

**MINUTES
REGULAR MEETING
RED BANK REDEVELOPMENT AGENCY
OCTOBER 27, 2020
4:30 P.M.**

SUNSHINE STATEMENT

Chairman Huber 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 December 19, 2019.

*Meeting held via video/telephone conference due to Governor's Executive Order.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Commissioners Beebe, Huber, Massey, Wouters and Councilman Zipprich.

ALSO PRESENT: Mayor Menna, Borough Administrator Shehady, Borough Clerk Borghi, Attorney Gordon and Consultant Roberts.

ABSENT: Commissioner Reynolds-Lewis (joined at 4:36 pm) and Councilman Yngstrom.

MINUTES & REPORTS

Regular Meeting minutes of 9/22/2020

Commissioner Beebe asked for a change in wording to one section of the minutes.

Commissioner Beebe offered a motion to approve the minutes as amended, seconded by Commissioner Wouters.

ROLL CALL:

AYES: Beebe, Huber, Massey, Wouters and Zipprich.

NAYS: None.

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

Commissioner Reynolds-Lewis joined the meeting at 4:36 pm.

Report of Executive Director

Executive Director Shehady noted there was a resolution on the agenda to approve the 2020 Red Bank Redevelopment Agency budget. He asked if there were any questions. There were none.

Agency Roadmap—Director Shehady said a roadmap had been prepared by himself, Consultant DeRoberts and Attorney Gordon. He said it was in EXCEL format and said he thought it would be a helpful tool to include a checklist. He reviewed the steps on the conformance analysis and the current status. He said the next step was to refer it to the Mayor and Council. He reviewed the specifics of the Agency's next steps and the process for each of those steps which would include an Economic Impact Analysis and information sessions. A discussion followed regarding steps/projects and timelines.

Councilman Zipprich asked about design standards so future construction would conform to the historic nature of the town. He also asked about the possibility of melding two recommended facilities into one but going bigger and taller.

Consultant DeRoberts responded regarding the design standards and reviewed the process.

Director Shehady reviewed how the recommended parcels for the municipal facilities had been identified.

Commissioner Massey asked when they would engage the Advisory Board.

Director Shehady said it could be done concurrently. He said they could be engaged after the analysis was sent to the Mayor and Council/Planning Board and could happen during their review.

Commissioner Beebe what the relationship was between the Redevelopment designation process and the Borough Hall relocation. He asked if there was an absolute nexus, not necessary or if it depended on the property.

Consultant DeRoberts said it was all of the above. He said they had not committed to a specific site but one of the sites was a potential targeted area of redevelopment. He said that would have an impact on their decision.

Commissioner Beebe confirmed that they were in the process of data gathering for the decision making and also confirmed the responsibilities of the Agency, Mayor & Council and Planning Board in the process.

Councilman Zipprich asked when the matter would go to the public for input.

Attorney Gordon said the benchmarks had been structure so the Public Information Sessions would be occurring prior to the decision making. He said it was a transparent process. He said the public process was important so they could hear from their constituency.

Director Shehady noted that the meeting being held throughout the process were all public meetings but said they had to make sure they gathered enough facts to hold informed information sessions. He said they wanted to have gathered sufficient fact to answer questions from the public.

Chairman Huber thanked them for putting the information together and said he had found it helpful.

Threshold Conformance Analysis Report—Director Shehady noted the professional team from ARH was participating in the meeting and passed the discussion to Stuart Wisser.

Mr. Wisser recapped their previous presentations. He presented a revised map showing recommended study areas. He reviewed the criteria used.

Consultant DeRoberts asked him to review what the Planning Board would be looking at.

Mr. Wisser reviewed the process step by step.

Commissioner Beebe asked what an objection from a property owners might be regarding the designation.

Mr. Wisser said one example would be if there was the concept of a condemnation redevelopment area, a property owner may object because they did not want their land taken or they think they won't get proper compensation. He said an objection in a non-condemnation area would be a reaction to someone who did not want to see change, feared a tax increase or was concerned about their property being devalued.

Attorney Gordon noted Red Bank had adopted an ordinance that stated eminent domain would not be used for redevelopment purposes. He said it was an interesting discussion but said the Governing Body had laid ground rules and taken condemnation off of the table.

