

**MINUTES
REORGANIZATION MEETING
RED BANK REDEVELOPMENT AGENCY
JANUARY 26, 2021
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.

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

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Commissioners Beebe, Huber, Massey, Reynolds-Lewis, Wouters and Councilwoman Triggiano

ALSO PRESENT: Mayor Menna, Borough Administrator Shehady, Borough Clerk Borghi, Attorney Gordon, Consultant DeRoberts and Community Development Director Ebanks.

ABSENT: Councilwoman Horgan

NEW BUSINESS

Reorganization/Election of Officers

Commissioner Huber said he would be willing to serve as Chair for one more year.

Chairperson

Commissioner Beebe nominated Commissioner Huber to serve as Chair, seconded by Commissioner Wouters. There were no further nominations.

ROLL CALL:

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

NAYS: None.

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

Vice Chair

Commissioner Beebe nominated Commissioner Massey to serve as Vice Chair, seconded by Commissioner Wouters. There were no further nominations.

ROLL CALL:

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

NAYS: None.

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

MINUTES & REPORTS

Regular Meeting minutes of 11/24/2020

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

ROLL CALL:

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

NAYS: None.

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

Administrator Shehady introduced Shawna Ebanks who he said was the new Director of Community Development. He said she headed up the Planning & Zoning Department and oversaw Affordable Housing among other duties. He said she was not officially part of the agency's professional team but same she was a member of the Borough's professional team so there was some overlap.

Ms. Ebanks reviewed her background including the fact that she had a Master's Degree in Urban Planning. She reviewed her previous work experience.

RESOLUTIONS

Administrator Shehady reviewed Resolution 21-01: A Resolution Confirming Time and Place of Red Bank Redevelopment Agency Meetings for 2021. He asked if there were any requests for changes to the schedule. He said he had received a request that they move the time to 5:00pm.

Secretary Borghi noted that the November 2021 meeting was scheduled to be held on the fifth Tuesday as there was a scheduling conflict on the fourth Tuesday.

There were no objections to either the 5:00pm start time or the scheduling of the November meeting on the fifth Tuesday.

Commissioner Wouters made the motion to approve the resolution, Commissioner Reynolds-Lewis seconded.

ROLL CALL:

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

NAYS: None.

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

REPORTS (cont'd)

Executive Director Shehady said the appraisals had been completed on the properties that the agency had directed. He said he and Consultant DeRoberts would be meeting with the agency's financial advisors to go over the numbers. He said he expected they would report back at the February or March meeting. He said the Threshold Conformance Analysis had been presented to the Planning Board. He said the Board had had questions and asked for more details. He said the professionals had prepared a letter to respond to the questions. He said, hopefully, it would be scheduled for a Planning Board meeting in either February or March. He said it would then go back to the Mayor and Council and back to the Redevelopment Agency.

Commissioner Huber asked about the Senior Center issue he had been hearing about. He asked if it affected how the agency should be doing things.

Executive Director said he had been responding to the public comment with discussion of the facts which were that the agency was doing a feasibility analysis of all of the properties as well as prospective properties and said they would also be doing a financial analysis. He said, once they had gathered all of the facts, the agency would be able to make a recommendation to the Mayor and Council. He reviewed what the Council's options would be at that point. He said, right now, as far as he knew there was no change to the track that the agency was taking.

Attorney Gordon said the agency had been tasked with an investigation and said they needed to move forward with that investigation and make their report. He said the Mayor and Council would then decide what to do with that report. He said it was his perspective that nothing had changed as far as the agency was concerned.

Mayor Menna agreed. He said the agency was doing what it was supposed to be doing. He said the frustration from the public was that it seemed to be taking a long time but said that was part of the process. He said they should keep on doing what they were doing.

PUBLIC COMMENT

Dan Riordan—53 Elm Place—said he wanted to speak on the subject of the Senior Center and on Borough facilities in general. He asked if the Redevelopment Agency was going to be making recommendations on those facilities, they should get some public input. He thanked the Commissioners and said he thought they were doing a great job.

Angela Mirandi—8 West Lake Road—said she was following up on the Mayor's comment and said she felt residents were getting antsy in waiting to hear about final options to be presented to the Council. She asked if they had a timeframe for when the final options would be presented. She said she knew a concept had been presented in February of 2020 for the DPW facility and a community center. She again asked when they would have final options to present.

