

**MINUTES**  
**REGULAR MEETING**  
**RED BANK REDEVELOPMENT AGENCY**  
**May 25, 2021**  
**5:00 P.M.**

**SUNSHINE STATEMENT**

Chairman Huber requested the minutes reflect that, in compliance with Public Law 1975, Chapter 231 (Open Public Meetings Act), notice of this meeting has been provided by notifying the Asbury Park Press, the Two River Times and the Star Ledger and by placing a notice on the bulletin board and filing same with the Borough Clerk.

\*Meeting held via video/telephone conference due to Governor's Executive Order.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

PRESENT: Commissioners Beebe, Huber, Wouters, Councilwoman Triggiano and Councilwoman Horgan

ALSO PRESENT: Consultant DeRoberts, Borough Clerk Borghi and Attorney Gordon.

ABSENT: Commissioner Massey (joined at 5:01 pm) and Commissioner Reynolds-Lewis (joined at 5:19 pm)

**MINUTES & REPORTS**

**MINUTES**

Regular Meeting minutes of 4/27/2021

Commissioner Beebe offered a motion to approve the minutes, seconded by Commissioner Wouters.

**ROLL CALL:**

AYES: Beebe, Huber, Massey, Wouters, Triggiano and Horgan.

NAYS: None.

There being six ayes and no nays, the motion was declared approved.

Executive Session Meeting minutes of 4/27/2021

Commissioner Beebe offered a motion to approve the minutes, seconded by Commissioner Wouters.

**ROLL CALL:**

AYES: Beebe, Huber, Massey, Wouters, Triggiano and Horgan.

NAYS: None.

There being six ayes, no nays and one abstention, the motion was declared approved.

Report of Executive Director/Consultant

Consultant DeRoberts said he had been working with the Subcommittees and they were moving ahead. He also reported that the Planning Board had reviewed the Threshold Conformance Analysis but said no action was required from the Board. He said the plan would tie in nicely with the development of a new Master Plan.

Chairman Huber asked if there was any other action required now that the Analysis was available to Developers.

Mr. DeRoberts said action could be taken if the Borough wanted to explore creating areas in need of rehabilitation.

Chairman Huber said he just wanted to make sure that they weren't losing anything by waiting for an official pronouncement that the review was complete.

Mr. Robert's said he had already been approached by one developer and said they would be submitting documentation and sitting down with the agency. He said they were going to do it a couple of months ago but said they had wanted to wait for the Conformance Analysis.

#### Municipal Facilities Subcommittee Report

Commissioner Beebe said the Subcommittee had consisted of himself, Commissioner Wouters and Commissioner Reynolds-Lewis. He went over the process used for their review. He said they had concurred that the Department of Public Works facility should remain where it was due to the location of the water treatment infrastructure. He said there would be little fiscal impact and no functional impact in moving the other DPW services to another location. He said they felt it was best to leave it where it was and to pursue the acquisition of the adjacent property. He said there was no question that the existing facility was substandard and should be demolished for new construction. He reviewed more specifics of the recommendation. He said the proposal was more generous than needed but said it included flexible space for meeting space and storage. He said the proposal should take into consideration cost estimates for furniture and the addition of charging stations for a future electric vehicle fleet. He said they urged the Mayor and Council to immediately proceed with negotiations for the adjacent property. He emphasized the urgency and reviewed the Borough's debt schedule. He stressed the urgency of the matter. He said the budget estimate was \$9.3 million and discussed financing/debt service. He said the Committee would offer their continued services in the execution of the plan. He said he would make the report available to the secretary and asked that it be transmitted to the Council.

Commissioner Wouters said Commissioner Beebe had done a great job on the report and said it accurately reflected the Subcommittee's findings.

Consultant DeRoberts said it was excellent and urged the Commissioners to adopt it.

Both Councilwoman Triggiano and Horgan said they agreed with the findings and felt the Subcommittee had done a great job.

Chairman Huber asked about the procedure for adopting the report.

