

EAST BRUNSWICK REDEVELOPMENT AGENCY MEETING
February 4, 2019 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-√
Jason Friedman-√
Michael Lachs- Absent
Allison Nagelberg- Absent
Councilman Stanley-√
Debbie Wynter- √
Chairman Wendell-√

Also present: Michael Hughes, Executive Director; Amy Denholtz Lewandowski, Agency Clerk; Mayor Brad Cohen; Walter Denson, Agency Counsel; Jim Kennedy, Redevelopment Consultant

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. Reports

- a. Executive Director- awarding contracts to Ecolsciences (environmental engineer for Area 6A) and Integra Realty (to review finances of RFP respondents); adding a meeting date in February to respond to Council action.
- b. Clerk- No report
- c. Attorney- No report
- d. Planner- N/A
- e. Chairman- No report

4. Public Comments

Mayor Cohen – thanked Agency for hard work; this redevelopment will be a generational change to strategic property in East Brunswick and the State. The Agency needs to give the public a clear picture and timeline. People have many concerns, including about affordable housing and density.
Discussed the financial qualifications of the redevelopers being considered.

Mayor Cohen stated they are all looking for payment-in-lieu-of-taxes (PILOT) financing and the Chairman, staff, and professional team will confirm whether respondents' finances are real, although some investors won't commit until named Redeveloper. Chairman Wendell confirmed their pro formas will be reviewed by the Financial Services professional, Integra Realty. He further explained that once a developer is designated, a timeline is established and proof of financial security is required before executing a Redevelopment Agreement. A Redevelopment Agreement would also include a redevelopment fee and the redeveloper would need to prove their ability to fund the purchase of properties so the township would not buy directly. The township can bond but ideally the township won't sell the bonds.

Counsel added that all redevelopers/respondents have professional liability insurance. Chairman Wendell offered that awarding Ecolsciences a contract for environmental engineering for 110 Tices (Area 6A) is appropriate because they are already working on the site and have a great deal of background knowledge.

5. Agenda

- A. Approve the minutes from the Redevelopment Agency Meeting on January 22, 2019.

Motion to approve by Commissioner Wynter; second by Commissioner Becker

Mirah Adah Becker-v
Jason Friedman- Abstain
Michael Lachs- Absent
Vice Chair Allison Nagelberg- Absent
Councilman Stanley- Abstain
Debbie Wynter-v
Chairman James Wendell-v

- B. 2019015- Resolution Awarding Contracts for Legal and Professional Services pursuant to the "fair and open process," N.J.S.A.19:44A-20.1 et seq. (*Environmental Engineer*)

Motion to approve by Commissioner Stanley; second by Commissioner Friedman

Mirah Adah Becker-v
Jason Friedman- v
Michael Lachs- Absent
Vice Chair Allison Nagelberg- Absent
Councilman Stanley- v
Debbie Wynter-v
Chairman James Wendell-v

- C. 2019016- Resolution Awarding Contracts for Legal and Professional Services pursuant to the "fair and open process," N.J.S.A.19:44A-20.1 et seq. (*Financial Services*)

Motion to approve by Commissioner Stanley; second by Commissioner Becker

Mirah Adah Becker-v
Jason Friedman- v
Michael Lachs- Absent
Vice Chair Allison Nagelberg- Absent
Councilman Stanley- v
Debbie Wynter-v
Chairman James Wendell-v

D. 2019017- Resolution adding 2019 Agency Meeting Dates.

Motion to approve by Commissioner Becker; second by Commissioner Friedman

Mirah Adah Becker-v
Jason Friedman- v
Michael Lachs- Absent
Vice Chair Allison Nagelberg- Absent
Councilman Stanley- v
Debbie Wynter-v
Chairman James Wendell-v

E. 2019018- Resolution to go into Closed Executive Session.

Motion to approve and enter Closed Executive Session by Commissioner Stanley; second by Commissioner Wynter

Mirah Adah Becker-v
Jason Friedman- v
Michael Lachs- Absent
Vice Chair Allison Nagelberg- Absent
Councilman Stanley- v
Debbie Wynter-v

Motion to end Closed Executive Session by Commissioner Stanley; second by Commissioner Friedman

Voice vote- all in favor, none opposed

6. For the Good of the Cause

Chairman Wendell – fence around 110 Tices is installed.

7. Adjournment

Motion to adjourn by Commissioner Friedman; second by Commissioner Stanley

Voice vote- all in favor, none opposed

Adjourned at 9:06PM