

Rahway Redevelopment Agency

MINUTES

August 15, 2012

6:30 P.M.

CALL TO ORDER

The meeting was called to order at 6:25 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:

*William Rack, Chairman
Anthony Deige, Commissioner
Matthew Dobrowolski, Commissioner
Timothy Nash, Commissioner
Paul Sefrank, Commissioner*

Absent: Commissioners Clarke, Staryak

APPROVAL OF MINUTES

A motion was made by Commissioner Deige, seconded by Commissioner Dobrowolski, to accept and approve the minutes listed below (with the correction to Resolution 16-12):

May 2, 2012 Regular Meeting

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

CORRESPONDENCE

- 1. Letter dated May 1, 2012 to William Rack, Chairman, from Rick Proctor, Mayor, regarding the Rahway Redevelopment Agency.*
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COMMENTS FROM THE PUBLIC

Mrs. Ann Parker from School Street, spoke on parking concerns surrounding her church on Central Avenue

TREASURER'S REPORT

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

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

EXECUTIVE DIRECTOR'S REPORT

The Executive Director reported on the following activities:

- 1. Met with Steve Crawford, Bruce Morgan and Scott Weiner to discuss the Actors Fund Housing Development Corp application submitted to the City of Rahway Redevelopment Agency pertaining to the following:*
 - Tax credits*
 - Appraisal of property*

- Closing and timing of the closing
- Parking
- Site plan submission
- Subdivision
- Redevelopment plan amendment
- Resolution for conditional designation
- Pilot tax payment plan (needs City Council approval)

This is an exciting project and fits the needs of the objectives for providing affordable housing in the Arts district.

2. Met with Paul Grygiel and Paul Phillips to discuss the initial finding and recommendations and Urban Renewal Plan for the City of Rahway. The study included the following:
 - Description of study area
 - Lower Main Street Urban Renewal Plan
 - Central Business District Redevelopment Plan
 - Block 149 Redevelopment Plan
 - Summary of major Development Projects
 - Summary of Stakeholder interviews
 - Parking Authority, garage and various lots.
 - Suggestions
 - Recommendations
 - Presentation to Redevelopment Agency
3. Met with Fred Waga architect for Carriage City properties to discuss plans for the completion of the top floors of the facility. The owners want to increase the number of units by changing the three bedroom units to one bedroom units. Mr. Waga will design the changes and submit to the building department for review.
4. Met with George Capodagli to discuss the status of Waters Edge (development behind City Hall), Meridia Lafayette Village, and the Brownstones at Rahway (Wheatena property). Presentation at tonight's meeting to update status to Commissioners.
 - Water's Edge will be moving forward with expectations for completion by the fall of 2013.
 - Lafayette has received a final site plan approval by the planning board and a PILOT was introduced by City Council.
 - Brownstones at Rahway, requested to be designated as redeveloper for the site.
5. Met with Clay Bonnie to discuss the status of Station Place a 116 unit project, also known as Hearthstone Development.
 - Negotiations close to being finalized with A & M major property owner of the site.
 - Redevelopment Agency to adopt resolution for the 116 units.
 - Parking issues
 - PILOT request to City Council.
 - Construction schedule
 - Rents
 - Size of units
6. Met with David Fink to review status of the Redevelopment video to be presented at the New Jersey League of Municipalities in November of 2012.
 - Schedule of interviews
 - Content of video
 - Supporting material
 - Completion date
7. Met with Nils Berton to discuss the development of Lot Bon the former Westbury site located on Main Street.
 - Number of units 200 or 100?
 - Parking requirements
 - Parking for others, retail and restaurants
 - Contribution to Redevelopment Agency
 - Schedule for approvals
8. Met with Arnold Young, David Young and Bob Goldsmith, Esq to discuss relocation assistance for Station Place.
 - Requested economic assistance for the relocation of A & M to another location in connection with the development of the site.
 - Reviewed correspondence with Frank Regan, Esq regarding same.
 - Any funding will have to come from the developer through the City or directly from the developer.
9. Met with George Bean the manager of the Wheatena property regarding the development of the site.
 - Discussed various interests of developers
 - Should property be developed in one or two sections

