

OCTOBER 6, 2016
Council Chambers-Borough Hall
221 South 5th Ave.
Highland Park, NJ 08904
The Highland Park Redevelopment Agency
Board of Commissioners Regular Meeting

Call to Order

The Regular Meeting of the Highland Park Redevelopment Agency was called to order in accordance with the Open Public Meetings Act by Chairperson Baruh at 7:36pm Mrs. Baruh indicated the location of the fire exits.

Roll Call

Present	Mrs. Baruh, Ms. McDonald, Mr. Perlman, Ms. Levinson, Mr. Solomon, Mr. de Villa, Mr. Fechter
Absent	Mr. Phil George, Council Liaison
Agency Professionals	Mr. Baumann, Agency Counsel
Council Liaison	Mr. Phil George, Council Liaison

Mrs. Baruh announced that the tapes of the Highland Park Redevelopment Agency meetings are available to the public, requests need to be made at Borough Hall and arrangements will be made for the tapes to be heard.

Approval of minutes of previous meetings

May 5, 2016

It was MOVED by SOLOMON and seconded by PERLMAN that the May 5, 2016 minutes be approved, with a voice vote, the May 5, 2016 minutes were approved.

June 2, 2016

It was MOVED by SOLOMON and seconded by PERLMAN that the June 2, 2016 minutes be approved, with a voice vote, and one abstention from Ms. McDonald the June 2, 2016 minutes were approved.

Hearing of New Agenda Items

HPRA R2016-08 Bills List

It was MOVED by PERLMAN and seconded by SOLOMON that the Bills List dated October 6, 2016 be approved.

ROLL CALL: Ayes – Mrs. McDonald, Mr. Perlman, Ms. Levinson, Mr. Solomon, Mr. de Villa, Mr. Fechter, Mrs. Baruh
Nays – None

There being seven (7) ayes and no nays, the bills were approved.

HPRA R2016-09 Extension with Highland Park Redevelopment Partners LLC

Mrs. Baruh said that everyone has a copy of the agreement and the conditional redeveloper listed is the Highland Park Redevelopment Partners LLC which is an affiliate of an organization that is headed by Deb Tantleff. The redevelopment properties that the agreement pertains to is Block 173, Lots 41 thorough 49 and Block 142, Lot 34 on the tax map. She said that the basic import of the agreement is that the Agency agrees to give the redeveloper an opportunity to pursue the project and gain site control. She recommended extended the agreement, the developer remains actively interested in developing the property.

Mr. Perlman asked what benefits they were currently receiving having Ms. Tantleff as a conditional redeveloper. He asked what she has been doing specifically in helping get site control. He asked if they were just nothing more than her rights as we pursue all the efforts to move this project forward. He asked if they should wait until this is correct and maybe we thought it was right last year and it is not anymore. He said that she is not letting them use her escrow for much of anything, the Agency attorney has not billed since March and Ms. Tantleff refused to use escrow to draft a site agreement. He said it did not seem like she really wants to put any money up for this project and we are ones putting in all the effort.

Mrs. Baruh asked how much of Ms. Tantleff's escrow has been used thus far. She said that the original escrow was \$20,000 and believes that she has had monies going into the project, she has met with the Library Board including the Agency, members of the Municipal Government, and she remains actively pursuing the property owners.

Mr. Perlman said that there are opportunities for site control right now and she is not taking advantage of it.

Mrs. Baruh said that she was in conversation with the property owners. She said that she was advised that she would be speaking with the property owners tomorrow to make a final decision.

Mr. Baumann said in his perspective, what is the alternative, she has clearly spent some money and no one else has done that, she has put in sweat equity and suspects that at some level she is there to talk to. He said that there is no one else lining up to do this with the Agency.

Mr. Perlman indicated that the agreement was entered into a year ago.

Mr. Fechter said that this was a six (6) month extension agreement and asked if it would make sense to spell out any expectations.

