

The Meeting of the City Council of the City of Hackensack was held at City Hall, 65 Central Avenue, Hackensack, New Jersey, on Tuesday, June 30, 2026, at 5:31 P.M.

**I. CALL TO ORDER AND ORDER OF BUSINESS:**

Mayor Gaines called the meeting to order and the Acting City Clerk Timothy Hoffman announced, "This meeting is being held in accordance with the "Open Public Meeting Act," N.J.S.A. 10:4-6 et seq., notice of which was posted on the municipal website pursuant to Public Law 2025, c. 72."

Mr. Hoffman called the roll: Mayor Gaines, Deputy Mayor Toomey, Councilman Carroll, Councilwoman Clark-Collins and Councilman Diaz. City Manager Thomas Freeman was present. City Attorney Richard Malagiere was present. Acting Clerk Timothy Hoffman was present. Deputy City Clerk Allison Saabye was present.

**FLAG SALUTE**

**APPROVAL OF MINUTES:** A motion to approve the Meeting Minutes from June 16, 2026, Council Meeting was offered by Councilman Carroll, seconded by Councilwoman Clark Collins and approved by Mayor Gaines, Deputy Mayor Toomey, Councilman Carroll, Councilman Diaz and Councilwoman Clark-Collins.

**II. RESOLUTION FOR EXECUTIVE SESSION:**

| <b>Council Member</b> | <b>Intro</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recused</b> |
|-----------------------|--------------|---------------|------------|-----------|----------------|---------------|----------------|
| Deputy Mayor Toomey   |              | X             | X          |           |                |               |                |
| Clark-Collins         | X            |               | X          |           |                |               |                |
| Carroll               |              |               | X          |           |                |               |                |
| Diaz                  |              |               | X          |           |                |               |                |
| Mayor Gaines          |              |               | X          |           |                |               |                |

**CITY OF HACKENSACK**

**A RESOLUTION CALLING FOR AN EXECUTIVE MEETING OF THE CITY COUNCIL FOR THE FOLLOWING PURPOSES:**

**WHEREAS**, the Mayor and Council of the City of Hackensack deem it necessary to discuss certain actions under Section 7b7 & 7b8 of the Open Public Meetings Act which pertains to matters falling within attorney-client privilege, on-going litigation and personnel matters concerning the employment of a current or prospective public employee(s).

**WHEREAS**, the Mayor and Council of the City of Hackensack is of the opinion that such circumstances may presently exist; and

**WHEREAS**, the City Council wishes to discuss the following issues:

1. On-going Litigation
2. Matters involving attorney/client privilege: Workers Compensation Case – Tyrell Glover, Affordable Housing
3. Matters involving the purchase, lease or acquisition of real property
4. Any pending or anticipated litigation or contract negotiations

**NOW THEREFORE BE IT RESOLVED** that the Mayor and Council of the City of Hackensack deem it necessary to exclude the public from this discussion. The outcome of the discussion will be disclosed within 90 days or at such time as the interests of the City do not require confidentiality.

**III. PROCLAMATIONS & PRESENTATIONS:**

- a. Proclamations
  - i. Carmen Antonia Moreno 100<sup>th</sup> Birthday
- b. Presentations by Groups: None

**IV. REPORTS AND PRESENTATIONS FROM PROFESSIONALS AND DEPARTMENT HEADS:**

**City Manager's Report:** A couple of quick follow ups from the previous meeting on June 16. Bill from Kaplan Ave was concerned about the veteran banner. The next batch of veteran banners has been placed with the vendor. The next step is the vendor will send out the final proof for the resident to approve and once we receive those we will forward them to the residents to approval the final draft and then it will go to production. He was also not happy with the city construction code requiring concrete aprons on driveways. I followed up with the construction official, and he said that is a normal code and it is done for a reason. The aprons take a lot of wear and tear on an angle and that the prescribed way that most municipalities address driveway aprons by require them to be concrete. Mr. Cerbo, I know you mentioned you were not happy with the four ton weight limit on Spring Valley. I followed up and questioned the busses but apparently NJ Transit is exempt from the four ton weight limit restriction on Spring Valley. There is nothing we can really do about the busses being on the roadway. I know you always have concerns with speeding. Police have reported to me that they have done targeted enforcements and have not come across any violations yet. It is on their radar. Mr. Smith reported the street sign at Golf and Prospect was missing and you were absolutely correct. That has been ordered through the sign shop and will be installed when we receive it. You also questioned when the work at Anderson and Union will begin. I checked with project management and no date is set yet because that involves a grant and there is some more paperwork involved with that. Once we have

a start date, I will report to you on that. I also wanted to report extreme heat precautions in place the next couple of days. Due to the extreme heat, the recreation summer camp sites at Foschini, Polifly, and Staib Park will be relocated to the M&M Building on July 1 and July 2, tomorrow and Thursday. The notices have been communicated to the parents, flyers have been posted on social media, and word of mouth but in case anyone missed it, summer camp will be indoors the next two days due to the extreme heat. Our annual fallen firefighters memorial at Memorial Park located at Main and Temple will be held tomorrow 6 PM, July 1<sup>st</sup>. Please join us if you can. Celebrate the 4<sup>th</sup> of July in Hackensack with a full day of fun at Foschini Park. Start the festivities with the Hackensack Police Department vs. the Fire Department softball game at 10AM. Enjoy food trucks and games at 4PM, followed by live music by Fillet of Soul at 7:30PM and the day concludes with the fireworks show at 9PM. Summer concert series on the Green is every Tuesday in July and August at 730PM. The fun kicks off with Fleetwood Macked on July 7<sup>th</sup>. Visit Hackensack.org for more concert details. Also, you can visit HACPAC's website for the July programming.

Mayor Gaines – Before we move on to public comment on agenda items, I want to take a moment to address everyone here and everyone watching. Tomorrow, July 1<sup>st</sup>, marks exactly one year since this entire City Council and I were sworn into office. One year ago, we stood here as a newly elected team, chosen by you to completely replace the previous council and chart a new direction for Hackensack. I want to take a moment to acknowledge that over the past 364 days, we have achieved a tremendous amount—and it is work that I am incredibly proud of. Over this past year, we aggressively secured a \$1.4 million grant to build a brand-new park on Main Street. We brought back vital, community-enriching programs for our seniors. We resurrected both the Recreation Advisory Board and the Rent Stabilization Board to ensure our residents finally have a voice in their own city government. Our police department has actively started holding regular, transparent community meetings. And just as we promised, we made sure that election time wasn't the only time you would see us out in the community. At least one of us has accepted almost every single invitation we have received over the past year. Why? Because to us, there is nothing more important than showing up and meeting our community exactly where they are. We have communicated honestly, and transparently, even when it has been inconvenient. We hit the ground running, and we did it all after having been handed a truly wicked deck of cards when we assumed office. When we ran for office, we did so out of a deep concern for the affordability of our city. We had a genuine fear that we communicated loudly, that continuing the policies of the previous administration— policies that had been left in place for twelve years—would ultimately price longstanding Hackensack residents out of their homes. After all, we on us sitting up here are all taxpayers and residents as well. We feel the exact same pressures you do. Regrettably, this year's tax bill confirmed our worst fears. This bill, which reflects last year's spending, is the final financial bill for the previous Council's choices. While it reflects the inherited mismanagement and fiscal decisions of the outgoing administration, we are not looking the other way and we are offering true transparency. We have dug in and taken massive, proactive steps to safeguard

our community and change how Hackensack operates. If you want to see a clear difference in the governing practices of this council and the previous one, you only need to look at what they were doing in the final meetings of their administration, and what we did in the first meetings of ours. Our predecessors spent their final meetings working hard for developers, approving three last-minute PILOT agreements for thirty years, thirty years, and fifteen years, all after the election. This was rushed through so late in the game that the previous Mayor didn't even have time to sign one of those agreements. This administration spent its first few meetings rescinding those ordinances. We did so under the firm belief that any deals negotiated under the gun, in the waning days of an administration that knew it wouldn't be there for the fallout of their decisions, deserved strict scrutiny. They also spent their last few months in office rushing to start construction on a ten-year-old concept to build a costly sports dome that would have had utility to only a small portion of the community. They were hoping they could create a permanent fixture in Johnson Park, whether they were sitting here when it opened or not. We spent our first meetings analyzing its true cost and value to our community, and we stopped a project that would have been too costly to build, too costly to staff, and wouldn't have served enough of our neighbors. And speaking of costs—even though the previous administration was communicating on an almost-daily basis throughout the first half of 2025, they never sounded the alarm about the true fiscal status of this City. While they were painting a picture of perfect fiscal health, healthcare costs were silently skyrocketing under their watch. During their final six months in office, monthly medical claims ran an average of 94% higher than the prior year, completely blind-siding the city's budget. Because Hackensack is self-insured, those runaway claims directly forced a 48% spike in our excess loss insurance premium—a massive \$2.6 million penalty left on our doorstep the day we took office. But we didn't just complain about it; we addressed it. We immediately launched a strict audit of out-of-network provider payments. By enforcing strict baseline oversight, we crushed that 94% monthly spike down to a negligible 5% for the rest of the year. We then added a secondary, zero-cost out-of-network screening agent this past January to move it down even further. Today, our medical claims are actively dropping—making Hackensack an exception across the entire state. While we can't change the 2025 numbers that form this current tax bill, our intervention has already secured a drastically lower insurance premium to protect all of our pockets in 2027. While we were looking at healthcare, tax appeals were in the millions, and PILOTs, which took dozens of ratable properties off the tax rolls, were driving down commercial valuations in this City for the fourth consecutive year. Our predecessors didn't just fail to be transparent; they lied. They projected fiscal health while draining our reserves and over-projecting anticipated revenue in their 2025 budget to cover over their failed policies. They intentionally waited until after the election to introduce their budget, later than they had ever introduced a budget in their entire twelve years in office, because they knew they had only one of two options. Doing the responsible thing, which would have been introducing a budget during an election season that required a modest tax increase, was never an option for them. Instead, their options were: A. Win the election and do the necessary tax increase afterwards, or B. Lose the election,