- Environmental clean up
 - Demolition issues
 - Mr. Capodagli will be making presentation to Redevelopment Agency on August 15, 2012 with a concept plan.
 - Cost of property (appraisal)
10. Interviewed for redevelopment video regarding the following:
- Procedure for redevelopment
 - Leadership roles in redevelopment
 - Redevelopment teams
 - Professional redevelopment teams
 - Cultural Arts as an Economic Stimulus in Redevelopment
11. Met with Terry Kenny of WCB commercial brokerage firm to discuss the rental and or sale of the top two floors of Library 40,000 sq ft. of space.
- Tenant has leased 1900 sq. ft. and is considering leasing or purchasing the entire area.
 - Parking
12. Summary of units constructed to date as approved by the Redevelopment Agency
- Park Square 159
 - Carriage City 222
 - River Place 140
 - Luciano's 14
 - River Walk 86
 - Grand Meridia 88
 - Water's Edge 108 under construction
 - Station Place 116 approved
 - Lafayette 115 approved
 - Westbury 100 anticipated
 - Rosegate 115 senior housing completed
 - Indigo Hotel 100
 - Best Western 90
 - Extended Stay 100 under construction
 - Total: 1553

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

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

LEGAL REPORT

Frank Regan, Esq. distributed a letter from Peter Scarperi; and discussed proposed signage for the Library building.

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

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

ENGINEERING REPORT

PROJECT/STATUS

1. Rahway Arts District Expansion Project – Interim Parking Lot
Contractor has just completed the streamscape porous and exposed aggregate concrete walkways and is working to finish the top course of pavement and striping this week. Thereafter, completing any punch list items by the end of the day.
2. Rahway Arts District Expansion Project – Hamilton Stage (Bell Bldg)
The building is complete, except for the five (5) remaining items that are outside the control of the General Contractor. However, the GC expects to be completely finished by the end of August (see attached 8/3/12 letter from GBI).

3. Parking Lot B (former Westbury site)
DPW has completed the parking lot lighting installation and the Main Street fencing installation is pending.
4. Home 2 Suites Hotel
The construction is continuing.
5. Meridia – Water’s Edge
The building’s foundations and underground stormwater management system is complete. The building superstructure has begun and the developer expects to be framing the building by September.
6. Landmark – Park Square
Reviewing Landmark’s request for reimbursement of Elm Avenue expenses per agreement with RRA.
7. Meridia’s Lafayette Village
The Planning Board granted conditional Preliminary and Final Site Plan approval, which will be memorialized at their next meeting on August 28th. One of the conditions is to obtain a Redevelopment Agreement approval from the agency.

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

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

UNFINISHED BUSINESS

NEW BUSINESS

Presentations:

Paul Grygiel: Redevelopment Plan Update

Clay Bonny: Station Place – 116 units, construction to begin in 2013

Meridia Lafayette Village – LEED Certified, construction to begin in 2013

Wheatena Brownstones – Concept plan

Resolutions:

23-12: A Resolution Authorizing the Rahway Redevelopment Agency, TY 2012 Budget Schedule

WHEREAS, the Rahway Redevelopment Agency introduced the TY 2012 budget on May 2, and schedule for adoption on June 5, 2012, and

WHEREAS, the Rahway Redevelopment Agency cancelled the regularly scheduled meetings on June 5, 2012 and July 11, 2012, and

WHEREAS, the State of New Jersey required the introduction by May 1, and adoption at the next regular meeting, and

NOW THEREFORE BE IT RESOLVED, by the Commissioners of the Rahway Redevelopment Agency that the TY 2012 budget will be adopted at the regular meeting on August 15, 2012, after the required public hearing and upon receiving State approval.

