

**EAST BRUNSWICK REDEVELOPMENT AGENCY MEETING  
JANUARY 5, 2021 MINUTES**

Virtual Meeting  
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 - ✓  
Cindy Furgang - ✓  
Irina Katsnelson - ✓  
Allison Nagelberg - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓  
James Wendell - ✓

Also present: Michael Hughes, Executive Director; Loren Morace, Agency Clerk; Ron Gordon; Agency Counsel; Joseph Criscuolo, Business Administrator; Kenneth Armwood, Economic Development Officer; Angel Albanese, Director of Finance

2. Statement of Notice of Publication

The Township is using the telephone meeting format in an effort to mitigate the chance of exposure to COVID-19, as a part of the Township's ongoing effort to slow the rate transmission and avoid overwhelming our treatment centers. The Dial in Information and Agenda have been posted on the Township website and are posted on EBTV for members of the public.

Members of the public can call in with the number provided if they have any questions for the Redevelopment Agency Commissioners. You will have five minutes to speak, should you have any further comments or questions, the Planning and Engineering Office is always available by email and phone. Each member of the public shall only have one opportunity to speak during the public portion.

Thank you in advance for your patience as we implement this new technology to continue to move the Township forward during this Health Emergency.

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 Spadafino  
Second by Commissioner Becker  
Motion to close nominations by Chairman Wendell  
Second by Commissioner Spadafino

#### b. Vice Chair

Allison Nagelberg nominated by Commissioner Spadafino  
Second by Commissioner Katsnelson  
Motion to close nominations Commissioner Spadafino  
Second by Commissioner Furgang

### 4. Reports

a. Executive Director – Thank you to everyone for a great 2020, we had a great year. We accomplished a lot all while going through a worldwide pandemic. The Audit is complete and there were no recommendations or comments, copies will be available shortly. We are working on 3 areas of redevelopment, 39 Edgeboro Road, 110 Tices Lane and Route 18 areas 2A & 3A in all 3 of those redevelopment areas we saw significant movement. 39 Edgeboro we completely reopened a Redevelopment agreement, a Financial agreement and amended the Redevelopment plan. 110 Tices saw signatures on the Redevelopment agreement, financial agreement and a site plan approval all within the span of 12 months. With River Development we saw an amendment to the plan and introduced their equity partner, Russo Development, LLC. The Redevelopment plan was also amended and we will have that before you within the next 30 – 60 days as well as a financial agreement to look at. We accomplished a lot in our main redevelopment areas.

#### b. Clerk

c. Attorney – I would like to wish everyone a Happy & Healthy New Year. Looking forward to working with everyone and we are going to keep it moving forward.

#### d. Planner

e. Chairman – Happy New Year.

### 5. Public Comments

### 6. Agenda

A. Approve the December 21, 2020 Redevelopment Agency meeting minutes.  
Motion to approve by Commissioner Furgang, second by Commissioner Spadafino  
Mirah Adah Becker - ✓  
Allison Nagelberg - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - Absent

Irina Katsnelson - Absent  
Cindy Furgang - ✓  
James Wendell - ✓

B. Approve the Bill List – No Bill List

C. 2021001 - Resolution appointing the Agency Chairman.  
Motion to approve by Commissioner Spadafino, second by Commissioner Nagelberg

Mirah Adah Becker - ✓  
Allison Nagelberg - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓  
Irina Katsnelson - ✓  
Cindy Furgang - ✓  
James Wendell - ✓

D. 2021002 - Resolution appointing the Agency Vice Chair.

Motion to approve by Commissioner Becker, second by Commissioner Spadafino

Mirah Adah Becker - ✓  
Allison Nagelberg - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓  
Irina Katsnelson - ✓  
Cindy Furgang - ✓  
James Wendell - ✓

E. 2021003 - Resolution appointing the Agency Executive Director.

Motion to approve by Commissioner Nagelberg, second by Commissioner Katsnelson

Mirah Adah Becker - ✓  
Allison Nagelberg - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓  
Irina Katsnelson - ✓  
Cindy Furgang - ✓  
James Wendell - ✓

F. 2021004 - Resolution appointing the Agency Clerk.

Motion to approve by Commissioner Wynter, second by Commissioner Spadafino

Mirah Adah Becker - ✓  
Allison Nagelberg - ✓

Councilman Spadafino - ✓  
Debbie Wynter - ✓  
Irina Katsnelson - ✓  
Cindy Furgang - ✓  
James Wendell - ✓

- G. 2021005 - Resolution appointing the Agency Chief Financial Officer/Treasurer.  
Motion to approve by Commissioner Becker, second by Commissioner Nagelberg  
Mirah Adah Becker - ✓  
Allison Nagelberg - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓  
Irina Katsnelson - ✓  
Cindy Furgang - ✓  
James Wendell - ✓
- H. 2021006 - Resolution appointing the Accountant  
Motion to approve by Commissioner Katsnelson, second by Commissioner Spadafino  
Mirah Adah Becker - ✓  
Allison Nagelberg - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓  
Irina Katsnelson - ✓  
Cindy Furgang - ✓  
James Wendell - ✓
- I. 2021007 – Temporary Budget Resolution  
Motion to approve by Commissioner Spadafino, second by Commissioner Becker  
Mirah Adah Becker - ✓  
Allison Nagelberg - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓  
Irina Katsnelson - ✓  
Cindy Furgang - ✓  
James Wendell - ✓
- J. 2021008 – Designating Official Bank  
Motion to approve by Commissioner Spadafino, second by Commissioner Becker  
Mirah Adah Becker - ✓

Allison Nagelberg - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓  
Irina Katsnelson - ✓  
Cindy Furgang - ✓  
James Wendell - ✓

- K. 2021009 - 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 Katsnelson, second by Commissioner Spadafino

Mirah Adah Becker - ✓  
Allison Nagelberg - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓  
Irina Katsnelson - ✓  
Cindy Furgang - ✓  
James Wendell - ✓

- L. 2021010 - Resolution Appointing the Attorney  
Motion to approve by Commissioner Wynter, second by Commissioner Nageelberg

Mirah Adah Becker - ✓  
Allison Nagelberg - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓  
Irina Katsnelson - ✓  
Cindy Furgang - ✓  
James Wendell - ✓

- M. 2021011 - Resolution Appointing the Auditor  
Motion to approve by Commissioner Becker, second by Commissioner Katsnelson

Mirah Adah Becker - ✓  
Allison Nagelberg - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓  
Irina Katsnelson - ✓  
Cindy Furgang - ✓  
James Wendell - ✓

7. For the Good of the Cause

Angel Albanese – Thank you all for appointing me and Happy New Year to everyone. We completed the 1<sup>st</sup> Audit from the inception of the Agency in 2017 through 2019. As soon as we approve that report we will get the records over to the Auditor. As far as the temporary budget we were hoping to catch up a little sooner and in the interim we are passing a temporary budget. Once we finalize the revenue we will present a budget for the revenue and operations for 2021 and hopefully within the next few months we will do an RFP for our Auditors for 2021 this way they are on board if we have any questions but I don't think we will have any. It's good to have them appointed if we do.

Jim Wendell – 2020 is the 1<sup>st</sup> year the agency stood on its own. We will be looking into the budget to start paying back the money that was borrowed from the town. Thank you again, thank you for all your time and effort. In the coming 6 – 8 weeks we will be presenting revised plans for the Route 18 Redevelopment Area.

8. Adjournment

Motion to adjourn by Commissioner Spadafino, second by Commissioner Katsnelson

Voice vote – all in favor, none opposed

Adjourned: 8:45pm