

Rahway Redevelopment Agency
Minutes
Regular Meeting
June 2, 2010
6:30 P.M.

CALL TO ORDER

The meeting was called to order at 6:40 P.M. in the Council Chambers

OPEN PUBLIC MEETINGS ACT

Chairman Rack noted this meeting was advertised and posted in accordance with the Open Public Meetings Act of the State of New Jersey

PLEDGE OF ALLEGIANCE

Commissioners, officials, and public attendees saluted the flag

ROLL CALL

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

*Anthony Deige, Commissioner
Courtney Clarke, Vice-Chairman
William Rack, Chairman
Timothy Nash, Commissioner
James Ferrell, Commissioner
Matthew Dobrowolski, Commissioner*

The following official was absent:

Commissioner: Saliga

APPROVAL OF MINUTES

A motion was made by Commissioner Deige, seconded by Commissioner Ferrell, to accept and approve the minutes listed below:

May 5, 2010 Meeting

*Yes: Commissioners Deige, Rack, Ferrell, Dobrowolski
Abstain: Commissioners Nash, Clarke*

CORRESPONDENCE

- 1. Letter dated May 17, 2010 from Anthony J. Golowski II to Mr. Margounakos regarding PJS Capital, LLC license.*
 - 2. Letter dated May 19, 2010 from Francis X. Regan regarding the Landmark Redevelopment Project.*
 - 3. Letter dated May 19, 2010 from Francis X. Regan regarding the Landmark Redevelopment Project*
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COMMENTS FROM THE PUBLIC

No public comment.

TREASURER'S REPORT

A motion was made by Commissioner Clarke, seconded by Commissioner Nash, to accept and approve the Treasurer's Report.

*Yes: Commissioners Deige, Clarke, Rack, Nash, Ferrell, Dobrowolski
Absent: Commissioner Saliga*

EXECUTIVE DIRECTOR'S REPORT

Executive Director, Peter Pelissier reported on the following:

- *Glen Fishman has moved soil from Lot B and additional surface parking will be added. The improvements will be a joint effort between the City, Union County and the Parking Authority*
- *Renaissance at Rahway is progressing*
- *65 E. Cherry Street is beyond repair and most likely be deemed an unsafe structure and demolished*
- *A new developer may be interested in acquiring the Savoy Redevelopment Project*
- *A possible settlement with Carriage City would be discussed in a closed session*

A motion was made by Commissioner Dobrowolski, seconded by Commissioner Nash, to accept and approve the Executive Director's Report.

*Yes: Commissioners Deige, Clarke, Rack, Nash, Ferrell, Dobrowolski
Absent: Commissioner Saliga*

LEGAL REPORT

None

NEW BUSINESS

No.: 10-10

Date of Adoption: June 2, 2010

RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTY KNOWN AS 324 HAMILTON STREET, ALSO KNOWN AS BLOCK 167, LOT 42 LOCATED IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA

WHEREAS, pursuant to N.J.S.A. 40A:12A-8, the Rahway Redevelopment Agency is authorized to acquire property located within a designated redevelopment area by negotiation or condemnation; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-5, the Central Business District Redevelopment Area was determined to be an area in need of redevelopment by the Municipal Council of the City of Rahway; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Central Business District Redevelopment Plan has been adopted and amended by the Municipal Council of the City of Rahway; and

WHEREAS, the Central Business District Plan identifies certain properties to be acquired and redeveloped, including 324 Hamilton Street, also known as Block 167, Lot 42 (the "Property"); and

WHEREAS, the Board of Commissioners of the Rahway Redevelopment Agency has determined that it would serve the purposes of the Agency and the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) for it to acquire the Property for redevelopment with the intention of including the property as part of the redevelopment of the former Hamilton Laundry property to support the Rahway Arts District; and

WHEREAS, the Property is currently being offered for sale by the owner for \$265,000.00; and

WHEREAS, the Agency has negotiated with representatives of the owners of the Property to deliver the Property free of tenants for the purchase price of \$240,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Rahway Redevelopment Agency that it hereby authorizes the acquisition by contract of the property located at 324 Hamilton Street, also known as Block 167, Lot 42 in the Central Business District Redevelopment Area for redevelopment with the intention of redeveloping in conjunction with the former Hamilton Laundry property to support the Rahway Arts District.

BE IT FURTHER RESOLVED that the Chairman, Executive Director and Secretary are hereby authorized to execute any and all related documents including, contract of purchase and closing documents, subject to the review of counsel, to effectuate the acquisition of the Property.

Certified to be true copy of a Resolution of the Board of Commissioners of the Rahway Redevelopment Agency, Rahway, New Jersey adopted at a regular meeting held on June 2, 2010

A motion was made by Commissioner Nash, seconded by Commissioner Clarke, to accept and approve Resolution 10-10.

*Yes: Commissioners Deige, Clarke, Rack, Nash, Ferrell, Dobrowolski
Absent: Commissioner Saliga*

No.: 11-10

Date of Adoption: June 2, 2010

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 POTENTIAL LITIGATION AND CONTRACT NEGOTIATIONS

WHEREAS, pursuant to N.J.S.A.10:4-12, the Open Public Meetings Act permits the exclusion of the public from portions of a meeting at which the Board of Commissioners of the Rahway Redevelopment Agency will discuss potential litigation and contract negotiations relative to properties located in the Central Business District Redevelopment Area; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Rahway Redevelopment Agency that a portion of its meeting held on June 2, 2010, shall be held in closed session, thus excluding the public from portions of a meeting at which the Board of Commissioners of the Rahway Redevelopment Agency will discuss potential litigation and contract negotiations relative to properties located in the Central Business District Redevelopment Area; and

BE IT FURTHER RESOLVED, that the Rahway Redevelopment Agency may take action on any matters discussed in this closed session provided it discloses to the public the content of the discussions to be held in closed session at this or any future meeting at which it takes action.

Certified to be a true copy of a Resolution of the Board of Commissioners of the Rahway Redevelopment Agency, Rahway, New Jersey adopted at a regular meeting held on June 2, 2010

A motion was made by Commissioner Ferrell, seconded by Commissioner Clarke, to accept and approve Resolution 11-10.

*Yes: Commissioners Deige, Clarke, Rack, Nash, Ferrell, Dobrowolski
Absent: Commissioner Saliga*

TO RETURN TO PUBLIC SESSION AFTER CLOSED SESSION

A motion was made by Commissioner Nash and seconded by Commissioner Clarke to return to public session.

*Yes: Commissioners Deige, Clarke, Rack, Nash, Ferrell, Dobrowolski
Absent: Commissioner Saliga*

COMMISSIONER'S COMMENTS

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:20 PM

CM Solomon

Assistant Secretary