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

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

24-12: RESOLUTION EXTENDING THE CONDITIONAL DESIGNATION OF THE ACTORS FUND HOUSING DEVELOPMENT CORPORATION AS REDEVELOPER FOR PROPERTY LOCATED AT 219 CENTRAL AVENUE ALSO KNOWN AS TAX BLOCK 167, LOT 1 IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE REDEVELOPMENT OF THE PROPERTY FOR A MIXED USE PROJECT CONSISTING OF AFFORDABLE RESIDENTIAL AND ARTS RELATED USES

WHEREAS, the City of Rahway has been promoting the redevelopment of the Central Business District of Rahway since the preparation of the Central Business District Plan by Planners Diversified/Harvey Moskowitz in 1990 and the Central Business District Redevelopment Plan adopted in April 1998, as amended; and

WHEREAS, 219 Central Avenue, Block 167, Lot 1 is located in the Central Business District Redevelopment Area and is commonly referred to as the Elizabethtown Gas property (the “Property”); and

WHEREAS, upon the creation of the Rahway Redevelopment Agency (the "Agency") by the City of Rahway, responsibility for managing the redevelopment for the City was granted to the Agency; and

WHEREAS, the Property is owned by AGL Resources, the parent company of Elizabethtown Gas, who is interested in selling the Property; and

WHEREAS, Actors Fund Housing Development Corporation submitted an application to the Agency for the redevelopment of the Property; and

WHEREAS, Actors Fund Housing Development Corporation and its development partner, Crawford Street Partners, LLC of Newark made a presentation to the Board of Commissioners of the Agency on April 4, 2012 regarding its proposal to develop a mixed use project consisting of the construction of 60 affordable rental units in a 4 story structure and reuse of the existing commercial building for community arts and education on the Property; and

WHEREAS, Actors Fund Housing Development Corporation is an affiliate of the Actors Fund and was established to develop affordable, supportive and senior housing for the performing arts and entertainment community; and

WHEREAS, the proposal has been reviewed and found consistent with the City's and Agency's goals for redeveloping the area and supporting arts related development and uses in proximity to the UCPAC and Hamilton Stage; and

WHEREAS, on May 2, 2012, the Agency adopted a resolution conditionally designating the Actors Fund Housing Development Corporation as redeveloper of the Property for a period of 120 days subject to certain conditions; and

WHEREAS, on May 15, 2012, the Agency and the Actors Fund Housing Development Corporation entered into an escrow agreement, which was a condition of the conditional designation as redeveloper (the "Escrow Agreement"); and

WHEREAS, the Agency and the Actors Fund Housing Development Corporation have been working diligently to conduct due diligence regarding the Property, explore funding opportunities and negotiating the terms and conditions of a Redevelopment Agreement, additional time is required for the Parties to complete these tasks and a further extension of the conditional redeveloper designation is necessary.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Rahway Redevelopment Agency that it hereby extends the conditional designation as redeveloper of the Actors Fund Housing Development Corporation for the development of 219 Central Avenue, also known as Tax Block 167, Lot 1, located in the Central Business District Redevelopment Area, for a mixed use project consisting of the construction of approximately 60 affordable rental units in a 4 story structure and reuse of the existing commercial building for community arts and education on the Property for the reasons set forth herein.

BE IT FURTHER RESOLVED, that said extension of the conditional designation is subject to the following conditions:

1. That the conditional designation is limited to a period of one hundred and twenty (120) days from the date of this Resolution at which time it will automatically expire and be of no further force and effect, and the parties will no longer have any obligation to the other, except as to final payment of any Agency costs under the Escrow Agreement required herein. The Agency may, in its sole discretion, extend and re-extend the conditional designation provided sufficient progress is being in negotiation of a redevelopment agreement, which determination is at the sole discretion of the Agency and which extension must be in the form of a duly adopted resolution of the Board of Commissioners of the Agency.
2. That Actors Fund Housing Development Corporation and the Agency shall negotiate and agree upon the terms and conditions of a redevelopment agreement for the redevelopment of the Property subject to any modifications of the proposal required by the Agency, within the period of the conditional designation, as such period may be extended by the Agency in its sole discretion.
3. That Actors Fund Housing Development Corporation agrees to pay any and all costs incurred by the Agency from the date of the conditional designation to execution of a redevelopment agreement or termination of the redeveloper designation pursuant to the terms and conditions of the Escrow Agreement, in addition to any application fees required by the Agency.
4. That the City of Rahway adopts amendments to the Central Business District Redevelopment Plan to allow for the redevelopment of the Property as provided for in a redevelopment agreement.
5. That the Property be acquired from AGL Resources in order for the redevelopment of the Property as provided for in a redevelopment agreement.