Councilman Zipprich noted there were parcels on the map that fell in the historic business district. He asked what impact this would have on the historic element.

Mr. Wisser said he did not think it would have any impact at all. He said the redevelopment designation would say that affected properties that needed help and the tools and powers of the municipality under redevelopment law would be available to them. He said the redevelopment plan would be the document that said how the properties were being treated. He said he had previously written redevelopment plans to stress the historic nature of the area in question and it would strongly encourage that the buildings be saved if possible or, if not possible, that they be rebuilt with a historic flavor.

Councilman Zipprich said he was asking because he said the historic element had been added to the Master Plan over the year which he said he knew was not a comprehensive document. He said there were elements that had been added to it that he felt they should take into consideration.

Mr. Wisser said, to the extent that Borough had a historic element to the Master Plan, the Planning Board had made a public policy decision to recognize the historic element of the town and said he would think any redevelopment plan would want to reinforce that to protect the historic buildings in town.

Councilman Zipprich said the Borough had seen a lot of adaptive reuse.

Mr. Wisser said where buildings could be saved they should be saved and when new buildings went up, they should conform to the fabric of the surrounding area.

Mayor Menna said that policy objective had been reaffirmed in the last re-examination of the Master Plan and the upgrade last year.

Chairman Huber asked if they were at the point where they were ready to refer the document to the Mayor and Council.

Mayor Menna said he thought it should be referred for discussion unless there was any augmentation that had to be made by the professionals before it was referred.

Commissioner Wouters made a motion to refer the Conformance Analysis Report to the Mayor and Council, Commissioner Beebe seconded.

ROLL CALL:

AYES: Beebe, Huber, Massey, Reynolds-Lewis, Wouters and Zipprich.

NAYS: None.

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

Appraisals—Director Shehady said the appraisers were starting the process.

Consultant DeRoberts said they expected to possibly have some more information by the November meeting. He reviewed how the elements were starting to come together and said this would be a critical piece of information.

Councilman Zipprich asked who was doing the economic analysis.

Mr. DeRoberts said his firm would be doing it along with the Agency's financial advisor.

New Business – None.

Resolutions

Resolution 20-23: A Resolution Approving the 2020 Red Bank Redevelopment Agency Budget

Director Shehady reviewed the budget and noted it was the same as the previous year with no changes or increases. He said the Commissioners would be approving the draft and then it would go to the Department of Community Affairs (DCA) for a review. He said at the November meeting, they would either address any comments received from the DCA or move to adopt.

Commissioner Wouters made the motion to the introduction of the budget, Commissioner Beebe seconded.

Commissioner Reynolds Lewis asked what \$1,211 was for.

Director Shehady said he believed it reflected the cost of Social Security, Medicare, etc. for the Director, CFO and Secretary.

Councilman Zipprich asked for confirmation that it was for all three positions.

Director Shehady said that it should but said he would confirm with the CFO.

Chairman Huber noted there had been a motion and a second and called for a vote.

ROLL CALL:

AYES: Beebe, Huber, Massey, Reynolds-Lewis, Wouters and Zipprich.

NAYS: None.

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

PUBLIC COMMENT – No one appeared.

EXECUTIVE SESSION

Commissioner Beebe offered a motion to adjourn to Executive Discussion to discuss contract negotiations, seconded by Councilman Zipprich.

ROLL CALL:

AYES: Beebe, Huber, Massey, Reynolds-Lewis, Wouters and Zipprich.

NAYS: None.

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

RESUME REGULAR BUSINESS

Councilman Zipprich made a motion to resume Regular Business, seconded by Commissioner Beebe.

ROLL CALL:

AYES: Beebe, Huber, Massey, Reynolds-Lewis, Wouters and Zipprich

NAYS: None

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

ADJOURNMENT

Councilman Zipprich made a motion to adjourn, seconded by Commissioner Wouters.

ROLL CALL:

AYES: Beebe, Huber, Massey, Reynolds-Lewis, Wouters and Zipprich

NAYS: None

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

Respectfully submitted,

Pamela Borghi