

Rahway Redevelopment Agency

- MINUTES -

Regular Meeting
February 22, 2005

CALL MEETING TO ORDER

The meeting was called to order at 6:37p.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:

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

The following officials were absent:

Nancy Saliga, Commissioner

APPROVAL OF MINUTES

The Minutes of the January 18, 2005 Organizational Meeting and January 18, 2005 Regular Meeting were moved by Chairman Clarke, seconded by Commissioner Leso, and then adopted by the following vote: Ayes - Clarke, Deige, Leso, Nash & Rack; Nays - None; Abstained - None; Absent - Saliga.

CORRESPONDENCE

The following correspondence was received:

- 1. Letter from General Counsel, Francis X. Regan, to Mark S. Blitz, dated January 18, 2005, regarding Block 282, Lot 1.021.*
- 2. Letter from General Counsel, Francis X. Regan, to Mark S. Blitz, dated January 18, 2005, regarding his request for government records.*
- 3. Letter from General Counsel, Francis X. Regan, to Robert Schwartz, Esq., dated February 3, 2005, regarding the M&M at Wheatena Urban Renewal, LLC Redeveloper Designation.*
- 4. Letter from General Counsel, Francis X. Regan, to Clayton A. Bonny, dated February 3, 2005, regarding the A&M Industrial Supply Property and other Properties Redeveloper Designation.*
- 5. Letter from General Counsel, Francis X. Regan, to Rocco Iossa, dated February 3, 2005, regarding the Little Duck Day Care Redeveloper Designation.*
- 6. Letter from General Counsel, Francis X. Regan, to Robert Schwartz, Esq., dated February 3, 2005, regarding the Main Street Properties Redeveloper Designation.*

CORRESPONDENCE (*continued*)

7. *Letter from David V. Strauss Investments to the Rahway Redevelopment Agency Commissioners, dated February 9, 2005, regarding the Redevelopment of Block 379.*

8. *Letter from General Counsel, Francis X. Regan, to Robert Goldsmith, Esq., dated February 15, 2005, regarding the Park Square Development Project.*

9. *Rahway Redevelopment Agency Report of Audit for the Year Ended June 30, 2004, by Lerch, Vinci and Higgins, L.L.P., Certified Public Accountants, received January 31, 2005.*

COMMENTS FROM PUBLIC

No comments were made by the public.

TREASURER'S REPORT

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

EXECUTIVE DIRECTOR & LEGAL REPORT

The Executive Director announced to the Commissioners that there would be presentations this evening from the redevelopers on the Hamilton Laundry Site, Wheatena Site, Main Street Site and A&M Industrial Site. Due to the presentations, Mr. Pelissier briefly reviewed the status report as prepared by Mr. Regan. Mr. Pelissier further reviewed the letters from David Strauss Investments, dated February 9, 2005, as well as a letter dated February 22, 2005 from Landmark at Rahway.

LEGAL REPORT

The General Counsel provided a project status report at this time.

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.

2. Presentation by the Matzel and Mumford organization for the redevelopment of Block 318, Lots 1-11 and Lot 23, Block 226, Lot 1, Block 227, Lots 1 and 2, Block 228, Lots 1-6 and Block 167, Lots 37-39 and 45.

3. Presentation by M&M at Wheatena Urban Renewal, LLC, for the redevelopment of Block 228 and portions of Blocks 226 and 227.

4. Presentation by Heartstone Development, LLC, for the redevelopment of a portion of Block 149.

5. Presentation by Rocco Iossa for the redevelopment of a portion of the Lower Main Street Redevelopment Area, Block 305.