BE IT FURTHER RESOLVED, that upon completion of negotiations on a redevelopment agreement, the Board of Commissioners of the Agency shall be required to review and authorize execution of any and all related documents in order to effectuate the completion and implementation of this project.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

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 August 15, 2012.

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

Yes: Commissioners Deige, Dobrowolski, Nash, Rack, Sefranka

Absent: Commissioners Clarke, Staryak

25-12 RESOLUTION AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH HEARTSTONE DEVELOPMENT, LLC FOR PROPERTY KNOWN AS TAX BLOCK 149, LOTS 1, 5, 23, 24 AND 25 LOCATED IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A RESIDENTIAL PROJECT

WHEREAS, Rahway Redevelopment Agency (the "Agency") and Heartstone Development, LLC (the "Redeveloper") entered into a Redevelopment Agreement, dated August 1, 2006 ("Agreement") for the redevelopment of properties located within the Central Business District Redevelopment Area pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.); and

WHEREAS, on April 11, 2007, the RRA and Redeveloper executed an Amendment to the Redevelopment Agreement (the "First Amendment") regarding the changing scope of the Project due to a variety of factors; and

WHEREAS, the Redeveloper obtained amended preliminary and final site plan approval from the Rahway Planning Board on September 23, 2008 to increase the project from 80 market rate residential condominium units to 116 market rate residential rental units (consisting of 52 one bedrooms and 64 two bedrooms) in a building of four stories over a restricted access ground level parking garage; and

WHEREAS, the Agency and Redeveloper have agreed to the terms and conditions of a Second Amendment to the Redevelopment Agreement which addresses the changes to the project requested by the Redeveloper.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Rahway Redevelopment Agency that it hereby authorizes the execution of a Second Amendment to the Redevelopment Agreement with Heartstone Development, LLC, P.O. Box 372, East Hanover, N.J. 07936, which provides for the redevelopment of the property for the construction of a 116 unit market rate residential project, which is consistent with the Central Business District Redevelopment Plan and the amended preliminary and final site plan approval from the Rahway Planning Board for the property.

BE IT FURTHER RESOLVED, that the Chairman and the Secretary are hereby authorized to execute any and all documents, including the Second Amendment to the Redevelopment Agreement attached hereto in substantially similar form, to effectuate the completion and implementation of this project, subject to final review by general counsel as to legal form and content.

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 August 15, 2012.

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

Yes: Commissioners Deige, Dobrowolski, Nash, Rack, Sefranka, Staryak

Absent: Commissioner Clarke

26-12: RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH MERIDIA LAFAYETTE VILLAGE URBAN RENEWAL, RAHWAY, LLC AS CONDITIONAL REDEVELOPER FOR PROPERTY KNOWN AS TAX BLOCK 320, LOT 1.02 IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE REDEVELOPMENT OF THE PROPERTY FOR A MARKET-RATE RESIDENTIAL DEVELOPMENT

WHEREAS, the City of Rahway has been promoting the redevelopment of the Central Business District of Rahway since the preparation of the Central Business District Plan by Planners Diversified/Harvey Moskowitz in 1990 and the Central Business District Redevelopment Plan adopted in April 1998, as amended; and

WHEREAS, Block 320, Lot 1.02 is located in the Central Business District Redevelopment Area (the "Property"); and

WHEREAS, upon the creation of the Rahway Redevelopment Agency (the "Agency") by the City of Rahway, responsibility for managing the redevelopment for the City was granted to the Agency; and

WHEREAS, the Agency has previously entered into a redevelopment agreement for the redevelopment of the Property with Dornoch Rahway, LLC, which redevelopment agreement was terminated in May 2011 by the Agency; and

WHEREAS, Meridia Chateau, Urban Renewal, Rahway, LLC made a presentation to the Board of Commissioners of the Agency on February 1, 2012 regarding its proposal to develop a residential project comprised of approximately one hundred and twenty (120) market rate rental units on the Property; and