Mrs. Baruh said that it is known that several parcels are contaminated, the conditional redeveloper made an offer to every property owner and received at least one (1) property owner was immediately interested and some of the other property simply did not respond at all. She said what they immediately ran into was the center property owner, the dry cleaner, is on the

Brownfield's list. The conditional redeveloper made an offer to the dry cleaners, taking a risk in knowing that there was substantial contamination and his counter proposal was not acceptable. Meanwhile the conditional redeveloper asked the Borough if they would partner with her on working on the Brownfield issues. She said that she agreed to work with the conditional redeveloper to see what could be done and that was last March. Through March and April, she spoke with the LSRP, she spoke with people who actually clean the property and the State of New Jersey in terms of getting the grant. It became very difficult to engage with the property owner.

Mr. Solomon said that the real sticking point is just that, and not knowing the extent of the contamination it is impossible for the developer to make an offer. He said the property could be worth \$500,000 or it could be a liability.

Mr. Fechter said that requires a site investigation. Mrs. Baruh said that was correct.

Mrs. Baruh said that Ms. Tantleff initially took a risk and made the cleaners an offer and since he did not accept the offer she really needs to know because this could be a situation where the property's value is in fact negative if there is substantial contamination that is very expensive to clean up. She said that the LSRP made her understand that the property owner would be willing to allow us to do the first phase of remediation which is the site investigation, you go in and dig holes to get a sense of where the problems are and this could be done without disturbing the day to day activity at the dry cleaner. She said previous to tonight's meeting, the sub-committee that pertains to the property met with the Agency Counsel, and Denise Nickels from Middlesex County Improvement Authority and is in the audience tonight. Ms. Nickels is partnering with the Agency to work on environmental issues. Mrs. Baruh said that it would make the sense right now to move forward and at least get a grant that would permit the initial investigation. Some of the parcel is for sale, and she has spoken to the Mayor and the Mayor is concerned with the Borough buying property where it is not clear whether there is contamination or not and if the Borough buys the property we are in the line of ownership and do not want to purchase it without knowing what the story is. If the property is purchased right now from someone without the knowledge or takes it knowing because this is public information that the property is a part of a redevelopment area.

Mr. Fechter asked for clarification on the funding so that we could do that. Mrs. Baruh said that the intention is to pursue a grant.

Mr. Baumann said it is the Hazardous Discharge Remediation Site fund and there is money available at the State to investigate the property.

Mr. Fechter asked if there was a time frame and what the probability was in getting funds like that.

Mr. Baumann said that the probability is high that the Borough would get it and would look into the time frame. He said that this project is stuck right now, neither the municipality or the developer is prepared to buy the property and the only way to get this moving is to take

advantage of grant monies, doesn't cost the Borough anything, investigate the parcels, Tantleff will benefit from that and she did step up and commit and nothing is going to happen in six (6) months. There is nothing more that can be done until this project is identified and we know how much it will be clean up and move from there.

Mr. Fechter asked about the time frame. Ms. Nickels said it would be a week or so to get the paperwork in, there is already a scope of work, and once the Resolution is done, it is submitted and however long it takes for the application to be reviewed, a few weeks to a couple of months, then once NJDEP approves it, the actual funds are released and that release depends on their monthly board meetings.

Mr. Baumann said 3-6 months to see if we have the money and then go from there to actually do the work.

Mr. Solomon said to sum it up, once that happens then the extent and the relative cost of cleaning up that site will be known and Ms. Tantleff can then decide if she really wants to aggressively try to acquire it or not. If the redeveloper agreement is not extended in theory it could be offered to another redeveloper, so would we want to say to Ms. Tantleff, who has showed an interest and has worked with the Borough, spent a lot time, equity and some money, thanks for the concept plans, we are going to do the site investigation and maybe we will get back to you, maybe we won't.

Mr. Perlman indicated that it wouldn't be personal, she is a developer and development is a risk, \$20,000 is not a lot of risk for a developer. He said that he is concerned that there is no movement and it has been raised that maybe she can do a portion and if he is going to vote to extend this agreement he would like a clause, and he would like to see some sort of analysis. There is a section I, page 4, Developers Obligations, while the Agency and its consultants, professional's development a time line plan and budget and projects, which was done, but would include any phasing that may be required for redevelopment. He said that if this does not work he would like to see the actual numbers.

