

BOROUGH OF PALMYRA
Redevelopment Agency Meeting Minutes
Monday February 5th, 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 December 4th, 2018. Mrs. Russell made a motion to approve the minutes. Mr. Yetter second the motion
At the call of the roll the vote was:

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

NAYES: None

Abstain. Mr. Allmond, Mr. Howard

PROFESSIONAL UPDATES

John Hogue, stated he met with our case manager for a status update. Mr. Hogue stated the case manager would like to have another meeting in the first quarter and he will keep council up to date if anyone is interested in attending. Mr. Hogue stated we still have 1.8 million left in grant monies available for use.

DISCUSSION ITEMS

Mr. Gural indicated the Tax Appeal of Roto Cylinders Block 78.01 Lot 4 will be heard in closed session.

Mr. Gural stated he was contacted by CRG who is a national developer, who builds amazon warehouses across the county; they had been contact by the broker of record; Wakefield & Cushman who represents National Amusements and was interviewed by National Amusement in regards to their submitted bid for the property. Bill Anderson of CRG indicated they had been short listed by NAI and were told to fine tune their bid. However later CRG was told they were not a finalist and NAI would be selling the property to someone else. Mr. Gural stated he inquired who the other parties were, however was told they did not know but felt it would become public knowledge in a month or so. Mr. Gural stated sale of the NAI property is eminent. Mayor Arnold indicated we have no idea of who the other interested parties are. Mayor Arnold asked Mr. Hogue about the Fillit property and his opinion regarding purchasing it.

Mr. Hogue stated if council wished to purchase the property we would have to look at and determine a price. Mr. Howard asked why we would want to acquire it. President Russell indicated in the Mayor's state of the Borough she indicated we wished to acquire it however council has made no such decision. There was much discussion regarding where or not we would have some liability in cleaning up the Fillit property. Mrs. Tait stated the property was cleaned up and then contaminated again. Mr. Gural indicated it was never cleaned up, the level of contamination was identified however then New Jersey Recycling went in and put more contamination on top of what was there. Mr. Gural indicated on the Fillit property there is a 60 acre landfill which has to be capped and the cost to cap those 60 acres would be six to ten million dollars. Additional discussion was had regarding whose responsibility it would be to cap the property if we purchased it. Mr. Gural stated there is no need to cap the property unless redevelopment was going to happen. Mr. Hogue stated the Borough currently is not a responsible party for contributing to the contamination of the property and they do not retain liability for the environmental conditions of the property. Mr. Hogue stated if the Borough acquired it or not we would never be required to remediate the property. Additional discussion was had regarding the purchase or not of the Fillit property. Mr. Rosenberg indicated we should not inquire of Mr. Hogue about our liability regarding the property those questions should be directed to our redevelopment council who would be in a better position to answer those inquires. Mr. Hogue and his company were hired to examine the environmental aspects of the property. Ms. Weiner asked if we acquired the property and no redevelopment was going on would we still have to cap it. Mr. Hogue indicated to approve any types of permits the DEP would want to see the remediation effort was complete. Mr. Gural stated if it were purchased by us or anyone else they would be doing something with it. Mr. Rosenberg stated if we acquired the property for a redeveloper who was interested in redeveloping the area we would not take ownership of the property and we would be buying or acquiring the property for the redeveloper and it could be done via eminent domain. Mayor Arnold stated to correct some incorrect statements regarding her state of the Borough address, Mayor Arnold indicated she did not say the purchase was already done, it was a projection as far as advancing the redevelopment of the south side of Rt. 73. Conversation was had between Mayor Arnold and Council President Russell regarding comments made at the reorganization meeting, during the State of the Borough address.

Mr. Gural stated on the agenda for the upcoming regular meeting there is an item to address the old PNC Bank property and perhaps we should address it then when we can have a more detailed conversation.

Mr. Gural indicated as part of the tax appeal for Roto Cylinders we are re-inspecting the property tomorrow at 10:00 am. and Mr. Hogue will be accompanying the team to the site as our environmental consultant.

PUBLIC COMMENT

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

All members present voted in favor of the motion

Mr. Rader of Harbour Drive, asked if the money was for clean up only or does the money belong to the Borough. Mr. Hogue indicated it can only be used for investigation. Mr. Gural stated that because of the unexploded ordinances/munitions those monies can also be used for remediation clean up. Mr. Hogue stated the State/DEP has control of the money not the Borough and the money is reimbursed to the Borough upon appropriate presentation of expenditures for those purposes. Mr. Rader questioned Council President Russell's ability to interpret what was said by another person on the dais and to indicate she was correct and the person who made the statement was wrong. President Russell replied she listened to the tape and wrote down exactly what words were said.

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

All members present voted in favor of the motion.

REDEVELOPMENT AGENCY COMMENTS

Mr. Yetter stated we should move slowly and carefully in regards to purchasing the Fillit property.

Mr. Allmond indicated no comments.

Ms. Weiner indicated no comments.

Mrs. Tait indicated no comments

President Russell stated again that the exact words spoken by the Mayor Arnold at the reorganization meeting were, "In doing this, that we have put the Borough in a position to purchase the property." President Russell stated Council has not made a decision on purchasing the property and this was the first time council heard about it.

Mr. Howard asked if all the information regarding negotiations could be forwarded to council. Mr. Howard and Mrs. Tait asked for any correspondence or information regarding anyone who was interested in these properties. Mr. Gural stated, last year Mr. Howard asked for correspondence

regarding the redevelopment area which everything which was available at that time was forwarded to Council. President Russell indicated tonight is the first time she heard of CRG and nothing has been presented to council regarding anything about CRG. Mr. Gural stated inquiries are made quite frequently regarding access to our secured FTP site, maintained by ERM. That site contains all of our records and documents regarding the redevelopment area. Mr. Gural stated access to that site has been provided to council and anyone who wishes to learn more about the area; all those inquires do not necessarily result in an application or any additional inquires. Mr. Gural stated those potential developers who we have had actual dialog with over the past 18 months included, David Meiskin who submitted a land use application all should be familiar with and CRG which contacted us when they were contacted by Wakefield and Cushman the commercial real estate broker who represented National Amusements. Mr. Gural stated the last correspondence received from CRG was what he read earlier when they indicated they would not be moving forward and they had no idea of who was. Mr. Gural again stated he would forward any and all correspondence available.

ADJOURNMENT

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 7:19 pm

Respectfully submitted

DRJ

Doretha R. Jackson

Acting Municipal Clerk