

Rahway Redevelopment Agency

- MINUTES -

Regular Meeting
December 21, 2004
6:30p.m.

CALL MEETING TO ORDER

The meeting was called to order at 6:48 p.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, Commissioner
Paul Leso, Commissioner
William Rack, Commissioner
Nancy Saliga, Commissioner
Anthony Deige, Commissioner

APPROVAL OF MINUTES

Minutes of the November 9, 2004, Regular Meeting were moved by Commissioner Rack, seconded by Commissioner Leso, and then adopted by the following vote: Ayes: Commissioners Clarke, Saliga, Leso, and Rack; Nays: None; Abstained: Deige; Absent: Nash.

CORRESPONDENCE

The following correspondence was received:

1. Letter to Robert Goldsmith, Esq., of Greenbaum, Row, Smith, Ravin, Davis & Himmel, LLP, regarding "Park Square Redevelopment Project, Rahway, New Jersey" dated November 9, 2004, from Francis Regan, General Counsel.

2. Letter to Jon-Henry Barr, Esq., of Barr and Canada, LLC, and Philip J. Morin III, Esq., of Law Offices of Philip J. Morin III, regarding "Mark S. Blitz, MHR Services Company, LLC-Block 282, Lot 1.021, Rahway Industrial Sites Limited Partnership-Block 282, Lot 1.01." dated November 16, 2004, from Francis Regan, General Counsel.

3. Letter to William Michelson, Esq., regarding "276,298-304 & 350-370 Hamilton Street, Rahway, New Jersey, Bernard Stein to Rahway Redevelopment Agency" dated November 17, 2004, from Francis Regan, General Counsel.

4. Letter to Mark S. Blitz regarding "Request for Government Records" dated December 2, 2004, from Francis Regan, General Counsel.

5. Letter to Mark S. Blitz regarding his presentation to the Redevelopment Agency on December 21, 2004 for Block 282, Lot 1.021, from Peter H. Pelissier, Executive Director.

COMMENTS FROM THE PUBLIC

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

TREASURER'S REPORT

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

EXECUTIVE DIRECTOR'S REPORT

A report of major activity was made by the Executive Director. The Executive Director elaborated on the benefits of redevelopment in downtown Rahway through the use of a display showing 2003 assessments and taxes generated for redevelopment sites as compared to projected assessments and taxes after buildout. The Executive Director referred to a map of the downtown Central Business District and set forth the 2003 assessment and taxes as compared to the estimated assessment and taxes when the properties are fully redeveloped, as listed below:

<i>Block</i>	<i>Name</i>	<i>2003 Assessment/Taxes</i>		<i>Redeveloped Assessment/Taxes</i>	
157	Landmark	\$1,508,200	\$58,587	\$8,000,000	\$309,760
149	Heartstone	3,040,900	113,608	6,000,000	232,320
312	Silcon (2000)	263,300	8,347	738,100	28,579
316	Silcon	417,700	15,605	12,000,000	464,640
161	Silcon	145,000	5,417	250,000	9,700
318	Mat & Mumf	1,268,400	47,387	8,000,000	309,760
319	T & S	115,600	4,318	1,000,000	38,700
320	Heartstone	109,500	4,091	18,000,000	156,000
305	Laniado/Lib	0	0	2,000,000	77,000
330/1	Riverwalk	2,059,600	76,947	13,000,000	503,360

Mr. Pelissier further set forth the estimated administrative fees that would be provided to the Rahway Redevelopment Agency, as set forth below:

<i>Heartstone</i>	<i>Block 149</i>	<i>\$2500/dwelling unit</i>	<i>\$375,000 total</i>
<i>Silcon</i>	<i>Block 316</i>	<i>\$10,000/dwelling unit</i>	<i>\$2,000,000 total</i>
<i>Matzel & Mumford</i>	<i>Block 318</i>	<i>\$3,500 /dwelling unit</i>	<i>\$395,500 total</i>
<i>Riverwalk</i>	<i>Block 330/331</i>	<i>3% ea.sale/av.sale</i>	<i>\$340,000 \$877,200 total</i>

GRAND TOTAL: \$3,647,700

LEGAL REPORT

The General Counsel reported on all legal matters. Mr. Regan, Director of Law for the Rahway Redevelopment Agency, reviewed the status report dated December 15, 2004, which is attached and made a part of these minutes.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Presentations:

1. A presentation was made by Peter Scarperi of PJS Capital, LLC, for the redevelopment of the property located at 1527-1529 Main Street, Block 320, Lot 7 in the Central Business Redevelopment Area. Following the presentation, the Board of Commissioners advised Mr. Scarperi that they would consider his request in closed session at the conclusion of the meeting. He was further advised that the Board of Commissioners would reconvene after the closed session to take a vote on the matter.

2. A presentation was made 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. Mr. Blitz made

- a. Litigation relating to Rahway Industrial Sites, Block 282, Lots 1.021 and 1.01.
 - b. Contract negotiations relating to Philetus Crossing, Inc., Block 164, Lot 29.
 - c. Contract negotiations relating to PJS Capital, LLC, Block 320, Lot 7.
3. It is anticipated that the above-stated subject matter shall be made public according to law at the conclusion of the closed session.
 4. This resolution shall take effect immediately.

Moved: Commissioner Rack

Seconded: Commissioner Leso

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

Nays: None

Absent: Nash

COMMISSIONERS' COMMENTS

Paul Leso requested a letter to summarize the commend made by the Executive Director regarding past and future tax and assessments. Mr. Pelissier advised that would be supplied prior to the next meeting of the Rahway Redevelopment Agency.

CLOSED SESSION

Pursuant to Resolution 76-04, the meeting went into closed session at this time.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:41 P. M.

Peter H. Pelissier
Secretary/Executive Director