

Rahway Redevelopment Agency

AGENDA

Re-Organizational Meeting

January 22, 2025

6:30 P.M.

CALL TO ORDER

The Meeting shall be called to order at 6:30pm in the Municipal Council Chambers at Rahway City Hall.

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 shall salute to the flag.

ELECTIONS:

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

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

BOARD

Tony Dalmau, Commissioner

Mary Gustafson, Commissioner

John Samsel, Commissioner

Thomas O'Reilly, Commissioner

Ebony Parham, Commissioner

Jeremy Mojica, Vice Chairman

Armando Sanchez, Chairman

RESOLUTION:

01-25- RESOLUTION OF THE RAHWAY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE TIME AND PLACE FOR THE REORANIZATION MEETING HELD JANUARY 22, 2025.

APPROVAL OF MINUTES:

The minutes of the following meetings shall be moved, seconded, and then adopted by a roll call vote. November 2024 Regular Meeting and December 2024 Special Meeting.

COMMENTS FROM THE PUBLIC:

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

RESOLUTIONS:

02-25- RESOLUTION APPOINTING A SECRETARY OF RAHWAY REDEVELOPMENT AGENCY

03-25 - RESOLUTION APPROVING AND AUTHORIZING THE TIME AND PLACE OF REGULAR MEETINGS FEBRUARY 2025 THROUGH DECEMBER 2025

04-25 - RESOLUTION AUTHORIZING THE LEGAL DEPOSITORIES FOR PUBLIC MONIES

05-25- RESOLUTION AUTHORIZING A CASH MANAGEMENT PLAN

06-25 - RESOLUTION AUTHORIZING THE LEGAL NEWSPAPERS

07-25 - RESOLUTION FOR THE RAHWAY REDEVELPMENT AGENCY FOR ADOPTION OF THE 2025 BUDGET

08-25 - RESOLUTION APPROVING PROFESSIONAL SERVICES CONTRACT TO RAINONE COUGHLIN MINCHELLO TO PROVIDE LEGAL SERVICES FOR THE RAHWAY REDEVELOPMENT AGENCY

9-25- RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO HEYER GRUEL & ASSOCIATES FOR PLANNING SERVICES FOR THE RAHWAY REDEVELOPMENT AGENCY

10-25- RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO T & M

11-25 - RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO LERCH, VINCI & BLISS, LLP AS AUDITOR/FINANCIAL ADVISOR FOR THE RAHWAY REDEVELOPMENT AGENCY

12-25- RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO NW FINANCIAL GROUP, LLC TO PROVIDE FINANCIAL ADVISORY SERVICES FOR THE RAHWAY REDEVELOPMENT AGENCY

13-25 - RESOLUTION APPROVING ARCHER GREINER TO PROVIDE BOND COUNSEL SERVICES AS NEEDED FOR THE RAHWAY REDEVELOPMENT AGENCY

14-25- RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO MCNERNEY & ASSOCIATES FOR APPRAISAL SERVICES FOR THE RAHWAY REDVELOPMENT AGENCY

15-25- RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO SOCKLER REALTY FOR APPRAISAL SERVICES FOR THE RAHWAY REDEVELOPMENT AGENCY

16-25- RESOLUTION APPROVING A SERVICES CONTRACT TO LANDOLFI & ASSOCIATES GOVERNMENT SOLUTIONS CORPORATION FOR CONSULTANT SERVICES FOR THE RAHWAY REDEVELOPMENT AGENCY

17-25- RESOLUTION APPROVING PROFESSIONAL SERVICES CONTRACT TO T&M ASSOCIATES. TO PROVIDE ENVIRONMENTAL ENGINEERING SERVICES FOR THE PROPOSED ACQUISITION OF EAST CHERRY STREET PARK, BLOCK 317, LOTS 13.02 (PROPOSED), 14, 15 FOR THE RAHWAY REDVELOPMENT AGENCY.

18-25- RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVLEOPMENT AGREEMENT BY AND BETWEEN EWA RAHWAY 329 OWNER, LLC AND THE RAHWAY REDEVELOPMENT AGENCY FOR THE REDEVELOPMENT OF THE PROPERTY LOCATED AT 329 NEW BRUNSWICK AVENUE AND IDENTIFIED AS BLOCK 276, LOT 10 ON THE OFFICIAL TAX MAP OF THE CITY OF RAHWAY

OLD BUSINESS: Chairman will call old business if any.

TREASURER'S REPORT:

Frank Ruggiero, Treasurer, will update commissioners on the Treasurer's report provided.

ENGINEERING REPORT:

Peter Bondar of T & M will present his verbal report.

PLANNING REPORT:

John Barree of Heyer Gruel will present his verbal report.

EXECUTIVE DIRECTOR'S REPORT:

Robert Landolfi will present his verbal report.

COMMISSIONER'S COMMENTS:

Any Commissioner who wishes to provide comments shall do at this time.

ADJOURNMENT:

There being no further business, the meeting shall be adjourned.

