

Rahway Redevelopment Agency

MINUTES

April 4, 2012

6:30 P.M.

CALL TO ORDER

The meeting was called to order at 6:30 P.M. in the Council Chambers

OPEN PUBLIC MEETINGS ACT

This meeting was 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:

*Courtney Clarke, Vice-Chairman
Anthony Deige, Commissioner
Matthew Dobrowolski, Commissioner
Timothy Nash, Commissioner
Michael Staryak, Commissioner*

Absent: Commissioners Rack, Sefranka,

APPROVAL OF MINUTES

A motion was made by Commissioner Nash, seconded by Commissioner Dobrowolski, to accept and approve the minutes listed below:

March 7, 2012 Regular Meeting

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

CORRESPONDENCE

- 1. Letter dated January 27, 2012 from Jeffrey Robinson, Chair of the Rahway Environmental Commission to the RRA Commissioners regarding a sustainability checklist.*
 - 2. NJDCA Financial Disclosure Statement*
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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 Dobrowolski and Seconded by Commissioner Deige to approve the Treasurer's Report.

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

EXECUTIVE DIRECTOR'S REPORT

Executive Director, Peter Pelissier welcomed Michael Staryak as the newest Commissioner appointed to the Rahway Redevelopment Agency. He requested a proclamation or letter of appreciation be prepared for former Commissioner Nancy Saliga.

Mr. Pelissier reported on the following:

- Meetings were held with the RRA Attorney and George Capodagli regarding Meridia's Water Edge and the site (of the former Savoy project) on Main Street. He announced that Mr. Capodagli will

change the name of this project from Meridia Chateau to Lafayette Village as requested. He also discussed the parking situation behind City Hall and the additional parking that will be provided by Mr. Capodagli for the Merida Water's Edge Project.

- Mr. Pelissier gave a brief update on other projects and discussed a resolution that was on the agenda. He explained the necessity to have Mr. Paul Phillips complete a new redevelopment plan for the Central Business District.

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

Yes: Commissioners Clarke, Deige, Dobrowolski, Nash, Staryak

Absent: Commissioners Rack, Sefranka

LEGAL REPORT

None

ENGINEERING REPORT

PROJECT/STATUS

1. Rahway Arts District Expansion Project – Interim Parking Lot
Contractor continues to install improvements.
Completion schedule:
 - a. Substantial (TCO) 5/8/12.
 - b. Final (CO) 6/6/12.
2. Rahway Arts District Expansion Project – Hamilton Stage (Bell Bldg)
The building construction is continuing and moving toward completion.
Completion schedule:
 - a. Substantial (TCO) 5/8/12.
 - b. Final (CO) 6/6/12.
3. The Savoy Site Fencing
The fencing with a dark green privacy screen will be completed shortly. The City has received reimbursement, from Wells Fargo Bank, in the amount of \$18,048.34 for the cost of the fencing.
4. Parking Lot B (former Westbury site)
DPW is coordinating to begin the parking lot lighting installation.
5. Norwood Auto Parts
We are reviewing the building plans for compliance with the City's Flood Damage Prevention Code.
6. Home 2 Suites Hotel
The construction is continuing.
7. Meridia – Water's Edge
 - a. The building footing and foundation construction is progressing.
 - b. Meridia anticipates building completion by the end of the year.
 - c. A meeting was held on 4/2/12 with the Rahway River Condo Association to resolve the parking and easement matters.
8. Landmark – Park Square
Continues to complete Elm Avenue and street light improvements.

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

Yes: Commissioners Clarke, Deige, Dobrowolski, Nash, Staryak

Absent: Commissioners Rack, Sefranka

UNFINISHED BUSINESS

NEW BUSINESS

Presentations:

The Actor's Fund Housing Development Corporation

Scott Weiner, President of the Actor's Fund Housing Development Corporation, presented a project regarding the old Elizabethtown Gas Property.

The applicant, together with its development partner, Crawford Street Partners, LLC of Newark, NJ, seeks to redevelop the t property as affordable housing for artists and other secondary related uses such as cultural spaces, rehearsal rooms, and community uses.

The property currently consists of approximately one acre which is improved with a vacant two story brick office building of approximately 6,500 square feet.

The vacant land would be redeveloped as affordable housing for artists and the existing structure would be made available to the City of Rahway for use as a community building with an intended application as a community arts and education facility.

