

Millville Industrial Commission Minutes

Memorialized for 2017

January 12

February 6 - *Canceled*

March 8

April 13

May 11

June 8

July 13

August 10 – *Canceled*

September 14

October 12

Industrial Commission
Third Floor Conference Room, City Hall
Millville, NJ
January 12, 2017 12:00 p.m.

Roll Call

The chairman announced that the meeting was being conducted in accordance to the Open Public Meetings Act of 1975, was advertised, posted and made available to the public as required by Statute. The Chairman did a silent roll call and present were Chairman Daigle, Mr. Porreca, Mr. Van Hook, Mr. Wheaton, Mr. Reed and Mr. Daniels. Commissioner Davis and City Solicitor Russell were also present. Mr. Knoop was absent.

Minutes

Commissioner Davis submitted his notes from the December 8th, 2016 meeting to be held as minutes in the absence of a secretary at the meeting. Mr. Porreca made a motion to approve the minutes and was seconded by Mr. Daniels. A roll call vote approved the motion with a yes from Chairman Daigle, Mr. Van Hook, Mr. Wheaton and Mr. Daniels. *Carried.*

Election of Chairman & Vice Chairman

Chairman Daigle informed the commission of his decision to step down as chairman for the new term but to continue to remain on the board. Mr. Porreca nominated Mr. Van Hook for the position of Chairman and was seconded by Mr. Wheaton. With no other motions, nominations for Chairman were closed. Roll call was unanimous. *Carried.*

Mr. Porreca nominated Chairman Daigle for the position of Vice Chairman and was seconded by Mr. Daniels. With no other motions, nominations for Vice Chairman were closed. Roll call was unanimous. *Carried.*

Mr. Porreca nominated Traci Hofer as secretary and was seconded by Chairman Daigle. With no other motions, nominations for secretary were closed. Roll call was unanimous. *Carried.*

Correspondence – N/A

Presentations

The Millville Industrial Park Map was presented to the Commission by Assistant Municipal Engineer, Brian Prohowich. Mr. Prohowich proposed five acre lots at the site measuring 200 by 1000 feet. It was questioned on whether there should be more variation in the lot sizes as well as if there should be one retention pond for the whole complex or retention ponds for each individual lots as well as other details on how the lots should be constructed. Board members also discussed potential sizes of buildings, Mr. Reed mentioned that ideally the buildings should be somewhere between 12,000 to 13,000 square feet.

It was decided that Commissioner Davis was to contact Mertz to present the new ideas and to gain feedback as well as see what Mertz marketing plan is for the Industrial Park and create some dialogue. Chairman Daigle also suggested a meeting to be held an hour before February's Commission meeting between Mr. Reed, Mr. Prohowich, any other board members and Mertz to get any updates on their marketing.

Committee Reports

a. Brownfield Committee –

Commissioner Davis explained that seven people have been interviewed for the position, all interviewees had some sort of experience in Brownfields and two of the seven people have experience in planning as well as economic development. Some reservations were expressed by Commissioner Davis of hiring someone with a new City Commissioner next year and the idea of hiring a consultant for the time being was expressed.

Chairman Daigle voiced that he doesn't feel that the City structure should affect hiring for the position if there is a need for it. City Solicitor Russell said that if a consultant was hired for a year, the person will be more senior and have a broader scope of knowledge which would be a lot better than trying to hire someone for the full time position. Mr. Wheaton agreed and suggested that this person could put together a program and job description and everything else that's needed to do the job. Chairman Daigle confirmed that this person would put together an economic plan that would eventually be taken over by the fulltime employee.

b. Wheaton Property Committee –

No new updates, just awaiting a trial date.

c. Marketable Real Estate Committee –

No new updates.

Old Business – N/A

New Business – N/A

Open Public Discussion

With no further business to discuss, Chairman Daigle made a motion to adjourn and was seconded by Mr. Van Hook. *Carried.*

Respectfully submitted,

Traci Hofer

Industrial Commission Secretary

Industrial Commission
Third Floor Conference Room, City Hall
Millville, NJ
March 9, 2017 12:00 p.m.

