

Rahway Redevelopment Agency

- MINUTES -

**Regular Meeting
February 5, 2003
6:30p.m.**

CALL MEETING TO ORDER

The meeting was called to order at 6:35p.m. in the Rahway Recreation Center, Room 112.

SALUTE THE FLAG

Commissioners, officials and public attendees then saluted to the flag.

OPEN PUBLIC MEETINGS ACT

This meeting was 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, Chairman
Anthony Deige, Commissioner
Paul Leso, Commissioner
Timothy Nash, Commissioner
Brian O'Donnell, Commissioner
William Rack, Commissioner
Nancy Saliga, Commissioner

APPROVAL OF MINUTES

The Minutes of the January 21, 2003 Organizational Meeting and January 21, 2003 Regular Meeting were moved by Commissioner O'Donnell, seconded by Commissioner Rack, and then adopted by the following vote: Ayes - Clarke, Deige, Leso, Nash, O'Donnell, Rack and Saliga; Nays - None; Abstained - None; Absent - None.

CORRESPONDENCE

The following correspondence was received:

1. Letter dated January 27, 2003 to Leonard Bier, Esq., from Frank Regan, Esq., regarding Block 305, Lot 5.04 (City Hall Redevelopment Area), Rahway Redevelopment Agency to Rocco F. Iossa.
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COMMENTS FROM PUBLIC

There were no comments made by the public at this time.

TREASURER'S REPORT

A written summary of the Treasurer's monthly activities were reported on and moved for approval by Commissioner Nash, seconded by Commissioner Deige, and then approved by the following roll call vote: Ayes - Clarke, Deige, Leso, Nash, O'Donnell, Rack and Saliga; Nays - None; Abstain - None; Absent - None.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director reported as follows:

1. Parking Deck - successful negotiations have been made with New Jersey Transit for funding.
2. Essex Street Project - this project is moving forward smoothly.
3. Hamilton Laundry - an agreement is still being negotiated.
4. Hotel Site - Silcon hired a firm to do a market study for a 100 plus unit hotel, and they are waiting for a site plan to submit to Holiday Inn.
5. Lenore Slothower, City's Director of Building, Planning & Economic Development -thanked her for her outstanding work and assistance with the Agency and added that she is always quite informative.
6. Library - at a recent meeting with the contractor, architect and contracting firm, it was determined that a change order would be necessary to cover costs relating to security pre-wiring, generator/backup power for the elevator, and related items.

Chairman Clarke asked that a motion be made to accept the Executive Director's verbal report. It was moved for approval by Commissioner Leso, seconded by Commissioner Nash, and then approved by the following roll call vote: Ayes - Clarke, Deige, Leso, Nash, O'Donnell, Rack and Saliga; Nays - None; Abstain - None; Absent - None.

LEGAL REPORT

The General Counsel reported that the closing took place for the Harvey property, the Ryan property closing should be in March and Clinko property in May. He further added that a term sheet has been received from Landmark Properties and should be responded to within the next few weeks.

Chairman Clarke asked that a motion be made to accept the General Counsel's verbal report. It was moved for approval by Commissioner Nash, seconded by Commissioner Rack and then approved by the following roll call vote: Ayes - Clarke, Deige, Leso, Nash, O'Donnell, Rack and Saliga; Nays - None; Abstain - None; Absent - None.

UNFINISHED BUSINESS

There was no unfinished business discussed.

NEW BUSINESS

Presentations - The following presentations were made:

1. Jennifer Wenson Maier - Parking lot plan for Block 326, Lots 1 and 2, East Milton Avenue and Augusta St. in the CBD Redevelopment Area.
2. SM Electric and Jest Properties, Inc. - Redevelopment project for New Brunswick Avenue Redevelopment Area.
3. Cali Futures - Proposal for redevelopment of Elizabeth Avenue Redevelopment Area, Block 228, Lot 1.

