**Present**: Mr. DiNatale, Mr. Platt, Mr. Witham, Mr. Mintz; Mr. Grimley Mr. Mr. Urbeita (by phone)

**Absent**: Ms. Barlow, Mr. Rizzieri

**Also present**: Ms. Sytnik, Board Secretary, Mr. Strausser, Attorney for the Platt Group (by phone)

**CALL TO ORDER AND FLAG SALUTE**

Mr. DiNatale called the meeting to order at 5:00pm and stated it was being held in compliance with the “Open Public Meeting Act” and had been duly noticed and published as required by law.

**ROLL CALL**

Ms. Sytnik took roll call.

**OLD BUSINESS**

Approval of August 6 meeting Minutes.

Motioned by Mr. Platt; seconded by Mr. Grimley

**NEW BUSINESS**

Mr. DiNatale opened the meeting by thanking Mr. Witham for being present. He is doing his best to cooperate with the Township and stay fair to the tenants, while being employed by Namdar. Mr. Kevin Chadrian is no longer with Namdar. He came with good intentions to make it right with the mall tenants and, perhaps for his troubles, he is no longer with Namdar. Mr. Chadrian had a meeting with displaced tenants last month. In the meeting, he asked the township to hold off the estimate for the damaged area repairs budget. He promised to talk to his “superiors” to make sure that the area would be safe for tenants to start moving back by end of December. That never happened. The Township Committee has approved the $82,000 demo project in their last meeting, and now we are ready to move on with the repairs estimate budget. This estimate needs to be approved by the board tonight for the 1st hearing in the December 6th Committee meeting.

Mr. DiNatale provided the budget details and explained the concept of “prevailing” wage. It will cost Namdar 50% more if the Township hires union workers.

Next steps: the Committee will vote on the budget in the December 9 meeting, and the 2nd week of January tax assessor will notify Namdar. The Chairman mentioned we have additional caveats - Namdar may appeal, which will take 6 months to a year. Our goal is to put Namdar on notice and we are starting the process.

Mr. Platt stated that the estimate came even lower than he expected. He encouraged the Board to approve the budget.

Mr. Witham stated that the check from Namdar for the construction workers to start the project is in the mail by UPS. All permits have been approved. The contractors can start tomorrow. Once the demo area has been shored, the tenants can move in. This temporary shoring of the area can turn into permanent.

Mr. DiNatale stated that Mr. Witham has every right to go forward. He expressed hope that Namdar will do what they promised. They have the incentive to do it, as he explained earlier.

Mr. Witham confirmed that some tenants are eager to move back, even though he is not sure exactly who is returning and who is not.

Mr. DiNatale stated the mall is under sales agreement with a buyer. Although he is not sure how the sale will go now that the mall is shattered. This battle has been going on for eight years.

Mr. DiNatale asked the Board to vote on the $ 712,932.00 repairs budget.

Motioned by Mr. Platt; seconded by Mr. Mintz

Motion carries by the following roll call vote:

**Yays:** Mr. DiNatale, Mr. Platt, Mr. Mintz, Mr. Rizzieri, Mr. Urbeita

**Nays:** none

**Abstain:** Mr. Witham

In the absence of further questions from the Board, Mr. DiNatale opened the floor to the public.

Seeing no one from the public, the Chairman asked for adjournment.

Mr. Platt has motioned to adjourn the meeting, Mr. Grimley seconded the motion. The meeting was adjourned at 5:18pm.

Respectfully submitted by

Stella R. Sytnik

BID Board Secretary

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