

Rahway Redevelopment Agency

- MINUTES -

Regular Meeting
January 18, 2005
6:30p.m.

CALL MEETING TO ORDER

The meeting was called to order at 6:42 p.m. in the Rahway Public Library.

SALUTE THE FLAG

Commissioners, officials and public attendees saluted the flag.

OPEN PUBLIC MEETINGS ACT

This meeting has been advertised and posted in accordance with the Open Public Meetings Act of the State of New Jersey.

ROLL CALL

On a call of the roll the following officials were present:

Courtney Clarke, Commissioner
Paul Leso, Commissioner
Timothy Nash, Commissioner
William Rack, Commissioner
Nancy Saliga, Commissioner
Anthony Deige, Commissioner

APPROVAL OF MINUTES

The approval of the minutes of the following meeting were moved by Commissioner Rack, seconded by Commissioner Leso, and then adopted on the following roll call vote:

December 21, 2004

Ayes: Clarke, Leso, Rack, Saliga, and Deige
Nays: None
Abstain: Nash
Absent: None

CORRESPONDENCE

The following correspondence was received:

- 1. Letter from General Counsel, Francis X. Regan to Philip J. Morin III, Esq., dated December 16, 2004, regarding Rahway Industrial Sites Limited Partnership-Block 282, Lot 1.01.*
- 2. Memorandum to Commissioners of Rahway Redevelopment Agency from Executive Director, Peter Pelissier, dated December 22, 2004, regarding current assessments and taxes generated by certain downtown redevelopment sites and projected assessments and taxes generated after redevelopment. Also included is projected revenue to the Rahway Redevelopment Agency.*
- 3. Letter from Mark S. Blitz to Rahway Redevelopment Agency General Counsel, Francis X. Regan, dated December 22, 2004, regarding Mark S. Blitz, Owner of Block 282, Lot 1.021, One-Acre Vacant Land.*
- 4. Letter from General Counsel, Francis X. Regan to Peter I. Biber, AIA, dated January 7,*

2005, regarding the Rahway Public Library/Office Building Project.

5. Letter from Francis Janusz, Second Ward Councilman to Courtney Clarke, Rahway Redevelopment Agency Chairman, dated December 22, 2004, regarding the December 21, 2004 Redevelopment Agency meeting.

6. Letter from Robert Hedinger, Esq., Attorney for Hall Building Corporation, to Francis X. Regan, General Counsel, dated January 13, 2005, regarding the anticipated closeout of the Rahway Public Library Project.

COMMENTS FROM THE PUBLIC

This portion of the meeting opened to the public for comments (two minute maximum per person.)

There were no comments from the public.

TREASURER'S REPORT

A summary of the Treasurer's monthly activity was reported at this time.

There were no comments from the Commissioners, who then voted to accept the Treasurer's Report on the following vote:

Motion made by: Commissioner Rack Motion seconded by: Commissioner Leso

Ayes: Clarke, Leso, Nash, Rack, Saliga, and Deige

EXECUTIVE DIRECTOR'S REPORT

A report of major activity was made by the Executive Director. Mr. Pelissier reported that he met with Matzel and Mumford and they will be doing three presentations at the February Redevelopment Agency meeting, for Block 318, Block 228 (and Block 227 and Block 226), and for Block 167. The Director summarized the activity at the former Mitchell typewriter site. He announced that the Essex Street project will start soon, since the developer will be able to start the remediation as soon as the Remedial Action Workplan is approved by the NJDEP. At the Block 316 hotel site, the redeveloper agreement is now in the hands of the attorney for the redeveloper. The redeveloper has agreed to pay an administrative fee of \$10,000 per residential unit as well as \$50,000 to the agency once the Remedial Action Workplan has been approved by the NJDEP.

Mr. Pelissier also announced the substance of the discussions during last month's closed session. The Philetus Crossing property (Block 164, Lot 29), is being offered to the Agency and negotiations relating to the future sale were discussed. PJS Capital, LLC has been accepted as redeveloper of property at Block 320, Lot 7. No action was taken with regard to the Rahway Industrial Sites presentation for Block 282, Lots 1.021 and 1.01.

Motion to accept report by Commissioner Leso Seconded by Commissioner Rack

Ayes: Commissioners Clarke, Leso, Nash, Rack, Saliga, and Deige

Nays: None

Abstain: None

Absent: None

LEGAL REPORT

The General Counsel reported on all legal matters. Two issues were specifically mentioned; the Rahway Redevelopment Agency closed on the portion of the Trinity Methodist Church (Block 316, Lot 3.02) needed to construct the redevelopment project known as the extended stay hotel and River Walk (Ken Schwartz's development) will be closing soon. The documents are being finalized to convey thirteen (13) parcels from the Agency to the redeveloper, specifically, Block 304, Lots 2 and 4 and Block 331, Lots 18, 19, 20, 21, 22, 25, 23, 24, 26, 38, 40, 39, 41, 42, 43, and 47.

Motion to accept report: Commissioner Leso Seconded by Commissioner Rack

Ayes: Commissioners Clarke, Leso, Nash, Rack, Saliga, and Deige
Nays: None
Abstain: None
Absent: None

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Presentations:

1. Continuation of presentation by Mark S. Blitz a/k/a Michael Blitz for the redevelopment of property located on New Brunswick Avenue, known as Block 282, Lot 1.021.

Mr. Blitz had several questions and the balance of the detailed presentation was postponed until the February Redevelopment Agency meeting.

COMMISSIONERS' COMMENTS

The Commissioners had no comments.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:29 P.M. on the following vote:

Motion made by: Commissioner Leso Motion seconded by Commissioner Rack

Ayes: Commissioners Clarke, Leso, Nash, Rack, Saliga, and Deige.

Nays: None

Abstain: None

Absent: None

Peter H. Pelissier
Secretary/Executive Director