

Rahway Redevelopment Agency

MINUTES

Special Meeting
November 18, 2020
5:30 P.M.

CALL TO ORDER

*The meeting was called to order at 5:34pm in by Zoom Online Meeting Platform.
To attend the meeting, use the following URL: <https://zoom.us> Meeting ID: 891 7566 2866 Password: 217857*

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 shall salute to the flag.

ROLL CALL

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

*Tony Dalmau, Commissioner
Rodney Farrar, Vice Chairman
Mary Gustofson, Commissioner
Brittany Hale, Commissioner
Timothy Nash, Commissioner
Armando Sanchez, Chairman
Dorian Timmons, Commissioner*

APPROVAL OF MINUTES:

The minutes of the following meeting shall be moved, seconded, and then adopted by roll call vote:
October 7, 2020 Special Meeting.

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

EXECUTIVE SESSION:

23-20 RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONERS OF THE RAHWAY
REDEVELOPMENT AGENCY TO HOLD A PORTION OF ITS REGULAR MEETING IN A CLOSED SESSION
FOR PURPOSES OF DISCUSSING POTENTIAL LITIGATION AND/OR CONTRACT NEGOTIATION TOPICS

A MOTION TO HOLD THIS PORTION OF THE MEETING IN CLOSED SESSION:

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

A MOTION TO RETURN TO PUBLIC SESSION AFTER CLOSED SESSION:

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

PRESENTATIONS:

Hamilton Street Redevelopment Project presentation

Bridgeview Redevelopment Project presentation

RESOLUTIONS:

24-20 - RESOLUTION OF THE RAHWAY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF RAHWAY AND MERIDIA BROWNSTONES, RAHWAY LLC

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

25-20 - RESOLUTION RECOMMENDING THE RAHWAY CITY COUNCIL TO AUTHORIZE THE EXECUTION OF AN AMENDMENT TO THE FINANCIAL AGREEMENT BETWEEN THE CITY OF RAHWAY AND MERIDIA BROWNSTONES RAHWAY, LLC PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW

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

26-20 - RESOLUTION AUTHORIZING A CONDITIONAL REDEVELOPER DESIGNATION FOR AST DEVELOPMENT CORPORATION FOR CERTAIN PROPERTY LOCATED ON IRVING STREET, SEMINARY AVENUE, AND HAMILTON STREET, AND GORDAN PLACE ALSO KNOWN AS TAX BLOCK 162 LOTS 5, 6, 7, 8, 9, 10, 11, 12, AND 13 IN THE ARTS DISTRICT REDEVELOPMENT AREA FOR THE REDEVELOPMENT OF THE PROPERTY AS A FOR-SALE TOWN HOUSE COMMUNITY

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

27-20 - RESOLUTION AUTHORIZING AN EXTENSION OF THE CONDITIONAL REDEVELOPER DESIGNATION FOR TESLA REDEVELOPMENT, LLC FOR CERTAIN PROPERTY LOCATED ON ESSEX STREET, BRIDGE STREET, AND CLARKSON PLACE ALSO KNOWN AS TAX BLOCK 322 LOTS 4.02 7, 8, 10 AND 11 IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE REDEVELOPMENT OF THE PROPERTY FOR A MIXED-USE PROJECT CONSISTING OF RESIDENTIAL AND RETAIL USES

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

28-20 - RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A LICENSE AGREEMENT BETWEEN RAHWAY RIVER CONDOMINIUM ASSOCIATION, INC. & 1255 MAIN STREET, LLC

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson		X	X			
Hale			X			
Nash			X			
Timmons			X			
Farrar	X		X			
Sanchez			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).
There were no comments from the public.

TREASURER'S REPORT: Frank Ruggiero, updated commissioners on the September Treasurer's report.

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

ENGINEERING REPORT: Jackie Dirmann of Maser Consulting presented her report to the commissioners.

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

EXECUTIVE DIRECTOR'S REPORT:

Robert Landolfi verbally presented his report.

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

CORRESPONDENCE:

No correspondence.

COMMISSIONER'S COMMENTS:

Any Commissioner who wish to provide comments shall do at this time. No commissioner comments.

ADJOURNMENT:

The meeting was adjourned at 6:54pm.

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