do everything possible to keep the tax increase as low as possible, and guarantee that their successors would have to balance the books and bear the brunt of a massive increase. But let us be clear about that second option. They didn't just choose to just punish the five of us sitting on this dais. They chose to punish every single taxpaying person and entity in this City. Through their votes and deliberate actions, they forced all of us to see an extreme jump in our bills. This increase could have been split between 2025 and 2026, but instead, they pushed the entirety of it onto us, all of us, right now. And while they were playing games with your tax bill, they were failing to hold developers accountable to the millions they owed this City. These were people who claimed to be fiscal hawks. We ordered an audit upon taking office and uncovered that they allowed twelve separate developers to fall into default, shortchanging our taxpayers by a staggering \$5.4 million in unclaimed PILOT revenue. Some of these arrears date all the way back to 2018. If we hadn't looked for it, they never would have bothered to. It is amazing to us that while everyday residents face harsh penalties if they pay their property taxes late, the previous administration never thought to make sure the developers they championed were paying their fair share that they agreed to pay. Our administration is proactively cleaning up the mess we inherited, and our commitment is that developers will pay in full, on time, every time: This administration has not granted a single PILOT to a developer for luxury rentals. We are not anti-development or anti-growth, but we are strongly opposed to any policies or procedures that contribute to pricing Hackensack residents out of their homes. Furthermore, we are actively working toward bringing true affordable housing to Hackensack—something our predecessors failed to do throughout their entire twelve-year tenure. We are legally pursuing every single dollar of that \$5.4 million owed by the developers in default. Our demand letters are already working: one developer has already hand-delivered a \$1 million check to City Hall, and another has agreed to pay nearly \$500,000. To date, we have collected or are on the road to collecting, either through payments or commitments, about \$2 million of that money already. We have aggressively secured over \$11.5 million in grants for crucial infrastructure, flood mitigation, and park improvements—all at zero local tax impact. In doing so, we even uncovered \$136,000 in grant money that was awarded to the city but was never claimed because the prior administration failed to file basic paperwork. We are tightening our belts right here at City Hall. Excluding the inherited healthcare and utility increases left behind, we have successfully reduced the rest of the municipal budget—including salaries and daily operations—by six figures. This standard of direct action applies to every crisis we have faced this year. When we stepped in, we discovered a pattern of severe cost-cutting and declined equipment requests that had allowed our critical snow removal fleet to completely atrophy. Out of nine large trucks needed to clear main roads, only one vehicle was in reliable condition during our storm; the rest were up to 35 years old and actively unsafe. Rather than deflecting, we admitted that Hackensack fell short historically and we fast-tracked a solution by using a dormant storm trust fund to put new, plow-equipped vehicles and tight-space machinery directly onto our streets. Similarly, when Hackensack was blindsided by a school budget shortfall, we stepped in and authorized a one time payment to prevent

the mid-year disruption of our students and families educational experiences. This was because we have a moral responsibility to the children of this city, because they are our residents too, and because it protected taxpayers by avoiding a state monitor and safeguarding local property values. And I commend the Council for taking that action. We have also restored a critical quality-of-life service that our community deserves, bringing back two times a week garbage pickup for our neighborhoods which we all appreciate especially in the summer. To help provide immediate support to our community on an individual level, the City of Hackensack will also be actively making information available regarding the State's Senior Freeze, ANCHOR, and Stay NJ programs. We want to ensure our seniors, working families, and individuals living on fixed or modest incomes can access every dollar of relief available. As a City Council, we are not resigned to this tax bill being reflective of Hackensack's future. We are digging in and doing everything within our jurisdiction to ensure that all of our neighbors have the ability to live here for as long as they would like. We have officially returned to proper, fiscally responsible budgeting practices to lock down long-term structural stability. None of the work we accomplished this year would have been possible without an incredible, dedicated team. I want to extend a massive debt of gratitude to our City Manager, our City Attorney, our Clerk's Office, and every single public employee who has worked tirelessly for Hackensack over the past twelve months, and before. I also want to thank the rest of the Council for their unwavering strength and commitment to our shared vision of a better Hackensack. But let's be entirely honest: there is still more work to do. We are working around the clock to ensure that we continue to provide the absolute best service we can at the lowest cost possible. You simply cannot invest in a community without investing in its people. That means our focus must remain fixed on both affordability and your quality of life. The previous administration had twelve years to make decisions that shaped the course of this City. Up until their very last day, they tried to make their failed policies permanent, even after the people of Hackensack clearly spoke and said they wanted to go in a completely different direction. I understand the deep desire for us to fully undo a dozen years of damage in just 364 days. Turnaround take time. We are actively moving as deliberately and aggressively as we can to make Hackensack a place where everyone who wants to live here can afford to live here, and truly enjoy living here. Facts are pesky things; they don't care about whether it's an election year, and all knots eventually come to the comb. Now that we are at the comb, we are doing the heavy, necessary lifting. We are fully confident that our residents will continue to see the fruits of our collective labor because we know, without a shadow of a doubt, that Hackensack's best days are ahead of us. Thank you.

## **V. PUBLIC COMMENT (ON AGENDA ITEMS):**

A motion to open the meeting to the public was offered by Councilman Diaz seconded by Councilman Carroll.

Sergi Tolstoy – I'd like to say it is about the children. I am talking about resolution 184-26. As it was stated, PILOTs are those 30-year free money given to developers. I have three properties and I was never given a 30-year interest free money. That's why PILOTs are one of those the devil is in the details type of state statute out there. In terms of the Council, I commend you for what you have done in the first 364 but I am going to bring back some things I have heard. Developers are welcome to build but they must pay conventional property taxes like ordinary citizens. Hackensack is now a highly desirable valuable real estate market where PILOTs may have been necessary to spark revitalization a decade ago but the City no longer needs to aggressively subsidize corporate developers at the expense of residents. When developers argue that the City was throwing away millions in guaranteed PILOT revenue for otherwise vacant land, they will use internal analysis say like One Essex. PILOTs have brought in about \$66 million for the guaranteed 30 years while standard conventional property taxes for that same period would have given the City \$102 million dollars. PILOTs may leave 10's of millions on the table in terms of dollars. Basically, what was lastly said, continuing to hand out, no, it's time for developers to pay their fair share to offset the traffic, school overcrowding, and other issues that have spread upon us by the City's recent luxury apartment boom. Based upon those things, I want to know, now we are hearing we are talking about resolution 162-23 and 24-26, if they are passed, once again we are lining the pockets of these redevelopers at the expense of pick pocketing the taxpayers. Pay to play is still in effect but we have to change this titanic debt because it needs to be reshuffled.

No one else wished to speak.

A motion to close the meeting to the public was offered by Councilman Diaz and seconded by Deputy Mayor Toomey.

Mayor Gaines responded – I don't want there to be any misconception. Before we get to the second read, I just want to make clear, and Mr. Tolstoy, I appreciate you mentioned at one point a luxury apartment boom. The resolution that you addressed is for 100 percent affordable housing, the antithesis of luxury apartments. I am going to ask some of our professionals to speak on this. Every municipality in the State of New Jersey has a legal requirement to build affordable housing and the State of New Jersey has certain programs that are different from what we have seen implemented 28 times under the previous Council. It is a different form of financial agreement that is specifically for affordable housing developments to have the City remain in legal compliance with our affordable housing obligation. I am not going to talk out of my depth so I am going to ask some of our professionals who are well versed in this but I want to make sure that there is clarity for everyone as to what is being discussed.

Mike Mistretta, Affordable Housing Planner – I have been representing the City of Hackensack with respect to its affordable housing obligation for a number of years. What you have tonight in front of you is an ordinance to adopt a PILOT for a 100

percent affordable housing project. This is required as part of the application, the developer's application to the State of New Jersey for what is called 100 percent tax credits. It is a very competitive program and without this ordinance that development is not going to move forward at the State and Federal level, using Federal dollars. This project is part of our constitutional obligation to provide affordable housing for low and very low- and moderate-income households in the City of Hackensack. Every municipality in the State of New Jersey, mostly every municipality as some cannot participate, but we have actively participated. Last year, we adopted as required by law by the Amended Fair Share Housing Act, we adopted our fourth-round affordable housing plan. It was approved by the Planning Board and endorsed by the City Council. That plan was then submitted to the State. We have met all of the laws and requirements of the Amended Fair Share Housing Act. Inside of that plan, is a number of mechanisms that are required by the State for the City to show how are you going to meet your number, how are you going to meet your obligation. What we are doing tonight is facilitating a 100 percent affordable housing project. There are no market rate units in this project. We get credit for every one of the units, affordable housing credit for every one of the units in this development. It is 100 percent affordable and this is only one of the many funding mechanisms that the developer needs in order to construct this project because there is no market rate units to help pay for the development costs.

Mayor Gaines – Just to clarify, because this is a part of a larger mechanism for funding, this is an application process and so, if the funding does not move forward from the State and Federal level, then essentially that is where this lies.

Mr. Mistretta responded – Correct. We are essentially backstopping and providing assistance with the application. Part of this ordinance is the developer is submitting an application down to the State to the HMFA to obtain funding for the project. What this does is dips in to and uses part of our affordable housing trust fund which the City has and those monies can only be used for approved affordable housing construction and rehabilitation.

Wendy Quiroga, Affordable Housing Attorney – Just a little more of a differentiation between the PILOTs that were being discussed before, the luxury buildings, incentivizing development of property, this operates under a completely different statute. This is coming under the Fair Housing Act that gives the authority for this particular financial agreement or PILOT. It really truly only happens to subsidize affordable housing.

## **VI. NEW BUSINESS (ORDINANCES AND RESOLUTIONS):**



| <b>Council Member</b> | <b>Intro</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recused</b> |
|-----------------------|--------------|---------------|------------|-----------|----------------|---------------|----------------|
| Deputy Mayor Toomey   |              |               | <b>X</b>   |           |                |               |                |
| Clark-Collins         |              | <b>X</b>      | <b>X</b>   |           |                |               |                |
| Carroll               |              |               | <b>X</b>   |           |                |               |                |
| Diaz                  | <b>X</b>     |               | <b>X</b>   |           |                |               |                |
| Mayor Gaines          |              |               | <b>X</b>   |           |                |               |                |

**CITY OF HACKENSACK**

**RESOLUTION NO. 184-26**

**FINAL ADOPTION OF ORDINANCE 11-2026, AN  
ORDINANCE OF THE CITY OF HACKENSACK IN THE  
COUNTY OF BERGEN, NEW JERSEY, TO EXECUTE A  
FINANCIAL AGREEMENT BETWEEN THE CITY AND K  
GROUP HACKENSACK VENTURE URBAN RENEWAL LLC  
IN CONNECTION WITH REAL PROPERTY KNOWN AND  
DESIGNATED AS 15, 17 AND 21 HUYLER STREET,  
BLOCK 10719, LOTS 15, 16 AND 17, ALONG WITH A  
PORTION OF LOT 1 ON THE OFFICIAL TAX MAP OF THE  
CITY OF HACKENSACK, NEW JERSEY**

This Ordinance has been published according to law and now calls for a Public Hearing.

A motion to open to the public was offered by Deputy Mayor Toomey and seconded by Councilman Diaz.

