

THE **SPECIAL** MEETING OF THE CITY OF BURLINGTON COMMON COUNCIL, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, WAS HELD ON TUESDAY, DECEMBER 17, 2019, AT 7:00 PM, IN THE CITY HALL, 525 HIGH STREET, BURLINGTON, NJ, PURSUANT TO THE OPEN PUBLIC MEETINGS ACT.

The Municipal Clerk advised the public of the location of the two fire exits; one on the left after exiting the Council Chamber and the other being the entrance to the building.

Members present: Mr. Babula, Mr. Chachis, Ms. Hatala, Mr. Swan, Ms. Woodard, Ms. Lollar.  
(6) Absent: Ms. Mercuri. (1)

Also present: Mayor Conaway, Administrator- David Ballard, Director of Housing- Bill Harris, Chief Fine.

The following notice of the meeting was sent and Posted on December 12, 2019:

Special Meeting in accordance with the "Open Public Meetings Law"

The President of Common Council has scheduled a Special Meeting to be held on Tuesday, December 17, 2019, at 7:00 PM, at the City Hall Building, 525 High Street, Burlington, N.J. for the purpose of taking action on the following:

Resolution No. 290-2019

Common Council of the City of Burlington hereby authorizes a Redevelopment Agreement with Propel Opportunity Fund, Inc. for the redevelopment of a portion of Opportunity Site 1 as identified within the 2011 New Yorkshire Redevelopment Plan.

Official Action will be taken at this meeting.

Anyone in need of special accommodations or access due to disability should contact the Municipal Clerk's Office at 609-386-0200 x 101 or x102, prior to the meeting.

Cindy A. Crivaro, RMC  
City Clerk

**SALUTE TO FLAG**

**APPROVAL OF INVOICES**

Upon the motion of Councilwoman Hatala, seconded by Councilman Babula, the invoices were approved. All were in favor.

## **RESOLUTIONS**

### **Resolution No. 290-2019**

**RESOLUTION NO. 290-2019 OF THE COMMON COUNCIL OF THE CITY OF BURLINGTON AUTHORIZING AND APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF BURLINGTON AND PROPEL OPPORTUNITY FUND, INC.**

WHEREAS, pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* as amended and supplemented, (the “Act”) the City has undertaken a program for the redevelopment of certain property identified as Block 141, Lots 8, 9, 11, 12, 13, 14, 15, 16 and 17 located at the southwest corner of Clarkson Street and Linden Avenue (the “Redevelopment Property”). The Redevelopment Property is currently owned by the City of Burlington. The Redeveloper intends to construct no less than fifty (50) 100% affordable senior rental units on approximately .699 acres at the Redevelopment Property in a time frame that is practicable and commercially reasonable (“Redevelopment Project”); and

WHEREAS, the City Common Council of the City has determined that the redevelopment of the Redevelopment Property will promote job creation and economic redevelopment within the municipality and the County of Burlington, as well as an attractive project. The City duly adopted Ordinance No. 03-1998 on July 7, 1998, which designated the Redevelopment Property as an area in need of redevelopment in accordance with the Act. The City further duly adopted Ordinance No. 09-2011 on December 21, 2011, adopting the Redevelopment Plan in accordance with the Act; and

WHEREAS, the City Common Council has been authorized to act as a Redevelopment Entity to oversee the implementation of such Redevelopment Plan; and

WHEREAS, Redeveloper maintains that it is in the business of owning, maintaining, and enhancing real property for commercial and other purposes and that it has the financial ability, experience and expertise to redevelop the Redevelopment Property within a reasonable time through its team, in accordance with the provisions of this Agreement. The City and Redeveloper both desire and anticipate that the Redevelopment Project will consist of no less than fifty (50) 100% affordable senior rental units on approximately .699 acres; and

WHEREAS, as a material inducement to the City, the Redeveloper has agreed, among other things, to: (I) create a project at the Redevelopment Property that is both aesthetically pleasing and will spark revitalization and substantial investment in this area of the City; (ii) redevelop the Redevelopment Property in accordance with the Redevelopment Plan; (iii) reimburse the City for costs and fees incurred as set forth in the Redevelopment Agreement; (iv) make certain representations and warranties as set forth therein; and (v) tender payment of such escrow, deposits and payments as set forth therein; and

WHEREAS, to effectuate the purposes of the Act, the City and Redeveloper agree to enter into a Redevelopment Agreement attached hereto as Exhibit “A” in order to further the Redevelopment Project.

NOW THEREFORE BE IT RESOLVED by the Mayor and Common Council of the City of Burlington, County of Burlington and State of New Jersey that it hereby authorizes and approves the Redevelopment Agreement between Propel Opportunity Fund, Inc., the Redeveloper and the City, attached hereto as Exhibit "A"; and

BE IT FURTHER RESOLVED that the Mayor is authorized to execute the Redevelopment Agreement on behalf of the City and the appropriate City officials are hereby authorized to take the necessary action in furtherance of the Redevelopment Agreement.

Upon the motion of Councilman Chachis, seconded by Councilman Babula, the foregoing resolution was adopted by the following roll call vote: AYES: Mr. Babula, Mr. Chachis, Ms. Hatala, Mr. Swan, Ms. Woodard, Ms. Lollar. (6); NAYS: (0); ABSTAIN: (0); ABSENT: Ms. Mercuri. (1).

### **PUBLIC COMMENTS**

Jamal Taylor, 109 Belmont Street- spoke with Rev. Covington about doing a mentor ship at her facility; spoke of helping children; asked for resources from the City.

Claudine Conaway, 110 James Street- spoke in support of Resolution No. 290-2019; urged Council to vote in favor.

### **COUNCIL COMMENTS**

Councilwoman Woodard read the following statement:

It Seems that council comments were omitted as well as old bizness I am gonna presume those were errors of omission, not deliberate attempts. Under old bizness-council voted 4-2 ( she said 2-1) With 1 abstention to eliminate the anachronism of providing a \$30000 subsidy for part time elected officials for medical benefits as an unfair obligation for the residents of this city. Grandfathered or not, the vote ended this voluntary practice. Now we have people here overstepping the authority, publically challenge the rule of law and the solicitor. I want to remind this council and staff that not one dime better be spend in 2020 for this ridiculous action.# 2 in new business I want to thank most of the staff at city hall for remaining non partisan during this election season, It is their obligation and duty. Some dint. People thought that the truth was contentious, ok. I want to publically laud Bill Harris and Bill Curry for brining a depth of experience and breath of knowledge to their positions. Now there are a few of you including elected officials up here and staff who have engaged in subterfuge and undermining of this Mayors progressive agenda who is working for every Neighborhood in this city under the heading building the city one room at a time, and I am not talking principled honest disagreement. Fair warning, cut it out. Change party . Be Burlington van draws. And for the council member who wrote a letter publicly disputing the established policy of the city, not a dime better be spent representing this person. I am talking Finally? I want to publicly thank outgoing at large council member Jeanette Mercuri for hanging tough thru trying times, with bigots and back stabbers in order to effectively represent the citizens of Burlington at a personal cost.

While selflessness and public service is the gold standard, not everyone rises to the level. What is not tolerable are those seeking to line their pockets, political pimps and anti poverty pimps are clowns cut from the same cloth. Themselves at expense of the people they allegedly represent, agenda items never voted on.

**ADJOURNMENT**

Upon the motion of Councilman Babula, seconded by Councilman Chachis, this SPECIAL meeting of December 17, 2019 was adjourned.

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Cindy A. Crivaro, RMC  
Municipal Clerk