Resolutions

14-03 RESOLUTION AMENDING RESOLUTION 1-03 AND ADOPTING A REVISED MEETING SCHEDULE FOR THE YEAR 2003 FOR THE RAHWAY REDEVELOPMENT AGENCY

Moved: Commissioner Nash Seconded: Commissioner Rack

Ayes: Clarke, Deige, Leso, Nash, O'Donnell, Rack & Saliga

Nays: None

Abstained: None

Absent: None

15-03 RESOLUTION DESIGNATING JENNIFER WENSON MAIER AS REDEVELOPER FOR PROPERTY KNOWN AS BLOCK 326, LOTS 1 AND 2 LOCATED ON EAST MILTON AVENUE AND AUGUSTA STREET IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE REDEVELOPMENT OF THE PROPERTY FOR A SHARED PARKING LOT

Moved: Commissioner Rack Seconded: Commissioner Leso

Ayes: Clarke, Deige, Leso, Nash, O'Donnell, Rack & Saliga

Nays: None

Abstained: None

Absent: None

16-03 RESOLUTION DESIGNATING SM ELECTRIC AND JEST PROPERTIES, INC. AS REDEVELOPERS FOR PROPERTY KNOWN AS BLOCK 280, LOTS 2, 3, 5, 6, 7 AND 8, AND

BLOCK 281, LOTS 3 THROUGH 9 LOCATED ON NEW BRUNSWICK AVENUE, CLARKSON AVENUE AND ELIZABETH STREET IN THE NEW BRUNSWICK AVENUE REDEVELOPMENT AREA FOR THE REDEVELOPMENT OF THE PROPERTIES FOR INDUSTRIAL USE

Moved: Commissioner Rack Seconded: Commissioner Saliga

Ayes: Clarke, Deige, Leso, Nash, O'Donnell, Rack & Saliga

Nays: None

Abstained: None

Absent: None

17-03 RESOLUTION TO ACCEPT A LOW QUOTE TO EXCAVATE, GRADE AND STONE PARKING LOT "G" AT THE CORNER OF ELIZABETH AVENUE AND WEST MAIN STREET, ALSO KNOWN AS THE MITCHELL TYPEWRITER PROPERTY IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA

Moved: Commissioner Leso Seconded: Commissioner Rack

Ayes: Clarke, Deige, Leso, Nash, O'Donnell, Rack & Saliga

Nays: None

Abstained: None

Absent: None

18-03 RESOLUTION TO AWARD A CONSTRUCTION CONTRACT IN THE AMOUNT OF \$13,627.00 TO ENTEL SYSTEMS, INC. AS THE LOWEST RESPONSIBLE BIDDER FOR VOICE COMMUNICATIONS EQUIPMENT AND SERVICES IN THE PUBLIC LIBRARY PROJECT

Moved: Commissioner O'Donnell Seconded: Commissioner Rack

Ayes: Clarke, Deige, Leso, Nash, O'Donnell, Rack & Saliga

Nays: None

Abstained: None

Absent: None

19-03 RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTIES KNOWN AS BLOCK 299, LOTS 3, 4, 6, AND 7 LOCATED WITHIN THE EAST HAZEL-WOOD AVENUE REDEVELOPMENT AREA

Moved: Commissioner O'Donnell Seconded: Commissioner Rack

Ayes: Clarke, Deige, Leso, Nash, O'Donnell, Rack & Saliga

Nays: None

Abstained: None

Absent: None

20-03 A RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO FRANK LURCH DEMOLITION CO., INC. FOR ASBESTOS ABATEMENT SERVICES FOR THE FORMER BELL DRUG PROPERTY LOCATED AT 1552 IRVING STREET (BLOCK 153, LOT 9) IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA

Moved: Commissioner Rack Seconded: Commissioner Nash

Ayes: Clarke, Deige, Leso, Nash, O'Donnell, Rack & Saliga

Nays: None

Abstained: None

Absent: None

COMMISSIONERS' COMMENTS

Commissioner Rack commented that he was concerned with the number of apartments coming into the City with the economy down and that it could lead to empty units. Commissioner Leso stated that Cali's green space proposal is actually part of the County's park. The Executive Director replied that it was only a "wish list" of Cali's and that Ms. Slothower will meet with them to explore additional ideas for the space.

ADJOURNMENT

There being no further business the meeting adjourned at 8:29p.m.