

# Rahway Redevelopment Agency

## MINUTES Reorganization Meeting January 16, 2019 6:30 P.M.

### CALL TO ORDER

*The meeting was called to order at 6:33 pm in the Municipal Council Chamber.*

### 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 saluted to the flag.*

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### ROLL CALL

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

*Armando Sanchez, Commissioner*

*Rodney Farrar, Commissioner*

*Dorian Timmons, Commissioner*

*Mary Gustofson, Commissioner*

*Brittany Hale, Commissioner*

*Timothy Nash, Commissioner*

*The following official was absent:*

*Commissioner Dalmau*

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### NEW BUSINESS

#### **Resolutions:**

#### **01-19 RESOLUTION OF THE RAHWAY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE TIME AND PLACE OF MEETING FOR REORGANIZATION MEETING HELD JANUARY 16, 2019**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau						X
Gustofson			X			
Hale			X			
Nash	X		X			
Timmons			X			
Farrar			X			
Sanchez		X	X			

**APPROVAL OF MINUTES:***November 20<sup>th</sup>, 2018 Regular meeting*

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau						X
Gustofson			X			
Hale	X		X			
Nash			X			
Timmons			X			
Farrar					X	
Sanchez		X	X			

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

*A motion was made by Commissioner Farrar and Seconded by Commissioner Nash to nominate Armando Sanchez as Chairman of the Rahway Redevelopment Agency*

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau						X
Gustofson			X			
Hale			X			
Nash		X	X			
Timmons			X			
Farrar	X		X			
Sanchez			X			

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

*A motion was made by Commissioner Sanchez and Seconded by Commissioner Nash to nominate Rodney Farrar as Vice Chairman of the Rahway Redevelopment Agency*

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau						X
Gustofson			X			
Hale			X			
Nash		X	X			
Timmons			X			
Farrar			X			
Sanchez	X		X			

**Resolutions:**

**02-19 RESOLUTION APPROVING AND AUTHORIZING THE TIME AND PLACE OF MEETINGS FOR FEBRUARY THROUGH DECEMBER, 2019**

**NOW, THEREFORE BE IT RESOLVED** that the Commissioners of the Rahway Redevelopment Agency hereby set the following dates as meeting dates:

WEDNESDAY FEBRUARY 6, 2019

WEDNESDAY MARCH 6, 2019

WEDNESDAY APRIL 3, 2019

WEDNESDAY MAY 1, 2019

WEDNESDAY JUNE 5, 2019

WEDNESDAY JULY 10, 2019

WEDNESDAY AUGUST 7, 2019

WEDNESDAY SEPTEMBER 4, 2019

WEDNESDAY OCTOBER 2, 2019

WEDNESDAY NOVEMBER 6, 2019

WEDNESDAY DECEMBER 4, 2019

*A motion was made by Commissioner Sanchez and Seconded by Commissioner Nash to accept and approve Resolutions 02-19 through 12-19 on consent. All commissioners were in favor.*

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau						X
Gustofson			X			
Hale			X			
Nash		X	X			
Timmons			X			
Farrar			X			
Sanchez	X		X			

**03-19 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

NJ STATE CASH MANAGEMENT FUND

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau						X
Gustofson			X			
Hale			X			
Nash		X	X			
Timmons			X			
Farrar			X			
Sanchez	X		X			

**04-19 RESOLUTION AUTHORIZING LEGAL NEWSPAPERS**

**NOW, THEREFORE, BE IT RESOLVED**, by the Rahway Redevelopment Agency of the City of Rahway, County of Union, State of New Jersey that the Local Source, the Star-Ledger, and the Home News Tribune, newspapers circulating in the City of Rahway be newspapers for the Rahway Redevelopment Agency for 2019 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.

