

**EAST BRUNSWICK REDEVELOPMENT AGENCY MEETING  
APRIL 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 - Absent

Also present: Michael Hughes, Executive Director; Mayor Brad Cohen; Loren Morace, Agency Clerk; Ron Gordon; Agency Counsel; Frank Guagliardi, Agency Counsel; Joseph Criscuolo

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 of 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. Reports

- a. Executive Director
- b. Clerk
- c. Attorney – We have been making progress and anticipate Sunscape Redevelopment plan will be presenting to you at the next meeting.
- d. Planner
- e. Chairman

Michael Spadafino – The Council had a resolution regarding the evaluation of the drainage area on the Wonder Bread Factory to assess for the Ice Skating rink. The Council passed to be able to proceed with the drainage evaluation.

Mayor Cohen – Councilman Spadafino was referring to a Letter of Interpretation from the Department of Environmental Protection. There are a lot of real changes and we will start to be able to see things happening. We fully expect in this fiscal year you will be able to pay off whatever the minimal amount of money you borrowed from the township which is being used from a Bond which we took out several year ago when the Redevelopment Agency started. We fully expect that you will be able to pay the minimum back and still have significant positive cash flow enough for the town to be able to cancel the Bond which will help our debt ratio but more importantly you will become self-sustainable.

Michael Hughes – 39 Edgeboro has a payment that is due on the Final CO. 110 Tices has a check that is due by the middle of May and they have another that is due on an annual schedule that has to be due by the 30<sup>th</sup> of June every year. We staggered that because River has a significant amount of money that is payable to the Agency upon 60 days of their execution of the Financial Agreement and they have annual payments coming to the Agency before January 1 of every year. We fully expect to have within 4 years the start up seed money from the Township Council fully paid as well as make contributions to property tax relief from the Township as well.

### 4. Public Comments

### 5. Agenda

- A. Approve the March 15, 2021 Redevelopment Agency Meeting minutes.  
Motion to approve Minutes by Commissioner Becker, second by Commissioner Wynter  
Mirah Adah Becker - ✓  
Allison Nagelberg - ✓  
Cindy Furgang - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓

- B. Resolution No. 2021013 recommending that the Township Council enter into a Financial Agreement with EB Development Urban Renewal, LLC.  
Approve the March 1, 2021 Redevelopment Agency Meeting minutes.  
Motion to approve Minutes by Commissioner Becker, second by Commissioner Furgang  
Mirah Adah Becker - ✓  
Allison Nagelberg - ✓  
Cindy Furgang - ✓  
Irina Katsnelson - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓
  
- C. Resolution No. 2021014 - Resolution to go into Closed Executive Session.  
Motion to approve Resolution by Commissioner Spadafino, second by Commissioner Wynter  
Mirah Adah Becker - ✓  
Allison Nagelberg - ✓  
Cindy Furgang - ✓  
Irina Katsnelson - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓
  
- D. Approve the Bill List  
Motion to approve the Bill List by Commissioner Spadafino, second by Commissioner Katsnelson  
Mirah Adah Becker - ✓  
Allison Nagelberg - ✓  
Cindy Furgang - ✓  
Irina Katsnelson - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓

6. For the Good of the Cause

7. Adjournment

Motion to adjourn by Commissioner Spadafino, second by Commissioner Wynter

Voice vote – all in favor, none opposed

Adjourned: 8:44pm