

**PARKING AUTHORITY—CITY OF RAHWAY
MINUTES OF THE REGULAR MEETING
MARCH 1, 2016**

Chairman Walker called the meeting to order at 6:30 PM.

Roll Call:

Commissioners:

Present: Walker, Flynn, Kabel and Fishinger.

Absent: Kennedy

Bier- Executive Director/Attorney

Bart- Secretary

Commissioner Walker announced that notice of this meeting has been posted and advertised in accordance with the Open Public Meetings Act (Sunshine Law).

HEARING OF THE PUBLIC

None

CHAIRMAN'S REPORT

None

**18-16 Motion: TO APPROVE THE MINUTES OF THE REGULAR MEETING OF
FEBRUARY 2, 2016**

Motion made by: Commissioner Fishinger

Seconded by: Commissioner Flynn

Commissioner Vote:

Ayes: (3) Fishinger, Walker, Flynn

Nays : (0) None

Abstain: (1) Kabel

Absent : (1) Kennedy

ACCOUNTANT

Commissioners reviewed Authority financial statements as of January 31, 2016. Mr. Bart explained that this was the first month of the new budget year (2016) and that more informative revenue and expense trends and variances will appear in future reports.

Mr. Bart reported that he and staff are preparing for the 2015 year-end audit.

ATTORNEY/EXECUTIVE DIRECTOR

Leonard T Bier –RPA Executive Director Report: March 2016

Mr. Bier discussed the various revenue variances with the Board, as well as future sources of revenue.

Mr. Bier reported that there are Resolutions on the Agenda for Commissioner consideration and votes this evening related to CBD redevelopment:

1. Sale and leaseback, by RPA to T & S Development and RPA granting a Parking License for the Main Street property adjacent to the Bridge Street Pedestrian Access Point, Block 319 Lot 6
2. Granting a Parking License for the Bridge Street Pedestrian Right of Way to T & S Development
3. Purchase and/or Condemnation of Block 321 Lot 1
4. Approving a contract with Impact Environmental for underground storage tank removal site remediation and environmental monitoring at Block 321 Lot 1
5. Purchase of Block 292 Lot 8 as a replacement property and business relocation for Block 321 Lot 1
6. Authorizing the executive director to solicit competitive quotations for demolition , site work and fence work for Block 292 Lot 8
7. Authorizing the sale of Block 318 Lot 18 to R2N2 LLC the designated developer of East Cherry Street
8. Authorizing the sale of Block 318 Portion of Subdivided Lot 1.03 to R2N2 LLC the designated developer of East Cherry Street

**19-16 Motion: TO APPROVE PAYMENT OF BILLS TOTALING \$ 54,209.36
(SEE ATTACHED LIST)**

Motion made by: Commissioner Walker

Seconded by: Commissioner Kabel

Commissioner Vote:

Ayes: (4) Fishinger, Kabel, Walker, Flynn

Nays : (0) None

Absent: (1) Kennedy

OTHER MOTIONS AS A CONSENT AGENDA:

- **R03-01-2016:1** Approving RPA Granting a Parking License for Bridge Street Pedestrian Right Of Way to T & S Developers Inc.
- **R03-01-2016:2** Approving Contract for Sale of Block 319 Lot 6 to T & S Developers Inc.

- **R03-01-2016:3** Approving Lease Back of Block 319 Lot 6 From T & S Developers Inc. to RPA.
- **R03-01-2016:4** Approving Parking License For Block 319 Lot 6 from RPA to T & S Developers Inc.
- **R03-01-2016:5** Approving Negotiated Purchase and/or Condemnation of Block 321 Lot 1.
- **R03-01-2016:6** Approving the Purchase of Block 292 Lot 8 by the RPA from the Rahway Housing Authority.
- **R03-01-2016:7** Approving Contract with Impact Environmental for Underground Storage Tank Removal, Site Remediation and Environmental Monitoring for Block 321 Lot 1.
- **R03-01-2016:8** Authorizing the Executive Director to Solicit Competitive Quotations and Award Contracts for Demolition, Site Work and Fencing for Property Located at Block 292 Lot 8.

MOTION TO MOVE R03-01-2016:1 THROUGH R03- 01-201:8 TO BE VOTED ON A SINGLE CONSENT AGENDA FOR WHICH THE VOTE SHALL BE RECORDED INDIVIDUALLY ON EACH SEPARATE MOTION/RESOLUTION.

Motion made by: Commissioner Walker

Seconded by: Commissioner Fishinger

Vote:

Ayes: (4) Walker, Kabel, Fishinger, Flynn

Nays: (0) None

Absent: (1) Kennedy

- **R03-01-2016:9** Approving Contract for Sale of Block 318 Lot 18 from RPA to R2N2 LLC.
- **R03-01-2016:10** Approving Contract for Sale of Block 318 Portion of Subdivided Lot 1.03 from RPA to R2N2 LLC.

MOTION TO MOVE RO3-01-2016:9 AND RO3- 01-201:10 TO BE VOTED ON A SINGLE CONSENT AGENDA FOR WHICH THE VOTE SHALL BE RECORDED INDIVIDUALLY ON EACH SEPARATE MOTION/RESOLUTION.

Motion made by: Commissioner Fishinger

Seconded by: Commissioner Kabel

Vote:

Ayes: (3) Kabel, Fishinger, Flynn

Nays: (0) None

Absent: (1) Kennedy

Abstain: (1) Walker.

Commissioner Walker abstained from the vote as a result of a Conflict of Interest. Commissioner owns a property on East Cherry Street which he is selling to the designated developer, R2N2 LLC as part of the Redevelopment Project and his business will be a tenant in a building owned by the developer.

SIGNIFICANT COMMUNICATIONS

None

OLD BUSINESS

None

NEW BUSINESS:

Commissioner Kabel asked if the Authority was managing parking at the Mangos parking lot.

Mr. Bier advised the Commissioners that the designated developer of the property was not able to meet the conditions of the redevelopment agreement with the city and was withdrawing from the Redevelopment Project. Mangos property owner asked the Authority to manage the lot. Authority and owner split net parking revenue 50%-50%.

Mr. Bier reported that the garage elevator malfunctioned in February due to the extreme swings in temperature and moisture conditions during the month.

COMMISSIONER COMMENTS

Meeting Adjourned at 7:12 PM

Michael R. Bart, CPA

Recording Secretary