

# Rahway Redevelopment Agency

## MINUTES

Organizational Meeting

January 18, 2023

6:30 P.M.

### CALL TO ORDER

*The Meeting was called to order at 6:35pm in the Municipal Council Chambers at 1 City Hall Plaza, Rahway, NJ 07065.*

### OPEN PUBLIC MEETINGS ACT

In accordance with the Open Public Meetings Act of the State of New Jersey, notice of this meeting was provided by:

1. Sending sufficient notice to the Redevelopment Agency's designated newspapers, the Local Source, the Star-Ledger, and Home News Tribune
2. Posting notice of this meeting on the City of Rahway website and on the Municipality's Public Bulletin Board

---

### PLEDGE OF ALLEGIANCE

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

---

**ROLL CALL** *On a call of the roll, the following Board Members and Officials should be present:*

#### **BOARD**

*Tony Dalmau, Commissioner  
Mary Gustofson, Commissioner  
Jeremy Mojica, Commissioner  
Timothy Nash, Commissioner  
Thomas O'Reilly, Commissioner  
Ebony Parham, Commissioner  
Armando Sanchez, Chairman*

#### **Also in attendance:**

*Leigh Fleming, Board Planner  
Robert Landolfi, Executive Director  
Karin Napier, Board Secretary  
Frank Ruggiero, Board Treasurer  
Sapana Shah, Esq., Board Counsel*

---

### RESOLUTION:

**01-23 – RESOLUTION OF THE RAHWAY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE TIME AND PLACE FOR THE REORGANIZATION MEETING HELD JANUARY 18, 2023**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson			X			
Mojica			X			
Nash	X		X			
O'Reilly			X			
Parham			X			
Sanchez		X				

**ELECTIONS:**

*Election of Chairman for the Rahway Redevelopment Agency*

*Armando Sanchez was nominated and appointed by the board.*

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson		X	X			
Mojica	X		X			
Nash			X			
O'Reilly			X			
Parham			X			
Sanchez			X			

*Election of Vice Chairman for the Rahway Redevelopment Agency*

*Jeremy Mojica was nominated and appointed by the board.*

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson		X	X			
Mojica			X			
Nash			X			
O'Reilly			X			
Parham			X			
Sanchez	X		X			

**APPROVAL OF MINUTES:**

The minutes of the following meetings shall be moved, seconded, and then adopted by a roll call vote:

December 14, 2022 Special Meeting.

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau	X		X			
Gustofson			X			
Mojica			X			
Nash			X			
O'Reilly			X			
Parham		X	X			
Sanchez					X	

**COMMENTS FROM THE PUBLIC:** There were no comments from the public.

**ADOPTION OF RESOLUTIONS:**

**02-23 – RESOLUTION APPOINTING A SECRETARY OF RAHWAY REDEVELOPMENT AGENCY**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson	X		X			
Mojica			X			
Nash		X	X			
O'Reilly			X			
Parham			X			
Sanchez			X			

**03-23 – RESOLUTION APPROVING AND AUTHORIZING THE TIME AND PLACE OF REGULAR MEETINGS FEBRUARY 2023 THROUGH DECEMBER 2023**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson	X		X			
Mojica			X			
Nash		X	X			
O'Reilly			X			
Parham			X			
Sanchez			X			

**04-23 – RESOLUTION AUTHORIZING THE LEGAL DEPOSITORIES FOR PUBLIC MONIES**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson	X		X			
Mojica			X			
Nash		X	X			
O'Reilly			X			
Parham			X			
Sanchez			X			

**05-23 – RESOLUTION AUTHORIZING A CASH MANAGEMENT PLAN**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson	X		X			
Mojica			X			
Nash		X	X			
O'Reilly			X			
Parham			X			
Sanchez			X			

**06-23 – RESOLUTION AUTHORIZING THE LEGAL NEWSPAPERS**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson	X		X			
Mojica			X			
Nash		X	X			
O'Reilly			X			
Parham			X			
Sanchez			X			

**07-23 – RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RAHWAY REDEVELOPMENT AGENCY APPROVING A TEMPORARY BUDGET**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson	X		X			
Mojica			X			
Nash		X	X			
O'Reilly			X			
Parham			X			
Sanchez			X			

**08-23 – RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO RAINONE COUGHLIN MINCHELLO TO PROVIDE LEGAL SERVICES FOR THE RAHWAY REDEVELOPMENT AGENCY**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson	X		X			
Mojica			X			
Nash		X	X			
O'Reilly					X	
Parham			X			
Sanchez			X			

