

**EAST BRUNSWICK REDEVELOPMENT AGENCY MEETING  
JULY 6, 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 - Absent

Cindy Furgang - ✓

Irina Katsnelson - ✓

Allison Nagelberg - ✓

Councilman Spadafino - ✓

Debbie Wynter - ✓

James Wendell - Absent

Also present: Michael Hughes, Executive Director; Loren Morace, Agency Clerk; Frank Guagliardi, Agency Counsel; Joseph Criscuolo, Business Administrator; Robert Zuckerman, Economic Development Officer

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 – Thank you Vice Chair Nagelberg. You'll see it's a very light meeting this evening, approving meeting minutes, approving the bill list and then we have the Introduction of the Budget. Thanks to all for getting the Annual Financial Disclosures in. I will save my update and just a brief intro on the Budget for that space on the Agenda. Other than that we are just preparing for our court date on the 3<sup>rd</sup> of August for some of the litigation on the property owners on Route 18 Redevelopment Area. We are anticipating a decision by the judge shortly thereafter. We are feeling very good and hopefully we have a positive outcome that we can speak about at a meeting in the future.
- b. Clerk
- c. Attorney
- d. Planner
- e. Chairman

### 4. Public Comments

Michael Spadafino – Are we looking at the probability with these judges that we are going to have a best case scenario and in the worst case scenario we are still going to be purchasing these properties but it's going to be for an unreasonable amount of money.

Michael Hughes – Not really, I don't think it will necessarily effect the cost of these properties although it might down the road. What it's going to do is allow us to purchase them more expeditiously. The entire specter of litigation and everything that's been an attorney's argument over the course of the last year, 18 – 24 months that all comes to a head at the trials. So there's no more kicking the can down the road, no more case management conference. When this ruling happens which we hope and we expect to be in our favor, we are kind of off to the races in terms of property acquisitions demolition and potentially condemnation. A positive ruling in the best possible scenario for the township would be that the Redevelopment designation was correctly applied and the correct steps were taken long ago when the area was designated as a Redevelopment area and because of that they are in a condemnation area. They are subject to potentially condemnation or to come to the table for an agreement and once without speculating but I think that there are a lot of property owners who are hinging their hope on a prayer of litigation going in their favor but once that door is closed they are going to be much more eager to come to the table for something that works for all parties.

### 5. Agenda

- A. Approve the June 21, 2021 Redevelopment Agency Meeting minutes.  
Motion to approve Minutes by Commissioner Spadafino, second by Commissioner Furgang  
James Wendell - Absent

Allison Nagelberg - ✓  
Mirah Adah Becker - Absent  
Cindy Furgang - ✓  
Irina Katsnelson – Abstain  
Councilman Spadafino - ✓  
Debbie Wynter - ✓

B. Approve the Bill List

Motion to approve the Bill List by Commissioner Spadafino, second by  
Commissioner Katsnelson

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

Allison Nagelberg – Mike did you want to say a few words about the Budget  
Introduction?

Michael Hughes – The Budget is for Introduction in your packets this week. You probably have seen a copy of same. It's always good when we take in more money than we spend. It's always even better when its significantly more money than we spend so you are looking at essentially over \$300,000 in revenue and just a hair over \$100,000 in spending for the entire Budget. You will see that it's about a 2% increase from last year on the spending side which mostly reflects the increases in salaries of our 2 employees. You will also see that there is some money for the additional expense of a Yearly Audit which we had to undertake this year for the 1<sup>st</sup> time in our Agency's existence which you saw a copy of some months ago. More exciting is on the revenue side which is going to be from Redevelopment fees just themselves is over \$302,000 so that's from Redevelopment fees related to 39 Edgeboro Road. \$52,000 coming in, River Development had \$50,000 anticipated in the 2020 Budget but it will actually be over \$200,000 due to the Financial Agreement that we signed with them and another \$50,000 from 110 Tices just to highlight some of it. We also budget \$60,000 for administrative services that are provided by the Township of East Brunswick as a shared service and some of that money we are going to be meeting with the Mayor and Township Administration and of course make sure we refund the Township for some of the seed money that they had provided for the Agency to get us off the ground. Now that we are a self-sustaining entity far quicker than we anticipated. If you look at the 5 year plan. When I first joined the Redevelopment Agency in January of 2019 the hope was to take in a little over \$100,000 by 2021 which would put us on a path to self sufficiency by 2023

or so, we have long past that time line. We are now in a position to start repaying the Township in this years Budget. I am very happy to report that and will have some future details about that coming soon.

C. 2021 Budget Introduction

Motion to approve Resolution by Commissioner Wynter, second by Commissioner Spadafino

James Wendell - Absent

Allison Nagelberg - ✓

Mirah Adah Becker - Absent

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 Katsnelson

Voice vote – all in favor, none opposed

Adjourned: 8:14pm