFA.  
21 Our pro season starts March 2018, and we've  
22 been scouting fields here in Paterson since  
23 March for a home.

24 So in particular, we're interested in  
25 Hinchliffe Stadium in the future when you're



1 finished with the development phases and we've  
2 already found and hired a soccer coach from  
3 right here in Paterson, New Jersey. He works  
4 with the youth leagues. And we're identifying  
5 now some properties so that we can have a home  
6 base and employ people from the City of  
7 Paterson.

8 So in terms of our commitment to the City  
9 and to the residents, we're ready to  
10 rock-and-roll starting in July with our  
11 tryouts, our friendlies, and our exhibitions.

12 So I believe that all sports are  
13 essential to promoting discipline, hard work,  
14 and good sportsmanship for our youth and that  
15 goes hand and hand with education, which we all  
16 talked about here.

17 So I applaud you guys for resetting this  
18 project and hopefully, you'll be able to see it  
19 through fruition so that I could possibly have  
20 the ability to have a home with my pro team.

21 Sorry, it's a little bit late. I took  
22 some notes. But I appreciate and New Jersey  
23 Teamsters appreciate Paterson's rich sports  
24 history that you guys have here and the diverse  
25 community. You have African-Americans, you

1 have Latinos from South America, Europe, and  
2 everyone has in common soccer. Soccer is the  
3 fastest growing sport in America.

4 So I would like for your students to take  
5 advantage of that because we're here to offer  
6 training, professional services, and provide  
7 our coaches and our athletes to the kids of  
8 Paterson at no cost to the community, the  
9 residents, the parents. They must be from  
10 Paterson, from the City, not the surrounding  
11 areas.

12 I'm not sure if you're familiar with how  
13 soccer camps work, but they cost between 1,500  
14 and \$5,000 per student, per child in order to  
15 participate. So it's sort of considered as an  
16 *atleta* sport and right now we're trying to wash  
17 that, you know, do away with that old thought  
18 because urban kids if they have the opportunity  
19 to play this sport, they have the opportunity  
20 to excel whether they want to go on the  
21 collegiate level and play sports or  
22 professional league. We can provide those  
23 services to them.

24 We're offering the opportunity at no cost  
25 as I said and our goal is to work with the City

1 and the School Board to make sure that that  
2 happens.

3 We have the ability to assist the City  
4 with applying for grants to maintain your  
5 current soccer grounds including provide turf  
6 and lighting. I know you guys need lawn  
7 mowers; maybe we could work on that separately.  
8 A little humor. But we also have the ability  
9 to -- we have the resources to purchase  
10 property here in this City. We can play in  
11 Hinchliffe and we can maintain the stadium  
12 operated ourselves. We have partners that we  
13 work with or investors I should say that  
14 partnered up with us with the New Jersey  
15 Teamsters FC.

16 So, indoor facilities would not work for  
17 us because FIFA does not allow us to play pro  
18 soccer indoors. That's why we're, you know,  
19 that's been brought up to us, but that's of no  
20 use to us. We definitely need an outdoor  
21 stadium and 10,000 seats would be great because  
22 we work, we work -- we're playing national  
23 teams. We play against MLS and other leagues  
24 at the end of the year. It's called the U.S.  
25 Cup Lamar Hunt. So we'll have the ability to

1 possibly bring those games here.

2           Alex is a soccer agent. He's also a USA  
3 Amateur Boxing Official. So he works during  
4 the Golden Gloves and other tournaments. He  
5 has the ability to bring those games here as  
6 well and I'm a celebrity publicist in the  
7 entertainment industry. I work with the Queen  
8 of Pop Beyoncé as a media buyer. So I have the  
9 ability to bring Live Nation here and to host  
10 concerts as well.