Roll Call

The chairman announced that the meeting was being conducted in accordance to the Open Public Meetings Act of 1975, was advertised, posted and made available to the public as required by Statute. The Secretary did a roll call and present were Mr. Daniels, Mr. Reed, Mr. Wheaton, Chairman Van Hook, Mr. Knoop, Mr. Porreca and Mr. Daigle. Commissioner Davis and City Solicitor Russell were also present.

Minutes

Mr. Porreca made a motion to approve the January 12, 2017 minutes and was seconded by Mr. Daniels. A roll call vote was unanimous. Carried.

Correspondence

None

Presentations

Roy Kardon of NAI Mertz was present to discuss efforts the company has made in marketing the John Hurley Industrial Park. Mr. Kardon stated that Mertz has been following up with companies to find interest specifically in the aviation or food industries. Interest they have received to date are from a recycling and salvage companies but has since not worked out.

Chairman Van Hook asked Mr. Kardon if subdividing the lots would be a good idea. Mr. Kardon expressed he loves the idea and believes it would make the industrial park more marketable. Assistant Municipal Engineer, Brian Prohowich distributed copies of the lot development concept to commission members for their reference. Mr. Prohowitz gave an overview of the packet and explained that the Park could potentially have twelve lots in the current proposal as well as described building dimension and features.

Main concerns Commission members expressed were the width of the lots, details of driveways, parking and storm water basins. The main concern with storm water basins is shared versus separate. Mr. Daniels conveyed his concern for a shared basin as the businesses in the industrial park would have to create a homeowners association for upkeep. Mr. Porreca alternatively suggested using the soccer field basins. Commission members agreed to allow Mr. Prohowitz create new plans for lots and buildings based on different scenarios.

Mr. Daigle inquired if there was anything else the commission might do to help with marketing. Mr. Kardon stated that the only hindrance is location.

Another concern the commission expressed is the zoning of the Park. Currently it is zoned as an I-3 Air Park Industry which is more restrictive than an I-1 General Industry which could deter businesses from coming to the area. Chairman Van Hook suggested a resolution to change the industry area. Mr. Porreca suggested the Zoning Board look to reduce the number of industrial areas with the intention to simplify. Mr. Porreca made a motion to adopt a resolution and was seconded by Mr. Daniels. Roll call was unanimous. *Carried.*

Mr. Kardon finished his presentation by suggesting NAI Mertz attend each monthly Industrial Commission meeting to give updates on their progress. The Commission agreed.

Committee Reports

Brownfields Committee: None

Wheaton Property Committee: No new updates, keep postponing.

Marketable Real Estate Committee:

City Tax Assessor, Brian Rosenberger presented to the Commission that that twenty city owned properties are going up for sale at a public auction. They are hoping that the neighbors of these properties will buy them. He expressed that many people do not want to buy them because they do not want their taxes raised. Commission members added that it is costly to draw up papers and file them for ownership.

Mr. Wheaton suggested letting people use this land for a certain price each year which could potentially encourage people to buy. Mr. Daniels added that it could be too difficult to police these properties.

Old Business

N/A

New Business

Mr. Daigle expressed his desire for clarification on an article he read in a local newspaper about the possible lawsuit against the Millville Urban Redevelopment Corporation. Solicitor Russell explained that MURC is supposed to be reporting their activities to the city and that the request for their accounting is over two years old. No lawsuit has been filed at this time.

With no further business to discuss, Mr. Porreca made a motion to adjourn and was seconded by Mr. Daniels. *Carried.*

Respectfully submitted,

Traci Hofer

Industrial Commission
Third Floor Conference Room, City Hall
Millville, NJ
April 13, 2017 12:00 p.m.

Roll Call

The chairman announced that the meeting was being conducted in accordance to the Open Public Meetings Act of 1975, was advertised, posted and made available to the public as required by Statute. The Secretary did a roll call and present were Mr. Wheaton, Chairman Van Hook, Mr. Knoop, Mr. Porreca and Mr. Daigle. Commissioner Davis and City Solicitor Russell were also present. Mr. Daniels and Mr. Reed were absent.

Minutes

Mr. Daigle made a motion to approve the March 9, 2017 minutes and was seconded by Mr. Wheaton. Messrs. Wheaton, Knoop, Porreca, Daigle and Chairman Van Hook all voted aye.
Carried.