Attorney Gordon said the Agency would need a resolution to authorize the acceptance of the Municipal Facilities Subcommittee report and to transmit it to the Mayor and Council for their consideration. He said the action would take place at this meeting but a memorializing resolution would be presented at the next meeting.

Commissioner Beebe made a motion to approve the resolution. Commissioner Wouters seconded.

#### ROLL CALL:

AYES: Beebe, Huber, Massey, Wouters, Triggiano and Horgan.

NAYS: None.

There being six ayes and no nays, the motion was declared approved.

#### RESOLUTIONS

21-04 Resolution Recommending to the Mayor and Council that the Red Bank Senior Center should be Repaired and Further Improved at its Current Location at 80 Shrewsbury Avenue

Councilwoman Triggiano made a motion to approve the resolution. Commissioner Beebe seconded.

#### ROLL CALL:

AYES: Beebe, Huber, Massey, Wouters, Triggiano and Horgan.

NAYS: None.

There being six ayes and no nays, the motion was declared approved.

#### **PUBLIC COMMENT**

Chairman Huber opened Public Comment.

Nancy Blackwood—34 Chestnut Street—said she was pleased to hear that, during their tour of municipal facilities, they had taken into consideration the next level generation of fossil free vehicles. She said it was good strategic thinking on their part.

Commissioner Reynolds-Lewis joined the meeting at 5:19pm.

Angela Mirandi—8 West Lake Road—asked if there was an update on the Borough Hall Building.

Chairman Huber said they had deprioritized that for the time being. He said the most immediate concern was the Senior Center and then the DPW facility. He said the subcommittee would be taking a look at the Municipal Building but said they had agreed that that was a longer term project.

Ms. Mirandi said she thought there was a financial impact analysis being done that would incorporate all three facilities that would be presented to the Council so they could make ongoing decisions. She said

they needed to look at all three facilities and the financial impact that it would have on the municipal budget and debt. She said if that was waiting on Borough Hall.

Chairman Huber said they were not waiting. He said they had gone through the Financial Analysis and had taking the big picture into consideration. He said the price tag was significant so they needed to think it through. He said the cost and funding would definitely be part of the conversation.

Ms. Mirandi said the last time she had looked there was only \$30,000 left in the budget for the Redevelopment Agency. She asked if there were plans to go to the Council to ask for additional funding and, if so, when and how much.

Chairman Huber said that was not something that hadn't been brought up yet. He said that was something that they would do when and if it was needed. He asked Consultant DeRoberts to confirm that they would not need additional funding.

Mr. DeRoberts said that was correct adding that they had all of their major work done for now and reviewed specifics.

No one else appearing, Commissioner Beebe made a motion to close the Public Comment, seconded by Commissioner Wouters.

**ROLL CALL:**

AYES: Beebe, Huber, Massey, Reynolds-Lewis, Wouters, Triggiano and Horgan

NAYS: None

There being seven ayes and no nays, the motion was declared approved.

### **EXECUTIVE SESSION**

Commissioner Wouters offered a motion to adjourn to Executive Discussion to discuss Personnel (Executive Director), seconded by Commissioner Beebe.

**ROLL CALL:**

AYES: Beebe, Huber, Massey, Reynolds-Lewis, Wouters, Triggiano and Horgan.

NAYS: None.

There being seven ayes and no nays, the motion was declared approved.

### **RESUME REGULAR BUSINESS**

Commissioner Wouters made a motion to resume Regular Business, seconded by Councilwoman Triggiano.

**ROLL CALL:**

AYES: Beebe, Huber, Massey, Reynolds-Lewis, Wouters, Triggiano and Horgan

NAYS: None

There being seven ayes and no nays, the motion was declared approved.

### **ADJOURNMENT**

Commissioner Wouters made a motion to adjourn, seconded by Councilwoman Horgan.

**ROLL CALL:**

AYES: Beebe, Huber, Massey, Reynolds-Lewis, Wouters, Triggiano and Horgan

NAYS: None

There being seven ayes and no nays, the motion was declared approved.

Respectfully submitted,  
Pamela Borghi