11           So the big picture is more than just pro  
12 soccer. I'm looking at entertainment and I'm  
13 looking at hiring -- employing people from  
14 Paterson and giving back to the community by  
15 especially supporting the youth. I have a  
16 29-year-old daughter. I'm, you know, I mentor  
17 people. I'm former Ms. New Jersey, runner-up  
18 for Mrs. New Jersey America. So my platform is  
19 all about giving back and mentoring young women  
20 and Alex does that as well. He volunteers as I  
21 said as a boxing official. He's also a former  
22 NFL player with the European division. He's a  
23 champion. And we promote excellence. We want  
24 the best coaches, the best trainers, and the  
25 best players. The players will come as long as

1 the coaches are great and the training is great  
2 and the facility is excellent. It's a big  
3 picture. They want to have pride in their  
4 team.

5 I've also received testimonies from other  
6 -- from Paterson's soccer players on a  
7 collegiate level who would love to come home to  
8 play soccer. And also you wouldn't have to go  
9 to Harrison or Kearney for a pro team. To  
10 watch a pro team. You'd have one right here.

11 COUNCIL PRESIDENT McKOY: You're  
12 going to have to follow up with that. I know  
13 you're filled and there's lots more there, so  
14 we ask that you follow up with the  
15 administration. We're excited though about the  
16 interest that have been expressed and the  
17 resources that you bring to our City.

18 MS. GERALDINO: And I thank you for  
19 your time.

20 (Applause)

21 COUNCIL PRESIDENT McKOY:  
22 Absolutely. Thank you. Next speaker, Madam  
23 Clerk.

24 THE CLERK: Yes, sir. Ms. Grant.

25 COUNCIL PRESIDENT McKOY: And I

1 failed to have mentioned so I'll mention it  
2 now. It's three minutes and when the buzzer  
3 goes off it doesn't mean wrap up, it means your  
4 time is up.

5 MS. GRANT: Yes, sir.

6 COMMISSIONER IRVING: Sounds  
7 familiar.

8 MS. GRANT: Good evening. Rosie  
9 Grant, Paterson Education Fund. Thank you for  
10 this opportunity.

11 COUNCIL PRESIDENT McKOY: Glad that  
12 there's a friendly face that came up.

13 COMMISSIONER IRVING: Right. Sounds  
14 familiar.

15 MS. GRANT: Thank you. I'm excited  
16 about this commitment to work together. It's  
17 beginning with Hinchliffe Stadium as the  
18 subject, but I hope that the district and the  
19 City will continue to work together because  
20 they're our schools and they're our kids and  
21 they're our parks and this differentiation of  
22 who knows what can sometimes get in the way of  
23 progress. So this is a good start.

24 I have a suggestion that any agreement  
25 should designate a portion of revenues to

1 support sports and arts in the Paterson Public  
2 Schools. We are lacking in those two areas  
3 across the district because of tight resources.  
4 And so if we're going into something that is  
5 revenue generating, then I would want to  
6 suggest that some of that revenue gets  
7 designated to go back into the schools to  
8 support music, arts, and sports.

9 (APPLAUSE)

10 MS. GRANT: Thank you.

11 And I know that both the City and the  
12 schools are hurting for resources. This plan  
13 has a potential to help both. In fact, to help  
14 us all. So here's to collaboration and may it  
15 continue well beyond Hinchliffe Stadium.

16 Thank you.

17 COUNCIL PRESIDENT McKOY: Thank you.  
18 Next speaker, Madam Clerk.

19 THE CLERK: Yes, sir. Next speaker  
20 is Mr. Symonds. Mike.

21 COUNCILMAN VELEZ: Hall of Fame.

22 MR. SYMONDS: Good evening, Council  
23 President, Mr. Mayor, Council Members, Members  
24 of the BOE. Just literally screamed it from  
25 Manhattan side. I was actually wearing a suit

1 and tie earlier. I got home, changed and saw  
2 you guys on TV. Thought to come and don't miss  
3 this opportunity to talk and to get down here.  
4 So I'm sorry about the T-shirt.

