

**Council Room Borough of Neptune City
September 9, 2019**

The Workshop Meeting of the Mayor and Council was called to order by Mayor Brown at 6:01 p.m.

Acting Borough Clerk Russell took roll call.

PRESENT: Councilmembers Renee, Wardell, Kocsis, Lewis, Calhoun and Mayor Brown.

ABSENT: Councilmembers Zajack

Mayor Brown announced that the Notice Requirements of Chapter 231 P.L. 1975 have been satisfied by the publication of said notice in the Asbury Park Press, and the Coaster and by filing a copy with the Acting Municipal Clerk.

Mayor Brown invited all to stand for the Flag Salute.

COMMUNICATIONS-

None

PRESENTATIONS-

None

PUBLIC PARTICIPATION ON AGENDA ITEMS –

None

OLD BUSINESS-

None

NEW BUSINESS-

Review of Neptune City Purchasin Manual

Administrator Russell spoke about the Purchasing Manual, which all of the Council received a copy of in the packet. If anyone has questions or changes it can be made. If there are none, it will go on as a resolution for the September 23rd Meeting.

YouTube Channel, camera has been ordered.

Administrator Russell stated that the equipment was received on Friday and putting it all together to get ready to hopefully be up and running for the September 23rd meeting.

Participatory Budgeting

C/Calhoun all council should have received a synopsis of the Committee meeting that was held on September 3rd, a timeline was laid out for all the dates. Everyone on the Committee is excited for this to start. C/Wardell questioned when this Committee was created; do not recall this Governing Body creating this committee by Resolution. C/Calhoun stated that he was unaware that would be needed to be done, thought that since it was in the Budget it was fine. C/Calhoun asked Attorney Cannon to clarify. Mayor Brown also questioned and was confused when he received the email synopsis that was sent out yesterday. Administrator Russell stated that he takes full responsibility for this error as it was not a standing Committee, spoke with the Attorney over the weekend and they will be setting up a resolution for the Committee for the

Participatory Budget. Mayor Brown again stated that he was unaware of this committee being created as it did not go to the Governing Body for approval. As the Mayor I would like to be made aware especially since you met and created all the guide lines for this new Participatory Budget process. There was continued back and forth on this subject. Attorney Cannon stated that there should be a resolution to form the committee and another resolution establishing the procedures for the Participatory Budget.

Redevelopment/Rehabilitation Designation Discussion

C/Renee at this point our planner has met twice publicly and multiple times with the committee and have had great discussions about all the proposals. We have a very rare opportunity here that we should take advantage of, since the entire town has been designated as an economic opportunity zone. Not many towns are. We have an opportunity of taking advantage of some grants that we otherwise would not have the ability to have but to do so we have to have a plan. Rehabilitation plan for the whole town, this could help with the crumbling infrastructure, like the old sewer pipes. We have some flooding issues that we have had for years that we would like to see be taken care of. The Planner said that both plans would cost \$18,000 each, we allotted \$40,000 in the Budget for this. The majority of the Committee recommends the rehabilitation plan. Sending it to the Land Use Board to look it over, make approvals and then decide if we want to go ahead with the plan. C/Wardell is part of the Committee, and does not agree with either of these plans, there is no endgame. All that has been stated is about a town center. The shopping center has spent a lot to redo the façade and landscaping to make it look nicer. It worries me to think of what the perception will be if we undergo either a redevelopment or rehabilitation for town, it will hurt the value of the properties. Cost worries me as well; it keeps getting tossed around about the opportunity zone and the possibilities of grants that we might not even get. Mayor Brown spoke in regards to the rehabilitation, under tasks in phase 1, the first step is to send it to the Land Use Board and the Planner for the Land Use Board would not charge \$18,000. That is something I feel we need to look at right away. C/Renee read the resolution aloud to the members of the Mayor and Council as well as the public in the audience during this workshop meeting. Mayor Brown states that he is still concerned that ARH is charging \$18,000 for this phase that will go to the Land Use Board Planner. There was continued back and forth discussion on the topic of cost. Mayor Brown stated that it is a very broad brush. C/Renee stated that it is just a study so we know where we are. Afterwards we can negotiate with developers to pay for the study that was already done. Attorney Cannon stated that for rehabilitation, it is more tax incentive whereas with redevelopment, it is an opportunity for a developer to purchase property. Mayor Brown explained that even with a rehabilitation plan, you go in and see areas that are actually in need of redevelopment also. C/Calhoun asked if we go down the road with the rehabilitation, and figure out where we are and what is possible, and if 2 areas come back as areas in need of redevelopment, we are the ones that decide if we go further with that. Mayor Brown responded yes. Attorney Cannon stated that that would be step 2; we are still talking about step 1. He explained each step that would need to take place. Step 1- determining what areas could be an area of rehabilitation or redevelopment. The second step, the Land Use Board would come back to the Council and give their determination; next would be the Council deciding which they will do and introduce an ordinance to designate the area of rehabilitation or development. Then it goes back to the Land Use Board for them to review and comment the area the Governing Body picked. It then comes back to the Governing Body for adoption. Now you have an area. Step 3 is a plan for redevelopment; rehabilitation does not necessarily have a plan, more so tax incentives or abatements. You then have the Planner create a plan which is brought to the Governing Body to be reviewed and introduced and sent back to the Land Use Board for review and comment; then again sent back to the Governing Body for adoption. Once you get the plan, then you can negotiate with developers, and then you can enter into a developer's agreement. They would have to then go to the Land Use Board for any site plans depending on the project. That is the process step by step that needs to be completed. Grants do not play a role until you have the plan in place. Mayor Brown stated that this is and will be a lengthy and costly process as well as a risk. C/Wardell was looking at the map of the areas to be looked at, and most of those areas are homes; some homes that are even less than 15 years old. Fear what this will do to the value of property in the town. C/Wardell is concerned with ARH too, as they were recently let-go from Long Branch for non-performance. C/Wardell reiterated that he cannot support this as it is too broad and too vague of a plan. Mayor Brown explained about an old redevelopment plan that ended up costing tax payers a lot of money.

There are still parts of that area in the plan that have not been able to be redeveloped, some has but not all and some residents spent thousands of dollars fighting it in the courts. After becoming mayor, Mayor Brown went to property owners individually to have them as the developer of their own property to do the work, used the example of the old Carlene Motel. They ended up having five year pilot program/tax abatement with the developer to do the new condos that are there now. C/Lewis clarified that the town has had this in the past with both good and bad outcomes. Mayor Brown stated that they went into it with good intentions, but again went in with a very broad brush and had a not so good outcome. C/Lewis believes that this is a good intention to keep Neptune City thriving. Mayor Brown reiterated that this all stemmed from the Third Ave property that does have a deed restriction on it, and feels that if we go into this with such a wide brush, that it is not going to end well. He hopes that this Governing Body would just address this property instead of all over town.

ADJOURN 7:54 p.m.

Motion to adjourn by C/Wardell; sSeconded by C/Renee.

Approved unanimously by roll call.