

**EAST BRUNSWICK REDEVELOPMENT AGENCY MEETING
JANUARY 13, 2020 MINUTES**

Court Room
1 Civic Center Drive
East Brunswick, NJ 08816

8:00 PM

1. Call to Order, Pledge of Allegiance, Moment of Silence, and Roll Call

Mirah Adah Becker - Absent

Jason Friedman - Absent

Michael Lachs - V

Allison Nagelberg - V

Councilman Spadafino - V

Debbie Wynter - V

James Wendell - V

Also present: Michael Hughes, Executive Director, Loren Morace, Agency Clerk;
Mayor Cohen; Walter Denson, Agency Counsel

2. Statement of Notice of Publication, read by Chairman Wendell:

Adequate notice of this meeting has been provided as required pursuant to the "Senator Byron M. Baer Open Public Meetings Act," P.L.1975, chapter 231, specifying the time and date, location, and, to the extent known, the agenda. A copy of this notice has been: posted on the Municipal Building Public Notice Bulletin Board located in the main lobby, provided to the *Home News Tribune* and *Sentinel* newspapers, posted on the Township's website, and filed with the Executive Director of the Redevelopment Agency, in accordance with the law.

3. Nominations

a. Chairman

James Wendell nominated by Commissioner Lachs

Second by Commissioner Spadafino

b. Vice Chair

Allison Nagelberg nominated by James Wendell

Second by Commissioner Lachs

c. Executive Director – Michael Hughes

d. Clerk – Loren Morace

e. CFO/Treasurer – Angel Albanese

f. Accountant – Michelle O'Hara

4. Reports

- a. Executive Director – Please set up your emails with the Business Administrator.
The press event with River with take place on February 4, 2020 at 2pm at the

Municipal Building. 110 Tices has to go back to the Council and will be heard by the Planning Board. Thanked everyone for their continued support.

- b. Clerk – The RFQ’s submitted are here if you would like to review them.
 - c. Attorney
 - d. Planner
 - e. Chairman – It’s very important to set up your emails so your personal emails are not subject to OPRA. Would like to bring the 110 Tices resolution to the Redevelopment Agency.
5. Public Comments – None received.
6. Agenda
- A. Approve the December 16, 2019 Redevelopment Agency meeting minutes.
Motion to approve by Commissioner Lachs, second by Commissioner Wynter
Mirah Adah Becker - Absent
Jason Friedman - Abstain
Michael Lachs - Abstain
Allison Nagelberg - ✓
Councilman Spadafino - Abstain
Debbie Wynter - ✓
Chairman Wendell - ✓
 - B. Approve the Bill List
Motion to approve by Commissioner Nagelberg, Second by Spadafino
 - C. 2020001 - Resolution appointing the Agency Chairman.
Motion to approve by Commissioner Nagelberg, second by Commissioner Spadafino
Mirah Adah Becker - Absent
Jason Friedman - Absent
Michael Lachs - ✓
Allison Nagelberg - ✓
Councilman Spadafino - ✓
Debbie Wynter - ✓
Chairman Wendell - ✓
 - D. 2020002 - Resolution appointing the Agency Vice Chair.
Motion to approve by Commissioner Spadafino, second by Commissioner Wynter
Mirah Adah Becker - Absent
Jason Friedman - Absent
Michael Lachs - ✓
Allison Nagelberg - ✓
Councilman Spadafino - ✓