Correspondence

Ms. Hofer notified the Commission Members of a 14,000 square foot property with rail access for sale. If anyone was interested she was in possession of the contact information for the property.

Presentations

Roy Kardon of NAI Mertz was present to discuss his efforts in searching for suitable businesses for the Industrial Park. He informed the Commission that they had sent out an e-blast to potential businesses to gain interest.

The first business presented was Patton Warehousing, LLC from Milton, PA. Mr. Kardon explained they were looking to buy thirty acres to build a 500,000 square foot distribution center. He added that the company does mainly 3PL work, which is handling the distribution and warehousing for another company but that they also do some food service and would employ thirty to forty people. He gave an example of Gateway in Salem County and noted it sat for a couple of years but once they secured a first tenant, JE Berkowitz, everything fell into place and suggested this could be a similar opportunity. Mr. Kardon asked the Commission members what incentives he could present to the potential client and pricing.

Mr. Kardon suggested offering the client the possibility of extending the five year abatement if the deal makes sense, which could be a long term abatement. Commissioner Davis pointed out that the new redevelopment plan denies long-term abatement. Commission members confirmed with Mr. Kardon that it was very preliminary in the company's interest and that they were just looking for a per acre price.

Mr. Porreca explained that it is up to the City Commission to set a price, but the Industrial Commission could make recommendations. Members continued to discuss what they believed would be a good number to present to Mr. Kardon's client. The Commission agreed that NAI Mertz should ask the client what would be an ideal price for them to consider coming to the City.

The second interest Mr. Kardon received is from a landfill. The company wants 150 acres and would provide 100 jobs. Mr. Daigle expressed that he did not like the idea for this particular project because of its proximity to the recreational park. Mr. Porreca added that the City is limited by the Improvement Authority on landfills and inquired as to what type of landfill it is. Mr. Kardon explained that it would be a trash landfill, where it is dumped and then covered with dirt. The Commission members agreed that they would pass this particular business up for the Industrial Park.

Mr. Kardon informed the Commission that he sits on the Board for the Delaware Valley Regional Planning Commission and stated there is an aviation portion opening up. He proposed he would go to those meetings for aviation industries interest.

Finally, the Commission and Mr. Kardon went over the new proposed plans by Assistant Municipal Engineer Brian Prohowich and went over details such as signage, driveways and interpretation of the lot features. Mr. Kardon concluded his presentation by stating he would send out a local e-blast to businesses, advertising the opportunity to own their own location and Grow New Jersey.

Mr. Daigle added that although the landfill idea may not be for this particular opportunity, did Members think that there might be other land for this use? Commission members suggesting getting back to Mr. Kardon on potential ideas.

Committee Reports

a. Brownsfield Committee –

Chairman Van Hook expressed that he believes the landfill opportunity might be a good project for the Committee to look into. Mr. Porreca stated that he does not believe there is anything of size in the Brownsfield area for a landfill. Commissioner Davis expressed his disapproval of allowing a landfill anywhere within the City. Mr. Wheaton added that he thinks the Commission needs to first find out what is meant by landfill because a landfill can be a different number of things. Chairman Van Hook added that based on environmental regulations, it may not be as bad as the members were thinking in terms of a landfill.

b. Wheaton Property Committee –

Mr. Russell presented that there is interest buyer in the property but it is tied up in the legal case. He stated that the interested party wants to speak with the city and if the bankruptcy was dismissed the property can be sold. As of right now, the case is postponed indefinitely.

c. Marketable Real Estate Committee –

Commission members discussed their satisfaction with the efforts NAI Mertz has made in marketing the Industrial Park as well as their intentions of being realistic in setting a price for

the lots of the Park. Attention was brought to a deal that fell through with Intex and the vacant Airwork (Dallas Airmotive) property. Members questioned why Dallas Airmotive was still maintaining property in Millville as they are located in Texas. It was noted that it is a nice property with road frontage and utilities. Members suggested a City official approach the company to find out their intentions with continuing to own the property.

Old Business – N/A

New Business – N/A

With no further business to discuss, the Commission made a unanimous decision to adjourn.

