

Rahway Redevelopment Agency

MINUTES

April 1, 2015

6:30 P.M.

CALL TO ORDER

The meeting shall be called to order at 6:30 P.M. in the Council Chambers at Rahway City Hall

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 shall then salute to the flag

ROLL CALL

On a call of the roll the following officials should be present:

Egon Behrmann, Commissioner
Sondra Fishing, Commissioner
Rodney Farrar, Commissioner
Timothy Nash, Commissioner
Armando Sanchez, Commissioner
Paul Sefranka, Commissioner
Ann Marie Williams, Commissioner

APPROVAL OF MINUTES

A motion was made by Commissioner Fishing and Seconded by Commissioner Farrar to approve the Minutes of the March 4, 2015 Regular Meeting

Yes: Commissioners Behrmann, Fishing, Farrar, Sanchez, Sefranka, Williams

Abstain: Nash

Absent: Commissioner Sefranka

CORRESPONDENCE

1. Letter dated March 9, 2015 from Jeanne Ann McManus to Mohammed S. Jalloh, Esq. regarding RRA Conflicts Counsel
2. Letter dated March 11, 2015 from Amy Wagner to Len Bier, regarding HOME funds
3. Letter dated March 26, 2015 from Jeanne Ann McManus to Len Bier, regarding T & S Developers (Luciano's) and environmental remediation.
4. Email dated March 27, 2015 from Jeffrey Jotz to Cindy Solomon regarding 2015 Financial Disclosure Statement Filing.
5. Email dated March 28, 2015 from Len Bier to Nils Berten regarding the Slokker, Main & Monroe project.
6. Email dated March 29, 2015 from Joel Schwartz to Jacqueline Dirmann regarding a timeline for the Slokker, Main & Monroe Project

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 Sanchez and Seconded by Commissioner Nash to approve the Treasurer's Report.

Yes: Commissioners Behrmann, Fishing, Farrar, Sanchez, Sefranka, Williams

Absent: Commissioner Sefranka

EXECUTIVE DIRECTOR'S REPORT

Executive Director, Len Bier, reported on meetings that were held with developers and gave updates on progress. He also discussed the problems with the Hamilton Stage and that all of the leaks were identified and a formal claim will be issued against Gingerelli Bros. performance bond. Mr. Bier, also told the commissioners of a planned "Artist Village" that would be primarily funded through the Golden Age Towers, with soft costs possibly funded by the RRA.

A motion was made by Commissioner Sanchez and Seconded by Commissioner Fishinger to approve the Executive Report.

*Yes: Commissioners Behrmann, Fishinger, Farrar, Sanchez, Sefranka, Williams
Absent: Commissioner Sefranka*

LEGAL REPORT

Legal Counsel, Jeanne McManus, reported on the agenda resolutions, including the Artists Housing redevelopment agreement, the fire alarm system at 2 City Hall Plaza, and issue with the Hamilton Stage contractor.

A motion was made by Commissioner Sanchez and Seconded by Commissioner Nash to approve the Executive Report.

*Yes: Commissioners Behrmann, Fishinger, Farrar, Sanchez, Sefranka, Williams
Absent: Commissioner Sefranka*

ENGINEERING REPORT

Jacqueline Dirmann presented the following report to the Commissioners:

1. Slokker International – The Developer was approved at the March Planning Board meeting.
2. Artist Housing/Elizabethtown Gas Company Property – The Developer is anticipating to submit Plans for the April Planning Board meeting.
3. Meridia Brownstones – The Developer has submitted Plans to the various outside agencies and will be submitting revised Plans to our office for Resolution compliance.
4. Hamilton Stage – see Bohler email dated 4/1/15.
5. Meridia Water's Edge – The developer has yet to complete the construction of an ADA ramp prior to issuance of a Final Certificate of Occupancy.
6. Meridia Lafayette Village – Construction is on-going.

A motion was made by Commissioner Fishinger and Seconded by Commissioner Nash to approve the Executive Report.

*Yes: Commissioners Behrmann, Fishinger, Farrar, Sanchez, Sefranka, Williams
Absent: Commissioner Sefranka*

OLD BUSINESS

NEW BUSINESS

Presentation: East Cherry Street Redevelopment Project

Resolutions

14-15: RESOLUTION AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE RAHWAY REDEVELOPMENT AGENCY AND INGERMAN DEVELOPMENT COMPANY, LLC, DATED SEPTEMBER 30, 2014.

