

Rahway Redevelopment Agency

- MINUTES -

Regular Meeting
August 17, 2004
6:30p.m.

CALL MEETING TO ORDER

The meeting was called to order at 6:46p.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
Brian O'Donnell, Commissioner
William Rack, Commissioner
Nancy Saliga, Commissioner

APPROVAL OF MINUTES

Minutes of the June 15, 2004, 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 & Saliga; Nays - None; Abstained - None; Absent - None.

CORRESPONDENCE

The following correspondence was received:

- 1. Letter to Peter Pelissier, Executive Director, from Mayda Martinez of Merck and Co. regarding "Closure of the Hamilton St. Property Well".*
- 2. Proposal from David V. Strauss Investments regarding redevelopment of Block 379 (presentation will be made at this meeting).*
- 3. Letter from Francis Regan, General Counsel, to Peter Biber of The Biber Partnership, dated July 6, 2004, regarding the Rahway Public Library/Office Building Project.*
- 4. Letter from Francis Regan, General Counsel, to John Hall of the Hall Building Corp., dated June 17, 2004, regarding the Rahway Public Library/Office Building Project.*
- 5. Letter dated June 15, 2004 from Mark S. Blitz, a/k/a Michael Blitz, regarding "Block 282, Lot 1.021, Rahway Redevelopment Plan - One Acre".*
- 6. Letter dated June 17, 2004 from Mark S. Blitz, a/k/a Michael Blitz, regarding "Rahway Redevelopment Agency No. 43-04".*
- 7. Letter dated June 28, 2004 from Mark S. Blitz, a/k/a Michael Blitz, regarding "Block 282, Lot 1.021 - One Acre - Vacant Land".*

CORRESPONDENCE (continued)

8. Letter dated June 29, 2004 from Mark S. Blitz, a/k/a Michael Blitz, to Quality Auto Body regarding "Offer to Purchase One-acre Vacant Land, Block 282, Lot 1.021".
 9. Letter dated June 29, 2004 from Mark S. Blitz, a/k/a Michael Blitz, regarding "Block 282, Lot 1.01".
 10. Letter dated August 13, 2004 from Mark S. Blitz regarding "Block 282, Lot 1.021".
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COMMENTS FROM THE PUBLIC

The meeting was opened to the public and no one spoke at this time.

TREASURER'S REPORT

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

EXECUTIVE DIRECTOR'S REPORT

The Executive Director reported on the following:

Hobby Shop: Final permits are being issued and the project should begin at the end of August.

Hotel: The finished elevation for the basement has been submitted and the developer is waiting for NJDEP approval.

Main & Monroe Restaurant: The project is on hold until a special floor beam arrives although everything should proceed very soon.

Mitchell Typewriter Site: Mr. Giacobbe would like to alter the original landscaping plans and a lease agreement should be signed shortly.

Park Square: The Planning Board is meeting tonight regarding this plan. A four lot subdivision is being requested.

Bell Drugs: Not sure why it has not started yet. Twelve public spaces will be assigned soon as designated by the Parking Authority.

Library: The Executive Director stated he would be meeting with the architect on Thursday, August 19th at 10:00 a.m. and invited the Commissioners to attend.

SDI Technologies: The City should be collecting taxes on the SDI Library floors soon. He heard that SDI is having a hard time renting the office space.

Essex Street: A stream encroachment permit should be accepted soon and the project should hopefully begin in the Fall.

Leesville Auto: Mr. Goodman has received the lease.

A & M Site: An purchase offer has been made to Mr. Young and it should be finalized this week.

Hamilton Laundry: A proposal for improvement has been made.

Merck Well: The Executive Director recommended that authorization be given by the Agency for the removal of the well pursuant to their letter listed under "Correspondence" within these minutes.

LEGAL REPORT

The General Counsel referred to his written project status report at this time.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Presentations

David V. Strauss Investments regarding redevelopment of Block 379.

Resolutions

47-04 RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR THE LEASE OF A PORTION OF THE BUILDING ON PROPERTY KNOWN AS TAX BLOCK 330, LOT 2, IN THE ESSEX STREET REDEVELOPMENT AREA WITH THE RAHWAY RIVER ASSOCIATION FOR USE AS AN OFFICE AND MEETING PLACE FOR THE NON-PROFIT ENTITY DEDICATED TO THE PRESERVATION AND ENHANCEMENT OF THE RAHWAY RIVER

Moved: Commissioner O'Donnell Seconded: Commissioner Rack

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

Nays: None

Abstained: None

Absent: None

48-04 RESOLUTION EXTENDING THE DESIGNATION OF GARDEN STATE ENTERTAINMENT GROUP AS REDEVELOPER FOR THE PROPERTY KNOWN AS TAX BLOCK 167, LOTS 37 THROUGH 45, IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A MIXED USE ARTS RELATED PROJECT

Moved: Commissioner O'Donnell Seconded: Commissioner Rack

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

Nays: None

Abstained: None

Absent: None

49-04 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 Rack Seconded: Commissioner Nash