No one wished to speak.

A motion to close to the public was offered by Councilman Carroll and seconded by Councilwoman Clark Collins.

**BE IT RESOLVED** by the City Council of the City of Hackensack, County of Bergen and State of New Jersey, that Ordinance No. 11-2026 has passed its second and final reading and is hereby adopted.

**CITY OF HACKENSACK  
ORDINANCE NO. 11-2026**

**AN ORDINANCE OF THE CITY OF HACKENSACK IN THE COUNTY OF BERGEN, NEW JERSEY, TO EXECUTE A FINANCIAL AGREEMENT BETWEEN THE CITY AND K GROUP HACKENSACK VENTURE URBAN RENEWAL LLC IN CONNECTION WITH REAL PROPERTY KNOWN AND DESIGNATED AS 15, 17 AND 21 HUYLER STREET, BLOCK 10719, LOTS 15, 16 AND 17, ALONG WITH A PORTION OF LOT 1 ON THE OFFICIAL TAX MAP OF THE CITY OF HACKENSACK, NEW JERSEY**

WHEREAS, the Mayor and Council of the City of Hackensack (the "Governing Body") has determined that there is a need for an affordable housing project in the Township; and

WHEREAS, K Group Hackensack Venture Urban Renewal LLC (the "Developer") is proposing to develop certain real property known and designated as Block 10719, Lots 15, 16 and 17 on the Official Tax Maps of the City of Hackensack, Bergen County and commonly located on 15, 17 and 21 Huyler Street, Hackensack, New Jersey (the "Property"); and

WHEREAS, the Developer proposes to construct an affordable housing project called Huyler Street Residences comprised of 54 units (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-26.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirements"); and

WHEREAS, the City reviewed the Developer's proposed project and has determined that it represents a beneficial use of the Property and that the development and construction of the Project would provide a substantial benefit to the local community; and

WHEREAS, the Developer is applying to the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency") for the 9% Low Income Housing Tax Credit (LIHTC) program; and

WHEREAS, in order to enhance the viability of and opportunity for a successful LIHTC application, the Developer submitted to the Mayor an application (hereinafter the "Application"), which is on file with the City Clerk, seeking a tax exemption in connection with the Project pursuant to N.J.S.A. 52:27D-329.2, in exchange for which the Developer proposes to make payments to the City of Annual Service Charges in lieu of taxes; and

WHEREAS, said application contained detailed financial information regarding the anticipated costs and expenses to be incurred for the development and construction of the Project, the estimated revenues and operating expenses to be received from the Project once stabilized as well as all other documentation and information required; and

WHEREAS, specifically the Application requested a thirty (30) year term for the prescribed payment in lieu of taxes arrangement with the Developer to pay in place of ad valorem taxes an Annual Service Charge of 6.28%; and

WHEREAS, the information and documentation provided to the City by Developer has been thoroughly reviewed and analyzed by the City's professional financial consultants who have

concluded that based on the information and documentation received that this long-term tax exemption arrangement is needed for the Project to come to fruition; and

WHEREAS, the Governing Body finds it to be in the public interest to support opportunities for the construction of affordable housing and desire to enter into a financial agreement in connection with the Project.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Hackensack, Bergen County, State of New Jersey:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Governing Body understands and agrees that the revenue projections set forth in the Application are estimates and that the actual payments in lieu of taxes to be paid by the Developer to the municipality shall be determined pursuant to the Financial Agreement executed between the developer and Township.
3. The Governing Body hereby authorizes the Mayor to execute a Financial Agreement upon approval as to form and substance by the City's Affordable Housing Counsel.

BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and in effect; and

BE IT FURTHER ORDAINED, that any ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon the Project's receipt of an award of the 9% Low Income Housing Tax Credit from the New Jersey Housing and Mortgage Finance Agency and passage and publication in accordance with applicable law.

| <b>Council Member</b> | <b>Intro</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recused</b> |
|-----------------------|--------------|---------------|------------|-----------|----------------|---------------|----------------|
| Deputy Mayor Toomey   |              |               | <b>X</b>   |           |                |               |                |
| Clark-Collins         |              | <b>X</b>      | <b>X</b>   |           |                |               |                |
| Carroll               | <b>X</b>     |               | <b>X</b>   |           |                |               |                |
| Diaz                  |              |               | <b>X</b>   |           |                |               |                |
| Mayor Gaines          |              |               | <b>X</b>   |           |                |               |                |

**CITY OF HACKENSACK**

**RESOLUTION NO. 185-26**

**INTRODUCTION OF ORDINANCE 12-2026, CAPITAL  
ORDINANCE OF THE CITY OF HACKENSACK, IN THE  
COUNTY OF BERGEN, NEW JERSEY AUTHORIZING AN  
ORDINANCE FOR CERTAIN CAPITAL ACQUISITIONS AND  
APPROPRIATING \$400,000 AND PROVIDING THAT SUCH  
SUM SO APPROPRIATED SHALL BE RAISED FROM THE  
FUND BALANCE IN THE GENERAL CAPITAL FUND OF  
THE CITY OF HACKENSACK.**

**BE IT RESOLVED** that the above ordinance, being Ordinance 12-2026 as introduced, does now pass on first reading and that said Ordinance shall be considered for final passage at a meeting to be held on July 14, 2026 at 5:30 p.m. or as soon thereafter as the matter can be reached at the regular meeting place of the City Council and at such time and place all persons interested be given an opportunity to be heard concerning said Ordinance and that the Clerk be and he is hereby authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

**CITY OF HACKENSACK  
BERGEN COUNTY, NEW JERSEY  
ORDINANCE #12-2026**

**CAPITAL ORDINANCE OF THE CITY OF HACKENSACK, IN THE COUNTY OF BERGEN, NEW  
JERSEY AUTHORIZING AN ORDINANCE FOR CERTAIN CAPITAL ACQUISITIONS AND  
APPROPRIATING \$400,000 AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE  
RAISED FROM THE FUND BALANCE IN THE GENERAL CAPITAL FUND OF THE CITY OF  
HACKENSACK.**

**BE IT ORDAINED** by the Mayor and Council of the City of Hackensack, in the County of Bergen, New Jersey, as follows:

**Section 1.** The City of Hackensack, in the County of Bergen, New Jersey (the "City") is hereby authorized to make the following Capital acquisitions, by and for the City:

- a) Seventy-one (71) CM200D/CM300D Digital Mobile Radios, for the Department of Public Works, including all necessary appurtenances, labor and installation, and a new repeater system necessary for Police Department compatibility.
  - a. Total Cost - \$140,000

- b) Police vehicle upfitting, including but not limited to lightbars, grille lights, illumination lights, controllers and sirens, auxiliary power units, bulletproof glass, and other needed safety equipment for six (6) Patrol Police vehicles and four (4) Detective vehicles.

a. Total Cost - \$260,000

**Section 2.** The sum of \$400,000 is hereby appropriated to the payment of the cost of the acquisitions authorized and described in Section 1 and Section 2 hereof (hereinafter referred to as "purpose"). Said appropriation shall be raised by appropriating \$400,000 from the Fund Balance of the General Capital Fund of the City of Hackensack.

**Section 3.** Said acquisitions are lawful capital improvements of the City having a period of usefulness of at least five (5) years. Said improvements shall be made as general improvements, no part of the cost of which shall be assessed against property specially benefited.

**Section 4.** The Capital budget is hereby amended to conform with the provisions of this capital ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the City Clerk and is available for public inspection.

**Section 5.** This ordinance shall take effect at the time and in the manner provided by law.

| <b>Council Member</b> | <b>Intro</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recused</b> |
|-----------------------|--------------|---------------|------------|-----------|----------------|---------------|----------------|
| Deputy Mayor Toomey   |              | <b>X</b>      | <b>X</b>   |           |                |               |                |
| Clark-Collins         | <b>X</b>     |               | <b>X</b>   |           |                |               |                |
| Carroll               |              |               | <b>X</b>   |           |                |               |                |
| Diaz                  |              |               | <b>X</b>   |           |                |               |                |
| Mayor Gaines          |              |               | <b>X</b>   |           |                |               |                |

**CITY OF HACKENSACK  
RESOLUTION NO. 186-26**

**RESOLUTION AUTHORIZING PAYMENT OF BILLS**

**BE IT RESOLVED** by the City Council of the City of Hackensack that the bills in the following accounts be and are hereby ordered paid:

|                        |                       |
|------------------------|-----------------------|
| Current Fund:          | 786,487.57            |
| Grants:                | 0.00                  |
| Payroll:               | 1,973,660.06          |
| Public Parking System: | 26,443.00             |
| Capital:               | 1,452,385.19          |
| Escrow:                | 19,692.69             |
| Trust Account:         | 99,231.25             |
| Total Expenditures:    | <u>4,357,899.76</u>   |
| Interfunds/Transfers:  | <u>\$8,307,792.31</u> |

| <b>Council Member</b> | <b>Intro</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recused</b> |
|-----------------------|--------------|---------------|------------|-----------|----------------|---------------|----------------|
| Deputy Mayor Toomey   |              | <b>X</b>      | <b>X</b>   |           |                |               |                |
| Clark-Collins         | <b>X</b>     |               | <b>X</b>   |           |                |               |                |
| Carroll               |              |               | <b>X</b>   |           |                |               |                |
| Diaz                  |              |               | <b>X</b>   |           |                |               |                |
| Mayor Gaines          |              |               | <b>X</b>   |           |                |               |                |

