

Rahway Redevelopment Agency

MINUTES Reorganization Meeting January 8, 2020 6:30 P.M.

CALL TO ORDER

The meeting was called to order at 6:30 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.

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:

Tony Dalmau, Commissioner

Rodney Farrar, Commissioner

Mary Gustofson, Commissioner

Brittany Hale, Commissioner

Timothy Nash, Commissioner

Armando Sanchez, Commissioner

Dorian Timmons, Commissioner

NEW BUSINESS

Resolutions:

01-20 RESOLUTION OF THE RAHWAY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE TIME AND PLACE FOR REORGANIZATION MEETING HELD JANUARY 08, 2020

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

ELECTIONS:

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

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

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

COMMENTS FROM THE PUBLIC:

Any member of the public who wishes to provide comments shall do at this time (two-minute max. per person).

Jeff Robinson, chair of the Rahway Planning Board as well as a committee member on the Rahway Environmental Commission asked to the agency commissioners to consider concentrating on additional amenities for the citizens that live at or nearby the downtown area. Mr. Robinson cited the Lower Essex Street Park as a good example of utilizing Rahway River access for public purposes. Mr. Robinson asked the commissioners to consider using the property located on Monroe Street slated for redevelopment to instead convert to a park or green space as the property is along the river.

Resolutions:

02-20: RESOLUTION APPOINTING KARIN NAPIER AS SECRETARY OF RAHWAY REDEVELOPMENT AGENCY

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

A motion was made by Commissioner Nash and Seconded by Commissioner Sanchez to accept and approve Resolutions 02-20 through 14-20 on consent. All commissioners were in favor

03-20 RESOLUTION APPROVING AND AUTHORIZING THE TIME AND PLACE OF MEETINGS FOR FEBRUARY THROUGH DECEMBER 2020

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

- WEDNESDAY FEBRUARY 5, 2020
- WEDNESDAY MARCH 4, 2020
- WEDNESDAY APRIL 1, 2020
- WEDNESDAY MAY 6, 2020
- WEDNESDAY JUNE 3, 2020
- WEDNESDAY JULY 15, 2020
- WEDNESDAY AUGUST – NO MEETING
- WEDNESDAY SEPTEMBER 2, 2020
- WEDNESDAY OCTOBER 7, 2020
- WEDNESDAY NOVEMBER 4, 2020
- WEDNESDAY DECEMBER 2, 2020

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

04-20 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	X			
Gustofson			X			
Hale			X			
Nash	X		X			
Timmons			X			
Farrar			X			
Sanchez			X			

05-20 RESOLUTION AUTHORIZING LEGAL NEWSPAPERS

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

06-20 RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO RAINONE COUGHLIN MINCHELLO LLC TO PROVIDE LEGAL SERVICES FOR RAHWAY REDEVELOPMENT AGENCY

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

07-20 RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO T&M FOR ENVIRONMENTAL SERVICES FOR RAHWAY REDEVELOPMENT AGENCY

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

08-20 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	X			
Gustofson			X			
Hale			X			
Nash	X		X			
Timmons			X			
Farrar			X			
Sanchez			X			

09-20 RESOLUTION APPROVING NW FINANCIAL GROUP, LLC TO PROVIDE FINANCIAL ADVISORY SERVICES FOR RAHWAY REDEVELOPMENT AGENCY

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

10-20 RESOLUTION APPROVING WILENTZ, GOLDMAN AND SPITZER AS BOND COUNSEL FOR RAHWAY REDEVELOPMENT AGENCY

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

11-20 RESOLUTION APPROVING THREE FIRMS TO PROVIDE LEGAL SERVICES AS NEEDED IN THE EVENT OF CONFLICTS OF INTEREST AND/OR SPECIAL LITIGATION MATTERS FOR RRA

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

12-20 RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO MASER CONSULTING TO PROVIDE GENERAL ENGINEERING SERVICES FOR RAHWAY REDEVELOPMENT AGENCY

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

13-20 RESOLUTION APPROVING A CONTRACT TO LANDOFLI & ASSOCIATES GOVERNMENT SOLUTIONS CORPORATION FOR CONSULTANT SERVICES FOR RRA

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

14-20 RESOLUTION APPOINTING CYNTHIA M. SOLOMON AS ASSISTANT EXECUTIVE DIRECTOR OF RAHWAY REDEVELOPMENT AGENCY

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

APPROVAL OF MINUTES:

December 4, 2019 Regular meeting

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

TREASURER'S REPORT

November 2019 Treasurer's Report was presented to the commissioners.

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

EXECUTIVE DIRECTOR'S REPORT:

No report.

ENGINEERING REPORT: Submitted by Jacqueline Dirmann, Maser Consulting

1. Dornoch II Urban Renewal LLC on Main and Monroe Street – The contractor has completed base paving of Monroe street and has completed all the underground work with respect to utilities. They are awaiting delivery of the decorative street lights. Monroe Street is anticipated to be opened for traffic by mid-February 2020.
2. 1255 Main Street/REVA – Building construction is on-going. Roadway and landscaping work have been completed. The project is anticipated to be ready for a Temporary Certificate of Occupancy (TCO) by the end of January 2020.

3. Brownstones on Elizabeth Ave – Foundation and building construction is on-going. Underground utility work on Grand Avenue for storm sewer is on-going.

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

CORRESPONDENCE

No correspondence.

COMMISSIONER'S COMMENTS

No comments.

ADJOURNMENT

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

There being no further business, the meeting was adjourned at 6:47pm.

Submitted by:

Karin Napier