Administrator Shehady said they could not give a timeline as to when a recommendation could be made. He said it depended on the deliberations of the Commissioners. He noted that, after the conceptual drawings had been presented at the February meeting, the Commissioners had felt that more analysis was needed and reviewed the type of analysis that had been requested. He said the appraisals had been received, as he had noted earlier. He said they were going to be reviewed himself, Consultant DeRoberts and the Financial Advisor. He said they hoped to have a report on the financials by February or March at the latest.

Consultant DeRoberts said he would agree with that.

He said, once the Commission had that financial analysis, they could start to deliberate on the best course of action and determine what their recommendation to the Mayor and Council would be.

Mr. DeRoberts said they were also getting updated cost estimates from their professionals. He said the agency had yet to make a recommendation for a site for the municipal building. He said, once they put that together after looking at all of the options, they would be better prepared to discuss the fiscal impact analysis. He said, once the Redevelopment Agency concludes their deliberation, they would make a recommendation to the Mayor and Council.

Stephen Hecht—135 Branch Avenue—asked who was responsible for the timeline with respect to the analytics.

Commissioner Huber said there was a process. He said Consultant DeRoberts weighed in and he and Executive Director Shehady had worked together to try translate it into a timeline. He said they had discussed the matter on a number of different occasions. He said there was wiggle room in the timeline because they did not know how long things would take.

Mr. Hecht agreed that things take as long as they take but said it was proportional to how interested the participants were. He said he would urge the Council to push the people responsible for the analytics to get it done as quickly as possible.

Mayor Menna thanked him for his comments. He said he was glad the Director had said he was looking for the report from the professionals in February or March. He said he would rather see it in February.

Cindy Burnham—71 Wallace Street—asked what buildings were being appraised.

Director Shehady said they could not divulge that.

Ms. Burnham asked why. She asked if the municipal building was one.

Director Shehady said there were a number of buildings both public and private but he could not divulge specifics.

Tiffany Harris—1 Cedar Crossing—asked if the Senior Center would be repaired where it was.

Commissioner Huber said that was not the agency's decision. He said they were gathering facts to make a recommendation to the Mayor and Council. He said they would decide.

Ms. Harris asked if this agency would be making the recommendation on that.

Director Shehady clarified that her original question was whether or not the agency would be making the repairs to the senior center. He said the Chairman had replied that the agency would make a recommendation. He again noted that the agency was doing fact finding, research, analysis and studies to compile into reports and recommendations for the Mayor and Council.

Ms. Harris asked if the agency was aware of a rally she had held at the senior center.

Commissioner Huber said they were aware and had discussed it earlier.

Margie Lane—52 Tower Hill Avenue—she said it had been over two years and asked why nothing had been said or done. She said the seniors want it in the same location. She asked why they were just dealing with the issue now.

Director Shehady said her question regarding why this was just being brought up now was an incorrect premise. He said the Redevelopment Agency had been working on trying to address the problem with all of the municipal facilities. He said they had been working on the matter for just under two years. He said

it is just coming up now in regard to the public campaign to pressure the Borough to do something. He said the Borough had been doing something. He also again noted the role of the agency was just to make a recommendation. He said asking this agency the question regarding why they were not doing something about the senior center was directing it to the wrong agency. He said it was wonderful to get feedback as the agency considered the facts and what they wanted to do in regard to making a recommendation.

Ms. Lane asked if they were aware that, the longer it sat, the worse it would get.

Brian Donohue—118 Bank Street—said, as the agency prepared to make a recommendation on the senior center, he hoped they would keep in mind that one of the appeals about growing old in this town was having a senior center on the river. He said many towns have centers in cinderblock buildings or church basements. He said the current location was special and unique.

No one else appearing, Commissioner Beebe made a motion to close the Public Comment, seconded by Commissioner Massey.

ROLL CALL:

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

NAYS: None

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

EXECUTIVE SESSION – None required.

ADJOURNMENT

Commissioner Beebe made a motion to adjourns, seconded by Commissioner Wouters.

ROLL CALL:

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

NAYS: None

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

Respectfully submitted,
Pamela Borghi