

Borough of Palmyra
Redevelopment Agency Meeting Minutes, 7:00 PM
Monday March 11, 2019

CALL TO ORDER

The Regular Meeting of the Borough Council of the Borough of Palmyra is hereby called to order by Mayor Michelle Arnold at 7:01 pm.

ROLL CALL

Present: Mr. Brandon Allmond, Mrs. Michelle McCann, Mrs. Bernadette Russell, Mrs. Gina Tait, President Timothy Howard, Mayor Michelle Arnold

Absent: Ms. Mindie Weiner

The pledge of Allegiance was recited.

OPEN PUBLIC MEETINGS STATEMENT

Mayor Arnold read the follow Open Public Meetings Statement into the record.

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 February 20th, 2019.
- B. Mailing written notice to the Burlington County Times, and the Courier Post Newspaper on February 20th, 2019.
- C. Notice to All Council Members

Note: Arrival of Ms. Weiner at 7:04 PM

APPROVAL OF MINUTES

Mayor Arnold requested a motion for approval of the Redevelopment Agency Meeting Minutes of February 4th, 2019:

Mrs. Russell made a motion to approve the Redevelopment Agency Meeting Minutes of February 4th, 2019. Mrs. Tait second the motion.

At the call of the roll the vote was.

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

NAYES: none

Mayor Arnold requested a motion for approval of the February 4th, 2019 Redevelopment Agency Executive Session Meeting Minutes.

Mrs. Russell made a motion to approve the Redevelopment Agency Executive Session Meeting minutes from the February 4th, 2019. Mrs. Tait second the motion.

At the call of the roll the vote was.

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

NAYES: none

PROFESSIONAL UPDATES

David Gerkens – Community Grants, Planning & Housing – Mr. Gerkens indicated various actions council could take to aid with the redevelopment on the Southside of Rt. #73. Mr. Gerkens indicated early on, years back a RFQ and RFP for the development community was created. Mr. Gerkens indicated that perhaps it was time to update those things. Mr. Gerkens indicated office and warehousing distribution is in demand currently. Mr. Gerkens indicated additionally the Borough could begin the process of acquiring the various properties in the redevelopment area. Mr. Gerkens indicated it is difficult to market properties over which you have no site control. Mr. Gerkens indicated the treasury department is still in the process of establishing a full set of guidelines for opportunity zones, which can be a powerful tool for investors. Mr. Gerkens handed out a mapping of the opportunity zones in Palmyra, noting it was not only on the Southside but also along Broad Street. Mr. Gerkens indicated that there are various grants which could be applied for once a redeveloper is chosen and the property is shovel ready. Mr. Gerkens indicated it must be remembered also that the Borough has a COAH obligation of 116 units which must be completed on the Southside as the Borough is almost built out. Mr. Gerkens indicated there is a new pilot program coming out from the NJ Board of Public Utilities, to facilitate community solar projects. He indicated council may want to look closer into when the details are released. There was some discussion regarding our COAH obligation and the possibility of the requirements changing at the state. Mr. Gerkens indicated if there were some changes they would more than likely not affect the Borough as our settlement has been approved by the courts already.

John Hogue – Environmental Resources Management – Mr. Hogue stated he hoped all had the opportunity to read his report. Mr. Hogue indicated he highlighted some of the history of the project and the key achievements which have been made. Mr. Hogue stated a lot of environmental work has been completed and the safety risk has been reduced significantly. Mr. Hogue noted due to the work which has been completed we have a much better understanding of the property than we had when the project began. Mr. Hogue stated he identified some of the environments work which still needs to be completed. Mr. Hogue indicated the DEP is still very committed to the project and is willing to help with the redeveloper acquisition process. Mr. Hogue indicated they typically have a meeting quarterly just to determine how the project is progressing. Mr. Hogue indicated a BDA status report will be due in April so they will probably be meeting at that time. Mayor Arnold asked how much money was left for remediation. Mr. Hogue indicated a little over two million. Mr. Hogue explained what could be necessary to clean up the Fillit property, noting the current level of contamination is not known. Discussion ensued regarding the locations of various potential contamination spots, the possibility of being able to place homes in the redevelopment area and where the possibility of placing homes in the development area could be. Mr. Hogue explained how various different properties have been handled which had some sort of contamination. Mr. Gural indicated the National Amusement property; a 60 acres land area is mostly clean except under the

concession stand. Ms. Weiner asked if we should find out exactly what the contamination is before we proceed with acquiring the property. Mr. Hogue indicated we should.

Andrew Brewer – Maraziti Falcon, LLP– Mr. Brewer of Maraziti, Falcon, LLP. stated everyone should have read his memo. Mr. Brewer stated as Mr. Gural explained the RFP/ RFQ process is a good way to go. Mr. Brewer indicated his memo describes the history of redevelopment in the Borough of Palmyra. Mr. Brewer Indicated the two best things to learn from the history is to do a really good background check, investigation and our due diligence on any potential redeveloper. Mr. Brewer noted another issue is the environmental aspect of various properties. Mr. Brewer noted we should know the environmental issues before we acquire any property as it affects the value of the property and what we would potentially be paying for that property. Mr. Brewer explained the process of acquiring a property under eminent domain and also addressed some of the potential pit falls which the Borough could fall into. Mr. Brewer addressed the COAH obligation requirements, remediation issues and how the cleanup could take place. Mr. Gural noted many people indicate Palmyra is built out, it's not. Mr. Gural indicated one-third of Palmyra is not developed.

