

# Rahway Redevelopment Agency

## - MINUTES -

Regular Meeting  
September 16, 2003

### **CALL MEETING TO ORDER**

*The meeting was called to order at 6:39p.m. in the Rahway Recreation Center, Room 112.*

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### **SALUTE THE FLAG**

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

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### **OPEN PUBLIC MEETINGS ACT**

*This meeting was advertised and posted in accordance with the Open Public Meetings Act of the State of New Jersey.*

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### **ROLL CALL**

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

Anthony Deige, Commissioner  
Paul Leso, Commissioner  
Timothy Nash, Commissioner  
William Rack, Commissioner  
Nancy Saliga, Commissioner

*The following officials were absent:*

Courtney Clarke, Chairman  
Brian O'Donnell, Commissioner

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### **APPROVAL OF MINUTES**

*The Minutes of the August 19, 2003 Regular Meeting were moved by Commissioner Leso, seconded by Commissioner Nash, and then adopted by the following vote: Ayes - Deige, Leso, Nash and Rack; Nays - None; Abstained - Saliga; Absent - Clarke and O'Donnell.*

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### **CORRESPONDENCE**

*The following correspondence was received:*

1. Letter dated August 21, 2003 from Francis Regan, General Counsel, to Leonard Bier of the Rahway Parking Authority, regarding Block 158, Lot 3, Corner of Elizabeth Avenue and West Main Street.

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### **COMMENTS FROM PUBLIC**

*There were no comments made by the public.*

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### **TREASURER'S REPORT**

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

### **EXECUTIVE DIRECTOR'S REPORT**

*The Executive Director reported to the Commissioners the following:*

- 1. Main & Monroe Site: The 14 residential units and 12,000 sq. ft. Italian restaurant should break ground in about two to three weeks.*
- 2. Landmark/Cliff Hardware: The agreement should be executed within a month or so and ground breaking should take place in April or May, 2004.*
- 3. Parking Deck: Bids should be opened in the very near future and November or December is the anticipated start date.*
- 4. Hotel Site: The developer may be able to receive all finances for this project now.*
- 5. Mitchell Typewriter Site: The Parking Authority will be guaranteeing the City twelve parking permits for the building. Next month the RRA will move forward with the acquisition of this property.*
- 6. Library: A meeting will be held September 17, 2003 regarding the improvements and change orders made. Additionally, the security system should be done through a bidding process because it is outside the realm of construction.*

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## **LEGAL REPORT**

*The General Counsel referred to his written Project Status Report at this time.*

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## **UNFINISHED BUSINESS**

*There was no unfinished business to be discussed.*

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## **NEW BUSINESS**

### *Presentations*

1. Presentations recapped on the AM Industrial Site, Block 149 (*refer to enclosed "Redevelopment Agency Evaluation" document enclosed*):
  - A. Matzel & Mumford (*summary enclosed from Matzel & Mumford*)
  - B. Hearstone
  - C. Premier Homes
2. Full presentations made on the AM Industrial Site, Block 149:
  - A. Woodmont Properties
  - B. David V. Strauss

### *Resolutions*

55-03 RESOLUTION TO AWARD A CONTRACT TO WILLIAM SMELTZER CONSTRUCTION FOR THE INSTALLATION OF A NEW ROOF ON THE RAHWAY REDEVELOPMENT AGENCY OWNED BUILDING LOCATED AT 1646 IRVING STREET

*Moved: Commissioner Deige*

*Seconded: Commissioner Saliga*

*Ayes: Deige, Leso, Nash, Rack & Saliga*

*Nays: None*

*Abstained: None*

*Absent: Clarke & O'Donnell*

56-03 RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO PETER H. PELISSIER FOR CONSULTING SERVICES RELATIVE TO THE REDEVELOPMENT ACTIVITIES OF THE RAHWAY REDEVELOPMENT AGENCY