Debbie Wynter- ✓
Chairman Wendell - ✓

- E. 2020003 - Resolution appointing the Agency Executive Director.
Motion to approve by Commissioner Nagelberg, second by Commissioner Lachs
Mirah Adah Becker - Absent
Jason Friedman - Absent
Michael Lachs - ✓
Allison Nagelberg - ✓
Councilman Spadafino - ✓
Debbie Wynter- ✓
Chairman Wendell - ✓
- F. 2020004 - Resolution appointing the Agency Clerk.
Motion to approve by Commissioner Wynter, second by Commissioner Lachs
Mirah Adah Becker - Absent
Jason Friedman - Absent
Michael Lachs - ✓
Allison Nagelberg - ✓
Councilman Spadafino - ✓
Debbie Wynter - ✓
Chairman Wendell - ✓
- G. 2020005 - Resolution appointing the Agency Chief Financial Officer/Treasurer.
Motion to approve by Commissioner Lachs, second by Commissioner Nagelberg
Mirah Adah Becker - Absent
Jason Friedman - Absent
Michael Lachs - ✓
Allison Nagelberg - ✓
Councilman Spadafino - ✓
Debbie Wynter - ✓
Chairman Wendell - ✓
- H. 2020006 - Resolution appointing the Accountant
Motion to approve by Commissioner Spadafino, second by Commissioner
Nagelberg
Mirah Adah Becker - Absent
Jason Friedman - Absent
Michael Lachs - ✓
Allison Nagelberg - ✓
Councilman Spadafino - ✓
Debbie Wynter - ✓
Chairman Wendell - ✓

- I. 2020007 - Resolution Qualifying Pool of Professionals for Various Legal and Professional Services pursuant to the "fair and open process," N.J.S.A.19:44A-20.1 et seq. (Appraisal Services, Auditor, Bond Counsel, Engineering Services, Environmental Services, Financial Advisor, Redevelopment Consulting Services, Redevelopment Counsel, Redevelopment Planner, Traffic Consultant).
Motion to approve by Commissioner Spadafino, second by Commissioner Wynter
Mirah Adah Becker - Absent
Jason Friedman - Absent
Michael Lachs - ✓
Allison Nagelberg - ✓
Councilman Spadafino - ✓
Debbie Wynter - ✓
Chairman Wendell - ✓

- J. 2020008 - Resolution appointing the Attorney
Motion to approve by Commissioner Lachs, second by Commissioner Nagelberg
Mirah Adah Becker - Absent
Jason Friedman - Absent
Michael Lachs - ✓
Allison Nagelberg - ✓
Commissioner Spadafino - ✓
Debbie Wynter - ✓
Chairman Wendell - ✓

- K. 2020009 - Resolution appointing the Financial Advisor
Motion to approve by Commissioner Lachs, second by Commissioner Spadafino
Mirah Adah Becker - Absent
Jason Friedman - Absent
Michael Lachs - ✓
Allison Nagelberg - ✓
Councilman Spadafino - ✓
Debbie Wynter - ✓
Chairman Wendell - ✓

- L. 2020010 - Resolution appointing the Auditor
Motion to approve by Commissioner Nagelberg, second by Commissioner Spadafino
Mirah Adah Becker - Absent
Jason Friedman - Absent
Michael Lachs - ✓
Allison Nagelberg - ✓
Councilman Spadafino - ✓
Debbie Wynter - ✓

Chairman Wendell - ✓

- M. 2020011 - Resolution regarding the delayed introduction of the 2020 Budget
Motion to approve by Commissioner Lachs, second by Commissioner Nagelberg

Mirah Adah Becker - Absent

Jason Friedman - Absent

Michael Lachs - ✓

Allison Nagelberg - ✓

Councilman Spadafino - ✓

Debbie Wynter - ✓

Chairman Wendell - ✓

- N. 2020012 - Resolution designating the Official Bank

Motion to approve by Commissioner Nagelberg, second by Commissioner
Spadafino

Mirah Adah Becker - Absent

Jason Friedman - Absent

Michael Lachs - ✓

Allison Nagelberg - ✓

Councilman Spadafino - ✓

Debbie Wynter - ✓

Chairman Wendell - ✓

7. For the Good of the Cause

Chairman Wendell – Excited for the year. 110 Tices will be heard by the Planning Board in April or May. They are planning on widening Tices Lane and are eager and willing to provide what is needed. Next thing we will start talking about is Ace Auto Wreckers. We are finalizing the Edgeboro Road properties and getting them into the Redevelopment zone.

The Agency is starting to see fees coming in and will be able to start running financially. The Agency will be able to start paying back the township.

8. Adjournment

Motion to adjourn by Commissioner Lachs, second by Commissioner Spadafino

Voice vote – all in favor, none opposed

Adjourned at 8:40pm