Mr. Solomon said that it was not like she isn't interested in making money and if it was going to work and worth her while she would do it. If the agreement was being extended for a year or two years, he would say no but nothing is going to happen for any developer in six (6) months. He said hopefully in six (6) months the property will be unstuck and we will have an answer and if we know the extent of the remediation on the site, Ms. Tantleff will close or she won't and we can then re-evaluate. He said that we are giving her the chance to follow through on the project that she came to us with and not a different project. He suggested we give the six months and he is not interested in seeing those two smaller parcels built out if there is going to be an answer in 3-4 months on the extent of the remediation, which is holding up the bigger development. He said that he would much rather see the bigger development and if it gets chopped up its permanently chopped up. He suggested waiting the six (6) months, and in six (6) months we can re-evaluate.

Mr. Baumann said in listening to the concerns, he said that he would ask Ms. Tantleff to give the Agency a better explanation.

Mr. Perlman said that would help him a great deal in extending the agreement another six (6) months.

Mrs. Baruh said that Ms. Tantleff has indicated that she could phase it, but did not want to make it any smaller than it currently is.

Mr. Solomon said that phasing it dramatically increases the price on a building like this.

Mr. Perlman said that the agreement could always be extended if needed and said that he would like to see the numbers.

Mr. Baumann suggested a motion and roll call and indicated to Mr. Perlman if he was not comfortable he can vote no but in the meantime he would get the answers to his questions.

Mr. Fechter said that the structure of the project, so that the first phase you could build and then do the second phase. Mr. Perlman said two buildings.

Mrs. Baruh said that this had been discussed with the developer and she did not express an interest in doing it. She said that this was a developer who came to the Agency and no other developer has come forward, proposed a project which would meet the terms of the Redevelopment agreement, it provides for a first floor, retail and other public use, second floor residential housing, designed to bring people with disposable income into Highland Park which is consistent with the purpose of the Redevelopment Plan. The redevelopers sense of the aesthetic that the Borough is looking for is strong, she has met with the Agency on numerous occasions, she has submitted a budget, the budget was reviewed with Counsel, and as time has passed Ms. Tantleff has indicated that she has investors and of course the value of money changes over time.

Mr. Baumann said that they have went as far as having to encourage Ms. Tantleff to hang in there.

Mr. Fechter said that he agrees that it is better to hold out and wait and is in favor of the six (6) month extension because we have to do this, there is no viable reason to move forward with anybody until the study is done, and we currently have this relationship with Ms. Tantleff and agrees we should continue with it.

Mr. de Villa asked if there were any other possible developers who have expressed an interest. Mrs. Baruh indicated that no other developers have expressed an interest.

Mrs. Baruh said that if we do not approve the Conditional Redeveloper agreement, and she knows that Mr. Perlman has some questions and concerns, that also sends a message to other developers that after a while if we don't get it done, they are going to pull the rug out from

underneath of us and that is not a message we want to send to developers. She said that if they could get the grant going and get into the environmental issues that will get things moving forward for everyone.

It was MOVED by SOLOMON and seconded by MCDONALD that Resolution R2016-09 Extension with Highland Park Redevelopment Partners LLC be approved.

ROLL CALL: Ayes – Mrs. McDonald, Mr. Perlman, Ms. Levinson, Mr. Solomon, Mr. de Villa,
Mr. Fechter, Mrs. Baruh
Nays – None

There being seven (7) ayes and no nays, Resolution R2016-09 Extension with Highland Park Redevelopment Partners LLC was approved.

Chairperson and Committee Reports

--Popov project

Mr. Perlman said that the last time they met was formally in June 2016, the sub-committee, Rosanne Baruh, Randall Solomon, himself along with Jim Nichols who is Chair of the design committee at Main Street Highland Park, Constantine, met with Anton Popov and his designer, and discussed in great detail about the architecture of the proposed building will include, and there has been several give and takes on this topic and in August revised sketches of the building were received and greatly met what he was asked to do. Mr. Perlman indicated that Mr. Popov has been informed that his next step would be to come to the Redevelopment Agency and make application.