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

Nays: None

Abstained: None

Absent: None

50-04 RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH RAHWAY INVESTMENTS, LLC, FOR PROPERTY KNOWN AS TAX BLOCK 316, LOT 3.02, LOCATED IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A MIXED USE PROJECT

Moved: Commissioner Rack Seconded: Commissioner Nash

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

Nays: None

Abstained: None

Absent: None

NEW BUSINESS - Resolutions (continued)

- 51-04 RESOLUTION AUTHORIZING THE AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE RAHWAY REDEVELOPMENT AGENCY AND SHENA, LLC, DATED NOVEMBER 19, 2002, FOR PROPERTY KNOWN AS TAX BLOCK 388, LOT 4, IN THE ROUTE 1 & 9 REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A HOTEL PROJECT
Moved: Commissioner O'Donnell *Seconded: Commissioner Rack*
Ayes: Clarke, Deige, Leso, Nash, O'Donnell, Rack & Saliga
Nays: None
Abstained: None
Absent: None
- 52-04 RESOLUTION EXTENDING THE DESIGNATION OF GARY DON AND ANATOLE KLETKIN, T/A/ WATERSEDGE DEVELOPMENT, 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 Rack *Seconded: Commissioner O'Donnell*
Ayes: Clarke, Deige, Leso, Nash, O'Donnell, Rack & Saliga
Nays: None
Abstained: None
Absent: None
- 53-04 RESOLUTION DESIGNATING DAHN CORPORATION AS REDEVELOPER AND AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT FOR PROPERTY KNOWN AS TAX BLOCK 301, LOTS 2 AND 3, ALSO KNOWN AS THE FORMER GIRARD EQUIPMENT PROPERTY, LOCATED AT 960 AND 1004 ROUTE 1 IN THE REDEVELOPMENT AREA, FOR THE REDEVELOPMENT OF THE PROPERTY FOR A SELF STORAGE FACILITY
Moved: Commissioner Nash *Seconded: Commissioner Rack*
Ayes: Clarke, Deige, Leso, Nash, O'Donnell, Rack & Saliga
Nays: None
Abstained: None
Absent: None
- 54-04 RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO ARGENT ASSOCIATES FOR ENGINEERING, ARCHITECTURAL, ENVIRONMENTAL AND SURVEYING CONSULTING SERVICES FOR FORMER KELLY'S BAR AND EMKO BAIT & TACKLE SHOP PROPERTIES
Moved: Commissioner O'Donnell *Seconded: Commissioner Leso*
Ayes: Clarke, Deige, Leso, Nash, O'Donnell, Rack & Saliga
Nays: None
Abstained: None
Absent: None
- 55-04 RESOLUTION OF THE RAHWAY REDEVELOPMENT AGENCY, IN THE COUNTY OF UNION, STATE OF NEW JERSEY, AUTHORIZING THE MAKING OF AN APPLICATION TO THE LOCAL FINANCE BOARD (I) PURSUANT TO N.J.S.A. 40A:5A-6, N.J.S.A 40A:5A-24 AND N.J.S.A. 40A:12A-29(a)(3) IN CONNECTION WITH ISSUANCE OF NOT EXCEEDING \$4,500,000 CITY-SECURED PUBLIC LIBRARY PROJECT NOTES, AND (II) PURSUANT TO N.J.S.A. 40A:5A-6 AND N.J.S.A. 40A:12A-29(A)(3) IN CONNECTION WITH ISSUANCE OF NOT EXCEEDING \$2,000,000 CITY-SECURED PUBLIC LIBRARY REVENUE BONDS
Moved: Commissioner Nash *Seconded: Commissioner Rack*
Ayes: Clarke, Deige, Leso, Nash, O'Donnell, Rack & Saliga
Nays: None
Abstained: None
Absent: None

NEW BUSINESS - Resolutions (continued)

56-04 RESOLUTION CONDITIONALLY DESIGNATING DAVID V. STRAUSS INVESTMENTS AS REDEVELOPER FOR PROPERTY KNOWN AS TAX BLOCK 379, LOTS 1 THROUGH 8, IN THE TRIANGLE REDEVELOPMENT AREA FOR THE REDEVELOPMENT OF THE PROPERTY FOR A FOR PROFIT ASSISTED LIVING FACILITY

Moved: Commissioner Nash

Seconded: Commissioner Rack

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

Nays: None

Abstained: None

Absent: None

57-04 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 PENDING LITIGATION BY RAHWAY INDUSTRIAL SITES LIMITED PARTNERSHIP AND RAHWAY INDUSTRIAL SITES, INC., AND NEGOTIATIONS FOR THE HAMILTON LAUNDRY ENVIRONMENTAL REMEDIATION ESCROW

Moved: Commissioner O'Donnell

Seconded: Commissioner Nash

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

Nays: None

Abstained: None

Absent: None

COMMISSIONERS' COMMENTS

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

ADJOURNMENT

There being no further business the meeting adjourned at 8:10p.m.