

**EAST BRUNSWICK TOWNSHIP  
REDEVELOPMENT AGENCY  
MEETING  
JANUARY 29, 2018**

Large Conference Room  
1 Civic Center Drive  
East Brunswick, NJ 08816

8:07 PM

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

Mirah Adah Becker- ✓  
Jason Friedman- ✓  
Michael Lachs- ✓  
Allison Nagelberg- ✓  
Councilman Stanley- ✓  
Councilman Wendell- ✓  
Debbie Wynter- ✓

2. Statement of Notice of Publication

3. REPORTS

a. Executive Director

- i. Recommends passing resolutions to qualify pool of professionals and approve potential contracts to an appraiser and a financial advisor on chance the need arises.
- ii. Updates commissioners that there was recently a deed transfer of the old K-Mart building.
- iii. Heard earlier in the day that 50 Racetrack Road sold for \$23,750,000 but since no deed transfer has come forward yet, that cannot be confirmed.

b. Secretary

- i. Booklets can be found in front of commissioners and include maps, renderings and ideas for various properties along the redevelopment zone. Flyers and information will be included in the front packet going forward.

c. Attorney

- i. No report.

4. PUBLIC COMMENTS

- a. That K-Mart sale is very good for retail as comparables for viable retail locations will be based on that.

5. AGENDA

- A. Approve the minutes from the Redevelopment Agency Meeting on January 9, 2018
  - a. Motion: Mr. Lachs
  - b. Second: Mr. Stanley
    - i. Mirah Adah Becker- Y
    - ii. Jason Friedman- Y
    - iii. Michael Lachs- Y
    - iv. Allison Nagelberg- Y
    - v. Councilman Stanley- Y
    - vi. Councilman Wendell- Y
    - vii. Debbie Wynter- Y
  
- B. 2018010 – Qualifying Various Legal and Professional Services Pursuant to "Fair and open Process," N.J.S.A. 19:44A-20.1 (*Engineering Services, Traffic Consulting, Engineering Design Consulting Services for the Development of a New Parking Structure within the Redevelopment Area*)
  - a. Motion: Mr. Lachs
  - b. Second: Mr. Friedman
    - i. Mirah Adah Becker- Y
    - ii. Jason Friedman- Y
    - iii. Michael Lachs- Y
    - iv. Allison Nagelberg- Y
    - v. Councilman Stanley- Y
    - vi. Councilman Wendell- Y
    - vii. Debbie Wynter- Y
  
- C. 2018011 – Qualifying Various Legal and Professional Services Pursuant to "Fair and open Process," N.J.S.A. 19:44A-20.1 (*Appraiser*)
  - a. Motion: Mr. Stanley
  - b. Second: Ms. Nagelberg
    - i. Mirah Adah Becker- Y
    - ii. Jason Friedman- Y
    - iii. Michael Lachs- Y
    - iv. Allison Nagelberg- Y
    - v. Councilman Stanley- Y
    - vi. Councilman Wendell- Y
    - vii. Debbie Wynter- Y
  
- D. 2018006 – Resolution Awarding Contracts for Legal and Professional Services Pursuant To “Fair and Open Process,” N.J.S.A. 19:44A-20.1 (*Appraiser*)
  - a. Motion: Mr. Lachs
  - b. Second: Ms. Becker
    - i. Mirah Adah Becker- Y

- ii. Jason Friedman- Y
- iii. Michael Lachs- Y
- iv. Allison Nagelberg- Y
- v. Councilman Stanley- Y
- vi. Councilman Wendell- Y
- vii. Debbie Wynter- Y

E. 2018012 – Resolution Awarding Contracts for Legal and Professional Services Pursuant To “Fair and Open Process,” N.J.S.A. 19:44A-20.1 (*Financial Advisor Services*)

- a. Motion: Mr. Stanley
- b. Second: Mr. Lachs
- c. Discussion: Mr. Lachs asks about necessity, Mr. Colon describes why it may be of importance. Mr. Lachs asks Attorney’s position. Counsel agrees with Mr. Colon and Mr. Colon explains how it’s necessary for negotiating. Mr. Stanley asks about how professionals are qualified. Chairman Wendell explains.
  - i. Mirah Adah Becker- Y
  - ii. Jason Friedman- Y
  - iii. Michael Lachs- Y
  - iv. Allison Nagelberg- Y
  - v. Councilman Stanley- Y
  - vi. Councilman Wendell- Y
  - vii. Debbie Wynter- Y

6. REPORTS

- a. Planner
  - i. Mr. Reiner of DMR Architects presents work thus far.
  - ii. Mr. Reiner explains ideas for Route 18 South near the traffic circle and how that could be achieved.
    - 1. Chairman Wendell discusses ideas for community space, Mr. Reiner explains retail specifications nowadays. Mr. Reiner explains how process may work from prior experience using Hackensack as an example.
  - iii. Mr. Reiner explains ideas for Tices Lane and how areas can be utilized for community use.

7. FOR THE GOOD OF THE CAUSE

8. ADJOURNMENT

- a. Motion: Mr. Lachs
- b. Second: Ms. Becker.
  - i. Voice vote- all in favor

c. Time: