

August 31, 2009

A Special Meeting of Mayor and Council was held on the above date and was called to order by President Sloane at 6:30 PM. The meeting was held in Council Chambers located at Woodbury City Hall, 33 Delaware Street, Woodbury, NJ. The Clerk/Administrator, Thomas B. Bowe, stated that it was a Special Meeting of the Mayor and Woodbury City Council and due notice had been given to both the press and the public. President Sloane lead with a Pledge of Allegiance then requested a Moment of Silence.

**ROLL CALL**

**Present:** Villari, Fleming, Brown, Louis, Tierney, Pottillo, Trout, Croce, President Sloane and Mayor Curtis

**Absent:** No One

**PUBLIC**

On motion of Councilman Louis, seconded by Councilwoman Tierney, the Regular Order of Business was suspended and the floor was opened to the Public for Agenda Items Only.

Seeing no one, on motion of Councilman Fleming, seconded by Councilwoman Tierney, the Public Portion was closed and the Regular Order of Business was resumed.

**RESOLUTION #09-177 – RESOLUTION OF THE CITY OF WOODBURY AWARDING BID FOR WING DICKERSON PARK IMPROVEMENTS**

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

On motion of Councilman Fleming, seconded by Councilwoman Brown, the resolution was adopted by a voice motion.

Councilman Fleming advised that the money for above improvements is coming out of the Green Acres Trust Fund.

Councilwoman Tierney asked if the engineer could brief everyone as to what exactly will be done at the park.

Ted Wilkinson, City Engineer, approached Council to advise that this is Phase I of the park improvements which will include: restructuring the park, improvements to the basketball

courts, resurfacing tennis courts, and the creation multi-purpose area with newly-constructed paths. Phase II will include the concession building with rest rooms, plumbing and playground improvements. There is only money available at this time to do Phase I with the City applying for grant money to do Phase II at a later time.

President Sloane stated that he was under the impression that the Soccer Complex and Wing-Dickerson Park projects were both fully funded and he would like to know the background on the financial discussions regarding both projects.

Mr. Wilkinson advised that the original \$500,000 Green Acres grant/loan was to be used for both the Soccer Complex Phase II Project and the Wing-Dickerson Park Project. The costs-to-date, paid by the grant/loan, include Soccer Complex irrigation, additional landscaping, putting in a well, and permitting. Mr. Wilkinson was just made aware by the CFO, that approximately \$100,000 in billings from the Phase I grant/loan were carried over to the Phase II grant/loan, leaving only about \$280,000 remaining in the grant loan for the remaining portions of the 2 projects. If tonight's resolution is passed, only about \$50,000 would remain in the grant/loan for the completion of the soccer field concession stand and any engineering costs. Mr. Wilkinson estimated that another \$100,000 in funding would be required to do Phase II of the Wing-Dickerson Park project, which would include playground equipment improvements and a concession stand.

Mayor Curtis advised that the City already agreed with Deptford Township to do certain things regarding the soccer fields and we pretty much have to do these things.

Councilman Louis inquired if we can legally use funding from one project to complete another, i.e. complete the soccer fields before doing the park project.

President Sloane stated that just to keep everyone on the same page, the City would first complete the soccer fields and then use whatever excess for Phase 1 of Wing Dickerson Park needing an additional \$50,000.00 to complete Phase II.

Mr. Law advised that we would have to go out for additional funding for the \$50,000.00.

**RESOLUTION #09-178 – RESOLUTION AUTHORIZING EXECUTION OF MEMORANDUM OF UNDERSTANDING WITH TRICON DEVELOPMENT GROUP, INC. REGARDING NEGOTIATION OF REDEVELOPMENT AGREEMENT**

Councilman Fleming presented the above-entitled resolution.

The City Clerk read the title of the resolution.

Councilman Fleming introduced our new Special Counsel for Redevelopment , Lou Cappelli, who will be representing the City regarding this agreement as well as all other redevelopment proposals in the future. For clarification purposes Councilman Fleming advised this agreement does not bind the City with Tricon in any way; however, another agreement and resolution would be necessary once a final agreement is put in place. This agreement is needed only to move forward to the next step of the redevelopment plan; much more is needed but we have to take this first step.

Mr. Cappelli approached Council and reiterated Councilman Fleming's remarks adding that all this agreement does is "agree to talk", nothing more.

President Sloane added that this is not a done deal; however, he is cautiously optimistic and hopes everyone else is as well; but as Councilman Fleming previously stated, we have quite a way to go; this is a good first step.

On motion of Councilman Fleming, seconded by Councilman Villari, the resolution was adopted by a voice motion.

### **VOUCHERS**

On motion of Councilman Fleming, seconded by Councilman Trout, the vouchers as presented were authorized paid.

### **PRESENTATION REGARDING HENDRICKSON PARK**

Mr. Bowe, City Administrator, advised how he received a call from Dr. Benjamin Wolfson, a Woodbury resident, who was prepared to donate \$100,000.00 to the City for a memorial in honor of his wife. After speaking with Dr. Wolfson, he along with Mr. Bowe visited Hendrickson Park to see if Dr. Wolfson might like the memorial to be placed there.. Dr. Wolfson decided that Hendrickson Park was the place where he wished the memorial for his wife be placed.

Mr. Bowe stated that he then talked with the County Landscape Architect, Alan Koch, who prepared three renditions for the memorial for Dr. Wolfson's consideration. However, before anything further can be done, Mr. Bowe would needs a motion to proceed.

On motion of Councilman Fleming, seconded by Councilwoman Brown, the City Administrator was authorized to continue to plan with Dr. Wolfson regarding the memorial.

**PUBLIC**

On motion of Councilman Louis, seconded by Councilwoman Tierney, the Regular Order of Business was suspended and the floor was opened to the Public for Non-Agenda Items.

As no one approached Council, on motion of Councilman Louis, seconded by Councilwoman Tierney, the Public Portion was closed and the Regular Order of Business was resumed.

There being no further business, on motion of Councilman Trout, seconded by Councilwoman Tierney, the meeting was adjourned at 7:00 pm.

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**THOMAS B. BOWE**  
Clerk/Administrator

**OTHER OFFICIALS PRESENT**

Chief Financial Officer: Robert Law  
City Engineer: Ted Wilkinson, PE  
Construction Office: John Leech  
Deputy Clerk: Gail Scheffler  
Emergency Mgmt Officer: Lieutenant Cope  
NPP Co-Ordinator: Virginia Horn  
Solicitor: James Pierson, Esq.  
Redevelopment Counsel: Lou Capelli, Esq.