

Borough of Palmyra
Redevelopment Agency Meeting Minutes
Monday March 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 February 5th, 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: Mr. Allmond, Mr. Howard, Mrs. Tait, Ms. Weiner, Mr. Yetter, President Russell

NAYES: None

PROFESSIONAL UPDATES

Mr. Gural stated he received a written report with an update from Mr. Hogue. Mr. Hogue's report indicates they have primarily focused on Roto Cylinders over the past month. Mr. Hogue's report also indicated there have been some legislative changes to the HDSRF program which he will know more about after Friday's NJDEP Brownfields Roundtable. Mr. Hogue's report also noted Tony Findley suggested scheduling a meeting to discuss the status of the project and any potential investigation work that the Borough may want to advance this year.

DISCUSSION ITEMS

Mr. Gural noted Roto Cylinders has again filed a tax appeal for their 2018 tax assessment.

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

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

All members present voted in favor of the motion.

REDEVELOPMENT AGENCY COMMENTS

Mr. Yetter indicated no comments

Mr. Allmond indicated no comments.

Ms. Weiner indicated no comments.

Mrs. Tait indicated no comments

Mr. Howard indicated no comments

President Russell indicated no comments

Mayor Arnold indicated no comments

Mr. Rosenberg noted he had a conversation with Mr. Steve Durst who indicated from a builders perspective, there is no market for commercial, the trending market currently is industrial, light industrial or residential. Mr. Rosenberg indicated with the advent of the internet there are very few large department stores being built. Mr. Rosenberg stated Mr. Durst also indicated, the new problem current being faced is co-tenancy agreements; that is where the smaller stores who locate within the mall, have clauses in their leases which indicate if the big box store leaves they too can leave. Mr. Weiner inquired what light industrial is. Mr. Gural stated examples would be like a Philadelphia Sign Co., Amazon logistics center, or UPS/ FedEx shipping center.

ADJOURNMENT

Mayor Arnold asked for a motion to adjourn.

President Russell made a motion to adjourn. Mrs. Tait second the motion.

All members present voted in favor of the motion.

Meeting adjourned at 6:39 pm

Respectfully submitted

DRJ

Doretha R. Jackson

Acting Municipal Clerk