Mr. Baumann said that he would draft a redevelopment agreement.

Mrs. Baruh said that in addition to the issues with the building, we have gone to the Planning Board and then the Council who approved an amendment to the Redevelopment Plan that pertains to specifically to this parcel and requires among other things, that the conditional redeveloper enter into an agreement to secure five (5) parking spots because his intention is to build covering the available land. She said that Mr. Popov was also asked where he is on securing the five (5) parking spots and as far as we know there has been no forward movement on that.

Mr. Perlman indicated that Mrs. Baruh was adamant to move on this because without this the project cannot move forward. Mrs. Baruh agreed there is no project without the parking spots.

Mr. Baumann said that for the purposes of the Redevelopment Agency can get a redevelopment agreement negotiated, Mr. Perlman can share the exhibits and the parking spaces is for the Planning Board.

Mr. Perlman indicated that he would forward to Mr. Baumann with cc to the sub-committee, the memo which summarizes the meetings and directions, with the latest exhibits. He said that Mr. Popov had provided choices and a choice has been selected.

Mr. Baumann said that he would get that together for the next meeting. He said that Mr. Popov would then meet with the Planning Board and the Planning Board will not approve a site plan if he does meet the requirements of the redevelopment plan.

Mr. Perlman said that the thing they did not look at was the landscape plan and asked if that needed to look at here. Mr. Baumann indicated that would be up to the Agency, the Planning Board will look at that but the Agency can to.

Mrs. Baruh indicated that they wanted to look at that.

Mr. Solomon said that it might speed up the process if we allow the Planning Board to handle it. Mr. Baumann said he would like to get Mr. Popov to the Planning Board sooner rather than later.

Mrs. Baruh indicated that we could indicate that we need it to be substantially landscaped, he has a back property line that needs to be substantially landscaped and the front of the property requires trees etc. and would have him indicate that before he goes to the Planning Board.

Mr. Perlman indicated that Mr. Popov has not shown any treatments for the front or back and we did not ask him for that at the time, because the focus was on the architecture. He said in the memo it is indicated that we were silent and did not provide comments on certain items at the time.

Mrs. Baruh asked that those things be placed in the redevelopment agreement, it should cover lighting, landscape, it should cover all aspects of the sign that are enumerated in the redevelopment plan.

Mr. de Villa asked what kind of signage. Mrs. Baruh said some of the items could read that must meet Highland Park's design standards.

Mr. Baumann said that he would draft something and send to the sub-committee for review and get this squared away and achieve this by the next meeting.

Mrs. Baruh said that she has indicated to Mr. Perlman that every time we communicate with Mr. Popov it is very important to reiterate that the approval of the site plan and the approval of the redevelopment agreement is the securing of the five (5) parking spots.

Mr. Solomon said that Mr. Popov is aware of that, Mr. Popov indicated that he has begun the initial investigations and was not going to go farther until he got through this part of the process.

Mrs. Baruh indicated that they were so far from the starting line of the ascetics of the building itself and I am sure in the beginning it felt like we weren't going to get there.

--Tantleff project

Mrs. Baruh indicated that the Tantleff was discussed intently earlier in the meeting.

