

Rahway Redevelopment Agency

- MINUTES -

Regular Meeting
October 21, 2003

CALL MEETING TO ORDER

The meeting was called to order at 6:35p.m. in the Rahway Recreation Center, Room 112.

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

The Minutes of the September 16, 2003 Regular Meeting were moved by Commissioner Nash, seconded by Commissioner Rack, and then adopted by the following vote: Ayes - Deige, Leso, Nash, Rack & Saliga; Nays - None; Abstained - Clarke & O'Donnell; Absent - None.

CORRESPONDENCE

The following correspondence was received:

- 1. Letters from Peter Pelissier, Executive Director, dated October 9, 2003 regarding the selection of another redeveloper for the A&M Industrial Site, addressed to the Matzel & Mumford Organization, Premier Homes, Woodmont Properties and David V. Strauss Investments.*
- 2. Letter dated September 23, 2003 from the U.C. Dept. of Economic Development to the Rahway Planning Board regarding the proposed public/private parking lot along E. Milton Ave. and Augusta Street (Block 326, Lots 1 & 2).*
- 3. "Notice to Vacate" letters addressed to residents and/or concerned parties of 537 East Hazelwood Ave. (Block 229, Lots 3 & 7) dated September 23, 2003 from Francis Regan, Esq.*
- 4. "Notice to Forward Rent Payments to the Rahway Redevelopment Agency" letters addressed to each tenant of 537 East Hazelwood Avenue, dated October 8, 2000 from Francis Regan, Esq.*
- 5. "Notice to Vacate" letters addressed to residents and/or concerned parties of 1124 State Highway Route 1 (Block 299, Lot 4), dated September 23, 2003 from Francis Regan, Esq.*

CORRESPONDENCE (continued)

6. "Notice to Vacate" letters addressed to residents and/or concerned parties of 571 East Hazelwood Avenue (Block 299, Lot 6), dated September 23, 2003 from Francis Regan, Esq.

COMMENTS FROM PUBLIC

There were no comments made by the public.

TREASURER'S REPORT

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

EXECUTIVE DIRECTOR'S REPORT

The Executive Director reported to the Commissioners the following:

1. *Former Hobby Shop: Building is being gutted at this time.*
2. *Main & Monroe Site: There is temporarily no sidewalk access around this site, although the Police Department is addressing this matter.*
3. *Weaver Building: Building is now owned by the RRA.*
4. *Mitchell Typewriter Site: Appraisal has been completed.*
5. *Landmark/Cliff Hardware: Council introduced an ordinance for Landmark which will allow for a 5 year payment in lieu of taxes (PILOT) program. After the 5th year there will be a 20% increase based on the assessment. Phase I should begin in Spring, 2004.*
6. *YMCA & Bell Drugs: The property owner behind the YMCA has reneged the sale of their house with the YMCA. The RRA will now have to negotiate the sale.*
7. *Essex Street Riverfront: The developer is currently dealing with NJDEP permit issues. The entire project may need to be scaled down.*
8. *A&M Site: A developer will be appointed tonight.*
9. *Hamilton Laundry: A contract of sale has been sent out and the Agency should have the title in a few weeks.*
10. *Library: Additional change orders need to be made regarding the hot water heater wiring and the height of the children's toilets, and the estimated cost for the contaminated soil removal will be about \$20,000 to \$25,000.*
11. *Council Meetings: The Council Members would like to have the Executive Director attend more of their meetings. With this in mind, Mr. Pelissier asked the RRA Commissioners to consider during this meeting the possibility of changing their November meeting.*

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

LEGAL REPORT

The General Counsel stated that the acquisition of the Rosegate project properties has been completed, the tenants are being relocated, some tenants have already been paid, and demolition should begin in December. Mr. Regan then referred to his written Project Status Report which was moved by Commissioner O'Donnell, seconded by Commissioner Nash, and then adopted by the following vote: Ayes - Clarke, Deige, Leso, Nash, O'Donnell, Rack and Saliga; Nays - None; Abstained - None; Absent - None.

IZING THE ISSUANCE OF CITY-SECURED PUBLIC LIBRARY PROJECT NOTES AND CITY-SECURED PUBLIC LIBRARY REVENUE BONDS

Moved: Commissioner Rack

Seconded: Commissioner O'Donnell

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

Nays: None

Abstained: None

Absent: None

68-03 RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERLOCAL SERVICES AGREEMENT BETWEEN THE CITY OF RAHWAY AND THE RAHWAY REDEVELOPMENT AGENCY FOR THE CITY OF RAHWAY FINANCE PERSONNEL TO UNDERTAKE VARIOUS FINANCIAL FUNCTIONS OF THE RAHWAY REDEVELOPMENT AGENCY

Moved: Commissioner O'Donnell

Seconded: Commissioner Rack

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

Nays: None

Abstained: None

Absent: None

CLOSED SESSION

The meeting went into a closed session pursuant to Resolution 64-03 to discuss the presentations made this evening. The meeting came out of closed session by the following motion:

Moved: Commissioner O'Donnell

Seconded: Commissioner Leso

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

Nays: None

Abstained: None

Absent: O'Donnell

MEETING SCHEDULE

The Commissioners discussed their meeting schedule. It was then determined that the next regular meeting would be held on November 10, 2003 as moved by Commissioner Nash, seconded by Commissioner O'Donnell, and then adopted by the following vote: Ayes - Clarke, Deige, Leso, Nash, O'Donnell, Rack and Saliga; Nays - None; Abstained - None; Absent - None.

COMMISSIONERS' COMMENTS

There were no comments made.

ADJOURNMENT

There being no further business the meeting adjourned at 8:40p.m.