

# Rahway Redevelopment Agency

## MINUTES

Organizational Meeting

January 7, 2015

6:30 P.M.

### CALL TO ORDER

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

### 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:

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

### NEW BUSINESS

#### Elections

1. Election of Chairman for the Rahway Redevelopment Agency

A motion was made by Commissioner Sefranka and Seconded by Commissioner Sanchez to nominate Egon Behrmann as Chairman of the Rahway Redevelopment Agency.

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

2. Election of Vice Chairman for the Rahway Redevelopment Agency

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

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

#### Resolutions:

Executive Director, Len Bier, requested Resolutions 01-15, 02-15, 03-15, 04-15, 05-15, 06-15 be placed on a consent agenda and voted upon accordingly.

A motion was made Commissioner Sefranka and seconded by Commissioner Sanchez to adopt the consent agenda.

01-15: RESOLUTION AUTHORIZING LEGAL DEPOSITORIES FOR PUBLIC MONIES

02-15: RESOLUTION AUTHORIZING LEGAL NEWSPAPERS

03-15: RESOLUTION APPOINTING LERCH, VINCI HIGGINS AS AUDITOR/FINANCIAL ADVISOR FOR THE RAHWAY REDEVELOPMENT AGENCY

04-15: RESOLUTION APPOINTING WEINER LESNIAK AS GENERAL COUNSEL FOR THE RAHWAY REDEVELOPMENT AGENCY

05-15: RESOLUTION APPOINTING ARCHER GREINER AS BOND COUNSEL FOR THE RAHWAY REDEVELOPMENT AGENCY

06-15: RESOLUTION APPOINTING MASER CONSULTING AS ENGINEER FOR THE RAHWAY REDEVELOPMENT AGENCY

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

### COMMISSIONER'S COMMENTS

Commissioner Behrmann thanked the agency for their support.

### ADJOURNMENT

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

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### PLEDGE OF ALLEGIANCE

*Commissioners, officials, and public attendees saluted to the flag*

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### ROLL CALL

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

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

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### APPROVAL OF MINUTES

*A motion was made by Commissioner Nash and Seconded by Commissioner Fishinger to approve the December 3, 2014 Regular Meeting Minutes.*

*Yes: Commissioners Behrmann, Fishinger, Farrar, Nash, Sanchez, Sefranka, Williams*

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### CORRESPONDENCE

1. Memo dated December 4, 2014 to Clay Bonny from Omland Engineering regarding FHA Elevation Map.
  2. Letter dated December 10, 2014 to Francis X. Regan from NJ DCA, regarding Executive Director of the RRA.
  3. Letter dated December 12, 2014 to Creative Metal Contractors from Francis X. Regan, regarding the Hamilton Stage Project.
  4. Letter dated December 15, 2014 to Hedinger & Lawless, LLC from Francis X. Regan, regarding the Hamilton Stage Project.
  5. Letter dated December 15, 2014 to Nicholas Kokinakis from Francis X. Regan, regarding Performance Bond from Gingerelli Brothers.
  6. Letter dated December 17, 2014 to ProTec Systems from Francis X. Regan, regarding 2 City Hall Plaza.
  7. Letter Dated December 18, 2014 to George Capodagli from Francis X. Regan, regarding Meridia Lafayette Village.
  8. Letter dated December 19, 2014 to Francis Regan from Zurich North America, regarding Gingerelli Brothers.
  9. Letter dated December 23, 2014 to Francis X. Regan from Atlantic Surety, regarding Gingerelli Brothers.
  10. Letter dated December 29, 2014 to Francis X. Regan from Hedinger & Lawless, LLC, regarding Gingerelli Brothers.
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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).*

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### TREASURER'S REPORT

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

*Yes: Commissioners Behrmann, Fishinger, Farrar, Nash, Sanchez, Sefranka, Williams*

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## EXECUTIVE DIRECTOR'S REPORT

Executive Director, Len Bier, reported that he met with representatives from the Hudson 5 Group, Slokker International, and Rich Radici to discuss ongoing or potential redevelopment projects.

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## LEGAL REPORT

None

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## ENGINEERING REPORT

1. Rahway Arts District Expansion Project-Hamilton Stage (Bell Bldg.)
  - a. GBI's bonding company has been engaged to resolve the outstanding leak issues.
  - b. Architect to assist the bonding company in resolving the leaks.
2. Meridia-Water's Edge  
The developer continues with ADA ramp construction towards issuance of a Final CO.
3. Metro-Rahway (N/F Station Place at Rahway)  
Station Place at Rahway continues to formalize site improvement construction towards further COs.
4. Meridia-Lafayette Village  
Lafayette Village has submitted their revised site plan documents for Resolution Compliance, which continues to be reviewed. They are continuing to work towards satisfying outstanding conditions and have obtained a foundation permit and construction for the same is underway.
5. Meridia-Brownstones  
The Site Plan and Subdivision application and the Planning Board approved the Preliminary and Final Site Plan and Minor Subdivision at the hearing on December 16th, 2014.  
*A motion was made by Commissioner Sefranka and Seconded by Commissioner Fishinger to approve the Engineering Report.*

*Yes: Commissioners Behrmann, Fishinger, Farrar, Nash, Sanchez, Sefranka, Williams*

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## UNFINISHED BUSINESS

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## NEW BUSINESS

*Assistant Secretary of the RRA announced that all future meetings will be held in Council Chambers in Rahway City Hall, 1 City Hall Plaza and notices would be sent in accordance with the Open Public Meetings Act of the State of New Jersey*

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## COMMISSIONER'S COMMENTS

None

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## ADJOURNMENT

*There being no further business, the meeting was adjourned*