Resolutions

- 5-05 RESOLUTION TO ADOPT A REVISED MEETING SCHEDULE FOR THE YEAR 2005 FOR THE RAHWAY REDEVELOPMENT AGENCY.
Moved: Commissioner Nash *Seconded: Commissioner Leso*
Ayes: Clarke, Deige, Leso, Nash & Rack
Nays: None
Abstained: None
Absent: Saliga
- 6-05 RESOLUTION EXTENDING THE DESIGNATION OF THE MATZEL & MUMFORD ORGANIZATION AS REDEVELOPER FOR THE PROPERTY KNOWN AS TAX BLOCK 318, LOTS 1 THROUGH 11, 18 AND 23, IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A MIXED USE PROJECT
Moved: Commissioner Leso *Seconded: Commissioner Rack*
Ayes: Clarke, Deige, Leso, Nash & Rack
Nays: None
Abstained: None
Absent: Saliga
- 7-05 RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE REDEVELOPMENT/PROPERTY EXCHANGE AGREEMENT DATED APRIL 10, 2003, FOR PROPERTY KNOWN AS TAX BLOCK 326, LOTS 1, 2 & 3 IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA WITH JENNIFER WENSON MAIER AND ERIC MAIER
Moved: Commissioner Nash *Seconded: Commissioner Leso*
Ayes: Clarke, Deige, Leso, Nash & Rack
Nays: None
Abstained: None
Absent: Saliga
- 8-05 RESOLUTION EXTENDING THE DESIGNATION OF THE MATZEL AND MUMFORD ORGANIZATION, NOW KNOWN AS M&M AT WHEATENA URBAN RENEWAL, LLC, AS REDEVELOPER FOR THE PROPERTY KNOWN AS TAX BLOCK 228, LOTS 1-6, IN THE ELIZABETH AVENUE (FORMER QUINN & BODEN/WHEATENA SITE) REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A RESIDENTIAL PROJECT
Moved: Commissioner Rack *Seconded: Commissioner Nash*
Ayes: Clarke, Deige, Leso, Nash & Rack
Nays: None
Abstained: None
Absent: Saliga
- 9-05 RESOLUTION AUTHORIZING THE CLOSEOUT AND FINAL PAYMENT FOR THE RAHWAY PUBLIC LIBRARY PROJECT BEING CONSTRUCTED BY HALL BUILDING CORPORATION ON BEHALF OF THE RAHWAY REDEVELOPMENT AGENCY
Moved: Commissioner Nash *Seconded: Commissioner Rack*
Ayes: Clarke, Deige, Leso, Nash & Rack
Nays: None
Abstained: None
Absent: Saliga
- 10-05 RESOLUTION EXTENDING THE DESIGNATION OF HEARTSTONE DEVELOPMENT, LLC, 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 Leso *Seconded: Commissioner Rack*
Ayes: Clarke, Deige, Leso, Nash & Rack
Nays: None
Abstained: None
Absent: Saliga

NEW BUSINESS - Resolutions (continued)

11-05 RESOLUTION AUTHORIZING THE EXECUTION OF A MORTGAGE, NOTE AND SUBORDINATION AGREEMENT WITH RIVERWALK DEVELOPERS, LLC, AND ITS LENDERS AND FINANCIAL PARTNERS FOR THE PROPERTY KNOWN AS TAX BLOCK 304, LOTS 2 & 4 AND TAX BLOCK 331, LOTS 18 THROUGH 26 AND LOTS 38 THROUGH 43 AND LOT 47, LOCATED IN THE ESSEX STREET REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A RESIDENTIAL TOWNHOUSE PROJECT

Moved: Commissioner Nash

Seconded: Commissioner Leso

Ayes: Clarke, Deige, Leso, Nash & Rack

Nays: None

Abstained: None

Absent: Saliga

12-05 Resolution 12-05 was a duplicate of Resolution 7-05 and therefore was removed from the agenda.

13-05 RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO STACK, COOLAHAN & STACK, LLC, FOR APPRAISAL CONSULTING SERVICES

Moved: Commissioner Nash

Seconded: Commissioner Leso

Ayes: Clarke, Deige, Leso, Nash & Rack

Nays: None

Abstained: None

Absent: Saliga

14-05 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 RELATIVE TO PROPERTIES ON BLOCK 318 AND 320 LOCATED IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA

Moved: Commissioner Leso

Seconded: Commissioner Rack

Ayes: Clarke, Deige, Leso, Nash & Rack

Nays: None

Abstained: None

Absent: Saliga

CLOSED SESSION

Pursuant to Resolution 14-05, the Commissioners went into closed session at 7:30 p.m. At 8:16 p.m. the Commissioners returned to the public portion of the meeting pursuant to the following roll call vote: Moved by Commissioner Leso, seconded by Commissioner Rack, and then approved by the following vote: Ayes - Clarke, Deige, Leso, Nash & Rack; Nays - None; Abstained - None; Absent - Saliga

NEW BUSINESS

Resolutions

15-05 RESOLUTION DESIGNATING DORNOCH RAHWAY, LLC AS REDEVELOPER FOR THE PROPERTY KNOWN AS TAX BLOCK 320, LOTS 1, 1.01, 2, 3 AND 4 IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A MIXED USE PROJECT

Moved: Commissioner Nash

Seconded: Commissioner Rack

Ayes: Clarke, Deige, Leso, Nash & Rack

Nays: None

Abstained: None

Absent: Saliga

COMMISSIONERS' COMMENTS

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

ADJOURNMENT

There being no further business the meeting adjourned at 8:45p.m.