

Rahway Redevelopment Agency

- MINUTES -

Regular Meeting February 16, 2006

CALL MEETING TO ORDER

The meeting was called to order at 6:35p.m. in the Rahway Public Library.

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:

William Rack, Chairman
Courtney Clark, Commissioner
Anthony Deige, Commissioner
Carlos Garay, Commissioner
Paul Leso, Commissioner
Timothy Nash, Commissioner
Nancy Saliga, Commissioner

APPROVAL OF MINUTES

The Minutes of the January 19, 2006 Organizational Meeting were moved by Commissioner Nash, seconded by Commissioner Leso, and then adopted by the following vote: Ayes - Clarke, Deige, Leso, Garay, Nash, Rack & Saliga; Nays - None; Abstained - None; Absent - None.

The Minutes of the January 19, 2006 Regular Meeting were moved by Commissioner Leso, seconded by Commissioner Clarke, and then adopted by the following vote: Ayes - Clarke, Deige, Leso, Garay, Nash, Rack & Saliga; Nays - None; Abstained - None; Absent - None.

CORRESPONDENCE

The following correspondence was received:

- 1. Letter dated January 19, 2006 from John Engdahl of First Environment regarding "Application Submitted by: ConAgra Grocery Products Company, LLC (f/d/b/a Beatrice Company); Regarding Property at: Block 276, Lots 2, 3, 4 and 10, Block 500, Lot 2, 329 New Brunswick Avenue, City of Rahway, Union County, N.J."*
- 2. Memo dated January 23, 2006 from Hareshkumar J. Shah, property owner of 1474 Main Street, Rahway, notifying the Agency of his support of his tenant's actions to place a Century 21 office in his building.*
- 3. Five separate letters to Craig Feldman, Esq., of Riverwalk Developers, LLC from Francis Regan, Esq., regarding the mortgage payoffs from Riverwalk Developers to the Agency for 417, 1357 and 1369 Essex St., 409 and 425 Johnson St.*

CORRESPONDENCE (continued)

4. *Monthly status reports from developers as follows:*
 - A. *Dornoch - Rahway, LLC - Block 320, Lots 1, 1.01, 2, 3 and 4*
 - B. *Dornoch - Rahway II, LLC - Block 318, Lots 1 through 11, 18 and 23.*
 - C. *Dornoch - Rahway III, LLC*
 - D. *Heartstone Development, LLC - Block 148, Lots 1, 5, 6, 7, 10, 23 and 24.*
 - E. *Diversified Communities - Riverwalk at Rahway, Riverbend at Rahway, and Triangle Motel.*
 - F. *Wheatena Urban Renewal, LLC - Wheatena Redevelopment Project.*
 5. *Letter dated January 27, 2006 from Chairman William Rack to City Council President Jennifer Wenson regarding the Agency's traffic study recommendations.*
 6. *Letter dated February 15, 2006 from Peter Pelissier, Executive Director, to Leonard Bier of the Rahway Parking Authority, regarding "Carriage City Hotel & Tower Parking Agreement".*
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COMMENTS FROM PUBLIC

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

TREASURER'S REPORT

The Treasurer's Report was moved by Commissioner Nash, seconded by Commissioner Clarke, and then adopted by the following vote: Ayes - Clarke, Deige, Garay, Leso, Nash, Rack & Saliga; Nays - None; Abstained - None; Absent - None.

EXECUTIVE DIRECTOR

The Executive Director referred to the written project status report and added the following:

1. *Landmark - Cliff Hardward has their closing and progress shall begin.*
 2. *Hamilton Laundry - A change order by Bohler Engineering must be made in order to complete the demolition process. A resolution to do same will be provided. In the meantime, an motion was made to approve same by Commissioner Nash, seconded by Commissioner Clarke, and then adopted by the following vote: Ayes - Clarke, Deige, Garay, Leso, Nash, Rack & Saliga; Nays - None; Abstained - None; Absent - None.*
 4. *Center Circle - Ken Schwartz and his architects will presenting their comprehensive plan to reconfigure the parking lot and entire site where the Center Circle stands.*
 5. *Closed Session - The Executive Director requested that the meeting go into closed session this evening in order to discuss personnel matters and the Trinity United Methodist Church issues. He additionally added that Resolution 11-06 is to be tabled at this time.*
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LEGAL REPORT

The General Counsel referred to his written project status report.

NEW BUSINESS

Presentations

None

Resolutions

10-06 RESOLUTION AUTHORIZING THE CONVEYANCE OF PROPERTY KNOWN

AS BLOCK 320, LOTS 1, 1.01 AND 2, LOCATED AT THE CORNER OF MAIN AND MONROE STREETS IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA TO DORNOCH RAHWAY, L.L.C., PURSUANT TO A REDEVELOPMENT AGREEMENT BETWEEN THE RAHWAY REDEVELOPMENT AGENCY AND DORNOCH RAHWAY I, L.L.C.

NEW BUSINESS Resolutions (continued)

- 10-06 *Moved: Commissioner Leso* *Seconded: Commissioner Clarke*
Ayes: Clarke, Deige, Garay, Leso, Nash, Rack & Saliga
Nays: None
Abstained: None
Absent: None
- 11-06 *Pursuant to the request of the Executive Director, Resolution 11-06 as was tabled at this time.*
RESOLUTION AUTHORIZING THE ACQUISITION BY CONDEMNATION OF A PORTION OF PROPERTY KNOWN AS BLOCK 316, LOT 2.01, ALSO KNOWN AS 1428 MAIN STREET, LOCATED WITHIN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA
- 12-06 RESOLUTION AFFIRMING AND EXTENDING THE CONDITIONAL DESIGNATION OF HEARTSTONE REDEVELOPMENT, L.L.C., AS REDEVELOPER FOR THE PROPERTY KNOWN AS TAX BLOCK 149, LOTS 1-10 AND 20-25 IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A RESIDENTIAL PROJECT
Moved: Commissioner Nash *Seconded: Commissioner Clarke*
Ayes: Clarke, Deige, Garay, Leso, Nash, Rack & Saliga
Nays: None
Abstained: None
Absent: None
- 13-06 RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO STACK, COOLAHAN & STACK, L.L.C. FOR APPRAISAL CONSULTING SERVICES
Moved: Commissioner Leso *Seconded: Commissioner Clarke*
Ayes: Clarke, Deige, Garay, Leso, Nash, Rack & Saliga
Nays: None
Abstained: None
Absent: None
- 14-06 RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONERS OF THE RAHWAY REDEVELOPMENT AGENCY TO HOLD A PORTION OF ITS REGULAR MEETING IN CLOSED SESSION FOR PURPOSES OF DISCUSSING CONTRACT NEGOTIATIONS AND PERSONNEL MATTERS
Moved: Commissioner Leso *Seconded: Commissioner Nash*
Ayes: Clarke, Deige, Garay, Leso, Nash, Rack & Saliga
Nays: None
Abstained: None
Absent: None
- 15-06 RESOLUTION RE-APPOINTING PETER H. PELISSIER AS EXECUTIVE DIRECTOR AND SECRETARY OF THE RAHWAY REDEVELOPMENT AGENCY
Moved: Commissioner Nash *Seconded: Commissioner Clarke*
Ayes: Clarke, Deige, Garay, Leso, Nash, Rack & Saliga
Nays: None
Abstained: None
Absent: None

UNFINISHED BUSINESS

There was no unfinished business.

COMMISSIONERS' COMMENTS

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

ADJOURNMENT

There being no further business the meeting adjourned at 7:57p.m.