

**CITY COUNCIL WORK SESSION
DECEMBER 20, 2016**

ATTENDANCE:

Councilwoman Lugardo-Hemple
Acting Council President Surrency
Councilman Spence
Councilman Zapolski
Administrator Dr. Stephanie Bush-Baskette
Municipal Solicitor Rebecca Bertram

Council President J. Curtis Edwards - Absent

CALLED TO ORDER: Acting President Surrency

STATEMENT OF MEETING NOTICE: Deputy City Clerk read the statement of meeting notice, "Adequate notice of this meeting pursuant to N.J.S.A.10:4-6 giving the time, date, location and agenda to the extent known has been given in the following manner:

1. by posting notice of said meeting on the bulletin board at City Hall Annex, 181 East Commerce Street, Bridgeton, New Jersey on December 14, 2016 at 4:30 p.m.
2. By mailing such notice to the Daily Journal, South Jersey Times and the Press of Atlantic City on December 14, 2016 at 4:30 p.m.

PRESENTATION: Mr. Edward Bethea made a presentation to council on behalf of the River Grove Project. Ms. Janine McDonald then spoke of USDA funding received in 2003, and the tax credits applied for at the time. She updated council on applying for 9% tax credits in the spring. Lastly Mr. Hans Lampart, President of Eastern Pacific Development, LLC, discussed the application process; he addressed concerns from Mr. Spence and Mr. Zapolski regarding the tax credits percentage, the amount of lots/units, planning board approval, USDA/HUD funding, and the removal of the qualified census tract. Mr. Zapolski asked if the deal will go through this time, and questioned the purchase price/percentage, stating he feels the number is too low. There was a discussion regarding resolution j-12 for the project. Mr. Zapolski and Ms. Lugardo-Hemple both questioned content in the resolution referring to an MOU, and entering into an agreement of sale on certain properties. Solicitor Bertram discussed amending the resolution, Mr. Spence motioned to have the amendments made to resolution j-12, and Ms. Lugardo-Hemple second and the motion carried. Solicitor Bertram read through the resolution and discussed all of the amendments with council. The final resolution will only allow site access to the property.

Mr. Kevin Rabago appeared before council to answer questions regarding food vendors and the RFP. Ms. Lugardo-Hemple questioned who received the RFP and where the 12% gross monthly revenues would come from. Mr. Rabago explained how the gross monthly revenues would be determined, he also named a few local vendors whom he sent emails to informing them of the RFP. Ms. Lugardo-Hemple spoke of local businesses that were not supportive of the food vending. Mr. Spence spoke of an ordinance the city spent a lot of time on regarding soliciting and peddling in the downtown area, and possibly moving the food vendors to the park.

AGENDA REVIEW

C. Invocation/Flag: Councilman Surrency

J-1 Resolution authorizing award of bid for fire hydrants. Mr. Spence questioned the cost of fire hydrants and the need for public bidding.

J-2 Resolution authorizing payment of bills. The CFO explained this was for year-end bills.

J-5 Resolution authorizing award for animal shelter services. Mr. Zapolski asked if there was any change in the cost for this year. The Business Administrator said she would look into it and let him know.

J-12 Resolution regarding River Grove Housing Project. As per amendment made during the work session.

ADDITION

J-15 Resolution approving an application from the police department to the Safe and Secure Communities Program for funding.

J-16 Resolution appointing James Cowles to the Bridgeton Housing Authority.

K-Schedule of Bills a correction to what was originally sent out, the new amount is \$1,423,027.95.

ADDITION

L-2 Application for Quick Towing Yearly Towing License Renewal

L-3 Ed's Body Shop Yearly Towing License Renewal

L-4 Go U S Cabs Yearly Taxi License Renewal

COMMITTEE LIASION REPORTS:

Councilwoman Lugardo-Hemple asked the Executive Director of the Library Ms. Courtenay Reese to update council on the status of the Library. Servpro has finished the remediation process, and the library has been put back together. The Library will re-open on January 10th to the public with a preview and concert on January 8th featuring Zoe Mulford.

Mayor Kelly said the recent UEZ legislation has passed the senate and assembly and is now on the Governor's desk for his signature. He shared a website link that everyone can utilize to show their support. He then spoke of county roads in and around Bridgeton that will be finished or resurfaced in the coming years. The Mayor said he and the Business Administrator recently went to Stockton University to hear a presentation from students regarding their study of Sunset Lake. Mayor Kelly then informed council of an analysis done by Rutgers proving South Jersey is clearly not getting their fair share of public goods and funding for; transportation, social services libraries, public safety, education, public health, etc. He said this is not a North vs South issue, this is a proven analysis that was done at Rutgers-Camden.

OTHER BUSINESS:

Mr. Zapolski discussed the council procedures handout, namely speaking of electronic devices. Ms. Lugardo-Hemple questioned bond ordinances not being approved, and city properties not being sold.

EXECUTIVE SESSION: Resolution 306-16 was adopted to go into executive session for matters relating to contracts.

PUBLIC PORTION: None

ADJOURNMENT:

There being no further items of discussion, it was moved by Mrs. Lugardo-Hemple and second by Mr. Spence the Work Session be adjourned which motion was carried.

Acting President Surrency adjourned the Work Session.

Respectfully submitted,

Approved:

Kathleen L. Keen, RMC
Deputy Municipal Clerk

Jack Surrency
Acting Council President

Date: _____