5 I want to talk to you and set the record  
6 straight. Clear a few things about the Halls  
7 to the Falls project. About a month ago we had  
8 a presentation at the Paterson Library which  
9 you were all invited, which Don Smith the  
10 former executive director of the New Jersey  
11 Hall of Fame gave a very masterful presentation  
12 on the benefits of bringing four world-class  
13 museums to the City of Paterson.

14 I'll briefly just touch on the  
15 educational resources which could be at our  
16 fingertips with your support. The museums in  
17 question are, of course, the New Jersey Hall of  
18 Fame Annex, the Negro League Baseball Hall of  
19 Fame East Coast Annex, the New Jersey  
20 Inventor's Hall of Fame, and a brand new New  
21 Jersey Music Hall of Fame. There's also one  
22 other museum, which I'm not at liberty to  
23 mention, but I can tell you now it's very  
24 big -- I sound like Donald Trump -- and it will  
25 be a game changer.



1           So the educational benefits for our  
2 children would be four, possibly five  
3 world-class facilities each with a curriculum  
4 developed for students at the fingertips of  
5 your student.

6           We've already discussed the economic  
7 benefits. Tony Perez, I saw what you said, you  
8 talked about synergy and you're exactly right.  
9 Mr. Mayor, you're also very right as well.  
10 Bringing these museums in will also bring  
11 visitors in. 177,000 people came to the City  
12 of Paterson. That's more than the population  
13 of the City itself. We can grow that. That's  
14 just a baseline. We can bring a lot more  
15 people in. We can create more taxable  
16 revenues, which we can then reinvest in our  
17 education system, in our infrastructure, and  
18 making this City the great city we know it can  
19 be.

20           Let's talk about the arts. If you look  
21 at Morristown. If you look at say, Newark.  
22 Look at Glasgow, Scotland. Look at Edinburg.  
23 Look at Manchester, England. These cities and  
24 Liverpool, England my hometown -- by the way  
25 congratulations to the England under 21

1     football team, soccer team, for winning the  
2     world cup three days ago, which shows you what  
3     player development can do. So this young lady  
4     here is right on the money. You could be  
5     developing future world champions right here.  
6     But I digress.

7             The arts have proven to be a huge boost  
8     for cities around the world. We have an  
9     opportunity to do that here with Paterson with  
10    the Halls to the Falls. We need to conduct a  
11    feasibility study. When we have that  
12    feasibility study, we can then go out, one of  
13    our leaders, Don Smith has a Rolodex the size  
14    of Kansas with people who've all said this is a  
15    great idea. We love it. Show us the  
16    feasibility study and then we'll write some  
17    checks. \$50,000 is all it's going to take to  
18    really start the ball rolling. Well within  
19    your collective abilities to help fund that  
20    study right here and right now. The payoff  
21    could be huge.

22            You're going to bring tourism, tax  
23    dollars, tourism dollars into the City. You're  
24    also going to do an enormous service to the  
25    students in your care. Think about this.

1 Think about the New Jersey Inventor's Hall of  
2 Fame. And I'll wrap it up shortly. If they  
3 get tied in, tied up with the school district,  
4 you can have New Jersey technology companies  
5 like Hewlett-Packard, Lucent-Alcatel [sic]  
6 coming into this City and doing amazing things  
7 with our students. This is an opportunity  
8 which I employ you all to grasp now before  
9 somebody else says, hey, what a great idea,  
10 let's do it somewhere else.

11 Please, Mr. President, Council President,  
12 Mr. BOE President, let's get this done. Let's  
13 do this. Let's find the 50k quickly so that we  
14 can move on. Mr. Mayor, it's well within your  
15 ability to write the check. You can do it. So  
16 let's get it done, please. It's a huge  
17 opportunity, which we can really use for the  
18 benefits of everybody in the City. Everybody  
19 wins. Our students. Everybody. So please I  
20 employ you let's do it.