Respectfully submitted,

Traci Hofer
Industrial Commission Secretary

Industrial Commission
Third Floor Conference Room, City Hall
Millville, NJ
May 11, 2017 12:00 p.m.

Roll Call

The chairman announced that the meeting was being conducted in accordance to the Open Public Meetings Act of 1975, was advertised, posted and made available to the public as required by Statute. The Secretary did a roll call and present were Mr. Daniels, Mr. Wheaton, Chairman Van Hook, Mr. Porreca and Mr. Daigle. Commissioner Davis and City Solicitor Russell were also present. Mr. Knoop and Mr. Reed were absent.

Minutes

Chairman Van Hook requested a change in the verbiage adjourning the April meeting, stating he did not make a motion to adjourn and it was a mutual agreement by all attending members. Mr. Daigle made a motion to approve the April 13, 2017 minutes with the change in language and was seconded by Mr. Porreca. Messrs. Wheaton, Porreca, Daigle and Chairman Van Hook all voted aye. Mr. Daniels abstained.

Correspondence – N/A

Presentations

Roy Kardon of NAI Mertz was in attendance of the Commission meeting to discuss efforts the company has made in attracting potential businesses to the Airport Industrial Park. Mr. Kardon presented to Members that Patton Warehousing was still very much interested and Millville was under strong consideration as well as some other locations. He stated that he should know their decision within two weeks.

Mr. Kardon also presented that they have gotten a developer to consider working with the area and are trying to get them down this month. He explained it would be a major thing that would get someone to start taking over and figuring out what the aesthetics are going to be for the park. He stated the developer has marketing on a National level and has a large client base. Mr. Daigle inquired on whether the developer would own the properties and lease them out to the businesses or would they sell individually. Mr. Kardon explained that it would be up to the developer.

Mr. Porreca asked if a price was given Patton Warehousing and how they received it. Mr. Kardon said that one of the reasons they were looking into the area was probably because of the price and that they were very interested. He pointed out that if the business hears about the possible developer it may be beneficial to both deals.

Mr. Kardon distributed worksheets displaying the efforts NAI Mertz has made in marketing the Industrial Park for the past month. Commission members discussed certain features of the marketing efforts and pointed out that the “right to sell” agreement is for the City Commission to

approve but that the Industrial Commission could recommend it. Commissioner Davis was asked if it was a topic that could be put on the agenda for the next City Commission meeting and he agreed. Mr. Porreca made a motion to recommend the City Commission approve the agreement and Mr. Daniels seconded. All were in favor. *Carried.*

After NAI Mertz representatives departed the meeting, Commission members discussed how pleased they were with their efforts as well as their optimism for the possibility of having a developer.

Commissioner Davis presented to the board that last week, in a meeting with Jim Watson of the Cumberland County Improvement Authority, the extension of Nabb Avenue was brought up again and how it would create a corridor for an Industrial Park that would avoid driving through town. Commissioner Davis said that there wasn't a timeline or anything, the idea was just on the radar. Mr. Porreca expressed that he felt it was a good idea, considering the high volume that is on Hogbin Road. Commission Members agreed.

Committee Reports

a. *Brownfield Committee –*

Commission Members discussed the possibility of applying for grants for City-owned Brownfield sites and discussed the site on South 2nd Street and what type of efforts have been done to clean it up for a possible sale as well as what direction they wanted to take.

b. *Wheaton Property Committee –*

Mr. Russell stated that there was no real update for the Wheaton property. He said that Anthony, whose business is recycling bottles, is still interested in the property but no deal could presently be made. Chairman Van Hook inquired if there was a timeframe for a resolution and Mr. Russell explained that he thought it would be a couple of months. Because of the inactivity with the case, Chairman Van Hook requested the Committee be taken from the agenda until further notice.

c. *Marketable Real Estate Committee –*

Members discussed the City's process in selling City-owned property and when the City has a right to reject offers on certain properties as well as best practices for auctioning the properties.

Old Business

Mr. Porreca questioned if the convenience of lunch during Industrial Commission meetings was necessary. Members discussed the pros and cons of having lunch provided and ultimately agreed to discontinue it. Mr. Porreca made a motion and was seconded by Mr. Wheaton. Messrs. Wheaton, Porreca, Daniels and Chairman Van Hook all voted aye. Mr. Daigle voted nay.