Ted Rosenberg – Municipal Solicitor – Mr. Rosenberg our Redevelopment area should get more attention than it is. The redevelopment area is five miles outside of Philadelphia, it has a river view, has a harbor area, light rail accessibility and number of attributes which should attract much more attention that it has thus far. Mr. Rosenberg indicated all our professionals have done a great job but the marketing effort has been inadequate. Mr. Rosenberg indicated we need to hire a marketing professional to look for a redeveloper. Mr. Rosenberg noted enough money was spent in the past. Mr. Rosenberg indicated if this property is to be redeveloped you need to hire a professional redeveloper. The Borough does not know about real estate acquisition and redevelopment, on a level if this type of project. Mr. Rosenberg expressed concern about acquiring a landfill. The Borough can't take the risk of acquiring the property and becoming the redeveloper of the property. Mr. Rosenberg explained. Mr. Rosenberg noted the Borough needs to do everything possible to find a national redeveloper who has a record of being able to handle this type of project. There was some discussion regarding the ownership of properties, acquiring of property, additional clean up, etc. Mr. Rosenberg noted Fillit sued us to not be included in the redevelopment area and they lost, National Amusement has pretty much been cleanup and he did not feel as though several small owners would impede the ability of the Borough to obtain a redeveloper. Mr. Gural indicated natural resource damages was always an impediment along with site control. Mr. Gural indicated National Amusements was always an obstacle as they believed their property was worth tens of millions of dollars. Mr. Gural spoke about the Fillit property and noted if the Borough had purchased the Fillit property many years ago then the second contamination would not have occurred. Some discussion occurred regarding various areas which could be used and the possibility of acquiring smaller parcels and then gaining the larger other properties. Mr. Gural explained the various things which occurred in the past and the market as it was at that time. Mr. Gural indicated National Amusements, 64 acres; the Fillit property, 104 acres of which 40 acres are wetlands are the largest properties in the redevelopment area. Gural explained where we were before, where we are today and the possibility of the future with the Fillit property noting nothing is going to happen at Fillit unless we do it. Mr. Gural explained the various redevelopers of the past and how various projects within the Borough were completed with their help. There was additional discussion. Mr. Gural explained the eminent domain ability and how it could apply to the various redevelopment projects. Mr. Rosenberg asked Mr. Hogue what needed to happen to free up

some of the DEP funding to determine the level of contamination at the Fillit property. Mr. Hogue indicted DEP would need to see the Borough moving forward with something not just asking for money with no direction or plan of moving forward. Mr. Rosenberg asked if there would they be an objection to Dave, Andy, John and Mr. Rosenberg from making some phone calls to major redevelopers to see if there was an interest in the property. There was no objection to them doing that. Some additional discussion was had regarding DEP, EDA, Dept. of Commerce, Railroad and their various roles and possibility of them participating in the redevelopment project. There was some additional discussion regarding what is given to redevelopers regarding the project, pamphlets or presentations etc. Mr. Gural noted different types of things we give including access to the Borough's FTP Site on the website which has an abundance of information. Mr. Gural explained some of the things done in the past and the funding we received for the project.

DISCUSSION ITEMS

Mr. Gural indicated the information contained in the orange folders should be marked redevelopment and held on to for future reference. Mr. Gerken stated an attorney contacted the Borough in regards to opening a facility on the Southside of Rt. 73. Mr. Gerken indicated currently nothing positive is happening with the Cannabis legislation. Mr. Gerken noted it appears the legislation will be revisited in 2020. Mr. Gerken asked if at this point and time the Borough evens wants to move forward with this, he suggested the Borough wait until there is legislation in effect, guiding the process.

Mr. Gerken stated he expects to see legislation regarding Standard Solar in the upcoming months. Mr. Gerken indicated there does not seem to be any incentives currently and you can only participate if the panels are placed on your own property, meaning you have to own the property. There was some discussion regarding placement, ownership, and cleanup or capping of the Rt. 73 Redevelopment area. Mr. Gural indicated the capping of the redevelopment area could cost upwards of six million, and you have to own the property they are placed on.

Mr. Brewer stated he is continuing with the process of eminent domain. Mr. Brewer indicated our appraiser will be going back out next week to finish the appraisal. Mr. Brewer indicated he spoke with the property owner and he wants fair market value for the property and is willing to fight to get what he feels he deserves, in the area of \$290,000.00.

Mr. Gural explained the Wakefield and Cushman report.

PUBLIC PORTION

Mayor Arnold asked for a motion to open the Public Portion. Mrs. Russell made a motion to open the public portion for comments. President Howard second the motion

All members present voted in favor of the motion

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

All members present voted in favor of the motion.

REDEVELOPMENT AGENCY COMMENTS

Brandon Allmond – no comment

Michelle McCann– no comment

Bernadette Russell – no comment

Gina Tait – no comment

Mindie Weiner–no comment

President Howard – President Howard asked Mr. Gural to send him the information regarding the Brownfield Conference.

Mayor Arnold – Mayor Arnold expressed gratitude to all of the professionals for a job well done.

Mayor Arnold asked for a motion to adjourn.

Mrs. Russell made a motion to adjourn the meeting. President Howard second the motion.

All voted in favor of the motion

Meeting adjourned at 8:59 PM

Respectfully Submitted

Doretha R Jackson, RMC

Municipal Clerk