**CITY OF HACKENSACK**

**RESOLUTION NO. 187-26**

**RESOLUTION AUTHORIZING TAX REFUNDS**

**BE IT RESOLVED**, by the City Council of the City of Hackensack that the proper officers be and are hereby authorized to make the following refunds for the reasons stated:

| <u>AMOUNT</u> | <u>BLOCK</u> | <u>LOT</u> | <u>NAME</u>                                                                                           | <u>YEAR</u> | <u>REASON</u><br><u>PROP LOC</u>        |
|---------------|--------------|------------|-------------------------------------------------------------------------------------------------------|-------------|-----------------------------------------|
| \$32,641.95   | 61           | 1.03       | Stavitsky & Associates LLC<br>For Pep Boys<br>350 Passaic Ave<br>Fairfield, NJ 07004                  | 2025        | State Board Judgment<br>69-89 Court St  |
| \$13,910.91   | 72           | 12         | Brach Eichler LLC And<br>Sullivan County Development LLC<br>101 Eisenhower Pkwy<br>Roseland, NJ 07068 | 2024        | State Board Judgment<br>106 So State St |
| \$14,607.37   | 72           | 12         | Brach Eichler LLC And<br>Sullivan County Development LLC                                              | 2025        | State Board Judgment<br>106 So State St |

|             |     |         |                                                                                                                |      |                                           |
|-------------|-----|---------|----------------------------------------------------------------------------------------------------------------|------|-------------------------------------------|
|             |     |         | 101 Eisenhower Pkwy<br>Roseland, NJ 07068                                                                      |      |                                           |
| \$14,711.58 | 322 | 12      | Ventura, Miesowitz, et al<br>Trust Account<br>783 Springfield Ave<br>Summit, NJ 07901                          | 2024 | State Board Judgment<br>221-233 Park St   |
| \$21,866.13 | 322 | 12      | Ventura, Miesowitz, et al<br>Trust Account<br>783 Springfield Ave<br>Summit, NJ 07901                          | 2025 | State Board Judgment<br>221-233 Park St   |
| \$66,631.68 | 349 | 35      | Winne, Banta, Basralian<br>& Kahn, PC<br>21 Main St Ste 101<br>Hackensack, NJ 07601                            | 2025 | State Board Judgment<br>411 Passaic St    |
| \$28,194.27 | 507 | 9       | Anderson Holdings LLC<br>And Joseph A Pojanowski Esq<br>777 Terrace Ave Ste 201<br>Hasbrouck Heights, NJ 07604 | 2025 | State Board Judgment<br>605 Main St       |
| \$8,136.05  | 527 | 5.04    | Ventura, Miesowitz, et al<br>Trust Account<br>783 Springfield Ave<br>Summit, NJ 07901                          | 2023 | State Board Judgment<br>85 Zabriskie Rear |
| \$10,928.26 | 527 | 5.04    | Ventura, Miesowitz, et al<br>Trust Account<br>783 Springfield Ave<br>Summit, NJ 07901                          | 2024 | State Board Judgment<br>85 Zabriskie Rear |
| \$3,209.00  | 527 | 5.04    | Ventura, Miesowitz, et al<br>Trust Account<br>783 Springfield Ave<br>Summit, NJ 07901                          | 2025 | State Board Judgment<br>85 Zabriskie Rear |
| \$837.33    | 238 | 8 C019D | Brown, Maryanne<br>& Marc Lee<br>160 Overlook Ave, Apt. 19D<br>Hackensack, NJ 07601                            | 2026 | Paid in Error<br>160 Overlook Ave         |

| <b>Council Member</b> | <b>Intro</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recused</b> |
|-----------------------|--------------|---------------|------------|-----------|----------------|---------------|----------------|
| Deputy Mayor Toomey   |              | <b>X</b>      | <b>X</b>   |           |                |               |                |
| Clark-Collins         | <b>X</b>     |               | <b>X</b>   |           |                |               |                |
| Carroll               |              |               | <b>X</b>   |           |                |               |                |
| Diaz                  |              |               | <b>X</b>   |           |                |               |                |
| Mayor Gaines          |              |               | <b>X</b>   |           |                |               |                |

**CITY OF HACKENSACK**

**RESOLUTION NO. 188-26**

**RESOLUTION AUTHORIZING RENEWAL OF LIQUOR LICENSES FOR THE 2026-2027  
LICENSE TERM**

**BE IT RESOLVED**, by the City Council of the City of Hackensack that the below listed liquor licenses be issued in the City of Hackensack by the City Clerk, effective July 1, 2026 through June 30, 2027 applicants having complied with the ordinances of the City of Hackensack and any special conditions which may be determined by the City Council, and having paid the required fee.

|                 |                                                        |            |
|-----------------|--------------------------------------------------------|------------|
| 0223-33-013-009 | 774 VIVA LLC<br>774 MAIN STREET                        | \$1,800.00 |
| 0223-33-017-001 | MAJESTIC LODGE ELKS 153 IBPOE OF W<br>351 FIRST STREET | \$1,800.00 |
| 0223-33-041-006 | KARLEY ENTERPRISES LLC<br>120 RIVER STREET<br>UNIT 1D  | \$1,800.00 |

| <b>Council Member</b> | <b>Intro</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recused</b> |
|-----------------------|--------------|---------------|------------|-----------|----------------|---------------|----------------|
| Deputy Mayor Toomey   |              | <b>X</b>      | <b>X</b>   |           |                |               |                |
| Clark-Collins         | <b>X</b>     |               | <b>X</b>   |           |                |               |                |
| Carroll               |              |               | <b>X</b>   |           |                |               |                |
| Diaz                  |              |               | <b>X</b>   |           |                |               |                |
| Mayor Gaines          |              |               | <b>X</b>   |           |                |               |                |

**CITY OF HACKENSACK**

**RESOLUTION NO. 189-26**



**A RESOLUTION AUTHORIZING INCLUSION IN THE  
BERGEN COUNTY COMMUNITY DEVELOPMENT PROGRAM**

**WHEREAS**, certain Federal funds are potentially available to the County of Bergen under Title I of the Housing and Community Development Act of 1974, as amended; the HOME Investment Partnership Act of 1990, as amended; and the Emergency Solutions Grant of 2012; and

**WHEREAS**, the current Interlocal Services Cooperative Agreement contains an automatic renewal clause to expedite the notification of the inclusion process; and

**WHEREAS**, each Municipality must notify the Bergen County Division of Community Development of its intent to continue as a participant in the Urban County entitlement programs noted above; and

**WHEREAS**, it is in the best interest of the City of Hackensack and its residents to participate in said Programs.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the City of Hackensack hereby notifies the Bergen County Division of Community Development of its decision to be included as a participant Municipality in the Urban County entitlement programs being the Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program (HOME), and the Emergency Solutions Grant Program (ESG) for the Fiscal Years 2027, 2028, and 2029 covering the period July 1, 2027 – June 30, 2030; and

**BE IT FURTHER RESOLVED**, that an original copy of this resolution be made available to the Director of the Bergen County Division of Community Development as soon as possible and no later than MONDAY, JULY 20, 2026.

| <b>Council Member</b> | <b>Intro</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recused</b> |
|-----------------------|--------------|---------------|------------|-----------|----------------|---------------|----------------|
| Deputy Mayor Toomey   |              | <b>X</b>      | <b>X</b>   |           |                |               |                |
| Clark-Collins         | <b>X</b>     |               | <b>X</b>   |           |                |               |                |
| Carroll               |              |               | <b>X</b>   |           |                |               |                |
| Diaz                  |              |               | <b>X</b>   |           |                |               |                |
| Mayor Gaines          |              |               | <b>X</b>   |           |                |               |                |

**CITY OF HACKENSACK**

**RESOLUTION NO. 190-26**

**A RESOLUTION AUTHORIZING THE EXECUTION OF AN  
AGREEMENT WITH THE COUNTY OF BERGEN TO SUPERSEDE THE  
COOPERATIVE AGREEMENT DATED JULY 1, 2024, AND AMENDMENTS  
THERETO ESTABLISHING THE BERGEN COUNTY COMMUNITY DEVELOPMENT  
PROGRAM**

**WHEREAS**, certain Federal funds are potentially available to the County of Bergen under Title I of the Housing and Community Development Act of 1974, as amended; the HOME Investment Partnership Act of 1990, as amended; and the Emergency Solutions Grant of 2012; and

**WHEREAS**, it is necessary to supersede an existing Interlocal Services Cooperative Agreement for the County and its people to benefit from these Programs; and

**WHEREAS**, an Agreement has been proposed under which the City of Hackensack and the County of Bergen in cooperation with other Municipalities, will modify an Interlocal Services Program pursuant to N.J.S.A. 40A:65-1 et seq.; and

**WHEREAS**, it is in the best interest of the City of Hackensack to enter into such an Agreement.

**NOW, THEREFORE, BE IT RESOLVED**, by the City of Hackensack that the Agreement entitled “Three Year Cooperative Agreement” (an Agreement superseding the Cooperative Agreement dated July 1, 2024 – June 30, 2027) to clarify the planning and implementation procedures and to enable the Municipality to make a Three Year irrevocable commitment to participate in the Community Development Block Grant Program (CDBG), the Home Investment Partnership Program (HOME), and the Emergency Solutions Grant Program (ESG) for the Fiscal Years 2027, 2028, and 2029 covering the period July 1, 2027 – June 30, 2030, be executed by the Mayor and Municipal Clerk in accordance with the provisions of law; and

**BE IT FURTHER RESOLVED**, that this resolution shall take effect immediately in accordance with law and that an original copy be made available to the Director of the Bergen County Division of Community Development as soon as possible and no later than MONDAY, JULY 20, 2026.

| <b>Council Member</b> | <b>Intro</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recused</b> |
|-----------------------|--------------|---------------|------------|-----------|----------------|---------------|----------------|
| Deputy Mayor Toomey   |              | <b>X</b>      | <b>X</b>   |           |                |               |                |
| Clark-Collins         | <b>X</b>     |               | <b>X</b>   |           |                |               |                |
| Carroll               |              |               | <b>X</b>   |           |                |               |                |
| Diaz                  |              |               | <b>X</b>   |           |                |               |                |
| Mayor Gaines          |              |               | <b>X</b>   |           |                |               |                |

**CITY OF HACKENSACK**

**RESOLUTION NO. 191-26**

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE & APPROPRIATION - N.J.S.A. 40A:4-87 SFY25 BULLETPROOF VEST PARTNERSHIP GRANT**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for equal amount,

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the City of Hackensack, County of Bergen, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of **2026** in the sum of **\$28,238.96**, which is now available from the Federal Bureau of Justice Assistance.

**BE IT FURTHER RESOLVED**, that the like sum of **\$28,238.96** is hereby appropriated under the caption **SFY25 Bulletproof Vest Partnership Grant**; and

**BE IT FURTHER RESOLVED**, that the above is the result of an award from the Federal Bureau of Justice Assistance in the amount of **\$28,238.96**.

| <b>Council Member</b> | <b>Intro</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recused</b> |
|-----------------------|--------------|---------------|------------|-----------|----------------|---------------|----------------|
| Deputy Mayor Toomey   |              | <b>X</b>      | <b>X</b>   |           |                |               |                |
| Clark-Collins         | <b>X</b>     |               | <b>X</b>   |           |                |               |                |
| Carroll               |              |               | <b>X</b>   |           |                |               |                |
| Diaz                  |              |               | <b>X</b>   |           |                |               |                |
| Mayor Gaines          |              |               | <b>X</b>   |           |                |               |                |

**CITY OF HACKENSACK**

**RESOLUTION NO. 192-26**

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE & APPROPRIATION - N.J.S.A. 40A:4-87 SUSTAINABLE JERSEY GRANT**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for equal amount,

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the City of Hackensack, County of Bergen, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of **2026** in the sum of **\$20,000.00**, which is now available from the PSEG Foundation.

