

**MINUTES
REGULAR MEETING
RED BANK REDEVELOPMENT AGENCY
JUNE 23, 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, Wouters and Councilman Zipprich.

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

ABSENT: Commissioners Massey, Reynolds-Lewis (joined at 4:40pm) and Councilman Yngstrom (joined at 4:40pm).

MINUTES & REPORTS

Regular Meeting minutes of 1/28/2020

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

ROLL CALL:

AYES: Beebe, Huber, Wouters and Zipprich.

NAYS: None.

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

Executive Session Meeting minutes of 1/28/2020

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

ROLL CALL:

AYES: Beebe, Huber, Wouters and Zipprich.

NAYS: None.

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

Threshold Analysis Update

Executive Director Shehady introduced Stuart Wisner of ARH Associates. He reviewed the project which was to take a look at all of the properties in the Borough to determine which, if any, qualified under the criteria for a redevelopment area investigation or a rehabilitation area investigation. He said the goal was to do the analysis in a somewhat information way. He said the Local Redevelopment and Housing Law had very specific procedural and notice requirements as to how formal investigations are supposed to take place. He said they felt there was no need to spend a lot of money or a lot of time and get people upset if their property wasn't going to be included. He said the agency had tasked them with doing an information process and said they had done that. He said they were now in the process of finalizing their recommendations for the Board. He said they would then referred those recommendations, along with any modifications, to the Borough Council for formal action. He said they had selected nodes where there were groupings of lands that they felt, with a more in depth investigation it would be found that they would qualify. He said, based on that, there were specific opportunities the Borough could take. He said the COVID outbreak had thrown them for a loop and said they had found that working from home had resulted in some technological problems. He said they felt they were now about a week out from being able to send a report indicating the previous information and laying out recommendations.

Chairman Huber asked if report would be circulated once received.

Executive Director Shehady said it would give anyone an opportunity to review. He asked Mr. Wiser to confirm that this would not be the final report but a draft.

Mr. Wiser said that was correct.

Mr. Shehady said they would circulate the report and would be looking for feedback.

Consultant Harnett asked how they would handle properties that might qualify for both designations.

Mr. Wiser they believed the entire town would be in need of rehabilitation. He noted the requirements for the two designations were somewhat different. He said the redevelopment investigation would be on a case by case, property by property basis. He offered specifics on how properties would qualify and reviewed the differences between the designations.

Commissioner Reynolds-Lewis and Councilman Yngstrom joined the meeting at 4:40 pm.

Consultant Hartnett asked if the Board may be faced with decisions whether or not to classify a certain property as one or the other.

Mr. Wiser said he felt they could classify them as both.

Consultant DeRoberts noted that they were discussion a threshold analysis and the Board was not classifying anything.

Councilman Yngstrom also noted the Red Bank did not have eminent domain.

Councilman Zipprich agreed and asked how historic districts would come into play in both redevelopment and rehabilitation.

Mr. Wiser said, under the statute, they would not come into play under the analysis. He said the status as historic district would be irrelevant. He said once an area was designated as an area in need of rehabilitation or redevelopment and a plan was put together, then they would address the particulars of the historic district and the goals and objectives for that area.

Municipal Facilities Update

Executive Director Shehady said the Municipal Facilities project was a joint effort by DMR and Maser and introduced Matt Lescavage of Maser and Janet Pini of DMR.

Mr. Lescavage recapped discussions from January when the Board had reviewed proposals for a Community Center, a DPW facility and a Municipal Facility. He said the feedback he had gotten back was that the Board wanted to advance the concept for the DPW site and for the Community Center that would serve the Senior Center and Parks & Recreation. He said they had made a presentation to the Council in February regarding those two sites. He said they have received positive input. He said they had been tasked with meeting with DPW Director Keen about that site and with Recreation staff about that facility. He said DMR had gone to the Planning Board and developed concept plans a little further. He said they were now waiting for direction regarding the next step. He said, regarding the Municipal Building, they had not advanced anything further.

Ms. Pini reviewed the proposal for the DPW site in detail.

Councilman Zipprich asked for confirmation that the proposal included the adjacent property that the Borough might acquire.

Ms. Pini said it did.

Councilman Zipprich asked if there were any renderings for the redevelopment of the older building on site.

Ms. Pini said Mr. Lescavage's site plan would address that.

Mr. Lescavage offered some additional details regarding the site plan.

Ms. Pini reviewed the overall concept for the proposed Community Center site. She said it would be used as a Community Center, Parks & Recreation offices and a Senior Center. She noted that it included flexible space.

Councilman Zipprich asked some specific questions about the kitchen facility which Ms. Pini addressed.

Consultant DeRoberts also asked questions about possible alterations to the plan.

Chairman Huber asked Mr. Shehady to review when they would go from here.

Commissioner Beebe asked his to also address what the agency's role would be.

Administrator Shehady reviewed the agency's process. He said they were currently reviewing for concept and, if the concept was approved, the next step would be to make a recommendation of a plan to the Mayor and Council for them to review/approve. He noted that the Agency would not be purchasing land but would be steering the project. He said the Council would be the one to expend funds but said the

agency would act in whatever role the Council deemed appropriate. He offered details on what the agency's next steps would be.

Consultant DeRoberts said the agency had been created to investigate and make recommendations to the Mayor and Council but would not be making decisions on details. He confirmed the next steps.

Executive Director Shehady said the Commissioners should review the concept and then could give the go ahead to prepare cost estimates.

Councilman Yngstrom said he liked the recommended alterations that Mr. DeRoberts had suggested.

Councilman Zipprich said the Redevelopment Agency may make a recommendation to the Mayor and Council but expressed concern about how they would determine if it would meet the needs of the individual departments.

Mr. Shehady said the professionals had already met with the Departments to determine their needs and offered details on that process.

Mr. DeRoberts confirmed.

Chairman Huber asked for confirmation that the Commissioners wanted to make a recommendation to move forward with the cost estimates.

Councilman Zipprich asked if there would be a public presentation on the concepts.

Attorney Gordon reviewed the law and said it was the job of the agency to implement the plan and vision that the Mayor and Council that they had delegated to the agency. He said the public presentation would be done at a Redevelopment Agency meeting in order to authorize the recommendation to the Mayor and Council. He added that, if the Council agreed, the Agency's job would be to implement a redevelopment agreement to put the vision in place through the assistance of the professionals.

Consultant DeRoberts when they made the recommendation, it would be up to the Mayor and Council to decide if they wanted to proceed. He said, at that point, it would make sense to do a joint public presentation.

Attorney Gordon reviewed the process to settled on and implement a plan, they needed to get the public's input then make the best plan they could.

Chairman Huber polled the Commissioners. All were in favor of moving forward with the cost estimates.

NEW BUSINESS

Authorize Issuance of RFQs for:

- General Counsel
- Redevelopment Counsel
- Planner
- Engineer
- Commercial Appraiser
- Auditor
- Financial Advisor
- Architect

Executive Director Shehady noted the contracts for the professionals had expired and needed to be renewed. He said this would authorize the request for proposals. He said they would be advertised and he would summarize the submissions received. He said the Commissioners would then review and vote on the appointments at the July meeting.

Commissioner Beebe offered a motion to authorize the issuing of requests for proposals for the referenced appointments, Commissioner Wouters seconded.

ROLL CALL:

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

NAYS: None.

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

PUBLIC COMMENT

No one appeared.

EXECUTIVE SESSION

No Executive Session needed.

ADJOURNMENT

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

ROLL CALL:

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

NAYS: None

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

Respectfully submitted,

Pamela Borghi

DRAFT