21 Thank you very much, Council President,  
22 for your time. I appreciate it and good luck  
23 to you all.

24 MAYOR TORRES: Council President.

25 COUNCIL PRESIDENT McKOY: Mr. Mayor.

1                   MAYOR TORRES: I know you arrived  
2 late but you missed -- what you're saying was  
3 confirmed by our consultant that's under  
4 contract to do the feasibility, to do the  
5 impact study, to do all those due diligence.  
6 And we'll be more than glad that once he finish  
7 that, we will provide you a copy that you could  
8 provide to Mr. Smith and then he could go out  
9 and make it work.

10                  MR. SYMONDS: Why don't you do this,  
11 why don't you get Mr. Smith to work with Mr.  
12 Moriarity on the study so we have it. We're  
13 talking synergy here but --

14                  MAYOR TORRES: We already have --

15                  MR. SYMONDS: -- let's do that and  
16 then you could work with this gentleman here to  
17 create the study and then we have something  
18 that you can go to so --

19                  MAYOR TORRES: We already have  
20 someone under contract providing that. So in  
21 due time, that final document will be ready.  
22 It's the same document that this Council and  
23 this Board is going to weigh upon and it'll be  
24 a public document.

25                  MR. SYMONDS: But, Councilman, as a

1 taxpayer --

2 COUNCIL PRESIDENT McKOY: Mr.

3 Symonds.

4 COUNCILMAN VELEZ: We need --

5 COUNCIL PRESIDENT McKOY: No, no.

6 Thank you, Mike. I would suggest that you  
7 follow up with the Mayor and have a little side  
8 conversation.

9 MR. SYMONDS: Yeah, I will. I just  
10 wanted to say --

11 COUNCIL PRESIDENT McKOY: Thank you.  
12 Thank you. Thank you, Mike. Thank you, Mike.

13 MR. SYMONDS: I'll talk to you --

14 COUNCIL PRESIDENT McKOY: Mike,  
15 thank you. Thank you. Thank you. Thank you.  
16 All right. Next speaker, Madam Clerk.

17 THE CLERK: There's no one else on  
18 the Public Portion, Mr. President.

19 COUNCILMAN VELEZ: We need to fix  
20 the podium now.

21 COUNCIL PRESIDENT McKOY: Seeing no  
22 one else.

23 COUNCILMAN MENDEZ: Motion to close.

24 COUNCIL PRESIDENT McKOY: Motion to  
25 close by Councilman Mendez.

1 COUNCILMAN VELEZ: Second.

2 COUNCIL PRESIDENT McKOY: Second by  
3 Councilman Velez.

4 Roll call, Madam Clerk, to close the  
5 Public Portion.

6 THE CLERK: Yes, Mr. President.  
7 Roll call to close the Public Portion.

8 Councilwoman Cotton?

9 COUNCILWOMAN COTTON: Yes.

10 THE CLERK: Councilwoman Davila?

11 COUNCILWOMAN DAVILA: Yes.

12 THE CLERK: Councilman Jackson?

13 COUNCILMAN JACKSON: Yes.

14 THE CLERK: Councilman Mendez?

15 COUNCILMAN MENDEZ: Yes.

16 THE CLERK: Councilman Velez?

17 COUNCILMAN VELEZ: Yes.

18 THE CLERK: Mr. President?

19 COUNCIL PRESIDENT McKOY: Yes.

20 THE CLERK: The vote is six in  
21 favor, three absent. The Public Portion is  
22 hereby closed.

23 COUNCIL PRESIDENT McKOY: Thank you,  
24 Madam Clerk.

25 THE CLERK: You're welcome, sir.

1 COUNCIL PRESIDENT McKOY: Mr. Mayor,  
2 Mr. President, we look forward to the follow-up  
3 meeting. We don't have to wait too long to  
4 this session to put something on the table.  
5 Maybe a summer retreat or summer conversation  
6 would be fine and we look forward to that.