**BE IT FURTHER RESOLVED**, that the like sum of **\$20,000.00** is hereby appropriated under the caption **Sustainable Jersey Grant**; and

**BE IT FURTHER RESOLVED**, that the above is the result of an award from the PSEG Foundation in the amount of **\$20,000.00**.

| <b>Council Member</b> | <b>Intro</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recused</b> |
|-----------------------|--------------|---------------|------------|-----------|----------------|---------------|----------------|
| Deputy Mayor Toomey   |              | <b>X</b>      | <b>X</b>   |           |                |               |                |
| Clark-Collins         | <b>X</b>     |               | <b>X</b>   |           |                |               |                |
| Carroll               |              |               | <b>X</b>   |           |                |               |                |
| Diaz                  |              |               | <b>X</b>   |           |                |               |                |
| Mayor Gaines          |              |               | <b>X</b>   |           |                |               |                |

**CITY OF HACKENSACK**

**RESOLUTION NO. 193-26**

**RESOLUTION AUTHORIZING THE AWARD OF STATE  
CONTRACT FOR THE PURCHASE OF POLICE TASERS &  
BODY WORN CAMERAS**

**WHEREAS**, the City of Hackensack Police Department requires equipment including tasers, interview room cameras, and body-worn cameras in the performance of their duties and the data collected by said cameras needs to be managed and stored properly by a qualified contractor; and

**WHEREAS**, the City of Hackensack wishes to purchase thirty-five (35) Axon 10 Tasers, interview room cameras, and one hundred seventeen (117) Axon Body 4 Body-worn cameras, including storage; and

**WHEREAS**, the City of Hackensack wishes to acquire these items through an authorized New Jersey Pricing Co-Operative, pursuant to N.J.S.A. 52:34-6.2(3); and

**WHEREAS**, the purchase of goods and services by local contracting units is authorized by the Local Public Contracts Law, N.J.S.A. 40A:11-12; and

**WHEREAS**, the City of Hackensack wishes to utilize State Contract #T0106 Law Enforcement Firearms, Equipment and Supplies; and

**WHEREAS**, Axon Enterprise, Inc. of 17800 N. 85th St., Scottsdale, AZ 85255 is an authorized vendor under the New Jersey State Pricing Co-Operative; and

**WHEREAS**, the Qualified Purchasing Agent recommends the utilization of this contract on the grounds that it represents the best available price; and

**WHEREAS**, the actual price of these thirty-five (35) Axon 10 Tasers, interview room cameras, and one hundred seventeen (117) Axon Body 4 Body-worn cameras, including storage, is expected not to exceed \$200,687.67 for the next twelve months.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the City of Hackensack, County of Bergen, as follows:

1. Axon Enterprise, Inc. of 17800 N. 85th St., Scottsdale, AZ 85255 is hereby awarded a contract in the amount not to exceed \$200,687.67 for the purchase of thirty-five (35) Axon 10 Tasers, interview room cameras, and one hundred seventeen (117) Axon Body 4 Body-worn cameras, including storage retention, archiving, and licensing of all data collected, in accordance with the proposal attached thereof.
2. A Certification of Funds has been prepared by the Chief Financial Officer for the said contract assuring that a sufficient appropriation of \$142,000.00 in budget account 6-01-25-240-240-223 and \$58,687.67 in budget account T-03-56-850-836-800 exists to fund the purchases authorized in this resolution as an express and mandatory condition of the award of this contract.
3. The Mayor and City Clerk are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The City Attorney shall review any and all contractual documents prepared in the furtherance of this award.

| <b>Council Member</b> | <b>Intro</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recused</b> |
|-----------------------|--------------|---------------|------------|-----------|----------------|---------------|----------------|
| Deputy Mayor Toomey   |              | <b>X</b>      | <b>X</b>   |           |                |               |                |
| Clark-Collins         | <b>X</b>     |               | <b>X</b>   |           |                |               |                |
| Carroll               |              |               | <b>X</b>   |           |                |               |                |
| Diaz                  |              |               | <b>X</b>   |           |                |               |                |
| Mayor Gaines          |              |               | <b>X</b>   |           |                |               |                |

**CITY OF HACKENSACK**

**RESOLUTION NO. 194-26**

**RESOLUTION AUTHORIZING ENTERING INTO A MASTER  
LEASE PURCHASE AGREEMENT WITH THE TAX-  
EXEMPT LEASING CORP. FOR THE LEASE / PURCHASE  
OF TEN POLICE VEHICLES**

**BE IT RESOLVED**, that the Mayor and Council of the City of Hackensack, County of Bergen, as follows:

1. **Determination of Need.** The Mayor and Council of the City of Hackensack of the Lessee has determined that a true and very real need exists for the acquisition of the Equipment described on Exhibit A of Schedule No. 01 & 02 to the Master Lease Purchase Agreement dated as of June 10, 2026, between the City of Hackensack (Lessee) and Tax-Exempt Leasing Corp.(Lessor).
2. **Approval and Authorization.** The Mayor and Council of the City of Hackensack has determined that the Agreement and Schedule, substantially in the form presented to this meeting, are in the best interests of the Lessee for the acquisition of such Equipment, and the Governing Body hereby approves the entering into of the Agreement and Schedule by the Lessee and hereby designates and authorizes the following persons to execute and deliver the Agreement and Schedule on Lessee's behalf with such changes thereto as such persons deem appropriate, and any related documents, including Escrow Agreement, necessary to the consummation of the transaction contemplated by the Agreement and Schedule.

Authorized Individuals: Michael Antista – Police Chief  
James A. Mangin - Chief Financial Officer

3. A Certification of Funds has been prepared by the Chief Financial Officer for the said agreement assuring that a sufficient appropriation of \$199,424.69 exists in budget account 6-01-25-240-240-261 to fund the purchases authorized in this resolution as an express and mandatory condition of the award of this contract.
4. The Mayor and City Clerk are hereby authorized to sign the contract documents necessary to effectuate this agreement. The City Attorney shall review any and all contractual documents prepared in the furtherance of this resolution.

| <b>Council Member</b> | <b>Intro</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recused</b> |
|-----------------------|--------------|---------------|------------|-----------|----------------|---------------|----------------|
| Deputy Mayor Toomey   |              | <b>X</b>      | <b>X</b>   |           |                |               |                |
| Clark-Collins         | <b>X</b>     |               | <b>X</b>   |           |                |               |                |
| Carroll               |              |               | <b>X</b>   |           |                |               |                |
| Diaz                  |              |               | <b>X</b>   |           |                |               |                |
| Mayor Gaines          |              |               | <b>X</b>   |           |                |               |                |

**CITY OF HACKENSACK**

**RESOLUTION NO. 195-26**

**RESOLUTION AUTHORIZING RELEASE OF ESCROW FUNDS – VARIOUS PROPERTIES**

**WHEREAS**, requests have been received for the release of any remaining escrow funds for the various projects identified below; and

**WHEREAS**, the Chief Financial Officer has determined that the balance of escrow funds remaining for these projects is similarly listed below; and

**WHEREAS**, the City is in receipt of certifications as to the completeness of the project from the Building / Land Use Department.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the City of Hackensack, County of Bergen that the Chief Financial Officer is hereby directed to release the remaining escrow funds in the amounts listed below to the various developers, also similarly listed:

|                  |            |                                                                                |
|------------------|------------|--------------------------------------------------------------------------------|
| 254 State St.    | \$1,493.15 | 254 State Street Properties<br>520 Rutland Ave.<br>Teaneck, NJ 07666           |
| 450 Essex St.    | \$273.80   | Arcadia Gardens<br>c/o Max Fluss Inc.<br>1000 Teaneck Rd.<br>Teaneck, NJ 07666 |
| 147 Holt St.     | \$2,500.00 | Jackson Pink, LLC<br>224 Linda Vista Ave.<br>North Haledon, NJ 07508           |
| Kotte Pl.        | \$2,037.75 | Fairleigh Dickinson University<br>10 Woodridge Ave.<br>Hackensack, NJ 07601    |
| 309 Vincent Ave. | \$592.50   | Cyprus Holding Co.<br>P.O. Box 87<br>Saddle River, NJ 07458                    |

| <b>Council Member</b> | <b>Intro</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recused</b> |
|-----------------------|--------------|---------------|------------|-----------|----------------|---------------|----------------|
| Deputy Mayor Toomey   |              | <b>X</b>      | <b>X</b>   |           |                |               |                |
| Clark-Collins         | <b>X</b>     |               | <b>X</b>   |           |                |               |                |
| Carroll               |              |               | <b>X</b>   |           |                |               |                |
| Diaz                  |              |               | <b>X</b>   |           |                |               |                |
| Mayor Gaines          |              |               | <b>X</b>   |           |                |               |                |

**CITY OF HACKENSACK**

**RESOLUTION NO. 196-26**

**RESOLUTION QUALIFYING PROFESSIONAL SERVICE PROVIDERS AND  
AUTHORIZING THE MAYOR TO EXECUTE CONTRACTS WITH SUCH QUALIFIED  
PROFESSIONALS**

**WHEREAS**, it has become necessary for the City of Hackensack (“City”) to engage various professional service providers; and

**WHEREAS**, the City of Hackensack desires to appoint such professionals by a “fair and open” process pursuant to NJSA 19:44A-20.1 et seq.; and



**WHEREAS**, the City issued and advertised requests for qualifications (“RFQ’s”) on the City’s website on May 27, 2026; and

**WHEREAS**, the qualification statements by professionals were submitted to the City by June 24, 2026 at 11:00 a.m.; and

**WHEREAS**, the qualification statements were reviewed to determine applicants that have met the minimum professional, administrative and financial criteria described in the RFQ and based upon the totality of the information contained in the qualification statements, including information about the reputation and experience of each applicant and ability to best serve the needs of the City of Hackensack; and

**WHEREAS**, the City finds it in its best interests to qualify certain professional service providers; and

**WHEREAS**, the City finds it in its best interests to now assign certain professional service providers to various positions, matters and assignments.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the City of Hackensack, County of Bergen, that the City finds it in its best interests to assign the following professional service providers to the following positions, matters and assignments:

- 1) City Attorney  
The Law Offices of Richard Malagiere, P.C.
- 2) City Prosecutor  
Elsbeth J. Crusius, LLC
- 3) Alternate City Prosecutor  
Kellie M. Reyes, Esq.  
Public Defender & Conflict Public Defender  
Faugno Weis Durate Raso, LLC
- 5) Labor Attorney  
Chasan, Lamparello, Mallon & Cappuzzo, P.C.  
Decotiis, Fitzpatrick, Cole & Giblin, LLC  
Madelaine P. Hicks, Esq. Antonelli, Kantor, Rivera, P.C.  
Scarinci and Hollenbeck, LLC
- 6) Bond Counsel  
Decotiis, Fitzpatrick, Cole & Giblin, LLC  
FBT Gibbons, LLP
- 7) Tax Appeal Attorney  
Boggia, Boggia, and Betesh  
Chasan, Lamparello, Mallon & Cappuzzo, P.C.  
Decotiis, Fitzpatrick, Cole & Giblin, LLC
- 8) Tax Appeal Appraiser

- None Submitted
- 9) General Municipal Engineer
- Boswell Engineering  
Neglia Engineering Associates  
Remington & Vernick Engineers  
Richard A. Alaimo Associates
- 10) Consulting Traffic Engineer
- Boswell Engineering  
Neglia Engineering Associates
- 11) Consulting Environmental Engineer
- Boswell Engineering  
Richard A. Alaimo Associates
- 12) Municipal Auditor/Financial Management Services
- NW Financial Group LLC  
Wielkots & Company, LLC
- 13) Redevelopment Attorney
- Decotiis, Fitzpatrick, Cole & Giblin, LLC  
Giblin & Gannaio, LLC  
Scarinci and Hollenbeck, LLC
- 14) Affordable Housing Counsel
- Giblin & Gannaio, LLC  
Scarinci and Hollenbeck, LLC
- 15) Affordable Housing Administrative Agent
- TRIAD Associates
- 16) City Planner
- Harbor Consultants, Inc.  
Neglia Engineering Associates  
Topology
- 17) City Architect
- Arcari Iovino Architects  
Richard A. Alaimo Associates  
RSC Architects
- 18) Special Litigation Counsel
- Chasan, Lamparello, Mallon & Cappuzzo, P.C.  
Decotiis, Fitzpatrick, Cole & Giblin, LLC  
Florio Kenny Raval LLP

19) Giblin & Gannaio, LLC  
Other Professional Services and Extraordinary  
Unspecifiable Services

Acacia Financial Group, Inc.  
Neglia Engineering Associates  
NW Financial Group LLC

| <b>Council Member</b> | <b>Intro</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recused</b> |
|-----------------------|--------------|---------------|------------|-----------|----------------|---------------|----------------|
| Deputy Mayor Toomey   |              | <b>X</b>      | <b>X</b>   |           |                |               |                |
| Clark-Collins         | <b>X</b>     |               | <b>X</b>   |           |                |               |                |
| Carroll               |              |               | <b>X</b>   |           |                |               |                |
| Diaz                  |              |               | <b>X</b>   |           |                |               |                |
| Mayor Gaines          |              |               | <b>X</b>   |           |                |               |                |

**CITY OF HACKENSACK**

**RESOLUTION NO. 197-26**

**RESOLUTION AUTHORIZING THE AWARD OF A CO-OP CONTRACT FOR REAL ESTATE  
& ASSET MANAGEMENT CONSULTANT SERVICES**

**WHEREAS**, the City of Hackensack desires to engage the professional services of a consultant in real estate and asset management; and

**WHEREAS**, the City of Hackensack wishes to purchase these services by using the services of the Bergen County Cooperative Contract Purchasing System, pursuant to N.J.S.A. 40A:11-11(6); and

**WHEREAS**, the purchase of goods and services by local contracting units is authorized by the Local Public Contracts Law, N.J.S.A. 40A:11-12; and

**WHEREAS**, the City of Hackensack wishes to utilize the Bergen County Cooperative Contract #BC-RFP-23-011; and

**WHEREAS**, WRE Bergen, LLC of East Rutherford of 132 Union Avenue, #408A, East Rutherford, NJ 07073 has been awarded a Bergen County Co-Op Contract as authorized vendor #925630 under the Bergen County Cooperative Contract Purchasing System; and

**WHEREAS**, the City finds it in its best interests to qualify this consultant to provide real estate and asset management professional services based on experience and market insight.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the City of Hackensack, County of Bergen, as follows:

1. WRE Bergen, LLC of East Rutherford of 132 Union Avenue, #408A, East Rutherford, NJ 07073 is hereby awarded a contract for real estate and asset management services.
2. A Certification of Funds has been prepared by the Chief Financial Officer for the said contract assuring that sufficient appropriations exist in budget account 6-01-20-170-170-204 to fund the purchases authorized in this resolution as an express and mandatory condition of the award of this contract.
3. The Mayor and City Clerk are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The City Attorney shall review any and all contractual documents prepared in the furtherance of this award.

| <b>Council Member</b> | <b>Intro</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recused</b> |
|-----------------------|--------------|---------------|------------|-----------|----------------|---------------|----------------|
| Deputy Mayor Toomey   |              | <b>X</b>      | <b>X</b>   |           |                |               |                |
| Clark-Collins         | <b>X</b>     |               | <b>X</b>   |           |                |               |                |
| Carroll               |              |               | <b>X</b>   |           |                |               |                |
| Diaz                  |              |               | <b>X</b>   |           |                |               |                |
| Mayor Gaines          |              |               | <b>X</b>   |           |                |               |                |

**CITY OF HACKENSACK**

**RESOLUTION NO. 198-26**

**RESOLUTION AUTHORIZING THE CITY OF HACKENSACK TO ENTER INTO A YOUTH WORKSITE AGREEMENT WITH GREATER BERGEN COMMUNITY ACTION FOR PART-TIME SUMMER RECREATION CAMP COUNSELORS AND AUTHORIZING THE CITY MANAGER TO EXECUTE EMPLOYMENT AGREEMENTS WITH SAID CAMP COUNSELORS**

**WHEREAS**, the Greater Bergen Community Action ("GBCA"), through its Department of Workforce Development, administers a Youth Work Experience Program designed to assist youth ages 16 to 24 with hands-on training, development of soft skills, and preparation for the workforce; and

**WHEREAS**, the Program provides qualified, trained candidates who are interviewed and evaluated prior to placement, offering work experience to young people just starting their employment careers with 100% wage reimbursement to participating employers; and

**WHEREAS**, under the Program, each participating youth candidate shall be paid a minimum wage of \$15.92 per hour, with a minimum commitment of four (4) weeks at a minimum of three (3) hours per day / fifteen (15) hours per week and a maximum of thirty-five (35) hours per week, not to exceed twenty-six (26) weeks; and

**WHEREAS**, participation in the Program requires execution of a Youth Worksite Agreement between the City of Hackensack and Greater Bergen Community Action, setting forth the terms and conditions governing the placement of youth participants as part-time Summer Recreation Camp Counselors; and

**WHEREAS**, the Mayor and Council find that participation in the Greater Bergen Community Action Youth Work Experience Program is in the public interest and will benefit both the youth participants and the City's Summer Recreation Camp program; and

**WHEREAS**, the Mayor and Council wish to authorize the City Manager to execute individual employment agreements with youth participants placed through the Program as part-time Summer Recreation Camp Counselors, consistent with the terms of the Youth Worksite Agreement and all applicable City policies;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Hackensack, Bergen County, New Jersey, as follows:

1. The Mayor and Council hereby authorize the City of Hackensack to enter into a Youth Worksite Agreement with Greater Bergen Community Action for the placement of youth participants as part-time Summer Recreation Camp Counselors under the Youth Work Experience Program.
2. The Mayor or City Manager in the Mayor's absence is hereby authorized and directed to execute the Youth Worksite Agreement with Greater Bergen Community Action on behalf of the City of Hackensack, in a form approved by the City Attorney.
3. The City Manager is further authorized to execute individual employment agreements with youth participants placed through the Program as part-time Summer Recreation Camp Counselors, consistent with the terms of the Youth Worksite Agreement, applicable City personnel policies, and the requirements of the Greater Bergen Community Action Youth Work Experience Program.

| <b>Council Member</b> | <b>Intro</b> | <b>Second</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recused</b> |
|-----------------------|--------------|---------------|------------|-----------|----------------|---------------|----------------|
| Deputy Mayor Toomey   |              | <b>X</b>      | <b>X</b>   |           |                |               |                |
| Clark-Collins         | <b>X</b>     |               | <b>X</b>   |           |                |               |                |
| Carroll               |              |               | <b>X</b>   |           |                |               |                |
| Diaz                  |              |               | <b>X</b>   |           |                |               |                |
| Mayor Gaines          |              |               | <b>X</b>   |           |                |               |                |

**CITY OF HACKENSACK**

**RESOLUTION NO. 199-26**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
HACKENSACK AUTHORIZING THE SETTLEMENT OF THE**

**WORKERS' COMPENSATION MATTER FILED BY TRYELL GLOVER,  
PENDING IN THE NEW JERSEY DIVISION OF WORKER'S  
COMPENSATION, CASE NO. 2022-24476**

**WHEREAS**, the City of Hackensack ("City") is the Respondent in a worker's compensation matter (Case No. 2022-24476), filed by Petitioner Tyrell Glover and,

**WHEREAS**, the City's attorneys have recommended settlement of this matter and have advised the Mayor and Council that the Worker's Compensation Court has determined that the terms of the proposed settlement are fair and just; and,

**WHEREAS**, the Mayor and Council agree that settlement of this matter is appropriate and desire to formally approve same; and,

**WHEREAS**, the Chief Financial Officer certifies that there are sufficient and legally appropriated funds available to fund a settlement amount not to exceed \$33,203.25, along with counsel and other fees and costs in the approximate amount of \$6,555.00, for a total settlement amount of \$39,758.25 to be awarded by the Worker's Compensation Court, under account number 6-01-23-215-215-211.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the City of Hackensack, in the County of Bergen, State of New Jersey as follows:

1. The above recitals are hereby incorporated as if restated herein in full.
2. The Mayor and Council of the City of Hackensack find and determine that it is in the best interests of the City to accept the recommendation of its claims adjusters, defense attorneys, and City Attorney and settle Worker's Compensation Case No. 2022-24476 in an amount not to exceed \$39,758.25, inclusive of counsel and other fees and costs to be awarded by the Worker's Compensation Court.
3. The City Manager, City Attorney, and the City's claims adjusters and defense attorneys are authorized and directed to take all necessary and appropriate action to effectuate the settlement.
4. This Resolution shall take effect immediately.

**VII. PUBLIC COMMENT (3 MINUTES):**

A motion to open the meeting to the public was offered by Councilman Carroll and seconded by Councilwoman Clark Collins.