New Business –

With no further business to discuss, Mr. Porreca made a motion to adjourn and was seconded by Mr. Daigle. *Carried.*

Respectfully submitted,

Traci Hofer
Industrial Commission Secretary

Industrial Commission
Third Floor Conference Room, City Hall
Millville, NJ
June 8, 2017 12:00 p.m.

Roll Call

The chairman announced that the meeting was being conducted in accordance to the Open Public Meetings Act of 1975, was advertised, posted and made available to the public as required by Statute. The Secretary did a roll call and present were Mr. Daniels, Mr. Reed, Chairman Van Hook, Mr. Knoop and Mr. Daigle. Mr. Russell, City Solicitor, Commissioner Davis and Commissioner Sooy were also present. Mr. Wheaton and Mr. Porreca were absent.

Minutes

Mr. Daniels made a motion to approve the May 11, 2017 minutes and was seconded by Mr. Daigle. All were in favor. *Carried.*

Correspondence – N/A

Committee Reports

a. Brownfield Committee –

Commissioner Davis informed Members that the City received a grant in 2015 to clean the ground under the Shoney property but the above ground contaminates needed to be disposed of first. Chairman Van Hook asked if there was any plan to do that and Commissioner Davis said that there is discussion to see how much it will cost.

b. Marketable Real Estate Committee –

Chairman Van Hook asked the Board if there was any other business besides the NAI Mertz presentation. Mr. Daigle explained that he was interested in learning about the details of the lease with the Delaware River Bay Authority (DRBA) at the Airport and when it was up. Commissioner Sooy explained that it was originally a ninety-nine year lease, but the City no longer gets money from it. He states that additionally, the DRBA wanted the 200 acres that the City is trying to sell, for nothing, and the request was turned down.

Mr. Daigle stated that he heard that the DRBA expressed an interest in getting out of their lease. Commissioner Davis explained that the reason they want to get out is because the Historical Preservation District keeps them from doing certain things. Mr. Russell pointed out that the only airport that makes money is in New Castle, DE and the others lose money.

Mr. Reed expressed that a year ago there were meetings to reduce the size of the Historical footprint and questioned what had happened. Mr. Russell explained that the City was still working on that but it was up to the State Historic Preservation Office. He said that he thought there was still some activity. Board members discussed the challenges they have faced in seeing progress as well as the willingness of all parties for change in the district.

Chairman Van Hook mentioned the letter that had been drafted to the DRBA that would be discussed in 'Old Business' and suggested adding a component to the letter about the need to change the district. He also suggested the possibility of inviting the people from the Army Air Museum to the meeting with the DRBA. Board members agreed that it was a good idea.

Mr. Russell announced to the Commission that he had Frank Riesenburer on the phone to speak more on where the City stands in dealing with the size of the designation district at the Airport. Mr. Riesenburer explained to members that the issue with the designation of the Historic Zone in the area close to the Q Hangar is that it should not be considered Historic. The reasoning, he states, is that the Historical Commission is not aware of the extent to which it is contaminated under the building with chlorinated compounds. He said that the Land Site Remediation Program (LSRP) will require the demolition of the building and will remove a substantial amount of soil. He said he does not know when a decision will be made but thinks it may be in the winter. He stressed that the Historical Commission needs to be made aware of the contamination that is present.

Mr. Riesenburer continued and said that the Q Hangar itself is falling apart and does not make sense to be part of a Historic District. He said that he had spoken to representatives from the Bay Authority who said they are willing to keep the trusses and other associated parts of the building that could be used for reassembling at another location or until someone needs such a structure and would be willing to put it up again. The purpose of shrinking the Historical District is to get rid of the Hangar and the building to the right of it for environmental remediation.