*Moved: Commissioner Nash*

*Seconded: Commissioner Leso*

*Ayes: Deige, Leso, Nash, Rack & Saliga*

*Nays: None*

*Abstained: None*

*Absent: Clarke & O'Donnell*

57-03 RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO

PRIME APPRAISAL, INC. FOR APPRAISAL CONSULTING SERVICES TO PREPARE AN APPRAISAL FOR BLOCK 158, LOT 2 ALSO KNOWN AS 1592 ELIZABETH AVENUE IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA

*Moved: Commissioner Nash*

*Seconded: Commissioner Leso*

*Ayes: Deige, Leso, Nash, Rack & Saliga*

*Nays: None*

*Abstained: None*

*Absent: Clarke & O'Donnell*

58-03 RESOLUTION AUTHORIZING THE PURCHASE OF A COPIER AND DUPLICATING EQUIPMENT FOR THE RAHWAY PUBLIC LIBRARY UNDER STATE CONTRACT #A51144

*Moved: Commissioner Nash*

*Seconded: Commissioner Deige*

*Ayes: Deige, Leso, Nash, Rack & Saliga*

*Nays: None*

*Abstained: None*

*Absent: Clarke & O'Donnell*

59-03 RESOLUTION AUTHORIZING THE ACQUISITION OF 276, 304, 350, AND 370 HAMILTON STREET, ALSO KNOWN AS BLOCK 167, LOTS 38, 39 AND 45 LOCATED WITHIN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA

*A motion was made to amend Resolution 59-03 changing the purchase price from \$1,550,000 to \$2,000,000. This amendment was moved as follows:*

*Moved: Commissioner Nash*

*Seconded: Commissioner Saliga*

*Ayes: Deige, Leso, Nash, Rack & Saliga*

*Nays: None*

*Abstained: None*

*Absent: Clarke & O'Donnell*

*Amended Resolution 59-03 was then adopted as follows:*

*Moved: Commissioner Deige*

*Seconded: Commissioner Nash*

*Ayes: Deige, Leso, Nash, Rack & Saliga*

*Nays: None*

*Abstained: None*

*Absent: Clarke & O'Donnell*

60-03 RESOLUTION DESIGNATION OF SAM SHAFRAN, GARY DON, ANATOLE KLETKIN T/A WATER'S EDGE DEVELOPMENT GROUP, 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 Leso*

*Seconded: Commissioner Nash*

*Ayes: Deige, Leso, Nash, Rack & Saliga*

*Nays: None*

*Abstained: None*

*Absent: Clarke & O'Donnell*

61-03 RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO TECH LOGIC CORPORATION FOR SPECIALIZED LIBRARY SERVICES RELATIVE TO A RADIO FREQUENCY IDENTIFICATION SYSTEM FOR THE RAHWAY PUBLIC LIBRARY PROJECT LOCATED IN THE LOWER MAIN STREET REDEVELOPMENT AREA

*Moved: Commissioner Rack*

*Seconded: Commissioner Nash*

*Ayes: Deige, Leso, Nash, Rack & Saliga*

*Nays: None*

*Abstained: None*

*Absent: Clarke & O'Donnell*

62-03 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 ANTICIPATED LITIGATION RELATIVE  
TO VARIOUS PROJECTS IN EXISTING REDEVELOPMENT AREAS.

*Moved: Commissioner Rack*

*Seconded: Commissioner Leso*

*Ayes: Deige, Leso, Nash, Rack & Saliga*

*Nays: None*

*Abstained: None*

*Absent: Clarke & O'Donnell*

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#### **CLOSED SESSION**

*The meeting went into a closed session pursuant to Resolution 62-03 to discuss the presentations made this evening. The meeting came out of closed session by the following motion:*

*Moved: Commissioner Nash*

*Seconded: Commissioner Leso*

*Ayes: Deige, Leso, Nash, Rack & Saliga*

*Nays: None*

*Abstained: None*

*Absent: Clarke & O'Donnell*

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#### **COMMISSIONERS' COMMENTS**

*There were no comments made.*

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#### **ADJOURNMENT**

*There being no further business the meeting adjourned at 9:02p.m.*