--Borough Square project

Mrs. Baruh said that Borough Square is the parcel that is centered with the Borough parking lot where the Farmer's Market is located. The sub-committee for Borough Square is herself, Ron de Villa, and Robert Fechter, and the three of them are now a part of a working group that is partnering with Main Street New Jersey headed by Jeff Buehler. She said that the working group also includes Phil George, Jim Nichols, and Jim Constantine. The group will meet again on October 13, 2016 at 2 p.m., at 1 p.m. she and whomever from the sub-committee will meet with Jeff Buehler. Mr. Buehler will be coming into town to look at the site, Block 22, Lots 2,3,4,6,7,8,9, 32, 33, 34, 35, 36. The property extends from South 2nd Avenue to South 3rd Avenue, the South side of Raritan Avenue excludes the corner properties. She said that there is a developer that is interested in this property, Ron Wong from Community Builders. Community Builders is a big outfit and operate in many different cities throughout the country with their home base in Boston and they are known specifically for mixed income, mixed used buildings. Mr. Wong expressed some interest in this building quite some time ago and submitted a very preliminary sketch. Community Builders did not move forward for some time and that is why at some point Main Street Highland Park took a stab at a sketch which has some nice qualities but is not what we are doing, so we are working with Main Street New Jersey but meanwhile Mr. Wong has come back. Mr. Wong has submitted a second sketch that has many positive qualities, approximately 80 units, the open area in the middle that is needed, there are actually two (2) buildings that is open where the parking lot is. It links to the church that is on the parking lot and it has been discussed in having the church partner with us because the church has a big interest. She said that it links in a very nice way and the church has some sort of building there that he could literally build onto. She said that his sketch provided over a 100 parking spots or so, it has met on its face and very preliminarily all the qualities that the Borough is looking for. It is 4 stories high, it has the space so that the Farmer's Market could come in, it takes into account the Affordable Housing and it takes into account the Borough Square quality that we are looking for. Mr. Wong's Board needs to approve as he goes along and his Board is meeting on October 20, 2016, we do not know where they are but they have said to him to continue to pursue with the Borough. She said that he is continuing to pursue and she invited him to the meeting on October 13, 2016 because it could be that the work that will be done by Main Street New Jersey could support Mr. Wong's presentation to his Board.

Mr. Solomon asked if anyone has approached the property owners. Mrs. Baruh said no because Mr. Wong needs to get Board approval first.

Mr. Perlman said that once he receives approval from his boss, he then comes to the Redevelopment Agency.

Mrs. Baruh said yes, then Mr. Wong would go through the steps and he would come to the Board formally, set up an escrow account

--Other Borough Initiatives

Mrs. Baruh asked Ms. Levinson if anything has happened with the Parking Review Task Force. Ms. Levinson said they are working on a survey that will help the Police Department. She said that the preliminary survey indicates that there is not that much of a parking problem in Highland Park. She said that the theory was that there were people parking on the avenue, and they are staying there all day and that is not happening, but there are a few spots where that is happening, and they are trying to encourage the business owner's employees to not park on the Avenue and to park on the side streets.

Mr. Solomon asked why they don't just make it 2-hour parking. Ms. Levinson said that was the goal to see if there was a need to make it 2-hour parking and the answer is apparently we do not need to make it 2-hour parking.

Mr. Fechter said to the extent that people are frustrated that they cannot park near where they are trying to go to and they do have to walk several blocks that is a deterrent to people coming into town.

Mr. Perlman said what we saw at the last meeting was sort of a first trial run of using a police camera on top of the car to capture license plates to see how long they have been parked in the same spot. The Police Department played it back for them and it showed a sharp image and they would be setting it up twice a day, three times per week for two weeks in the month of October. He said that it is going to happen, then there will be an analysis and findings. He said that Law Enforcement does not like the obligations of burden that they would have with the enforcement component which we are not sure at this point it is even worth it compared to the parking study shows.

Ms. Levinson said that there may be a need for 2 hour parking a certain times of the day, in front on restaurants, etc.

Ms. McDonald indicated that it is sometime an issue even on Saturday nights.

Mr. Solomon indicated that 2-hour parking is not going to solve that issue, 2-hour parking on a Friday night everyone is trying to get their take-out and there is still going to be trouble with parking.

Mr. Perlman said that they did speak about the RSIS standards, restoration to the standards and whether or not they could be waived, are there any exemptions. He has been doing some research and in a redevelopment area the RSIS standards in a mixed use project, the RSIS standards do not apply to the residential component. Mr. Baumann indicated that it does not apply at all.

Mr. Perlman said that we don't even have to make that presentation anymore. Mrs. Baruh said no we do not.

Mr. Baumann said that whatever your plan says is the rule, it does not have to be RSIS standards.

