SUNSHINE STATEMENT

Commissioner Triggiano 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.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

ALSO PRESENT: Borough Administrator Shehady, Borough Clerk Borghi, Attorney Denson and Consultant DeRoberts.

ABSENT: Commissioners Huber, Massey and Wouters

MINUTES AND REPORTS

Report of Executive Director

Appraisal Quotes

Administrator Shehady said the report on the Appraisal Quotes would be carried to the next meeting.

Consultant DeRoberts confirmed that there were approximately 17 properties to be reviewed and that the costs would not exceed the threshold.

Threshold Analysis

Stuart Weiser of ARH Associates reviewed the Threshold Analysis project. He said the goal had been to determine what properties could be eligible for Redevelopment or Rehabilitation without going through the full process. He reviewed the criteria used to prioritize properties so they could do a “deeper dive” to determine which properties should move forward for the Governing Body and Planning Board to consider them for designation as an Area in Need of Redevelopment or Rehabilitation. He said his staff had made three site visits in November and offered details on the analyses of various properties. He said they were currently seeking more info from Borough Departments to complete their analysis.

Consultant DeRoberts asked him to review the benefits of designating an area in the need of rehabilitation.

Mr. Weiser reviewed the benefits and explained the process noting that it would go through the Planning Board.

Councilman Yassin asked if the Planning Board gave approval or made a recommendation.

Mr. Weiser said the Planning Board would make a recommendation to the Governing Body. He added that, if the Governing Body did not agree with the recommendation, they could take other action but must state their reasons for doing so. He reviewed the various powers the Borough would have in regarding to Developers’ Agreements. He also noted that under the Area in Need of Rehabilitation the Borough could not use Eminent Domain but under Area in Need of Redevelopment they could.

A discussion followed on the drawbacks and incentives of each designation including when tax abatements could and could not be used.

Mr. DeRoberts asked if the designations would affect property values.

Mr. Weiser said data showed that it did not but acknowledged that it was a common misconception.

Commissioner Beebe asked about properties they had identified that fell into the “maybe” category.

Mr. Weiser said they would they obtain more information and the property would be moved to the “yes” category or would be removed if it did not qualify.

Resolutions on Agenda

Administrator Shehady reviewed the resolutions listed on the agenda. He said the first would set the 2020 meeting calendar. He said the others were regarding the agency’s budget for 2019 and 2020. He explained the reason why the cycle was off noting that the agency had started several months into the current year. He also noted that it was a “house” budget and would be incorporated into the municipal budget.

Minutes of 11/26/2019
Councilman Yassin made a motion to approve the minutes, seconded by Commissioner Beebe.

ROLL CALL:
AYES: Beebe, Reynolds-Lewis, Triggiano and Yassin
NAYS: None
There being four ayes and no nays, the motion was declared approved.

NEW BUSINESS
None.

RESOLUTIONS
Resolution 19-15: A Resolution Approving the 2019 Red Bank Redevelopment Agency Budget
Resolution 19-16: A Resolution Concerning the Late Filing of the 2019 Annual Budget
Resolution 19-17: A Resolution Approving the 2020 Red Bank Redevelopment Agency Budget
Resolution 19-18: A Resolution Concerning the Late Filing of the 2020 Annual Budget

Councilwoman Triggiano called for a motion to move the resolutions en masse.
Councilman Yassin made a motion to move the resolutions en masse, seconded by Commissioner Beebe.

ROLL CALL:
AYES: Beebe, Reynolds-Lewis, Triggiano and Yassin
NAYS: None
There being four ayes and no nays, the motion was declared approved.

Councilman Yassin made a motion to approve Resolutions 19-14 through 19-18, seconded by Commissioner Beebe.

ROLL CALL:
AYES: Beebe, Reynolds-Lewis, Triggiano and Yassin
NAYS: None
There being four ayes and no nays, the motion was declared approved.

PUBLIC COMMENT
No one appeared.

EXECUTIVE SESSION
No Executive Session needed.

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

ROLL CALL:
AYES: Beebe, Reynolds-Lewis, Triggiano and Yassin
NAYS: None
There being four ayes and no nays, the motion was declared approved.

Respectfully submitted,
Pamela Borghi