Chairman Van Hook concluded that from what Mr. Riesenburer had presented, the biggest need is getting the Historic District changed to remove the Hangar. Mr. Russell said that the State could take away some of the Historic Zone if made aware of the environmental problems. Commission members agreed. Mr. Riesenburer said that a joint effort between the city, the DRBA and the Army Air museum is needed. Chairman Van Hook suggested adding to the DRBA letter about shrinking the Historical District and Members agreed. Mr. Daniels explained that the DRBA is already looking to do this and the letter could bring it together.

c. Wheaton Property Committee –

Chairman Van Hook announced that although not on the agenda, there was an update on the Wheaton Property Committee. Mr. Russell explained that the City had filed a motion for summary judgement. He says that the City successfully foreclosed its tax lien and the number is four to five hundred thousand, plus. He states the City obtained title and successfully contested the whole way through and the attorneys got a judgement that awarded the property to the City. The previous owner decided to go back to bankruptcy court to try to prove that the City got a property that has greater value than the taxes.

Mr. Russell made the Commission aware that they received a decision that morning from the judge that is adverse to the City and did not grant summary judgement. He said they also received a call from Keith Bonchi who is the attorney who represents the New Jersey Tax Collector and Tax Treasurers Association who said he is appalled at the ruling and that the City should appeal it. He stated that he would like to help the City as the ruling sets a bad precedent. Mr. Russell explains it would be up to Nona Ostrove and the City Commission to decide what to do.

Mr. Russell advised Members that they are still trying to work with the interested buyer for the property which may result in not even having to bother with litigation because the City could then step out and let the property go to GGI. He explained the City would get the taxes paid, and a new developer could come into the property.

Presentations

Roy Kardon of NAI Mertz was in attendance of the Commission meeting to discuss efforts the company has made in attracting potential businesses to the Airport Industrial Park. Mr. Kardon distributed to members marketing activity for the previous month. He explained that there was nothing new to report and that he is still communicating with the two potential businesses for the Industrial Park.

He also told Commission Members that there were no updates with the potential developer as they had gotten busy over the past month but were still very interested. Mr. Kardon added that he was attending a Society of Industrial and Office Realtors (SIOR) event later that night with developers from the Northern New Jersey region with whom he may be able to pitch the Industrial Park.

Mr. Reed asked Mr. Kardon if the Free Trade Zone at the Airport would extend to the Industrial Park area. He explained that he is a landlord at the Airport with a possible tenant of a co-op group with 45 liquor stores and would use the space for storage of their high-end liquors and distribution to their stores. He continued to describe how the Free Trade Zone could benefit this client and thought it could be a good selling point if extended to the Industrial Park as there are very few of these zones in the State of New Jersey. Mr. Kardon agreed. Mr. Reed asked Mr. Russell if he may know and Mr. Russell stated he would have to look into it. Commission Members continued to discuss how it could benefit marketing the Park. Mr. Knoop asked if the New Castle Airport was considered Free Trade and Mr. Reed explained that he wasn't sure but knew there were just a few in New Jersey.

Mr. Kardon asked if there was any word on the Listing Extension. Commissioner Davis said that he had not even seen it on the agenda and Mr. Russell said it wouldn't be a problem and he would write a resolution and put it on the next City Commission Agenda.

Old Business –

Commission Members discussed the letter to DRBA drafted by Chairman Van Hook and agreed to add a paragraph to the letter stating that the Commission would like to work with them to find a way to change the Historical District to remediate environmental issues at the Airport. It was also suggested to request that the DRBA be invited to attend the July or August Industrial Commission Meeting. Mr. Knoop inquired on whether the letter should be sent to other parties interested in the Environmental remediation and Chairman Van Hook suggested waiting until getting a response back from the DRBA.

Mr. Daniels made a motion to approve the letter with the changes and was seconded by Mr. Daigle. All were in favor. Chairman Van Hook requested that Ms. Hofer edit the letter and circulate it to members for comment before mailing to DRBA on Monday.

New Business –

Mr. Reed expressed to Commission Members the lack of a contact and procedure for Economic Development in the City. He stated that after Samantha Silvers had left her position with the City, he, as well as other landlords have not heard any Millville-specific leads, just what they receive Countywide from Jim Watson at the Cumberland County Improvement Authority (CCIA) which goes to contacts in Vineland, Bridgeton and Millville.

Mr. Reed further stated that he doesn't understand where the leads have gone as he hasn't received any since Ms. Silvers left and didn't know if perhaps she was receiving them from a specific contact. He proposed to the Commission Members to set a procedure in place on the website for those looking to do business in the City to contact a specific extension and set that person up with a list of what's available. Mr. Daigle agreed and stated that he doesn't think we can be successful without an Economic Development Director or protocol in place.

