

**MINUTES
ORGANIZATION MEETING
RED BANK REDEVELOPMENT AGENCY
JULY 23, 2019
4:30 P.M.**

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Commissioners Beebe, Huber, Massey, Reynolds-Lewis and Wouters, and Council members Triggiano and Yassin.

ALSO PRESENT: Borough Administrator Shehady, Borough Clerk Borghi and Consultant Hartnett.

SUNSHINE STATEMENT

Borough Clerk Borghi requested the minutes reflect that, in compliance with Public Law 1975, Chapter 231 (Open Public Meetings Act), notice of this meeting has been provided by notifying the Asbury Park Press, the Two River Times and the Star Ledger and by placing a notice on the bulletin board and filing same with the Borough Clerk on May 22, 2019.

MINUTES AND REPORTS

Executive Director/Finance Report

Consultant Hartnett said he was working on a Request for Qualifications (RFQ) for the Municipal Facilities project and a Scope of Work. He said it would be submitted to the Commission for review/approval at the next meeting. He said he was also working on an RFQ and Scope of Work for a Threshold Analysis. He said this would be an examination of the Community to determine areas in need of redevelopment and areas in need of rehabilitation. He said he had also been assisting with the resolution to retain a Financial Advisor for the Commission.

Administrator Shehady said they had met with one Developer who had approached the Borough with a development idea. He said more information would be provided to the Commission as it developed. He said, in regard to the Scope of Work for the Municipal Facility, he said they were shooting to present a proposal to the Commission next month and would be seeking approval of a Professional Services contract to proceed with the work.

Commissioner Beebe asked if that Scope of Work was for the entire municipality.

Administrator Shehady clarified that it was for the entirety of the Municipal Facilities including Borough Hall, the Senior Center and the Public Works facility.

Minutes of 6/25/2019

Councilman Yassin made a motion to approve the minutes as amended, seconded by Commissioner Wilson.

ROLL CALL:

AYES: Beebe, Huber, Massey, Reynolds-Lewis, Triggiano, Wouters and Yassin

NAYS: None

There being seven ayes and no nays, the motion was declared approved.

NEW BUSINESS

Mission Statement

Chairman Huber noted that the Statement had been distributed to Commission members and there had been no corrections or comments received. He called for a motion to approve.

Commissioner Beebe made a motion to approve the Mission Statement, seconded by Commissioner Reynolds-Lewis.

ROLL CALL:

AYES: Beebe, Huber, Massey, Reynolds-Lewis, Triggiano, Wouters and Yassin

NAYS: None

There being seven ayes and no nays, the motion was declared approved.

Goals and Objectives

Chairman Huber said he believe Commissioner Beebe wanted to offer some input on the Goals and Objectives.

Commissioner Beebe summarized his recommended amendments including prioritizing action items. He suggested they add a goal citing the need to attract businesses. He reviewed additional objectives and suggested the goal to interact with the river should be separated and broadened.

Consultant Hartnett said the goal of incorporating the river was specific because it had been identified as a goal of the community.

Councilwoman Triggiano said she had understood that the revision would allow them to focus and incorporating the river with the business community but also with the community as a whole.

The consensus of the Commission was to use broader wording in regard to the goal of incorporating the river.

RFQ for Financial Advisor

Chairman Huber reviewed the need for the Commission to appoint a Financial Advisor.

Administrator Shehady said an RFQ would be released and he was hopeful that a resolution to appoint would be presented to the Commission at the next meeting.

RESOLUTIONS

Chairman Huber read the following resolutions and call for a vote by consent agenda:

- 19-01 A Resolution of the Red Bank Redevelopment Agency Awarding a Fair and Open Professional Services Contract for General Counsel
- 19-02 A Resolution of the Red Bank Redevelopment Agency Awarding a Fair and Open Professional Services Contract for Redevelopment Counsel
- 19-03 A Resolution of the Red Bank Redevelopment Agency Awarding a Fair and Open Professional Services Contract for Redevelopment Planner
- 19-04 A Resolution of the Red Bank Redevelopment Agency Awarding a Fair and Open Professional Services Contract for Engineering Services
- 19-05 A Resolution of the Red Bank Redevelopment Agency Awarding a Fair and Open Professional Services Contract for Appraisal Services
- 19-06 A Resolution of the Red Bank Redevelopment Agency Awarding a Fair and Open Professional Services Contract for Auditing Services
- 19-07 A Resolution of the Red Bank Redevelopment Agency Awarding a Fair and Open Professional Services Contract for Architect Services

Commissioner Reynolds-Lewis made a motion to adopt the resolutions en masse, seconded by Commissioner Wouters.

ROLL CALL:

AYES: Beebe, Huber, Massey, Reynolds-Lewis, Triggiano, Wouters and Yassin

NAYS: None

There being seven ayes and no nays, the motion was declared approved.

PUBLIC COMMENT

Dan Riordan—Elm Place—thanked the Commissioners for serving.

EXECUTIVE SESSION

No Executive Session needed.

ADJOURNMENT

Councilman Yassin offered a motion to adjourn the meeting, seconded by Commissioner Reynolds-Lewis.

ROLL CALL:

AYES: Beebe, Huber, Massey, Reynolds-Lewis, Triggiano, Wouters and Yassin

NAYS: None

There being seven ayes and no nays, the motion was declared approved.

Respectfully submitted,
Pamela Borghi