James Engler - My reason for coming is because I received this which you are talking about tonight. I took all day to open it up because I knew it wasn't good news. I want to say my taxes have gone up \$4,000 in the past 3-4 years. I am a 1953 cape cod house that needs a lot of work. When I moved to Hackensack, I didn't realize I was going to run into this because I don't understand city politics, state politics, except New Jersey does not have a good reputation as far as being credible when it comes to taxes and all this stuff. I remember growing up in the 70s in Wayne and we never had this problem. People could live regular working people and now it has become completely unaffordable. How do you do \$12,000 a year on a cape cod built in 1953 that needs a ton of work? You might as well bulldoze the whole damn house. Why bother fixing it up? It's great, I really appreciate all the hard work and you guys didn't create this mess, but it is just getting worse and worse. It's increasing astronomically on working people. I've worked for years in the oil industry. I used to work for Hess in Bogota and in Bayonne for years. They were building and building just like here and I used to think great, maybe the taxpayers will finally get a break. Instead of taxpayers getting a break, tax is skyrocketing on everybody. It is incredible to me. I never hear of taxpayer getting a break. Maybe somewhere down the line when things straighten out, maybe you can give taxpayers a break. As far as affordability in NJ, I tell people that I used to work around, people from all over the world, ships coming in with all kinds of people working from all over the country and the world, they could not believe the taxes that NJ people pay. It is mind blowing to them. The fact that people who lived here for years and years got to move to be able to live somewhere else. It is ridiculous. People's memories, my parents had to move down to South Carolina after living there their whole lives. They moved to South Carolina. It's not right. You guys are doing a great job from what I heard. Thank you to the Mayor and the Council for addressing this issue but I know its not just Hackensack with the taxes. It is one of the things that the Governor ran on – affordability. It's not affordable. It's not affordable to who? The rich, maybe to them but not to the working people. They can't continue with inflation and the things going on with the war in Iran and it is going to continue going up and up. I have never come down here. This is the first time I've ever did this. I appreciate you for bringing it up.

Sergi Tolstoy – I would like to give five second moment of silence for Gustavo Roachcha and Chase Sudano. On June 10, high school freshman was hit on his e-bike in Middletown, NJ and eventually died of his injuries. June 13, 2026, he was riding near the corner of Newman Springs Road and Jumping Brook Road at about 5:24 when the collision occurred. Then on June 14, another teen was hit and killed on his e-bike. He was a sophomore wrestler at St Augustine High School and was hit by a UPS truck in South Hampton, NJ. Then yesterday, 13 year old was killed. The driver was injured and 13 year old passenger was killed when the moped they were riding crashed into a truck in Flushing, Queens in the middle of the afternoon between 45th and 46<sup>th</sup> Avenues and 162<sup>nd</sup> Street in Flushing. As the summer heats up, I know we got the MVC e-bike directive but they aren't even in place with themselves. Hackensack needs to step up as the County seat in Bergen County and make sure in our borders, anyone riding has a helmet and is doing the right thing because this summer is not going to

be good with these bikes revved up. We have to get the police patrols, warnings, looking for those illegal tags, tinted windows and other activities that they are doing out there. They need to step it up. If we need the Bergen County Prosecutor to give us the authority to do the Friday night stop and checks, then you got to do it. I also want to thank for this week's paper shredding event – DPW, the recycling coordinator who did a perfect job, HPD that stepped up and was out there helping, and Hackensack Fire Department who was doing their thing. The DPW workers, the strongest, they need to get paid. They were out there also. It was a good turnout, a good event and I would like to thank Mayor Gaines for showing up. Thank you.

Rich Cerbo – I want to thank the City Manager for addressing the problem there. The state exempts their busses from all of that. So, you do what you want. Government does what they want. The air conditioning is too cold in here. We pay for it. Tax payers pay the bill for this. You blow it high and all government buildings do that, the library is freezing because it's a free pass. We are tired of us. As my tax bill came today, ouch. It really went up high. I know you are going to talk it away with the past administration but that's a serious charge you are making. Your speech prior to this that was a serious damn charge to a previous City Council and Mayor that were here quite a while. Why don't you call them in? Maybe they should have to testify here. Have them come in and answer some questions. That is a serious charge. Send them an invite. What about the financial department when it comes to that tax misunderstanding, the PILOT payment. Why was not caught by finance department? It's confusing and now this is one year you are in office, can we ask the attorney, can we use statute of limitations about you complaining about the previous administration? How many years do they get? So, why didn't the financial department mention that and why did this just go on without any knowledge of anything? Mr. Mangin was here. I am not implicating him but you are making it sound like everyone was in the dark and you are the white horse saving all of us now. Is that what you are doing?

Anthony Tompkin – I need help with the scoreboard on field 5. The box is working but the scoreboard is not working at all. We had three games last week and it worked one time and the next two didn't work. I got the model and the number and the key. We don't have the key for the door. We need you to look at scoreboard and the box. The red light is on but the scoreboard is not working at all. If you want the key now and the number and model, they are open 8 to 5 Monday through Friday.

Bridget Rucker – I sent a letter to the Mayor and City Manager about the June 16 meeting about the DPW workers, and I didn't get a response. I was looking for a response that it was received at least. I am hoping that conversation will happen with those workers, and I am hoping for change because speaking to one of them and being told they were offered \$48,000 is an insult when you got people making six figures. That is an insult to those workers. Let us look at the budget and go through it because if we gave the school 6.5 million to save their jobs, let us do the same for the workers that do that work here diligently on a two-week basis every day of the week. Let us



have that conversation. The other conversation that I want to say is, let us stop with the politic thing, the blaming of the last administration for what they did, let's talk about what is here right now. Let us talk about the transparency and keep governing that way so when you are governing, let's govern with accountability and without the politic conflict. I don't want to hear about what the last did, I was there. I know about affordable housing, I was there. I did the research. I knew about the PILOT programs and what was going to come down the pipeline but no one wanted to listen. Now we are here, you guys corrected it. Pat yourselves on the back one time and let's move on and put accountability and what the community actually needs. The other part is, Tom, I spoke to you this afternoon, Lisa sent out a letter and we will be meeting Tuesday at 1 PM. I hope you will be part of that conversation.

Theresa Yarlboro – I was here back in October when you rescinded those PILOTs which I was very happy about. Not to go over past wrongs, but it gets to me about the PILOTs and no benefits that we receive. There was no infrastructure, there was nothing done for the schools and there was very little affordable housing in any of those buildings. That is so disheartening to think that now we are paying for that. It does not sit right with me so I want to make those comments, and I hope we will continue to see transparency within this government. I am unaffiliated because I have become so disenchanted with local government as well as the presidency and all the other governments. I didn't vote in the primary because I did not feel it was necessary, but I do plan on working in November for the election. Hopefully we will see some changes all around in New Jersey.

Ann Pakonia – I am a little confused about the PILOTs, are you telling us they didn't generate any tax revenue at all? Or are you telling us that they didn't generate the amount required that got us into this mess? I really just had that question because I am confused. I thought that the PILOTs did generate money, it just wasn't quite as much. You are saying there is a \$1.6 million dollar deficit. Is that what got us here? They are doing a lot of work on Hamilton and Anderson on the roads, is that going to feed into Brook and Byrne Street to the circle? I know they are replacing sidewalks.

Scott Lenox – I am retired and I am not happy about the tax bill but I am a Hackensack resident for 64 years. I went through the whole thing – Hillers, Middle School, High School. I worked for Al Sanzari and built buildings round town. My issue was this winter. I live on the border of Hackensack and Maywood and a lot of people can't park in Maywood so they park in Hackensack. It happens a lot, they catch them, they don't catch them. I think if you gave people tickets, they wouldn't do it. My issue was with the winter. People parking overnight from other streets, from Maywood. I believe Anderson it is no parking with snow covered roads. I don't know how that all works but it caused a lot of grief with the cars parked with the plows because people would come and after it snowed, digging out their cars, throwing the snow on the sidewalk that I just shoveled. That happened three or four times and it is a lot of work. I have 160 feet of sidewalk. It was my only concern if it could be addressed. It would be less

work and aggravation in the future maybe if you had no parking when snow covered at some point.

Margo Cooper – A friend of mine, one of the on-air people at ABC TV, called me to say hi. I was asked where I am living now, I said Hackensack. She said keep me posted. Eyewitness News digs deeply into their stories, especially those with certain specs. The last Council Meeting was unbelievable, a supervisor of DPW spoke from his heart about the treatment of his guys. It is very evident that the individual in charge of DPW lacks respect and other things towards persons in that department, absolutely inexcusable. You don't do that to human beings. The Council may or may not be aware as to what is and what has been happening for quite some time. Corrections need to be done immediately if you want people to enjoy and be happy and be good workers in Hackensack, treat them with respect. Evidently it is lacking and it is inexcusable. I wasn't raised that way and I am sure many of you were not raised that way. The individual who is responsible should be called to task as our elders used to say and be held accountable. You don't treat other people the way employees have been treated. There are both sides of a problem. The Council needs to check with the person in charge of DPW, talk to the employees. They are the recipients of the problems in that area. As I said, we need to respect and treat other people as human beings. A person who is supervisor is not above that and should not be permitted to be above that. You wouldn't take it and the guys in DPW don't take it. They are good, they work hard, they are out there in the snow and heat, they are courteous, they work hard so that should be of value as far as Hackensack is concerned. I worked in television for many years. That's the reason why I am still connected. As I stated, one of my friends asked me to keep them posted. I will hear of things, other people will hear of things, as to what the status will be. If they need to be called, they will be called. I hope not. Like the old folks used to say, just take care of business. Thank you.

Doug Garofallo – I don't normally get up and speak at these meetings, but I would like to commend all of you on the past year at the anniversary of your swearing in. Tim and Allison thank you for your continued service. I commend everyone here, month after month, week after week. Everyone is here exercising their rights of free speech, and half the people here won't agree with whatever you are saying or half of them will, but it is great that everyone is here. I would like to comment that this blame game, Mayor Gaines is presenting it the proper way because day in and day out all across social media, especially now that the tax bills out, because he wants to clear the air in the proper form here where everyone should be that is on social media that never show up. This is where it should be done, not out there where no one can see your face with emojis and avatars and all that stuff. Mayor Gaines had to speak what he said. I came in partly into his speech. He had to say what he had to say. He cleared the air because you don't have a back and forth on social media to say all of this. Mayor, continue doing all the great work you are doing and same thing to the rest of you. Thank you very much for your service. Thank you.