WHEREAS, Capodagli Property Company, LLC, an affiliate of Meridia Chateau, Urban Renewal, Rahway, LLC, successfully completed a market rate residential rental project in a redevelopment area on East Grand

Avenue in Rahway and recently entered into a redevelopment agreement with the Agency for the redevelopment of Block 305, Lot 5.04 for a market rate residential project; and

WHEREAS, the proposal has been reviewed and found consistent with the City's and Agency's goals for redeveloping the area, however, such proposal may require modifications to address residential density and ground floor use; and

WHEREAS, on March 7, 2012, the Agency designated Meridia Chateau, Urban Renewal, Rahway, LLC as conditional redeveloper of the Property for a 120-day period; and

WHEREAS, the proposal has been modified, reviewed and found consistent with the City's and Agency's goals for redeveloping the area; and

WHEREAS, Capodagli Property Company, LLC has created a new entity to act as the redeveloper for the Project known as Meridia, Lafayette Village Urban Renewal, Rahway LLC, which entity is wholly owned and controlled by Capodagli Property Company, LLC (the "Redeveloper"); and

WHEREAS, pursuant to one of the conditions of the resolution designating the Redeveloper, the Agency and Redeveloper entered into an Escrow Agreement on or about March 7, 2012, which Escrow Agreement remains valid and binding; and

WHEREAS, the Property has been acquired by Meridia, Lafayette Village Urban Renewal, Rahway LLC; and

WHEREAS, the Agency and Redeveloper have completed negotiations on a redevelopment agreement which will, among other things, sets forth the terms and conditions with respect to the redevelopment of the Property, the construction of the improvements and the payment of certain costs in connection therewith (hereinafter referred to as the "Redevelopment Agreement").

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Rahway Redevelopment Agency that it hereby approves and authorizes the execution of a Redevelopment Agreement between the Agency and Meridia, Lafayette Village Urban Renewal, Rahway, LLC, as the redeveloper for the redevelopment of Tax Block 320/ Lot 1.02 for a 115 unit market rate residential project.

BE IT FURTHER RESOLVED, that the Chairman and the Secretary are hereby authorized to execute any and all documents, including the Redevelopment Agreement attached hereto in substantially similar form, to effectuate the completion and implementation of this project, subject to final review by general counsel as to legal form and content.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

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 August 15, 2012.

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

Yes: Commissioners Deige, Dobrowolski, Nash, Rack, Sefranka

Absent: Commissioners Clarke, Staryak

27-12: TY 2012 ADOPTED BUDGET RESOLUTION Rahway Redevelopment Agency
FISCAL YEAR: FROM July 1, 2012-TO Dec 31, 2012

WHEREAS, the Annual Budget and Capital Budget/Program for the Rahway Redevelopment Agency for the Transitional fiscal year beginning July 1, 2012, and ending, December 31, 2012 has been presented for adoption before the governing body of the Rahway Redevelopment Agency at its open public meeting of August 15, 2012; and

WHEREAS, the Annual Budget and Capital Budget 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; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$ 598,000.00, Total Appropriations, including any Accumulated Deficit, if any, of \$ 598,000.00 and Total Unrestricted Net Assets utilized of \$ 0; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$ and Total Unrestricted Net Assets planned to be utilized of \$ 0; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Rahway Redevelopment Agency, at an open public meeting held on August 15, 2012, that the Annual Budget and Capital Budget/Program of the Rahway Redevelopment Agency for the fiscal year beginning, July 1, 2012, and ending, December 31, 2012 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and 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 at a regular meeting held on August 15, 2012.

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

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

28-12: 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 PERSONNEL, 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 personnel issues relative to the Agency; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Rahway Redevelopment Agency that a portion of its meeting held on August 15, 2012, 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 personnel issues relative to the Agency;
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 August 15, 2012.

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

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

TO RETURN TO PUBLIC SESSION AFTER CLOSED SESSION

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

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

COMMISSIONER'S COMMENTS

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:20 PM