

Red Bank Redevelopment Agency
Executive Session Minutes
October 27, 2020

PRESENT: Commissioners Beebe, Huber, Massey, Reynolds-Lewis and Wouters and Councilman and Zipprich.

ABSENT: Councilman Yngstrom

ALSO PRESENT: Mayor Menna, Borough Administrator Shehady, Borough Clerk Borghi, Attorney Gordon and Consultant DeRoberts.

Topics to be discussed:

- Contract Negotiation-Saxum
- Contract Negotiation-Denholtz

Contract Negotiation

Saxum—Consultant DeRoberts said the property was in an area in need of rehabilitation which provided for a five year tax abatement. He said the developer had inquired about a change for the project area to an area in need of redevelopment which would allow for a 30 year tax abatement. He noted the designation had been done prior to the formation of the Redevelopment Agency when the Mayor and Council has entered into a Developer’s Agreement. He said the request would be referred to the Mayor and Council but said he wanted to make the commissioners aware. He said the Agency would have limited input.

Director Shehady said they also may be revising their plan and reviewed the process that would be followed.

Commissioner Beebe asked if the developer had received all approvals.

Consultant DeRoberts said he had for the existing plan but not for the amended one.

Councilman Zipprich asked for more information on the amended area.

Mayor Menna offered details for the proposed amendment.

Denholtz—Consultant DeRoberts said he had been approached by Mr. Denholtz regarding a proposal to develop plots that were part of NJTransit property. He said the proposal was supported by NJTransit and the Governor’s Office. He reviewed the plan for mixed use residential and retail. He said it was still in the conceptual stage and said there were no signed agreements at this time. He stressed the need for sensitivity on this matter. A discussion followed on the details of the preliminary plans.