Salvaro Ruiz – I have been a mailman for 33 years in Hackensack. I have been in Hackensack about 43 years probably before you were born. My concern about the last administration is right and what you are doing is right because all the new beautiful buildings since I have been in Hackensack, I don't think they pay enough taxes so we do not have enough money for these kids going to school, also from the buildings. It is not fair that we are paying 15 to 19 percent more than what it used to be. Hackensack was never like this before. If they paid the money, we wouldn't be like this in this situation and these buildings have kids going to school and the school is having a bad situation now from what I heard and that is not fair either. That is the reason all of us are here. That's what we are here for. Also, I would like to talk about our streets, a lot of people speed. We should get speed bumps like they do in South Hackensack. It is very important because a lot of animals get killed all over the place even little squirrels I find on the streets every day. People are speeding up and I don't know if they are drunk or whatever, especially Second Street. People can get killed there. That is not fair for people to run from drunk and all over the streets I work in Hackensack, Bogota, Little Ferry, and in South Hackensack they did a good job and I think we need that in Hackensack. Thank you so much. This is my first time here. I am glad to have you guys as well.

Marty Smith – I am a member of the Condo Coop Advisory Board. Can you tell us if the athletic coaching staff for football, baseball, soccer and basketball are trained in CPR in case a medical emergency occurs? Does the coaching staff maintain a defibrillator at practice sessions and at games and do they have training in the use of the device and under what conditions it should be used? You thought I was just going to talk about traffic, am I right? A resident has informed me that the flashing traffic pedestrian crossing sign on Salem Street at Foschini Park has not been working for quite a while. Traffic Department should look into that to bring it online. At the last meeting, we talked about the upgrades to Atlantic Street at Prospect Avenue and I mentioned that the current device in place there was a waste of money. It overhangs the street. There are not enough pedestrians who use that intersection on a daily basis. That device should have been installed on Prospect Avenue and Thompson because there are between 50 to 100 pedestrians daily who cross there. What we think should be done at Atlantic and Prospect is the installation of flashing stop signs. This would serve three positive factors. It would reduce speed on Prospect Avenue between Beech Street and Essex Street because traffic would be slowing down for the stop signs at Atlantic before proceeding on to Essex in both directions. The second factor is that pedestrians would not have to press any buttons to bring a pedestrian safety device into action because the stop signs would be stopping vehicles. The third positive factor that might occur with the stop signs is that traffic coming off of Atlantic that now has difficulty because there is a constant movement of vehicles between Beech and Essex now would be coming to a stop and giving exiting vehicles from Atlantic Street an opportunity to make safer turns on to Prospect Avenue. That is our suggestion. I don't know if you want to move that device that is currently at Atlantic to Thompson but I think it is a waste at its location now. Thank you.

No one else wished to speak.

A motion to close the meeting to the public was offered by Councilman Carroll and seconded by Councilman Diaz.

### **VIII. MAYOR AND COUNCIL COMMENTS:**

Deputy Mayor Toomey – Good evening everyone and thank you for joining us tonight. Thank you for your patience and understanding while we continue to work through the difficult task of cleaning up the mess we inherited as the Mayor clearly and eloquently explained so there is not much more I can say on that. Mr. Cerbo, when I opened up my tax envelope, I can't say in public what I said. There you go. I'd like to wish everyone a happy 4<sup>th</sup> of July. Please stay hydrated and safe and we hope to see you at our celebration at Foschini Park on Saturday.

Councilwoman Clark-Collins – I understand many people want us to focus on the future rather than the past and I agree. Our primary responsibility is to move our community forward but at the same time we cannot ignore past decisions if they have ongoing financial or operational impacts on our residents. Reviewing previous budget mismanagement and other issues is not about assigning blame or settling political scores. It is about understanding what happened, correcting any remaining problems, and putting safeguards in place so the same mistakes are not repeated. So yeah, we are going to go back to the past and keep talking about the past because the past is what got us here. You need to understand what's going on and that is the only way you are going to understand is if you keep going back to the past and explaining this is how we got here and this is what we are doing now to correct the problem. That's all I am going to say about that. As far as air conditioning, I am glad you bought it up because tomorrow and Thursday it is going to be over 100 degrees so for those who maybe don't have air conditioning, that institution he is referring to called the library has free air conditioning so by all means go there to cool down. There is also the malls that offer free AC, so you don't have to overheat unfortunately like they are in France right now there they don't have any AC units so appreciate that. I am not going to entertain the rest of it. As far as taxes, it affects all of us here. I didn't open my bill yet. I wanted to get past this meeting, but I feel your pain, we all feel your pain but we are trying to correct it so it doesn't continue to happen. Have a safe holiday and I am hoping to see you July 4. If you are going away, be safe. Thank you.

Councilman Carroll – I will keep it quick. The Mayor, thank you, that letter from all of us, we put that together and I hope it explains some of the stuff. The shortfall of money that we have put on the burden of the property owners, I don't think it is fair. I don't think it's right. I don't like the bill. I think the percentage is off. I can keep on going. What we are trying to do is look back, it's only been a year, and we are looking back at 12 years of misappropriation of funds, PILOT programs, side accounts that were

supposed to be reserved. We are looking into that. I apologize but we all got that tax bill so we are going to do our best to make it better. I wish the one bill on one of the quarters I get a \$200 break, it might make us feel better. Hopefully in the future that can happen. Thank you for bringing that up. It is on our minds. Give us another year. It has only been one, wait for two and then you can think about who you want to vote for later on. We are doing the best we can and will keep on doing that. Tomorrow is July 1, the annual fire department memorial on Main Street. I don't know if anyone has been by there but they did a whole restoration and what a beautiful job they did. It's a shame that we are there for that reason and we are honoring those who died before and during. They did a great job at that park. Whoever was in charge of that, fire or DPW, great job. That's it. Thank you.

Councilman Diaz – After the statement from Mayor Gaines, he didn't leave too much room to say anything else. Thank you, Mayor. Looking back at our first year in office, the main thing that I feel is incredibly grateful. Serving Hackensack this past year has been a true honor, and I love working side by side with my colleagues but more importantly with all of you. We have spent the last 12 months listening to your stories, working through tough challenges, and trying to make our neighborhood better for every resident. We have made some great progress, but we still have a lot of work to do. Thank you for your trust, your feedback and your love for our city. I look forward to everything we will build together in the years ahead and I am looking forward to seeing you at Foschini Park on Saturday, celebrating the 4<sup>th</sup> of July. Thank you and good night.

City Manager – As far as Brook and Byrne Street, I am actually not certain how far that construction project was going. I understand it was originally drainage on those streets so I don't know if it is extending to Brook and Byrne. I can get the answer tomorrow if you'd like to call me I can give you that or report next meeting. As far as Ms. Cooper, concerned about the DPW and the staff there, rest assured we are compiling collective bargaining agreements from 10 surrounding communities to compare the salaries we pay versus others, and we have a meeting with scheduled with the union and supervisors down there to address their concerns. It is a major concern of the Mayor and Council as well. I know they are overly concerned about that so it will get done quickly. Mr. Smith, all the coaches have to take the Rutgers safety certification to coach for us which involves a background check, CPR training as well. As far as defibrillators, I know we have them stationed at the parks. I don't believe any team carries their own, so I am not certain about that but they are stationed at parks, and they are trained in that. I will forward your suggestion about the flashing stop sign at Atlantic and Prospect to Traffic and will report back when I get an answer from them. That's all.

Mayor Gaines – I want to address the PILOT question. To be clear, PILOT payments are not taxes and this is an important distinction that I am making. There was a lot of debate this time last year about are they taxes, are they not taxes, but there is an important reason why that distinction matters and we are seeing that right now. When

you are in the tax base, we all bear the brunt of dramatic fluctuations. When health care skyrockets 94%, we are all in the pool of people that have to make that adjustment. When the city issues a PILOT, that property comes off the tax rolls and they make a fixed payment that is lower or perhaps especially in the beginning of a PILOT agreement, significantly lower than what they would be paying if they were taxed meaning the City is missing the revenue but more importantly when there are these fluctuations like everyone is seeing in New Jersey with health care and utility costs, those people who are paying a fixed cost are not impacted by fluctuations at all. The previous folks were fond of saying look at that empty lot and now there is a building on it. That empty lot was generating close to zero and now its generating something and something is better than nothing but don't make it the empty lot. Notice they never used as an example Bruce the Bed King which was a taxable property on the rolls. When that came off the rolls, that raises taxes for all of us. When the former credit union site comes off the rolls, that is a taxable property not an empty lot and didn't see that in the mailer. When that comes off the rolls, they don't show you what that used to be paying and now what the tax exempt building is paying. The PILOTs, it is not that they aren't bringing in any revenue, it's that you are getting hit three times. You are getting hit because the revenue is less. Two, because they are not in the pool of taxpayers so they don't bear the brunt of fluctuations. Number three, when they fall into arrearages, we are missing revenue there. How the arrearages occurred, is because much like everyone else, they have an estimate of what they are supposed to make next year and pay, if that estimate is off, the city is supposed to go back and sweep and collect the money that was past due. We are seeing that now with our tax bills, which is why the third quarter is higher than one or two. That sweep wasn't happening so all of that trail off wasn't being collected and that is what we are seeking to collect now and started to collect. I hope that helps clear it up. There are things that continue to come up as words we hear all the time, one of those is transparency. Transparency requires doing exactly what we are doing which is explaining where we are, how we are here, how we got here, and what we are going to do as the Councilwoman said. That is transparency. Sometimes we have to eat it like the snow and sometimes we have to say this is how we got here and it's a snowball effect of twelve years worth of decisions that were made. I wasn't here in 2018 to not collect those arrearages. I wasn't here in 2019, in 2020, it not on me and not on any of us. The other thing is accountability. Accountability inherently requires looking at the past. That is what accountability is. I don't know any other way to have accountability. Accountability requires saying what happened and how we are going to fix it, how are we going to try and hold accountable or fix systems. Accountability requires the past. It is a prerequisite for it. We are going to, it is not about scores, we are not running for anything, we are here, but there are decisions that were made that brought us to this point. As people from the audience have said, some people have been sounding this alarm for years saying this is where we are going to end up. For years. And here we are. We are doing everything that we can to correct it because we live here, we pay, we have no PILOTs on our homes either and we are doing our best. We understand the frustration. We are frustrated as well which is why we ran. Unfortunately, what we predicated was accurate. I can't apologize

for that nor can I stop saying it. I said it for a long time out there so I am not going to stop because I am up here.

**IX. ADJOURN:**

There being no further business, the meeting was adjourned at 8:12 PM.

Approved by Mayor and Council on July 14, 2026

---

Mayor Caseen Gaines

---

Deputy Mayor Agatha Toomey

---

Councilwoman Sonya Clark-Collins

---

Councilman Phillip Carroll

---

Councilman Roberto Diaz

---

Deputy City Clerk Allison Saabye, RMC