

# Rahway Redevelopment Agency

## MINUTES Organizational Meeting January 8, 2014 6:30 P.M.

### CALL TO ORDER

*The meeting was called to order at 6:30 P.M. in the Hamilton Stage*

### 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*

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### PLEDGE OF ALLEGIANCE

*Commissioners, officials, and public attendees shall then salute to the flag*

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### ROLL CALL

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

*Anthony Deige, Commissioner  
Daniel Garay, Commissioner  
Timothy Nash, Commissioner  
Vannie Parson, Commissioner  
William Rack, Commissioner  
Paul Sefranka, Commissioner*

*Absent: Michael Staryak, Commissioner*

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### NEW BUSINESS

#### Elections

1. *Election of Chairman for the Rahway Redevelopment Agency*

*A motion was made by Commissioner Nash and Seconded by Commissioner Sefranka to nominate William Rack as Chairman of the Rahway Redevelopment Agency.*

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

2. *Election of Vice Chairman for the Rahway Redevelopment Agency*

*A motion was made by Commissioner Nash and Seconded by Commissioner Deige to nominate Paul Sefranka as Vice-Chairman of the Rahway Redevelopment Agency.*

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

#### Resolutions:

#### **01-14: RESOLUTION A RESOLUTION AUTHORIZING LEGAL DEPOSITORIES FOR PUBLIC MONIES**

BE IT RESOLVED by the Rahway Redevelopment Agency that, subject to the provisions of ordinance A-14-84, the following financial institutions are hereby designated legal depositories:

- RAHWAY SAVINGS INSTITUTION, RAHWAY BRANCH
- WELLS FARGO BANK – RAHWAY BRANCH
- BANK OF AMERICA – RAHWAY BRANCH
- TD BANK – RAHWAY BRANCH
- NORTHFIELD SAVINGS BANK – RAHWAY BRANCH
- US BANK – MORRISTOWN BRANCH

are hereby designated as the Legal Depositories wherein all public monies and other funds of the Rahway

Redevelopment Agency shall be kept during the year 2014; and

BE IT FURTHER RESOLVED, that this resolution is passed in accordance with and by the authority of N.J.S.A 40A: 5-13.

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

*Yes: Commissioners Deige, Garay, Nash, Parson, Sefranka, Rack*

*Absent: Commissioner Staryak*

**02-14: RESOLUTION AUTHORIZING LEGAL NEWSPAPERS**

BE IT RESOLVED that the News Record, Rahway Progress, the Star Ledger, and the Home News Tribune, newspapers circulating in the City of Rahway be newspapers for the Rahway Redevelopment Agency for 2014 and that all ordinances, notices, advertisements, or other Agency matters that require publication by the Rahway Redevelopment Agency may be published in said newspapers as directed by the Agency and that all advertising shall be calculated on basis of the space that a 6 point line, 8 picas wide would occupy;

BE IT FURTHER RESOLVED, that all resolutions heretofore adopted designating any of the fiscal newspaper or newspapers for the publication of Agency matters be and the same are hereby repealed and rescinded.

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

*Yes: Commissioners Deige, Garay, Nash, Parson, Sefranka, Rack*

*Absent: Commissioner Staryak*

**03-14: RESOLUTION APPOINTING LERCH, VINCI, & HIGGINS, LLP AS AUDITOR/FINANCIAL ADVISOR FOR THE RAHWAY REDEVELOPMENT AGENCY**

WHEREAS, under the provisions of P.L. 2004, c.19, known as the "New Jersey Local Unit Pay-To-Play Law," the City conducted a fair and open process to select a firm to provide auditor/financial services and

WHEREAS, a Request for Qualifications/Proposals under the "fair and open" process was solicited in compliance with N.J.S.A. 19:44-A-20.4 et seq; 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 a professional service be publicly advertised.

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Rahway Redevelopment Agency

1. Lerch, Vinci & Higgins, LLP. has submitted a response to the Request for Proposals for Provision of Auditor/Financial Services to the Rahway Redevelopment Agency; and
2. Lerch, Vinci, & Higgins, LLP has extensive experience in public accounting and auditing; and
3. Lerch, Vinci, & Higgins, LLP has proposed a fee of \$15,00.00 for the preparation of an annual statutory audit and a rate schedule as detailed in the RFP for all work related to the Agency
4. The contract 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) and under the fair and open process of the Local Unit Pay-To-Play Law (N.J.S.A. 19:44A-20.4).

