

County of Passaic

Board of County Commissioners



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Date: Oct 28, 2025 - 5:30 PM

Agenda: RESOLUTION AUTHORIZING ESTABLISHING THE RACEWAY REDEVELOPMENT CORPORATION, A NON-PROFIT CORPORATION DESIGNATED TO DESIGN AND REHABILITATE THE RACEWAY SYSTEM LOCATED WITHIN THE BOUNDARIES OF THE GREAT FALLS NATIONAL HISTORICAL PARK

THIS RESOLUTION WAS REQUESTED BY:
 ADMINISTRATION

REVIEWED BY:



Matthew P. Jordan, Esq.

APPROVED AS TO FORM AND LEGALITY:



Nadege D. Allwaters, Esq.

Official Resolution#	
Meeting Date	10/28/2025
Introduced Date	10/23/2025
Adopted Date	
Agenda Item	24.
CAF#	
Purchase Req. #	
Result	

Administration and Finance

COMMITTEE NAME

RESOLUTION AUTHORIZING ESTABLISHING THE RACEWAY REDEVELOPMENT CORPORATION, A NON-PROFIT CORPORATION DESIGNATED TO DESIGN AND REHABILITATE THE RACEWAY SYSTEM LOCATED WITHIN THE BOUNDARIES OF THE GREAT FALLS NATIONAL HISTORICAL PARK

WHEREAS, the County of Passaic (“County”) is a body politic and corporate pursuant to N.J.S.A. 40:18-1 and vested with all rights contained therein; and

WHEREAS, the County, the City of Paterson (“City”), and Paterson Great Falls National Historical Park (“National Park”) convened a group of stakeholders to determine the best path forward for rehabilitating the Raceway system, located in Paterson within the boundaries of the National Park; and

WHEREAS, first constructed in 1794, the Raceway system was composed of a variety of structures-dams, spillways, bridges, gates and gatehouses, headraces and tailraces, wheel pits, retaining walls, and rock cuts and berms, each with a distinctive role to play in maintaining and controlling the flow of water to power mills for manufacturing-a vision created by Alexander Hamilton in 1791; and

WHEREAS, the Raceway system supplied waterpower to mills until 1914 when the S.U.M. built a hydroelectric powerhouse and steam plant at the base of the Great Falls; and

WHEREAS, the remains of the Raceway system are a key contributing cultural resource and feature within the boundaries of the National Park, representing the most extensive remaining collections of engineering, planning, and architectural works of the earliest industrial period in United States' history; and

WHEREAS, because of the complexity and cost of the development of the Raceway system, it was determined that the best course of action to complete the project would be to establish a non-profit corporation, to be known as the Raceway Redevelopment Corporation (“RRC”); and

WHEREAS, the RRC would be comprised of local, county, and federal officials, as well as various stakeholders interested in rehabilitating the Raceway system and the expansion of greenspace in the City and the County; and

WHEREAS, the RRC would be the lead redevelopment entity for the Raceway project, charged with procuring design consultants and contractors, in compliance with various State and federal procurement guidelines; and

WHEREAS, the RRC’s Board of Trustees would adhere to the Open Public Meetings Act, and conduct its official business in an open and transparent manner, in compliance with the law; and

WHEREAS, this matter was considered by the Administration and Finance Committee and is being recommended to the Board for approval.

NOW, THEREFORE, LET IT BE RESOLVED by the Board of County Commissioners of the County of Passaic, as follows:

1. The above recitals are incorporated herein by reference as if set forth at length.
2. In conjunction with the Paterson City Council, the Board hereby authorizes the establishment of the Raceway Redevelopment Corporation (“RRC”), which will serve as the lead redevelopment entity for the Raceway project.
3. The RRC shall be comprised of:
 - a. The City of Paterson Mayor and/or designee;
 - b. The Board of County Commissioners Director and/or designee;
 - c. The Passaic County Administrator and/or designee;
 - d. The Paterson Business Administrator and/or designee;
 - e. The New Jersey Community Development Corporation Chief Executive Officer;
 - f. The Hamilton Partnership of Paterson President and/or designee;
 - g. Two public members, appointed individually by way of resolution by; and
 - h. The City Council and the Board of County Commissioners, respectively.

4. The RRC shall be organized as a joint political subdivision of the County of Passaic and City of Paterson, and, at a minimum, do the following:
 - a. Elect a Chairperson, Vice-Chairperson, Secretary, and Treasurer;
 - b. Adopt By-Laws;
 - c. Conduct, at a minimum, four public meetings to undertake official business, in compliance with the Open Public Meetings Act; and
 - d. Designate an Executive Director, who shall be responsible for managing the raceway rehabilitation project.
5. The RRC shall adhere to all applicable State and federal procurement laws, as required.
6. The Superintendent of the Paterson Great Falls National Historical Park, as an employee of the National Park Service, U.S. Department of the Interior, shall be invited to serve on the Board of Trustees as a non-voting member who can otherwise fully participate in discussions and offer insights and advice.
7. The County and City, respectively, shall provide technical support, subject to the availability of funds and/or staff expertise, to the RRC, including, but not limited to, engineering, preservation compliance, legal, procurement, and grant writing staff to be used, as required.
8. Upon completion of the rehabilitation of the Raceway System, same will be incorporated into the Passaic County Park System, to ensure long-term maintenance and daily programming of the recreational and historical facility, in partnership with the City and National Park.
9. Upon transfer of fee interest ownership of the Raceway System from the City to the County, the County shall enter into discussions on the terms of a General Agreement with the United States Department of the Interior, National Park Service (National Park), for the purpose of formalizing the parties' intentions to manage the Raceway System in accordance to the purpose of the National Park as set forth in the National Park's General Management Plan (2016).

LET IT BE FURTHER RESOLVED, that this resolution shall take effect immediately.

LET IT BE FURTHER RESOLVED, that the Clerk of the Board, County Counsel, County Administrator, and Director of the Board are authorized to take any action necessary to carry out the purpose of this Resolution.