

Rahway Redevelopment Agency

MINUTES

Organizational Meeting

January 19, 2022

6:30 P.M.

CALL TO ORDER

The meeting was called to order at 6:35pm in by Zoom Online Meeting Platform.

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 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-absent

Timothy Nash, Commissioner

Armando Sanchez, Chairman

Dorian Timmons, Commissioner

RESOLUTION:

01-22 – RESOLUTION OF THE RAHWAY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE TIME AND PLACE FOR REORGANIZATION MEETING HELD JANUARY 19, 2022

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

ELECTIONS:

Election of Chairman for the Rahway Redevelopment Agency

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

Election of Vice Chairman for the Rahway Redevelopment Agency

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

APPROVAL OF MINUTES:

The minutes of the following meetings shall be moved, seconded, and then adopted by roll call vote:
December 8, 2021 Regular meeting.

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

COMMENTS FROM THE PUBLIC:

No comments from the public.

RESOLUTIONS:

02-22 – RESOLUTION APPOINTING SECRETARY OF RAHWAY REDEVELOPMENT AGENCY

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

03-22 – RESOLUTION APPROVING AND AUTHORIZING THE TIME AND PLACE OF REGULAR MEETINGS FOR FEBRUARY 2022 THROUGH DECEMBER 2022

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

04-22 – RESOLUTION AUTHORIZING LEGAL DEPOSITORIES FOR PUBLIC MONIES

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

05-22 – RESOLUTION AUTHORIZING CASH MANAGEMENT PLAN

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

06-22 – RESOLUTION AUTHORIZING LEGAL NEWSPAPERS

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

07-22 – RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO RAINONE COUGHLIN MICHELLO TO 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		X			
Farrar			X			
Sanchez			X			

08-22 – RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO T&M ASSOCIATES FOR ENVIRONMENTAL SERVICES FOR RAHWAY REDEVELOPMENT AGENCY

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

09-22 – RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO HEYER GRUEL & ASSOCIATES FOR PROFESSIONAL PLANNING SERVICES FOR RAHWAY REDEVELOPMENT AGENCY

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

10-22 – RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO COLLIERS ENGINEERING & DESIGN, INC. TO PROVIDE GENERAL ENGINEERING SERVICES FOR RAHWAY REDEVELOPMENT AGENCY

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

11-22 – RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT 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		X			
Farrar			X			
Sanchez			X			

12-22 – RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO NW FINANCIAL GROUP TO PROVIDE FINANCIAL ADVISORY SERVICES FOR RAHWAY REDEVELOPMENT AGENCY

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

13-22 – RESOLUTION APPROVING TWO FIRMS TO PROVIDE BOND COUNSEL SERVICES AS NEEDED FOR RAHWAY REDEVELOPMENT AGENCY

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

14-22 – RESOLUTION APPROVING MCMANIMON SCOTLAND & BAUMANN, LLC PROVIDE LEGAL SERVICES AS NEEDED IN THE EVENT OF CONFLICTS OF INTEREST AND/OR SPECIAL LITIGATION MATTERS FOR RAHWAY REDEVELOPMENT AGENCY

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

15-22 – RESOLUTION APPROVING A SERVICES CONTRACT TO LANDOLFI & ASSOCIATES GOVERNMENT SOLUTIONS CORPORATION FOR CONSULTANT SERVICES FOR RAHWAY REDEVELOPMENT AGENCY

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

16-22 – RESOLUTION OF THE BOARD OF COMMISSIONERS OF RAHWAY REDEVELOPMENT AGENCY APPROVING A TEMPORARY BUDGET

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

NEW BUSINESS: No new business.

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

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

ENGINEERING REPORT: Jackie Dirmann of Colliers Engineering and Design, presented her report verbally.

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

EXECUTIVE DIRECTOR'S REPORT: Director Landolfi's report was held for Closed Session.

COMMISSIONER'S COMMENTS:

No Commissioner comments.

RESOLUTION:

17-22 – RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONERS OF 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		X			
Timmons			X			
Farrar		X	X			
Sanchez			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	X			
Farrar			X			
Sanchez			X			

ADJOURNMENT:

As there was no further business, the meeting was adjourned at 6:57pm.

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