

**EAST BRUNSWICK TOWNSHIP
REDEVELOPMENT AGENCY MEETING
JANUARY 9, 2018**

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

8:00 PM

1. Call to Order, Pledge of Allegiance, Moment of Silence, Swearing in of New Commissioner and Roll Call
 - a. Meeting opens at 8:00 PM
 - b. Mayor Brad Cohen swears in Debbie Wynter

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

2. Statement of Notice of Publication

3. Election for Chairman of Agency
 - a. Motion to nominate James Wendell: Councilman Stanley
 - b. Second: Mr. Friedman
 - c. Motion to close nominations: Mr. Wendell
 - d. Second: Mr. Stanley
 - i. Voice vote:
 1. All in favor
 2. None opposed

4. REPORTS

- a. Executive Director
 - i. Review committee met and suggests that all respondents are qualified
 - ii. After reviewing all of the respondents, it is suggested that the three professionals who worked for the Agency in 2017 are returned for 2018: Rainone Coughlin Minchello as Attorney, DMR Architects as Planner and Skye Consulting as Redevelopment Consultant.
- b. Secretary

- i. Requests all commissioners provide dates to take their required courses and that due to a budgeting quirk, those who have already notified will receive confirmation that their classes are paid for shortly.
 - c. Attorney
 - i. No report
 - d. Planner
 - i. Not present

5. PUBLIC COMMENTS

- a. Mayor Cohen presents ideas for what the future could hold for the redevelopment areas along Route 18 South near the turnpike.
- b. Ms. Becker asks about potential residential being market rate units.
 - i. Mayor Cohen responds in the affirmative.
- c. Mr. Lachs asks about how recently policy changes at the United States Department of Housing and Urban Development may impact the projects.
 - i. Uncertain at this time.
- d. Mayor Cohen reports that there will be a public strategy meeting at the Community Arts Center on February 6th at 7:00 PM to solicit resident feedback and to create a resident wish list for what the town wants out of the developers.
 - i. This is being run by a volunteer Economic Development Advisory Committee.
 - 1. This committee will also be tasked with helping set up town halls to go over further progress that the Agency makes, finding future areas and serving as another layer of communication to the public.
- e. Ms. Becker asks if the Agency should report to the Planning Board.
 - i. Determined to not be necessary since multiple members of the board attend the Agency meetings.
- f. Mayor Cohen updates the Agency on an idea to look at the old turnpike building. After meeting with the Turnpike, the current plans are to tear it down and use it for staging trucks. Town may have an interest in buying it and selling to a developer simply to add it to the tax base and create a ratable.

6. AGENDA

- a. Chairman Wendell asks Agency to consider the Agenda as a Consent Agenda, unless one has an issue with any of the items
- b. Chairman Wendell suggests that item G (Resolution 2018006) be held until a future meeting
- c. Motion: Mr. Lachs
- d. Second: Councilman 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

- A. Approve the minutes from the Redevelopment Agency Meeting on December 4, 2017
- B. 2018001 – Appointment of Agency Chairman
- C. 2018002 – Appointment of Acting Agency Executive Director
- D. 2018003 – Appointment of Secretary to the Agency
- E. 2018004 – Appointment of Agency Treasurer/CFO
- F. 2018005 – Qualifying Various Legal and Professional Services Pursuant to "Fair and open Process," N.J.S.A. 19:44A-20.1 (*Appraiser, Attorney, Engineering Services, Financial Advisor, Redevelopment Consultant, Redevelopment Planner*)
- G. 2018006 – Resolution Awarding Contracts for Legal and Professional Services Pursuant To “Fair and Open Process,” N.J.S.A. 19:44A-20.1 (*Appraiser*)
- H. 2018007 – Resolution Awarding Contracts for Legal and Professional Services Pursuant To “Fair and Open Process,” N.J.S.A. 19:44A-20.1 (*Attorney*)
- I. 2018008 – Resolution Awarding Contracts for Legal and Professional Services Pursuant To “Fair and Open Process,” N.J.S.A. 19:44A-20.1 (*Redevelopment Consultant*)
- J. 2018009 – Resolution Awarding Contracts for Legal and Professional Services Pursuant To “Fair and Open Process,” N.J.S.A. 19:44A-20.1 (*Redevelopment Planner*)

7. FOR THE GOOD OF THE CAUSE

- a. Chairman Wendell- Last year was about getting the process in order, it’s time to start moving and we can look forward to an exciting year.
- b. Ms. Nagelberg asks about a potential timeframe for this.
- c. Chairman Wendell gives professional experience estimates that depending on how soon certain developers want to move for tax reasons, one building may be down as soon as October but that construction probably won’t begin for 18-24 months, as there is a long process to go.

8. ADJOURNMENT

- 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
- c. Time: 8:58 PM