**09-23 – RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO HEYER GRUEL & ASSOCIATES FOR PLANNING SERVICES FOR THE RAHWAY REDEVELOPMENT AGENCY**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson	X		X			
Mojica			X			
Nash		X	X			
O'Reilly			X			
Parham			X			
Sanchez			X			

**10-23 – RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO COLLIERS ENGINEERING & DESIGN, INC. TO PROVIDE GENERAL ENGINEERING SERVICES FOR THE RAHWAY REDEVELOPMENT AGENCY**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson	X		X			
Mojica			X			
Nash		X	X			
O'Reilly			X			
Parham			X			
Sanchez			X			

**11-23 – RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO LERCH, VINCI & HIGGINS, LLP AS AUDITOR/FINANCIAL ADVISOR FOR THE RAHWAY REDEVELOPMENT AGENCY**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson	X		X			
Mojica			X			
Nash		X	X			
O'Reilly			X			
Parham			X			
Sanchez			X			

**12-23 – RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO NW FINANCIAL GROUP, LLC TO PROVIDE FINANCIAL ADVISORY SERVICES FOR THE RAHWAY REDEVELOPMENT AGENCY**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson	X		X			
Mojica			X			
Nash		X	X			
O'Reilly			X			
Parham			X			
Sanchez			X			

**13-23 – RESOLUTION APPROVING ROGUT MCCARTHY TO PROVIDE BOND COUNSEL SERVICES AS NEEDED FOR THE RAHWAY REDEVELOPMENT AGENCY**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson	X		X			
Mojica			X			
Nash		X	X			
O'Reilly			X			
Parham			X			
Sanchez			X			

**14-23 – RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO MCNERNEY & ASSOCIATES FOR APPRAISAL SERVICES FOR THE RAHWAY REDEVELOPMENT AGENCY**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson	X		X			
Mojica			X			
Nash		X	X			
O'Reilly			X			
Parham			X			
Sanchez			X			

**15-23 – RESOLUTION APPROVING A SERVICES CONTRACT TO LANDOLFI & ASSOCIATES GOVERNMENT SOLUTIONS CORPORATION FOR CONSULTANT SERVICES FOR THE RAHWAY REDEVELOPMENT AGENCY**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson	X		X			
Mojica			X			
Nash		X	X			
O'Reilly			X			
Parham			X			
Sanchez			X			

**16-23 – RESOLUTION FOR THE RAHWAY REDEVELOPMENT AGENCY FOR CERTIFICATION OF ANNUAL AUDIT**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson	X		X			
Mojica			X			
Nash		X	X			
O'Reilly			X			
Parham			X			
Sanchez			X			

**17-23 – RESOLUTION FOR THE RAHWAY REDEVELOPMENT AGENCY FOR INTRODUCTION OF THE 2023 BUDGET**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson	X		X			
Mojica			X			
Nash		X	X			
O'Reilly			X			
Parham			X			
Sanchez			X			

**18-23 – RESOLUTION FOR THE RAHWAY REDEVELOPMENT AGENCY FOR DELAYED INTRODUCTION OF THE 2023 BUDGET**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson	X		X			
Mojica			X			
Nash		X	X			
O'Reilly			X			
Parham			X			
Sanchez			X			

**OLD BUSINESS: 19-23 - RESOLUTION MEMORIALIZING FAMILY HOSPITALITY**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau		X	X			
Gustofson			X			
Mojica			X			
Nash			X			
O'Reilly	X		X			
Parham			X			
Sanchez			X			

**NEW BUSINESS:** No new business.

**TREASURER'S REPORT:** Frank Ruggiero, Treasurer, updated commissioners on the November and December Treasurer's report.

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson	X		X			
Mojica			X			
Nash		X	X			
O'Reilly			X			
Parham			X			
Sanchez			X			



**ENGINEERING REPORT:** Jackie Dirmann of Colliers Engineering and Design, present a verbal report.

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau	X		X			
Gustofson			X			
Mojica			X			
Nash			X			
O'Reilly			X			
Parham		X	X			
Sanchez			X			

**EXECUTIVE DIRECTOR'S REPORT:** Robert Landolfi will present a verbal report.

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson			X			
Mojica	X		X			
Nash			X			
O'Reilly		X	X			
Parham			X			
Sanchez			X			

**COMMISSIONER'S COMMENTS:**

Commissioners wished all a very Happy New Year.

---

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 6:45pm.

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau	X		X			
Gustofson			X			
Mojica			X			
Nash			X			
O'Reilly			X			
Parham			X			
Sanchez		X	X			