

Borough of Palmyra
Redevelopment Agency Meeting, 6:30 PM
Monday April 2nd, 2018

CALL TO ORDER

The Redevelopment Agency Meeting of the Borough of Palmyra was called to order by Mayor Michelle Arnold at 6:30 pm.

ROLL CALL

Present: Mayor Michelle Arnold, President Bernadette Russell, Mr. Brandon Allmond, Mr. Tim Howard, Mrs. Gina Tait, Ms. Mindie Weiner, Mr. Lewis Yetter

The pledge of allegiance was recited.

Mayor Arnold read the **OPEN PUBLIC MEETINGS STATEMENT**

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Municipal Clerk in the following manner:

- A. Posting written notice on the official bulletin board at the Palmyra Borough Hall on January 10th, 2018.
- A. Mailing written notice to the Burlington County Times, and the Courier Post Newspaper on January 10th, 2018.
- B. Notice to All Council Members

APPROVAL OF MINUTES

Mayor Arnold asked for a motion to approve the Redevelopment Agency Meeting Minutes of March 5th, 2018. Mrs. Russell made a motion to approve the minutes. Mrs. Tait second the motion

At the call of the roll the vote was:

AYES: Mr. Allmond, Mr. Howard, Mrs. Tait, Ms. Weiner, Mr. Yetter, President Russell

NAYES: None

PROFESSIONAL UPDATES

Mr. Hogue indicated the DEP's valuation of alternate built that can be placed on a site. Mr. Hogue noted several developers have approached the Borough regarding using the funds as a remediation funding source for Fillit. Mr. Hogue stated the current policy will not allow for that use, because of the elevation of the site and it is not in a flood plan. Mr. Hogue indicated the grant program for the remediation project has changed some of its requirements, for example they have reduced the limits which can be applied for from \$5,000,000.00 to \$3,000,000.00 per year, and they have also placed time restrictions on the spending, indicating if you receive funding you have two years to spend the money. Mr. Hogue stated the changes it will not affect our project. And they will not be pulling back our funds as the project is

advancing forward. Mr. Gural stated this is letting us know the DEP is tightening up the regulations on funding and is contemplating possibly taking funding back which is not being used. Mr. Gural noted things are getting less flexible for municipalities. Mr. Hogue indicated our primary point of contact for redevelopment project is Tony Findley, which he met with last week. Mr. Findley further indicated to him that the funding was not going away, however he is also encouraging everyone to not let it sit stagnate, additionally he requested they meet again in a month or so. Mr. Hogue stated, Mr. Findley inquired as to what we were planning to do in this calendar year, and what was going on from a redevelopment standpoint. Mr. Findley indicated to Mr. Hogue that he had not heard from David Meiskin in a while and there were some other redevelopers he would like to introduce to the project. Mr. Hogue also indicated the semi-annual report is due in a month or so indicating what was done in the past six months and what we intend to do in the next six months. Mr. Rosenberg inquired if money was allocated in this year's budget for marketing of the redevelopment site. Mr. Gural indicated yes. Mr. Gural asked if the meeting and semi-annual report could be done after the Redevelopment Agency meeting on May 7th, 2018. Mr. Hogue indicated it should not be a problem.

DISCUSSION ITEMS

Mr. Gural stated a decision needs to be made regarding our next move regarding the redevelopment areas. Mr. Gural noted we have in excess of \$200,000.00 to use for marketing of the redevelopment area and or acquisitions of property. Mr. Gural strongly recommended we begin to advance the project. Mayor Arnold asked what the next step would be to marketing the project. Mr. Gural indicated we could start with our Redevelopment Attorney, Mr. Brewer and see what recommendations he has and also Mr. Rosenberg may have some suggestions, or possibly consulting with a commercial real-estate brokers who we could engage. Mr. Gural indicated when the marketing material was prepared before Mr. Gerkens prepared it and we solicited it on a regional basis not a nationwide basis. This time however we should spend a more money, apply more effort and hire an expert who knows when, where and how it should be marketed. Mr. Gural asked Mr. Hogue to update the FTP site. Mr. Rosenberg stated perhaps we could solicit six of the biggest commercial developers to see if they would be interested in becoming agents for the Borough and have discussion with them regarding how to market the project for redevelopment. Discussion ensued among the governing body as to how and ways this project could be moved forward. It was decided we would begin with a conversation with Mr. Brewer and Mr. Hogue and move out from there. Mr. Gural will put together a proposal and forward it to the governing body. Mr. Gural also indicated he had a matter for Executive Session.

PUBLIC COMMENT

President Russell made a motion to open the public portion for comment. Mr. Yetter second the motion.

All members present voted in favor of the motion

Mr. Rader – Harbour Drive – Mr. Rader stated, Palmyra is being considered to become an opportunity zone. Mr. Rader stated in the article he read it indicates the program is designed to spur development in low income areas, where the poverty rates are over 20% or where the median family income is less than

80% of the area's median family income. Mr. Rader asked wouldn't that be a negative mark on Palmyra as he did not considered Palmyra as low income. Mayor Arnold indicated that would not be inclusive of all of Palmyra, it would be a certain section or sections of Palmyra and it would also help developers with funding assistance with tax incentives.

No one else from the public wishing to be heard, Mr. Howard made a motion to close the public portion. President Russell second the motion.

All members present voted in favor of the motion.

President Russell made a motion to approve **Resolution 2018-114** Resolution Excluding the Public from Certain Meetings Pursuant To Section 8 of the Open Public Meeting Act C. 231 P. L. 1975.

Contract Negotiations. Mr. Howard second the motion

At the call of the roll, the vote was:

AYES: Mr. Allmond, Mr. Howard, Mrs. Tait, Ms. Weiner, Mr. Yetter, President Russell

NAYES:

Borough Council went into closed session at 7:07 pm

Closed Session

President Russell made a motion to open to the public. Mr. Howard second the motion.

All voted in favor of the motion.

Mayor Arnold asked for a motion to adjourn

President Russell made a motion to adjourn. Mr. Howard second the motion.

All members present voted in favor of the motion.

Meeting adjourned at 7:22 PM

Respectfully submitted

DRJ

Doretha R. Jackson

Acting Municipal Clerk