7 Thank you, Mr. Mayor. Good presentation.

8 COMMISSIONER IRVING: Mr. Mayor,  
9 great job.

10 COUNCILMAN VELEZ: Council  
11 President.

12 COUNCILMAN JACKSON: Council  
13 President.

14 COUNCILMAN MENDEZ: Council  
15 President.

16 COUNCIL PRESIDENT McKOY: Pardon me.  
17 We've had -- you want to go another round? We  
18 rather --

19 COUNCILMAN VELEZ: No, no, Council  
20 President.

21 COMMISSIONER IRVING: We're going to  
22 let you guys do your thing.

23 COUNCILMAN VELEZ: There's some  
24 things -- well, I would like to get some  
25 knowledge today because we have them all over

1 here and I think the -- I have a question that  
2 have arise about this agreement and I just want  
3 to put on the table --

4 COUNCIL PRESIDENT McKOY: Let me  
5 just remind everybody, you know, that the  
6 conversation was beginning tonight. We've set  
7 a little time limit.

8 COMMISSIONER IRVING: I think a  
9 summer retreat makes plenty of sense, Council  
10 President.

11 COUNCIL PRESIDENT McKOY: Yeah, and  
12 we're going to be able to --

13 COUNCILMAN VELEZ: It comes to --

14 COUNCIL PRESIDENT McKOY:  
15 Councilman. Councilman. Councilman, I'm  
16 speaking. I'm speaking.

17 COUNCILMAN VELEZ: Okay. I'm sorry.  
18 Go ahead.

19 COUNCIL PRESIDENT McKOY: We have  
20 dug into it. It's a high-level conversation.  
21 I think was -- we have been talking about this  
22 a while. We have commissioned these folks. We  
23 have commissioned the funding. We have  
24 financed the program. We know a lot more about  
25 it than they do. So this was an opportunity to



1 update them as to where we are, bring them a  
2 little bit closer. They're going to go back  
3 and think about it. So when we come to our  
4 summer conversation, we'll all be almost on the  
5 same level and can share in the debate.

6 COUNCILMAN JACKSON: Council  
7 President.

8 COUNCILMAN VELEZ: I agree.

9 COUNCIL PRESIDENT McKOY: I don't  
10 want us to --

11 COUNCILMAN JACKSON: With all due  
12 respect, this is not, this is not a correlation  
13 of ideas and thoughts brought to the table.  
14 This is just a presentation and I don't think  
15 that not being able to ask or follow up on  
16 concerns with the professionals in the room or  
17 and at least having the opportunity for us, for  
18 the Council to have -- this is the first time  
19 we've had an opportunity to address it and, you  
20 know, I understand that time is often a  
21 concern, but these are major issues that we  
22 just can't continue to rush through.

23 COUNCIL PRESIDENT McKOY: What is  
24 continued to rush through, Councilman?

25 COUNCILMAN JACKSON: Every time we

1 have a discussion, we're always reaping on the  
2 time talking about, well, there's a time limit  
3 on this. We're talking about a huge project  
4 that impact the community and yet and still  
5 none of the Council Members had an opportunity  
6 to comment on or have a conversation to get  
7 feedback from the adverse School Board.

8 You know, the Mayor raised very many  
9 valid points today that I think shed some  
10 different light on the situation and for the  
11 Council not to have an opportunity to comment I  
12 think is --

13 COUNCIL PRESIDENT McKOY:  
14 Councilman, I think, I think I hear your  
15 concern. What we have said was we are bringing  
16 the Board up to where we needed to be. We were  
17 the one that authorized the bonding. We  
18 commissioned the study. We have been involved  
19 in the conversation. So we're not --

20 COUNCILMAN JACKSON: All parties  
21 have not been in unanimous agreement --

22 COUNCIL PRESIDENT McKOY: No one  
23 said that. No one said that. No one said  
24 that.

25 COUNCILMAN JACKSON: -- with the

1 bonding. Okay. The only one who gets an  
2 opportunity to address the concerns is the  
3 Council President and it's just not fair as a  
4 voting member of the Council.

