

Rahway Redevelopment Agency

MINUTES
April 3, 2013
6:30 P.M.

CALL TO ORDER

The meeting was called to order at 6:30 P.M. at the Hamilton Stage by Commissioner Deige.

OPEN PUBLIC MEETINGS ACT

This meeting has been 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 to the flag

ROLL CALL

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

*Anthony Deige, Commissioner
Matthew Dobrowolski
Timothy Nash, Commissioner
Paul Sefranka, Commissioner
Michael Staryak, Commissioner*

Absent: Commissioner Rack

APPROVAL OF MINUTES

A motion was made by Commissioner Nash and Seconded by Commissioner Drobrowolski to approve the Minutes of the March 6, 2013 Regular Meeting.

*Yes: Commissioners Deige, Dobrowolski, Nash
Abstain: Commissioners Staryak, Sefranka
Absent: Commissioner Rack*

CORRESPONDENCE

- 1. Letter dated March 13, 2013 from Robert Beckelmen to Francis X. Regan regarding Young v. RRA.*
 - 2. Letter dated March 6, 2013 from Michael Nord to the Rahway Redevelopment Agency regarding Gingerelli Brothers.*
 - 3. Letter dated March 21, 2013 from Francis X. Regan to Michael Nord regarding Rahway Arts District Studio Space Project.*
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COMMENTS FROM THE PUBLIC

This portion of the meeting shall be opened to the public for comments (two minute maximum per person).

TREASURER'S REPORT

A motion was made by Commissioner Nash and Seconded by Commissioner Sefranka to approve the Treasurer's Report.

*Yes: Commissioners Deige, Dobrowolski, Nash, Sefranka, Staryak
Absent: Commissioner Rack*

EXECUTIVE DIRECTOR'S REPORT

The Executive Director reported that Rahway Industrial Sites was interested in developing the parking lot on the corner of New Brunswick and East Hazelwood Avenues. They would seek approval by the RRA in the near future.

Station Place/Metro at Rahway should begin the demolition of A & M Industrial in the late Spring.

And there were 2 issues that would be discussed in private session.

A motion was made by Commissioner Dobrowolski and Seconded by Commissioner Sefranka to approve the Executive Director's Report.

*Yes: Commissioners Deige, Dobrowolski, Nash, Sefranka, Staryak
Absent: Commissioner Rack*

LEGAL REPORT

Frank Regan stated that Station Place would require an amendment to the fee schedule payable to the RRA. He also reported that the city council approved the initiation of foreclosure on the Dornoch East Cherry Street property; the 7 additional units on the top floor of Skyview were approved by the Planning Board; Slokker should be attending the May RRA meeting regarding the Main Street project; the City Council would need to approve the partial street vacation for Lafayette Village; and additional items would be discussed in private session.

A motion was made by Commissioner Dobrowolski and Seconded by Commissioner Nash to approve the Legal Report.

*Yes: Commissioners Deige, Dobrowolski, Nash, Sefranka, Staryak
Absent: Commissioner Rack*

ENGINEERING REPORT

1. Rahway Arts District Expansion Project – Hamilton Stage (Bell Bldg.)
 - a. Generally, the building is complete, except for punch list items.
 - b. Review recommendation to award the construction of the air-conditioning Chiller Sound Wall.
2. Meridia – Water's Edge
The developer continues with the building construction.
3. Landmark – Park Square
Finalizing As-Built requirements.
4. Meridia's Lafayette Village
Redeveloper is working to complete resolution compliance of the Planning Board's approval and perfecting the waterfront development permit with NJDEP.
5. Public Water Allocation for Future Redevelopment Projects
On behalf of the Agency, continue to monitor and consult with United Water – Rahway on their progress to satisfy NJDEP's requirements regarding public water supply and demand, and report to the Agency monthly. See attached NJDEP letter, dated March 25, 2013.

A motion was made by Commissioner Dobrowolski and Seconded by Commissioner Nash to approve the Engineering Report.