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau						X
Gustofson			X			
Hale			X			
Nash		X	X			
Timmons			X			
Farrar			X			
Sanchez	X		X			

**05-19 RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO RAINONE COUGHLIN MINCHELLO PROVIDE LEGAL SERVICES FOR RAHWAY REDEVELOPMENT AGENCY**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau						X
Gustofson			X			
Hale			X			
Nash		X	X			
Timmons			X			
Farrar			X			
Sanchez	X		X			

**06-19 RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO T&M FOR ENVIRONMENTAL CONSULTING SERVICES FOR RAHWAY REDEVELOPMENT AGENCY**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau						X
Gustofson			X			
Hale			X			
Nash		X	X			
Timmons			X			
Farrar			X			
Sanchez	X		X			

**07-19 RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO LERCH, VINCI & HIGGINS, LLP AS AUDITOR/FINANCIAL ADVISOR FOR RAHWAY REDEVELOPMENT AGENCY**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau						X
Gustofson			X			
Hale			X			
Nash		X	X			
Timmons			X			
Farrar			X			
Sanchez	X		X			

**08-19 RESOLUTION APPROVING NW FINANCIAL GROUP, LLC AS FINANCIAL ADVISOR FOR RAHWAY REDEVELOPMENT AGENCY**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau						X
Gustofson			X			
Hale			X			
Nash		X	X			
Timmons			X			
Farrar			X			
Sanchez	X		X			

**09-19 RESOLUTION APPROVING WILENTZ, GOLDMAN AND SPITZER AS BOND COUNSEL FOR THE RAHWAY REDEVELOPMENT AGENCY**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau						X
Gustofson			X			
Hale			X			
Nash		X	X			
Timmons			X			
Farrar			X			
Sanchez	X		X			

**10-19 RESOLUTION APPROVING THE EXECUTION OF A CONTRACT BETWEEN THE RAHWAY REDEVELOPMENT AGENCY AND LANDOFLI & ASSOCIATES GOVERNMENT SOLUTIONS CORPORATION FOR CONSULTANT SERVICES**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau						X
Gustofson			X			
Hale			X			
Nash		X	X			
Timmons			X			
Farrar			X			
Sanchez	X		X			

**11-19 RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO PROVIDE GENERAL ENGINEERING SERVICES**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau						X
Gustofson			X			
Hale			X			
Nash		X	X			
Timmons			X			
Farrar			X			
Sanchez	X		X			

**12-19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RAHWAY REDEVELOPMENT AGENCY APPOINTING CYNTHIA M. SOLOMON AS ASSISTANT EXECUTIVE DIRECTOR OF THE RAHWAY REDEVELOPMENT AGENCY**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau						X
Gustofson			X			
Hale			X			
Nash		X	X			
Timmons			X			
Farrar			X			
Sanchez	X		X			

**TREASURER’S REPORT**

Attached. A motion to accept this report was made to accept the report.

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau						X
Gustofson			X			
Hale			X			
Nash	X		X			
Timmons			X			
Farrar		X	X			
Sanchez			X			

**LEGAL REPORT**

No report.

**ENGINEERING REPORT: Submitted by Jacqueline Dirmann, Maser Consulting**

1. Grammercy/R2N2 on East Cherry Street – Site work on Monroe Street, which includes curbing, paving, sidewalk and underground utilities have been completed. Installation of striping and signage is pending. Building improvements pending completion.
2. Dornoch II Urban Renewal LLC on Main and Monroe Street – building improvements are currently under construction. Site work is expected to commence in the Spring of 2019.
3. 1255 Main Street/REVA – Building construction is on-going. Curbing and drainage improvements to the surface parking area, perpendicular to the access driveway, has been completed and temporary pavement has been installed.
4. Brownstones on Elizabeth Ave – foundation and building construction is on-going. Site work is expected to commence in the Spring of 2019.

## EXECUTIVE DIRECTOR'S REPORT

Executive Director, Robert Landolfi, introduced himself at the meeting as well as detailing his work experience and background.

A motion was made to accept both the Engineering and Executive Director's Reports.

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau						X
Gustofson			X			
Hale			X			
Nash	X		X			
Timmons			X			
Farrar		X	X			
Sanchez			X			

## CORRESPONDENCE

No correspondence.

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## COMMENTS FROM THE PUBLIC

This portion of the meeting was opened to the public for comments.

Public Portion: No one from the public commented and the public portion was closed.

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## COMMISSIONER'S COMMENTS

No comments.

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## ADJOURNMENT

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau						X
Gustofson		X	X			
Hale			X			
Nash			X			
Timmons			X			
Farrar			X			
Sanchez	X		X			

*There being no further business, the meeting was adjourned at 6:55pm.*

*Submitted by:*

*Karin Napier*