Resolutions:

11-12: RESOLUTION APPROVING AND AUTHORIZING A NO COST TIME EXTENSION CHANGE ORDER FOR THE RENOVATION OF THE RAHWAY ARTS DISTRICT STUDIO SPACE ON THE FORMER BELL BUILDING SITE AT THE FORMER HAMILTON LAUNDRY PROPERTY

WHEREAS, on January 5, 2011, the Board of Commissioners of the Rahway Redevelopment Agency awarded a bid and authorized the execution of a contract with Gingerelli Bros., Inc. for the renovation of the Rahway Arts District Studio Space on the former Hamilton Laundry Property (the "Project"); and,

WHEREAS, the original contract amount was not to exceed \$5,825,746.00; and,

WHEREAS, due to the cost for additional work on the Project, the Rahway Redevelopment Agency has previously approved change orders; and

WHEREAS, a no cost change order is required to extend the completion date of the Project established in the original contract from March 17, 2012 to no later than May 8, 2012 for substantial completion and June 6, 2012 for all punch list items; and

WHEREAS, the no cost change order is the result of a number of factors including Hurricane Irene, which flooded the property and damaged building materials; steel procurement issues; foundation insulation upgrade; and site work upgrades; and

WHEREAS, the no cost change order request has been reviewed and recommended for approval by Bohler Engineering, Inc., engineering consultant for the Rahway Redevelopment Agency.

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Rahway Redevelopment Agency that it hereby finds the approval of a change order is necessary to extend the time for completion of the construction of the Project as stated herein.

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 4, 2012.

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

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

12-12: RESOLUTION APPROVING AND AUTHORIZING A NO COST TIME EXTENSION CHANGE ORDER FOR THE CONSTRUCTION OF THE INTERIM PARKING LOT PROJECT AT THE FORMER HAMILTON LAUNDRY PROPERTY

WHEREAS, on September 7, 2011, the Board of Commissioners of the Rahway Redevelopment Agency awarded a bid and authorized the execution of a contract with Gingerelli Bros., Inc. for the construction of the interim parking lot project on the former Hamilton Laundry Property (the "Project"); and

WHEREAS, the original contract amount was not to exceed \$1,178,850.50; and

WHEREAS, a no cost change order is required to extend the completion date of the Project established in the original contract from April 15, 2012 to no later than May 8, 2012 for substantial completion and June 6, 2012 for all punch list items; and

WHEREAS, the no cost change order is the result of a number of factors including Hurricane Irene, which flooded the property and damaged building materials; and winter recess; and

WHEREAS, the no cost change order request has been reviewed and recommended for approval by Bohler Engineering, Inc., engineering consultant for the Rahway Redevelopment Agency.

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Rahway Redevelopment Agency that it hereby finds the approval of a change order is necessary to extend the time for completion of the construction of the Project as stated herein.

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 4, 2012.

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

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

13-12: A RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO PHILLIPS PREISS GRYGIEL, LLC FOR PLANNING CONSULTING SERVICES RELATIVE TO A REVIEW AND UPDATE OF THE REDEVELOPMENT PLANS FOR THE CBD AND LOWER MAIN STREET REDEVELOPMENT AREAS IN THE CITY OF RAHWAY

WHEREAS, there exists for the Rahway Redevelopment Agency (the "Agency") the need for the services of a firm specializing in Planning Consulting Services to perform planning services relative to a review and update of the redevelopment plans for the Central Business District and Lower Main Street redevelopment areas in the City of Rahway; and

WHEREAS, Phillips Preiss Grygiel, LLC has previously provided planning services to the Rahway Redevelopment Agency and is currently the planner for the Rahway Planning Board; and

WHEREAS, Phillips Preiss Grygiel, LLC has provided a proposal to provide planning consulting services to the Agency and City of Rahway for the purposes of reviewing and updating the redevelopment plans for the Central Business District and Lower Main Street redevelopment areas in the City of Rahway, a copy of which is attached hereto; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that resolutions authorizing the award of contracts for "Professional Services" without competitive bids must be publicly advertised; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioner of the Rahway Redevelopment Agency as follows:

1. The Chairman and Executive Director are hereby authorized and directed to execute for the Agency a professional services contract with Phillips Preiss Grygiel, LLC, 33-41 Newark Street, Hoboken, N.J. 07030 to provide planning consulting services in accordance with its proposal which shall remain on file in the Agency's office and available for public inspection.
2. That this contract shall be in the amount \$26,500.00 payable upon completion of the services outlined in the proposal.
3. This agreement is awarded without competitive bidding as a "Professional Service" under the provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-5) because it is a recognized profession, licensed and regulated by law and is not possible to obtain competitive bids.
4. A notice of this action shall be printed in the Legal Newspaper of the Agency as required by law within ten (10) days of its passage.
5. The vendor shall supply the Agency with the Federal Affirmative Action Plan Approval or State Certificate of Employee Information Report within the time period specified by N.J.A.C. 17:27. The contract shall contain the mandatory affirmative language for professional services contracts required by N.J.A.C.17:27, a copy of which shall be attached to and incorporated in the professional services contract authorized herein.
6. The vendor shall agree to comply with the requirements of Title II of the Americans with Disabilities Act of 1990 and indemnify, protect and save harmless the Agency from all suits, claims, losses, demands or damages of whatever kind or nature arising out of or claimed to arise out of alleged violations of the Act. A copy of the Act shall be attached to and incorporated in the professional services agreement authorized herein.

Certified to be a true copy of a Resolution adopted by the Board of Commissioners of the Rahway Redevelopment Agency, Rahway, New Jersey at a regular meeting held on April 4, 2012.

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

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

14-12: A RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO MILLS + SCHNOERING ARCHITECTS, LLC FOR ARCHITECTURAL SERVICES RELATIVE TO THE SELECTION

AND PURCHASE OF FURNITURE FOR THE HAMILTON STAGE PROJECT LOCATED IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA

WHEREAS, there exists for the Rahway Redevelopment Agency, a need for the services of a firm specializing in architectural services relative to the selection and purchase of furniture for the Hamilton Stage for the Performing Arts Project located at the former Hamilton Laundry located, 370 Hamilton Street (the "Project"); and

WHEREAS, Mills + Schnoering Architects, LLC is the current Project architect, who designed the Project and has the qualifications to provide the services required by the Agency; and

WHEREAS, Mills + Schnoering Architects, LLC submitted a proposal, dated March 16, 2012 to provide the services described above for the Project, a copy of which is attached hereto and made part of this Resolution; and

WHEREAS, the General Counsel has reviewed the certification of the Treasurer and is satisfied that said certification is in proper form; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that resolutions authorizing the award of contracts for "Professional Services" without competitive bids must be publicly advertised; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioner of the Rahway Redevelopment Agency as follows:

1. The Chairman and Executive Director are hereby authorized and directed to execute for the Agency, subject to the availability of funds, a professional services contract with Mills + Schnoering Architects, LLC, 200 Forrestal Road, Suite 3A, Princeton, New Jersey 08540 to provide services in accordance with its proposal which shall remain on file in the Agency's office and available for public inspection.
2. That this contract shall be in a lump sum amount \$5,000.00 including expense payable upon completion of the services outlined in the proposal.
3. This agreement is awarded without competitive bidding as a "Professional Service" under the provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-5) because it is a recognized profession, licensed and regulated by law and is not possible to obtain competitive bids.
4. A notice of this action shall be printed in the Legal Newspaper of the Agency as required by law within ten (10) days of its passage.
5. The vendor shall supply the Agency with the Federal Affirmative Action Plan Approval or State Certificate of Employee Information Report within the time period specified by N.J.A.C. 17:27. The contract shall contain the mandatory affirmative language for professional services contracts required by N.J.A.C.17:27, a copy of which shall be attached to and incorporated in the professional services contract authorized herein.
6. The vendor shall agree to comply with the requirements of Title II of the Americans with Disabilities Act of 1990 and indemnify, protect and save harmless the Agency from all suits, claims, losses, demands or damages of whatever kind or nature arising out of or claimed to arise out of alleged violations of the Act. A copy of the Act shall be attached to and incorporated in the professional services agreement authorized herein.

Certified to be a true copy of a Resolution adopted by the Board of Commissioners of the Rahway Redevelopment Agency, Rahway, New Jersey at a regular meeting held on April 4, 2012.

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

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

COMMISSIONER'S COMMENTS

Commissioner Dobrowolski reminded everyone the Taste of Spring was being held on April 12, 2012.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:05 PM.

CM Solomon