

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 21-57**

**RESOLUTION OF THE MAYOR & COUNCIL DIRECTING THE REDEVELOPMENT AGENCY
TO EMPHASIZE RIVERFRONT PUBLIC ACCESS AND USES IN ITS CONTINUING WORK,
AND TO PROVIDE ALTERNATIVE OR CONTINUED PUBLIC USE ANALYSES FOR ANY
RECOMMENDED SALE OR TRANSFER OF PUBLIC PROPERTY**

WHEREAS, for many years, the Borough of Red Bank (the “Borough”) has implemented piecemeal solutions to its land development policies and problems arising with its facilities; and

WHEREAS, after the Borough moved its operations to the present Borough Hall, and sold multiple properties to fund other projects, and suffered a casualty loss at its Senior Center, the Borough has been left with a Borough Hall that is too small, a DPU facility operating in trailers, and a Senior Center in disrepair – and even fewer municipal assets with which to work; and

WHEREAS, after the Borough’s White Street Parking public-private project, wherein the Borough spent thousands of dollars in professional fees for said project to be debated for months before the public; only to ultimately perish before the Borough obtained the underlying parking data necessary to make an informed decision thereon, the Borough’s Mayor & Council decided that a new way forward for Red Bank was necessary; and

WHEREAS, by Ordinance adopted February 27, 2019, the Mayor & Council of the Borough of Red Bank created the Red Bank Redevelopment Agency (the “Agency”) for the express purpose of obtaining and reviewing data in a non-political and professional forum to determine the appropriate data-driven solutions to the Borough’s land development policies and to comprehensively address the Borough’s current problems with its municipal facilities; and

WHEREAS, on May 9, 2019, the Agency held its organizational meeting with newly appointed Borough residents from numerous professional fields and backgrounds serving as the Agency’s Commissioners, and thereafter, the Agency adopted the following Mission Statement, which is hereby applauded and endorsed by the Mayor & Council:

The Borough of Red Bank Redevelopment Agency shall have as its mission to bring to fruition the goals and objectives of the community as established through its elected officials for responsible and sustainable development and redevelopment that elevates the quality of life in and for all neighborhoods of Red Bank and serves to preserve the heritage and culture of the community. The Agency shall be dedicated to providing the organization and attention necessary for the community to develop and stay focused on said goals and objectives; and

WHEREAS, in September 2019, in furtherance of the Mayor & Council’s intended strategic review and analysis of the Borough’s municipal facilities, the Agency retained an architect and engineer to: (1) analyze existing facilities and uses; (2) inventory all public parcels; (3) identify other potential public use parcels; (4) on said parcels, conceptualize a new Borough DPU facility; (5) on said parcels, conceptualize new facilities for all current Borough uses; (6) conceptualize future required municipal uses, whether on said parcels or not; and (7) provide cost estimates for all proposed acquisitions, transfers, and projects recommended by the Agency; and

WHEREAS, in October 2019, the Agency retained a planner to perform a Borough-Wide Threshold Conformance Analysis Study to evaluate which areas of the Borough met certain requirements of the New Jersey Local Redevelopment and Housing Law to determine the legal extent of the Borough’s powers to enact or empower potential acquisitions, transfers, and projects recommended to the Mayor & Council by the Agency; and

WHEREAS, in January 2020, the Agency’s engineer performed an initial analysis and prioritized the Borough’s facilities in connection with its review; and

WHEREAS, on February 7, 2020, the Agency's architect provided a conceptual plan for an approximately 17,000 square foot Red Bank Community Center for all ages at Count Basie Fields as one potential project as part of the larger strategic planning analysis; and

WHEREAS, in March 2020, the COVID-19 pandemic not only interrupted the work of the Agency, but also dramatically changed the standards, necessary space, potential uses, and other necessities involved in operating municipal facilities, thereby complicating the Agency's ongoing analyses and commissioned studies; and

WHEREAS, the Mayor & Council hereby recognize the extraordinary efforts of the Agency and its Commissioners in continuing their work on behalf of the Borough during 2020, as well as the Agency's flexibility in adapting to new considerations and realities in conducting its work; and

WHEREAS, on August 25, 2020, the Agency retained an appraiser to begin its valuations and calculations for inclusion in its overall strategic analysis and recommendations for the Borough's municipal facilities to the Mayor & Council; and

WHEREAS, on September 11, 2020, the Agency's planner provided its findings as to the Borough-Wide Threshold Conformance Analysis Study, setting forth the geographic scope of the Mayor & Council's potential authority to advance strategic objectives; and

WHEREAS, at this juncture, the Mayor & Council understand that the Agency awaits completion of its commissioned appraisals, and continues to work with its architect and engineer to develop an overall strategic plan and recommendations for the Borough's facilities, especially given the changes required by the new realities of COVID-19; and

WHEREAS, the Mayor & Council applaud and endorse the Agency's data-centric and economic-based approach to its work, however, believe it prudent to make the Agency aware that the Borough has received substantial feedback from the Red Bank community that, in the Agency's continued work, significant and great importance should be placed on the public use and/or Borough ownership of riverfront properties within the Borough; and

WHEREAS, the Mayor & Council have also received substantial feedback from the Red Bank community that Borough residents are willing to accept the acquisition and/or continued public use of riverfront properties within the Borough, notwithstanding negative cost or economic factors that have been central to the Agency's analyses to date; and

WHEREAS, the Mayor & Council likewise believe that significant and great importance should be placed on the public use and/or Borough ownership of riverfront properties within the Borough because of such properties' inherent public value that transcends economic, cost, or market-based factors;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor & Council of the Borough of Red Bank that the tremendous continuing work and efforts of the Red Bank Redevelopment Agency and its Commissioners, especially during the COVID-19 crisis, are hereby recognized and applauded and graciously appreciated by the Borough and its residents; and

BE IT FURTHER RESOLVED, that the Mayor & Council hereby affirm their commitment to preserve the public use, intrinsic community value, and the public trust doctrine with respect to public acquisition, ownership, and management of riverfront properties within the Borough; and

BE IT FURTHER RESOLVED, that, given substantial feedback received from the Red Bank community, the Mayor & Council of the Borough of Red Bank hereby respectfully direct the Red Bank Redevelopment Agency in its continuing work to:

(1) Place significant emphasis on public use of and/or access to riverfront properties within the Borough, while accounting for their inherent public value that transcends economic, cost, or market-based factors.

(2) Provide, in any recommendations to the Mayor & Council that may include proposals to sell or transfer public land, an analysis of the social and community factors, together with the economic or market factors, favoring and disfavoring such proposed sale or transfer.

(3) Provide, in any recommendations to the Mayor & Council that may include proposals to sell or transfer public land, an alternative proposal for the continued public ownership or use of said land, together with any comparative cost analyses attendant thereto.

(4) Explore, in evaluating any proposals to sell or transfer public land, potential public-private development partnerships that, notwithstanding changes in title or ownership, result in the continued public use, enjoyment, or access to said lands by Borough residents.

(5) Emphasize, in evaluating any potential public-private development partnerships, the Borough's significant need for Affordable Senior Housing – now and into the future.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Borough Administrator and the Red Bank Redevelopment Agency.

| | Motion | Yes | No | Abstain | Absent |
|------------------------|--------|-----|----|---------|--------|
| Councilman Yassin | | | | | |
| Councilwoman Triggiano | | | | | |
| Councilman Ballard | | | | | |
| Councilman Yngstrom | | | | | |
| Councilman Zipprich | | | | | |
| Councilwoman Horgan | | | | | |

Dated: February 10, 2021