

BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 21-120

RESOLUTION DIRECTING THE BOROUGH BUSINESS ADMINISTRATOR TO ENGAGE THE APPROPRIATE PROFESSIONAL SERVICES AND PREPARE A PROPOSAL FOR THE NECESSARY FINANCING AND OTHERWISE MARSHAL THE MUNICIPAL RESOURCES TO IMPLEMENT THE RECOMMENDATION OF THE RED BANK REDEVELOPMENT AGENCY THAT THE RED BANK SENIOR CENTER SHOULD BE REPAIRED AND FURTHER IMPROVED AT ITS CURRENT LOCATION AT 80 SHREWSBURY AVENUE

WHEREAS, by Ordinance adopted February 27, 2019, the Mayor & Council of the Borough of Red Bank (the "Borough") created the Red Bank Redevelopment Agency (the "Agency") for the purpose of obtaining and reviewing data in a non-political and professional forum to determine the appropriate data-driven solutions to the Borough's land development policies and to comprehensively address the Borough's current problems with its municipal facilities; and

WHEREAS, on May 9, 2019, the Agency held its organizational meeting with newly appointed Borough residents from numerous professional fields and backgrounds serving as the Agency's Commissioners, and thereafter, the Agency adopted the following Mission Statement, which is hereby applauded and endorsed by the Mayor & Council:

The Borough of Red Bank Redevelopment Agency shall have as its mission to bring to fruition the goals and objectives of the community as established through its elected officials for responsible and sustainable development and redevelopment that elevates the quality of life in and for all neighborhoods of Red Bank and serves to preserve the heritage and culture of the community. The Agency shall be dedicated to providing the organization and attention necessary for the community to develop and stay focused on said goals and objectives; and

WHEREAS, in September 2019, in furtherance of the Mayor & Council's intended strategic review and analysis of the Borough's municipal facilities, the Agency retained an architect and engineer to: (1) analyze existing facilities and uses; (2) inventory all public parcels; (3) identify other potential public use parcels; (4) on said parcels, conceptualize a new Borough DPU facility; (5) on said parcels, conceptualize new facilities for all current Borough uses; (6) conceptualize future required municipal uses, whether on said parcels or not; and (7) provide cost estimates for all proposed acquisitions, transfers, and projects recommended by the Agency; and

WHEREAS, in October 2019, the Agency retained a planner to perform a Borough-Wide Threshold Conformance Analysis Study to evaluate which areas of the Borough met certain requirements of the New Jersey Local Redevelopment and Housing Law to determine the legal extent of the Borough's powers to enact or empower potential acquisitions, transfers, and projects recommended to the Mayor & Council by the Agency; and

WHEREAS, in January 2020, the Agency's engineer performed an initial analysis and prioritized the Borough's facilities in connection with its review; and

WHEREAS, in March 2020, the COVID-19 pandemic not only interrupted the work of the Agency, but also dramatically changed the standards, necessary space, potential uses, and other necessities involved in operating municipal facilities, thereby complicating the Agency's ongoing analyses and commissioned studies; and

WHEREAS, the Mayor & Council hereby recognize the extraordinary efforts of the Agency and its Commissioners in continuing their work on behalf of the Borough during 2020,

as well as the Agency's flexibility in adapting to new considerations and realities in conducting its work; and

WHEREAS, on August 25, 2020, the Agency retained an appraiser to begin its valuations and calculations for inclusion in its overall strategic analysis and recommendations for the Borough's municipal facilities to the Mayor & Council; and

WHEREAS, on October 27, 2020, the Agency's planner provided its findings as to the Borough-Wide Threshold Conformance Analysis Study, setting forth the geographic scope of the Mayor & Council's potential authority to advance strategic objectives; and

WHEREAS, on December 18, 2020, the Agency received completed appraisals, and continued to develop a strategic plan and recommendations for the Borough's facilities; and

WHEREAS, given substantial feedback from residents and the wider community that the Red Bank Senior Center should be the top priority for the Borough's facilities plans, the Agency focused its efforts on developing a recommendation for the restoration and/or improvement of the Red Bank Senior Center; and

WHEREAS, by Resolution dated February 10, 2021, the Mayor & Council requested that, in its ongoing analyses, the Agency place significant emphasis on the public use of and/or access to riverfront properties within the Borough, while accounting for their inherent public value that transcends economic, cost, or market-based factors; and

WHEREAS, on February 23, 2021, the Agency commissioned its architect to develop and present multiple options for the restoration and/or improvement of the Red Bank Senior Center at its current location or in a new location within the Borough, for the Agency's review; and

WHEREAS, on March 23, 2021, the Agency's architect presented to the Agency several options for the restoration and/or improvement of the Red Bank Senior Center at its current location or in a new location within the Borough; and

WHEREAS, on April 27, 2021, after considering public feedback on the options for the restoration and/or improvement of the Red Bank Senior Center, and after reviewing the potential and proposed costs of each of the architect's proposed options, the Agency analyzed the future of the Red Bank Senior Center and which of the presented options best serves the Borough and its seniors and residents going forward; and

WHEREAS, on April 27, 2021, the Agency's Commissioners announced their official recommendation of "Option #2" to the Mayor & Council – that the Red Bank Senior Center should remain at its current location at 80 Shrewsbury Avenue, but should not merely be repaired, and should be fully renovated and redesigned for the post-pandemic and 21st Century needs of Red Bank's current and future senior citizens; and

WHEREAS, at its next meeting on May 25, 2021, the Agency is expected to memorialize its recommendation to the Mayor & Council of "Option #2" for the Red Bank Senior Center via Resolution adopted by the Agency's Commissioners; and

WHEREAS, the Mayor & Council desire to be fully prepared and ready for receipt of the Agency's Resolution and official recommendation so that work on the new Red Bank Senior Center at 80 Shrewsbury Avenue may commence as soon as practicable thereafter;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor & Council of the Borough of Red Bank that the tremendous continuing work and efforts of the Red Bank Redevelopment Agency and its Commissioners, especially during the COVID-19 crisis, are hereby recognized and applauded and graciously appreciated by the Borough and its residents; and

BE IT FURTHER RESOLVED, that the Mayor & Council of the Borough of Red Bank further express their sincere appreciation and gratitude to all of the Borough's seniors, residents, and stakeholders who provided feedback during the Agency's process; and

BE IT FURTHER RESOLVED, that the Mayor & Council of the Borough of Red Bank hereby directs the Business Administrator to engage the appropriate professionals, prepare a proposal for the necessary financing, and otherwise marshal the municipal resources as may be required to implement the recommendation of the Red Bank Redevelopment Agency that the Red Bank Senior Center should remain at its current location at 80 Shrewsbury Avenue, but should not merely be repaired, and should be fully renovated and redesigned for the post-pandemic and 21st Century needs of Red Bank's current and future senior citizens; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Business Administrator and the Red Bank Redevelopment Agency.

	Motion	Yes	No	Abstain	Absent
Councilman Yassin	Second	X			
Councilwoman Triggiano		X			
Councilman Ballard		X			
Councilman Yngstrom		X			
Councilman Zipprich		X			
Councilwoman Horgan	Motion	X			

Dated: April 28, 2021

I hereby certify the above to be a true copy of a resolution adopted by the Council of the Borough of Red Bank, in the County of Monmouth, at a meeting held on April 28, 2021.

Pamela Borghi

Pamela Borghi, Municipal Clerk