5 COUNCIL PRESIDENT McKOY: Oh, wow.

6 COMMISSIONER IRVING: Council  
7 President, I will respectfully excuse myself  
8 and my colleagues. I appreciate the  
9 conversation --

10 COUNCILMAN VELEZ: I think that's  
11 irresponsible to excuse yourself in the middle  
12 of the conversation.

13 COUNCIL PRESIDENT McKOY: Just a  
14 minute. Just a minute, Councilman. That's  
15 the --

16 COUNCILMAN JACKSON: Should have  
17 been on television.

18 COUNCIL PRESIDENT McKOY: It is on  
19 television. The difficulty that we have is  
20 that we seem not to be able to get to a level  
21 of understanding to face the realities and to  
22 understand the circumstances of the day.

23 This is the beginning of a conversation.  
24 It's not going to be the end of the  
25 conversation. This is the first. We have

1       gotten a tremendous amount of information  
2       tonight. We don't even have the package. I'd  
3       like us to all individually get those  
4       presentations, go through that, and come back  
5       in the summer and delve into it in a meaningful  
6       way. You know, we can spend another hour here,  
7       we're not going to chip away of any new  
8       discovery or any new process.

9               So my thing is not to rush through the  
10       process but to work on a series of conversation  
11       to develop a plan that as you heard is over --  
12       we're talking about years. This is not, you  
13       know, inking an agreement tomorrow. We still  
14       have the issues of the shared service agreement  
15       that we have to work through.

16              So I'm just being respectful of our  
17       guests and I would hate for us to have the  
18       circumstances where they're leaving and we're  
19       sitting here not having a full conversation.  
20       And my time is limited. Councilman Morris had  
21       to leave. Councilman Khalique had to leave.  
22       So time has to be respected and we have to work  
23       within the timeframe that we have. That's all  
24       I'm saying.

25              COUNCILMAN VELEZ: Move to close the

1 meeting.

2 COUNCIL PRESIDENT McKOY: Motion to  
3 close by Councilman Velez.

4 COUNCILMAN VELEZ: Can we wait until  
5 we dismiss the whole meeting before you get up.

6 COUNCIL PRESIDENT McKOY: Please.  
7 Do we have a second?

8 COUNCILWOMAN COTTON: Second.

9 COUNCIL PRESIDENT McKOY: Moved to  
10 close by Councilman Velez. Second by  
11 Councilwoman Cotton.

12 Roll call, Madam Clerk.

13 THE CLERK: Yes, Mr. President. At  
14 this time what I'll do I'll take the roll call  
15 for the commissioners first and then the  
16 Council Members after.

17 Roll call to close the Special Joint  
18 Meeting between the Board of Education  
19 Commissioners and Paterson Municipal Council.

20 Commissioner Capers?

21 COMMISSIONER CAPERS: Yes.

22 THE CLERK: Commissioner Castillo?

23 COMMISSIONER CASTILLO: Yes.

24 THE CLERK: Commissioner Cleaves?

25 COUNCIL PRESIDENT McKOY: Everyone,

1 just give us two minutes so that we can close.  
2 Appreciate it.

3 THE CLERK: Commissioner Cleaves?

4 COMMISSIONER CLEAVES: Yes.

5 THE CLERK: Commissioner Hodges?

6 COMMISSIONER HODGES: Yes.

7 THE CLERK: Commissioner Martinez?

8 COMMISSIONER MARTINEZ: Yes.

9 THE CLERK: Commissioner Mimms?

10 COMMISSIONER MIMMS: Yes.

11 THE CLERK: Commissioner Redmon?

12 COMMISSIONER REDMON: Yes.

13 THE CLERK: Commissioner Rivera?

14 And President Irving?

15 COMMISSIONER IRVING: Yes.

16 THE CLERK: Thank you. I'll do the  
17 Council Members at this time.

18 Councilwoman Cotton?

19 COUNCILWOMAN COTTON: Yes.

20 THE CLERK: Councilwoman Davila?

21 COUNCILWOMAN DAVILA: I'm looking  
22 forward to future conversations.

23 My vote is yes.

24 THE CLERK: Thank you. Councilman  
25 Jackson?

1 COUNCILMAN JACKSON: Before I vote  
2 to close. I was just curious. Is all parties  
3 involved familiar with the RAD program and  
4 what's its full ramifications of it is?