Mr. Perlman said that this was a situation where we have realized that we are exempt but if we were to have a full residential development along the avenue, which the redevelopment plan does not permit, he thinks that the RSIS standards would apply. Mr. Baumann said not if the redevelopment plan say it doesn't.

Mr. Solomon said that they would actually have to amend the plan, because the plan right now has very detailed parking standards. Mrs. Baruh said that the amendment would be to get rid of them.

Mr. Baumann asked if he read off a resolved language are you comfortable authorizing the application for the grant.

HPRA2016-10 Resolution Supporting Potential Brownfield Remediation at Block 173,
Lots 43, 44 and 45 in the Borough of Highland Park, New Jersey

Mr. Baumann read the following resolution: WHEREAS, pursuant to N.J.S.A. 40A:12A-6, the Borough of Highland Park, New Jersey has determined that certain property in the Borough, including Block 173, Lots 43, 44 and 45 (the "Property") is an area in need of redevelopment according to the criteria set forth in N.J.S.A.40A:12A-5; and WHEREAS, the Highland Park Redevelopment Agency (the "Agency") has determined that there has been, or it suspects that there has been, a discharge of hazardous substances or a hazardous waste on the Property; and WHEREAS, the Agency is applying for funding for the investigation and cleanup of the Property from the Hazardous Discharge Site Fund in order to determine the extent of any hazardous substance or hazardous waste; and, WHEREAS, the Agency intends to acquire the Property, or assist a redeveloper in the acquisition of the Property through voluntary conveyance in furtherance of the redevelopment plan related thereto; NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Highland Park Redevelopment Agency, that the Agency is committed to the redevelopment of the Property for the purpose of a mixed-use redevelopment project and finds that a realistic opportunity exists for the redevelopment of the Property within a three-year period after the completion of the remediation of the Property either through the planned redevelopment project or through alternate redevelopment.

It was MOVED by SOLOMON and seconded by PERLMAN that the Resolution HPRA 2016-10 be approved.

ROLL CALL: Ayes – Mrs. McDonald, Mr. Perlman, Ms. Levinson, Mr. Solomon, Mr. de Villa,
Mr. Fechter, Mrs. Baruh
Nays – None

There being seven (7) ayes and no nays, Resolution R2016-10 Resolution Supporting Potential Brownfield Remediation at Block 173, Lots 43, 44 and 45 in the Borough of Highland Park, New Jersey, was approved.

Public Comment

Alan Kluger said that he was the Vice Chair of the Highland Park Planning Board and was the Chairperson during the area in need of redevelopment process and was happy to see the Agency looking at and making recommendations and changes as necessary. He said that he was present tonight and in the future when time permits. He said that Kim, himself and Phil George spoke about keeping the lines of communication open and invited anyone from the Redevelopment Agency to attend the Planning Board meeting. He said that it was basically to hear about what the Agency is doing and was not present to speak on behalf of the Board but if there are any questions please feel free to ask. He said that they may see if again periodically.

Mr. Kluger asked how much the study would cost. Mrs. Baruh said that the original thought was about \$35,000 just to begin.

Mr. Solomon said that it could be more or less because they continue to drill holes until they stop getting contamination.

Mr. Kluger asked if this was pre-date the Cleaners. Mr. Solomon said that this pre-dated the cleaner, he did not produce the contamination but he is obligated as the owner.

Mr. Solomon indicated to Mr. Kluger that he was really glad that he was present. It is unfortunate that sometimes we will go through a process, get quite detailed and specific and then the Planning Board goes through the exact same thing and it is time and money and stress for the applicant and work for the volunteers who are doing it and is there anything that we could do to not do that. He said that one thing they could do is trust the Planning Board and let them handle but no one seemed to be into that idea. He said that in the past there has been a joint committee to ensure that the lines of communication are open and engaged on the details so there is a smooth passage.

Mr. Kluger asked if Mr. Constantine was the Planner for the Agency as well. Mr. Solomon said yes. Mr. Kluger indicated that this was good, because they will get his view and opinion on it and he will then bring it to the Planning Board and speak with the Board. He said that he agreed with Mr. Solomon and it is a waste of time and money to go over all the details with the Agency and then again with the Planning Board.