WHEREAS, the City of Rahway (the "City") has been promoting the redevelopment of the Central Business District of Rahway 1990 and adopted the Central Business District Redevelopment Plan in April 1998, as amended; and

WHEREAS, 219 Central Avenue, Block 167, Lot 1 is located within the CBD-3 Subdistrict of the Central Business District Redevelopment Area (the "Property"); and

WHEREAS, the Rahway Redevelopment Agency (the "Agency") was created by the City in January 2001 and was granted the authority to manage redevelopment for the City; and

WHEREAS, Ingerman Development Company, LLC was designated as the redeveloper (the "Redeveloper") for the Property by Resolution adopted by the Agency on March 5, 2014, to construct affordable rental units for artists known as the Rahway Residences For The Arts (the "Project"); and

WHEREAS, the Redeveloper entered into a Redevelopment Agreement with the Agency, dated September 30, 2014, which sets forth the rights and obligations of the parties with regard to the Project; and

WHEREAS, the Project is in conformance with the City's overall Arts District Plan; and

WHEREAS, financing for the Project must be provided, in part, through low income housing tax credits made available through the New Jersey Housing & Mortgage Finance Agency (the "HMFA"); and

WHEREAS, in accordance with N.J.A.C. 5:80-26.3(b), the HMFA mandates that projects that may qualify for low income housing tax credits must provide a bedroom mix that includes a certain percentage of three-bedroom units.

NOW THEREFORE BE IT RESOLVED, that the Rahway Redevelopment Agency approves the construction of the Rahway Residences For The Arts to include a sufficient number of three-bedroom units to satisfy the State regulations established in N.J.A.C. 5:80-26.3(b), governing bedroom distribution within an affordable housing development.

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 1, 2015.

A motion was made by Commissioner Sanchez and Seconded by Commissioner Fishinger to approve the Resolution.

*Yes: Commissioners Behrmann, Fishinger, Farrar, Sanchez, Sefranka, Williams
Absent: Commissioner Sefranka*

15-15: RESOLUTION APPROVING CONSTRUCTION OF THREE-BEDROOM UNITS WITHIN THE RAHWAY RESIDENCES FOR THE ARTS WITHIN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA.

WHEREAS, the City of Rahway (the "City") has been promoting the redevelopment of the Central Business District of Rahway 1990 and adopted the Central Business District Redevelopment Plan in April 1998, as amended; and

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A motion was made by Commissioner Sanchez and Seconded by Commissioner Fishinger to approve the Resolution.

*Yes: Commissioners Behrmann, Fishinger, Farrar, Sanchez, Sefranka, Williams
Absent: Commissioner Sefranka*

16-15: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT IN AN AMOUNT NOT TO EXCEED \$3,000 TO PROVIDE DIAGNOSTIC & REPAIR SERVICES FOR THE FARADAY FIRE DETECTION SYSTEM AT 2 CITY HALL PLAZA, RAHWAY, NJ

WHEREAS, the Rahway Redevelopment Agency (the "Agency") is the owner of a certain building known as 2 City Hall Plaza, Rahway NJ (hereinafter, the "Building"); and

WHEREAS, the Faraday Fire Detection System (the "System") installed in the Building has been experiencing some functional defects that have caused the sending of false alarms to the City's Fire Department and is in need of diagnosis and repair; and

WHEREAS, in light of the fact the proper functioning of the System affects the public health, safety and welfare, repair of the System when it becomes necessary must be provided; and

WHEREAS, the System is operated using proprietary software for which the manufacturer of the System, Siemens, grants limited licenses to provide access to the System for the purpose of maintaining and repairing the System, as needed; and

WHEREAS, Siemens will grant such a limited license only to a Siemens-approved vendor; and

WHEREAS, in accordance with N.J.S.A. 40A:11-3, the Agency's Qualified Purchasing Agent has solicited bids from several Siemens-approved vendors within the State of New Jersey to inspect the System and provide an estimate of the costs to repair the System.

NOW THEREFORE BE IT RESOLVED, that the Rahway Redevelopment Agency authorizes its Qualified Purchasing Agent to award a contract in an amount not to exceed Three Thousand Dollars (\$3,000) to a Siemens-approved vendor to provide diagnosis and, if deemed fiscally prudent and appropriate by the Purchasing Agent and the Agency's Executive Director, repair services for the Faraday Fire Detection System installed in the building known as 2 City Hall Plaza.

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A motion was made by Commissioner Sanchez and Seconded by Commissioner Fishinger to approve the Resolution.

*Yes: Commissioners Behrmann, Fishinger, Farrar, Sanchez, Sefranka, Williams
Absent: Commissioner Sefranka*

COMMISSIONER'S COMMENTS

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:40 PM