5 COMMISSIONER HODGES: No.

6 COUNCILMAN JACKSON: That's my  
7 point. We have a half-baked discussion. It's  
8 a presentation that's thrown at us and we're  
9 just asked to sit here listening and not have  
10 an opportunity to comment.

11 My vote is no.

12 THE CLERK: Your vote is no?

13 COUNCILMAN JACKSON: Yes.

14 THE CLERK: Thank you.

15 COUNCILMAN VELEZ: You're going to  
16 stay here?

17 THE CLERK: Councilman Mendez?

18 COUNCILMAN MENDEZ: Thank you, Madam  
19 Clerk. Before I submit my vote, Mr. Mayor, I  
20 want to thank you for the presentation. I've  
21 been calling for this meeting just to talk  
22 about the shared services agreement in multiple  
23 meetings and that was my biggest concern that  
24 we was moving forward with this project without  
25 having the Board. I remember that when we

1 signed that agreement, I was on the other side.  
2 But it's great that we have all the parties  
3 right here. If we could receive that  
4 presentation. It was very extensive with a lot  
5 of details and I have many, many questions. So  
6 I'm looking forward to have the second meeting.

7 And the last thing for Gianfranco. I  
8 don't know if we have the steering committee.  
9 In 2011, I was a member of the steering  
10 committee representing the Board and the  
11 administration had a person. So if we don't  
12 have that in place, we need that in place to  
13 make sure that both parties are representing  
14 the Board, the Council, the administration, and  
15 the other parties involved. So I'm looking  
16 forward to have that conversation.

17 My vote is yes.

18 MAYOR TORRES: Thank you.

19 THE CLERK: Thank you. Councilman  
20 Velez?

21 COUNCILMAN VELEZ: I just want to  
22 say Happy Father's Day to all of you who are a  
23 father. Okay. Happy Father's Day. Dr. Evans,  
24 and I'm happy to see you still here but you're  
25 leaving us. I recall that even when I was a



1 community activity I was involved in that  
2 process of the superintendent search  
3 representing the parents and one thing I could  
4 say is that I'm happy with our relationship. I  
5 hope the people that stay there move forward  
6 the district.

7 To Dr. Chris Irving. Dr. Chris Irving,  
8 thank you for coming to our chambers. Even  
9 that one day that you say that you don't need  
10 our money, yes, we need the money of the Board  
11 to move this plan forward. Okay? So getting  
12 an understanding the shared agreement, moving  
13 forward, and then next meeting we could  
14 probably move other projects ahead.

15 God bless you. Thank you. My vote is  
16 yes.

17 THE CLERK: Thank you. Mr.  
18 President?

19 COUNCIL PRESIDENT McKOY: Yes, Madam  
20 Clerk. Good night.

21 THE CLERK: The vote is five in  
22 favor -- I have to close this meeting. It's  
23 against the law to not close it.

24 The vote is five in favor, one against,  
25 three absent. The Special Joint Meeting is

1 hereby closed. Good night everyone. Thank  
2 you.

3

4 (Whereupon, the proceeding is then  
5 concluded at 10:38 p.m.)

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C E R T I F I C A T I O N

I, **AMELINDA LOPEZ**, a Certified Court Reporter, Registered Professional Reporter, and Notary Public of the State of New Jersey, hereby certify that the proceedings herein are from the notes taken by me of a Special Joint Meeting of the Municipal Council held on Wednesday, June 14, 2017; and that this is a correct transcript of the same.

A handwritten signature in cursive script, reading "Amelinda Lopez", is written over a horizontal line.

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Commission Expires 5-28-2019

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