Mr. Solomon said that having Jim Constantine will help.

Mrs. Baruh indicated that she, Kim Hammond and Judy Richman meet quarterly and was tremendously gratified that they were able to have a joint sub-committee meeting to resolve the Popov issues. She said that she really appreciated the time Kim Hammond had given and hopes to do that again.

Mr. Solomon suggested Mr. Kluger to identify the two (2) planning board members that are most likely to have the most questions and the pickiest and send them over to work with us on this committee.

Mr. Kluger said everyone has their interests, he said that the parking, he would not have had them go find five (5) parking spots. He said that they do get flack sometimes saying that they are too tough on people and we require to many things. He said that parking is one where, in his 20 years, they have been reasonable about. If an applicant came before the Board and said that they tried and everyone has said no and we believe that there will be street parking and it could possibly work, the Board would likely have approved that application. He said when the Greek restaurant was approved across from the gas station people in the audience were saying that we were crazy and parking was going to be an absolute mess and it's never going to work, it will never be successful and look at it now, any restaurant would love to have the business that they have now. He said that people park in the area and he has not heard any complaints and you have to be reasonable with whatever area it's in. He said that everyone has a different view point on things and we are reasonable and waive things.

There being no further comments, the public comment was closed.

Hearing of New Agenda Items: None

Action on any other business

--Budget – 2017

Mrs. Baruh said that she has been in touch with the Auditor's and is usually in touch with them throughout the year. She said that she is sitting on an engagement letter and a representation letter, one of the issues is that the engagement letter reports to assign management responsibility to the Committee and we are not in a position to exercise management responsibilities regarding internal control the plan is to have the letter signed by the Borough Employees who are the position to exercise management control.

Mr. Perlman asked if the Auditor could put the summary of the findings first, and the numbers in the back that would be very helpful. He said that it is very hard to find the conclusion, findings, executive summary of the Audit.

Mrs. Baruh said that the Audit follows the format that is dictated by various accounting standards. When the Audit is received we do ask the Auditor to come in and walk us through their statement. In previous years when the Agency had actual CPA on the agency we sat together in the Auditor's office and went through it line by line but sense our budget went from \$12,000 to \$30,000 and the expenses are very simple, revenue comes to us entirely from the Borough that supports the Agency so right now it is pretty straight forward.

Mr. Perlman asked in terms of the property known as Buck Woods, he said that it was his understanding that there was an investigation for a need of redevelopment but was never adopted by the Borough. He asked if the reports of findings available.

Mrs. Baruh indicated that she would not know, it was not within their scope. Mr. Perlman asked if they could find out if it is available.

Mr. Baumann indicated that he would ask. Mrs. Baruh indicated to Mr. Perlman that he could approach any member of the Borough Council as well.

Mrs. Baruh indicated that the Borough Council was entertaining a Resolution to adopt an area in need of rehabilitation, there is some discussion on what that should be but they did have a town hall meeting where she went to help with that. One of the things that requires clarification is that if the entire town is named an area in need of rehabilitation that would apply those standards to the entire town. She said that she was under the impression that if an area is already an area in need of redevelopment it would not suddenly become an area in need of rehabilitation.

Mr. Baumann said that it would be both. Mrs. Baruh asked if he would clarify that with the Mayor and Council.

Mr. Perlman asked about the property near the Sunoco where there was interest and a developer who had come to the Agency with a proposal maybe a year ago or more. Mrs. Baruh said that he never came back.

Mrs. Baruh said that she has had questions from other lawyers who have interest in various other pieces of property and they ask when our next meeting is, she provides the date, time and location and no one shows.

Mr. Solomon asked if Jack Morris was planning on doing anything with the Sunoco property. Mrs. Baruh said that she did not know.

It was moved by Mr. de Villa and seconded by Ms. Levinson with voice vote the meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

Jennifer Santiago

Jennifer Santiago
Agency Clerk