

THE **SPECIAL** MEETING OF THE CITY OF BURLINGTON COMMON COUNCIL, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, WAS HELD ON TUESDAY, APRIL 25, 2017, AT 7:00 PM, IN THE CITY HALL, 525 HIGH STREET, BURLINGTON, NJ, PURSUANT TO THE OPEN PUBLIC MEETINGS ACT.

The Deputy 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, Ms. Lollar, Ms. Mercuri, Mr. Swan, Ms. Woodard. (7); Absent: (0)

Also present: Mayor Conaway, Administrator Dave Ballard, Chief Finance Officer - Ken MacMillan, Municipal Attorney- George Saponaro, Redevelopment Attorney - Kevin Sheehan, Redevelopment Attorney - Brooks DiDonato, Redevelopment Consultant - Jim Kennedy, Lt. Elbertson.

The following notice of the meeting was sent:

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, April 25, 2017, at 7:00 PM, at the City Hall Building, 525 High Street, Burlington, N.J. for the purpose of Council's consideration of the following for the betterment of the citizens of the City of Burlington.

Official Action will be taken at this meeting.

Cindy A. Crivaro, RMC
Municipal Clerk

SALUTE TO FLAG

President Woodard spoke of passing of Officer Matt Mercuri's mother.

PUBLIC COMMENTS

George Reinhart. on behalf of Lester Fellows Company - spoke of his business being around since 1898, incorporated in 1911; his family has been a part of Burlington for many years; spoke of HGMG Transload; proposed a trade, giving the City the property on Pearl and Tatham Street and which would allow him to buy into the property where they currently are; spoke of owning ½ of the block on Tatham Street on the Assicunk Creek side; feels this would expedite Council's plans for the redevelopment area.

Ankit Duggal, MBA, MA of Meridia/Capodagli Properties & Sean McGowan, Vice President of Development for Capodagli Property - thanked the City for working with them and making the U.S. Pipe Site Plan one that is feasible; the area is a tremendous asset with a riverfront; spoke of new homes, new restaurants; we want to work together, we want to be neighbors; spoke of bring the actual cash to the closing table; thanked the City for their time and efforts .

Joseph Taylor of Matrix Development Group - spoke of being an investor in building, but also community; feels Matrix can bring a great rateables; spoke of presenting credentials; spoke of rental and sales; spoke of in addition to the warehousing they would be willing to do studies for the mix-use and residential; Matrix is fully committed.

President Woodard gave a handout in reference to this Special Council Meeting for U.S. Pipe Redevelopment, dated April 25, 2017; spoke of a momentous decision council had to make, all have the city's best interest at heart; spoke of hearing from Meridia and Matrix; spoke of protocol; spoke of the proposals.

RESOLUTIONS

Resolution No. 118-2017

A resolution providing for a meeting not opened to the public in accordance with the provisions of the New Jersey Open Public Meetings Act. N.J.S.A. 10:4-12: Therefore be it resolved by the Common Council of the City of Burlington, assembled in public session on April 25, 2017, that an Executive Session Closed to the Public shall be held on April 25, 2017, in the Council Meeting Room for discussion of matters relating to the specific items designated in this resolution:

- Real Estate/Contracts N.J.S.A. 10:4-12 (5)U.S. Pipe Site/McNeal Mansion & Vicinity Redevelopment

The nature of the discussion conducted in closed session and or the result thereof may be disclosed to the public in an open public meeting held in April of 2017 or shortly there after.

Upon the motion of Councilwoman Lollar, seconded by Councilwoman Mercuri, the foregoing resolution was adopted by the following roll call vote: AYES: Mr. Babula, Mr. Chachis, Ms. Hatala, Ms. Lollar, Ms. Mercuri, Mr. Swan, Ms. Woodard. (7); NAYS: (0); ABSTAIN: (0); ABSENT: (0).

EXECUTIVE CONFERENCE

- U.S. Pipe Site/McNeal Mansion & Vicinity Redevelopment

President Woodard announced that Council has informally decided to designate Matrix as the Developer for the U.S. Pipe Site; thanked everyone for their time.

ADJOURNMENT

Upon the motion of Councilwoman Lollar, seconded by Councilman Swan, this meeting of April 25, 2017 was adjourned.

Cindy A. Crivaro, RMC
Municipal Clerk