BE IT FURTHER RESOLVED that Chairman and Secretary are hereby authorized to execute any and all documents related to said engagement.

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 January 8, 2014

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

*Yes: Commissioners Deige, Garay, Nash, Parson, Sefranka, Rack*

*Absent: Commissioner Staryak*

**04-13: RESOLUTION APPOINTING DECOTIIS, FITZPATRICK & COLE, LLP AS GENERAL COUNSEL FOR THE RAHWAY REDEVELOPMENT AGENCY**

WHEREAS, under the provisions of P.L. 2004, c.19, known as the "New Jersey Local Unit Pay-To-Play Law," the City conducted a fair and open process to select a firm to provide general legal services and

WHEREAS, a Request for Qualifications/Proposals under the "fair and open" process was solicited in compliance with N.J.S.A. 19:44-A-20.4 et seq; 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 a professional service be publicly advertised.

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Rahway Redevelopment Agency

1. DeCotiis, FitzPatrick, Cole, LLP has submitted a response to the Request for Proposals for Provision of General Legal Services to the Rahway Redevelopment Agency; and
2. DeCotiis, FitzPatrick, Cole, LLP has extensive experience in the public sector and has acted as general counsel to the Rahway Redevelopment Agency since its creation in 2001; and
3. DeCotiis, FitzPatrick, Cole, LLP has proposed a blended rate of \$155.00 per hour for all attorneys work related to the Agency.
4. The contract 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) and under the fair and open process of the Local Unit Pay-To-Play Law (N.J.S.A. 19:44A-20.4).

BE IT FURTHER RESOLVED that Chairman and Secretary are hereby authorized to execute any and all documents related to said engagement.

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 January 8, 2014

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

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

**05-13: RESOLUTION APPOINTING ARCHER & GRENIER, P.C. AS BOND COUNSEL FOR THE RAHWAY REDEVELOPMENT AGENCY**

WHEREAS, under the provisions of P.L. 2004, c.19, known as the "New Jersey Local Unit Pay-To-Play Law," the City conducted a fair and open process to select a firm to provide Legal Services: Bond Counsel and

WHEREAS, a Request for Qualifications/Proposals under the "fair and open" process was solicited in compliance with N.J.S.A. 19:44-A-20.4 et seq; 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 a professional service be publicly advertised.

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Rahway Redevelopment Agency

1. Archer & Grenier P.C. has submitted a response to the Request for Proposals for Provision of Legal Services: Bond Counsel to the Rahway Redevelopment Agency; and
2. Archer & Grenier P.C. has extensive experience as bond counsel in the public sector and John Cantalupo, Esq. has acted as bond counsel to the Rahway Redevelopment Agency since its creation in 2001; and
3. Archer & Grenier P.C has proposed a flat fee per financing with an hourly rate as required ranging from \$75.00 to \$150.00 per hour for all work related to the Agency.
4. The contract 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) and under the fair and open process of the Local Unit Pay-To-Play Law (N.J.S.A. 19:44A-20.4).

BE IT FURTHER RESOLVED, that the Chairman and Secretary are hereby authorized to execute any and all documents related to said engagement.

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 January 8, 2014

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

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

**06-14: RESOLUTION APPOINTING BOHLER ENGINEERING, INC. AS ENGINEER FOR THE RAHWAY REDEVELOPMENT AGENCY**

WHEREAS, under the provisions of P.L. 2004, c.19, known as the "New Jersey Local Unit Pay-To-Play Law," the City conducted a fair and open process to select a firm to provide general engineering services and

WHEREAS, a Request for Qualifications/Proposals under the "fair and open" process was solicited in compliance with N.J.S.A. 19:44-A-20.4 et seq; 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 a professional service be publicly advertised.

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Rahway Redevelopment Agency

1. Bohler Engineering. has submitted a response to the Request for Proposals for Provision of Engineering Services to the Rahway Redevelopment Agency; and
2. The professional services contract with Bohler Engineering, 35 Technology Drive, Warren, New Jersey, to serve as Consulting Engineers at an hourly rate of \$145.00 is hereby approved and the Chairman and Executive Director are authorized to execute same.
3. The contract 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) and under the fair and open process of the Local Unit Pay-To-Play Law (N.J.S.A. 19:44A-20.4).

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 January 8, 2014

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

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

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#### COMMISSIONER'S COMMENTS

*Any Commissioner who wishes to provide comments shall do at this time*

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#### ADJOURNMENT

*There being no further business, the meeting adjourned at 6:35 PM.*

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