*Yes: Commissioners Deige, Dobrowolski, Nash, Sefranka, Staryak
Absent: Commissioner Rack*

UNFINISHED BUSINESS

NEW BUSINESS

Presentation:

Meridia Lafayette Village

Resolutions:

14-13: RAHWAY REDEVELOPMENT AGENCY AUTHORITY BUDGET RESOLUTION CALENDAR YEAR: JANUARY 1, 2013 TO DECEMBER 31, 2013

WHEREAS, the Annual Budget and Capital Budget for the Rahway Redevelopment Agency for the calendar year beginning, January 1, 2013 and ending, December 31, 2013 has been presented before the governing body of the Rahway Redevelopment Agency at its open public meeting of December 5, 2012; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$902,649.00 Total Appropriations, including any Accumulated Deficit if any, of \$ 1,087,000.00 and Total Unrestricted Net Assets utilized of \$ 184,351.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$0, and Total Unreserved Retained Earnings planned to be utilized as funding thereof, of \$0; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Rahway Redevelopment Agency, at an open public meeting held on January 8, 2013 that the Annual Budget and the Capital Budget/Program of the Rahway Redevelopment Agency for the calendar year beginning, January 1, 2013 and ending, December 31, 2013 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and the Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

Certified to be a true copy of a Resolution adopted by the Board of Commissioners of the Rahway Redevelopment Agency, Rahway, New Jersey adopted at a regular meeting held on April 3, 2013.

A motion was made by Commissioner Sefranka and Seconded by Commissioner Nash to approve the Resolution.

*Yes: Commissioners Deige, Dobrowolski, Nash, Sefranka, Staryak
Absent: Commissioner Rack*

15-13: A RESOLUTION ESTABLISHING MANAGEMENT POSITIONS AND COMPENSATION FOR THE RAHWAY REDEVELOPMENT AGENCY

WHEREAS, the Commissioners of the Rahway Redevelopment Agency hereby establish the management positions and compensation as follows:

Executive Director	Peter Pelissier	\$ 140,455
Chief Financial Officer/QPA	Frank C. Ruggiero	\$ 22,067
Recording Secretary	Cynthia Solomon	\$ 31,642

NOW, THEREFORE BE IT RESOLVED, by the Commissioners of the Rahway Redevelopment Agency the management positions and compensation established herein be effective for CY 2013.

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 April 6, 2013.

A motion was made by Commissioner Dobrowolski and Seconded by Commissioner Nash to approve the Resolution.

*Yes: Commissioners Deige, Dobrowolski, Nash, Sefranka, Staryak
Absent: Commissioner Rack*

16:13 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 PERSONELL, POTENTIAL LITIGATION AND/OR 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 April 3, 2013, 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 April 3, 2013.

A motion was made by Commissioner Dobrowolski and Seconded by Commissioner Nash to approve the Resolution.

*Yes: Commissioners Deige, Dobrowolski, Nash, Sefranka, Staryak
Absent: Commissioner Rack*

TO RETURN TO PUBLIC SESSION AFTER CLOSED SESSION

A motion was made by Commissioner Sefranka and Seconded by Commissioner Dobrowolski to approve to return to Public Session.

*Yes: Commissioners Deige, Dobrowolski, Nash, Sefranka, Staryak
Absent: Commissioner Rack*

17-13: RESOLUTION AUTHORIZING A CONTRIBUTION TO SUPPORT THE SERVICES PROVIDED BY THE UNION COUNTY PERFORMING ARTS CENTER FOR THE RAHWAY ARTS DISTRICT LOCATED IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA

WHEREAS, the Union County Performing Arts Center, Inc. ("UCPAC") is a non-profit entity dedicated to providing live performances that are educational, affordable and responsive to the diverse interests of the communities it serves, which performances are held in the historic Rahway Theater located in the Rahway Arts District in the Central Business District Redevelopment Area; and

WHEREAS, UCPAC and the Rahway Redevelopment Agency (the "Agency") entered into a lease agreement for the Hamilton Stage for the Performing Arts whereby UCPAC would operate and manage the facility for a thirty (30) year period for use as a 199-seat proscenium theater with rehearsal hall, flexible 50-seat public space, dressing rooms and other support facilities, including parking; and

WHEREAS, the Agency has been and continues to encourage and support the development of the Rahway Arts District as economic development for the benefit of the City of Rahway; and

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., the Agency intends to contribute \$15,000 in 2013 to support the service provided by the UCPAC in the Rahway Arts District located in the Central Business District Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Rahway Redevelopment Agency that it hereby authorizes a contribution of \$15,000 in 2013 to support the service provided by the UCPAC in the Rahway Arts District located in the Central Business District Redevelopment Area.

Certified to be a true copy of a Resolution adopted by the Board of Commissioners of the Rahway Redevelopment Agency, Rahway, New Jersey adopted at a regular meeting held on April 3, 2013.

A motion was made by Commissioner Dobrowolski and Seconded by Commissioner Sefranka to approve the Resolution.

*Yes: Commissioners Deige, Dobrowolski, Nash, Sefranka, Staryak
Absent: Commissioner Rack*

COMMISSIONER'S COMMENTS

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 PM.