Mr. Knoop inquired if there was some sort of formal arrangement with the CCIA. Commissioner Davis explained that with talking to Mr. Watson the process is exactly how Mr. Reed described. Chairman Van Hook asked Commissioner Davis if he wouldn't mind seeing if there is any type of protocol in place currently and if not, a committee needs to be put together to help draft a protocol so somebody in the City is getting those leads or if there are any contractual obligations. He requested that it be followed up under 'Old Business' at next month's meeting.

With no further business to discuss Mr. Daniels made a motion to adjourn and was seconded by Mr. Daigle. *Carried.*

Respectfully submitted,

Traci Hofer
Industrial Commission Secretary

Industrial Commission
Third Floor Conference Room, City Hall
Millville, NJ
July 13, 2017 12:00 p.m.

Roll Call

The chairman announced that the meeting was being conducted in accordance to the Open Public Meetings Act of 1975, was advertised, posted and made available to the public as required by Statute. The Secretary did a roll call and present were Mr. Daniels, Mr. Reed, Mr. Wheaton, Chairman Van Hook, Mr. Knoop, Mr. Porreca and Mr. Daigle. Mr. Russell, City Solicitor and Commissioner Davis were also present.

Minutes

Mr. Daniels made a motion to approve the June 8, 2017 minutes and was seconded by Mr. Knoop. All were in favor. *Carried.*

Correspondence – N/A

Presentations

DRBA –

Tom Cook, Executive Director and Douglas VanSant, Commissioner of the DRBA were in attendance of the Industrial Commission meeting. Mr. Cook presented to Members that the Airshow hosted in May saw great success which shows the potential of the airport. He stated that they have identified the Historic District's designation as a problem and that they have tried to work with government offices to get the area reduced. He explained that there seems to be no interest in making it smaller and he is hoping with the new administration they can restart the process. He explained they had even tried to work with the State Historic Preservation Office but they have no intent to make the area smaller.

Mr. Cook explained that they currently operate five airports, two in New Jersey and three in Delaware and the Cape May County Airport is the most successful one because they collaborate and work with the local government which is key. He stated that he is committed to making the Millville Airport expand and serve the community.

Mr. Russell informed Mr. VanSant and Mr. Cook that at the last Industrial Commission Meeting, Frank Riesenburer, special council for the City, had made a presentation on the environmental state of the Airport. He stated that Mr. Riesenburer had told Members that he was developing a plan with the LSRP for the environmental contamination that exists and they wish to remove the Historic designation so they can remediate the environmental contaminates that exist at the Q Hangar and other buildings. Mr. Russell explained that Mr. Risenburer believes a strong presentation could change the designation.

Mr. Cook stated that the DRBA would support it and Mr. Daniels added that the Army Air Museum is not adverse to the idea. Mr. Russell and Mr. Cook both agreed that the Q Hangar is

costing the DRBA a lot of money. Mr. Daigle pointed out that there are multiple parties in agreement and that we need to show we are all on the same page. Mr. VanSant stated that the groups need more than just one incentive and that three groups should submit correspondence. Mr. Daigle suggested framing it as a legal liability for environmental remediation.

Mr. Porreca advised the Commission that he believes there is a formal application process and hearing as he has previously attended such. Mr. Russell suggested that the application could begin once they received the report from the LSRP. Mr. Daigle suggested rather than entirely eliminating the district, they could shift it and Mr. VanSant said he preferred just eliminating it. Chairman Van Hook reiterated the need for a joint application. Mr. Russell suggested Mr. Cook participate in a conference call with him and Mr. Riesenburer about the current efforts.

Finally, Commission Members informed Messrs. Cook and VanSant of the Industrial Park efforts. They stated that they are optimistic about the opportunities at the park. Mr. VanSant expressed his concern that it would be in direct competition with the airport and Mr. Reed ensured that it would not as it would be two different types of buildings and that there is a need for both sizes.

NAI Mertz

Roy Kardon of NAI Mertz attended the Commission Meeting to update on the progress his company has made on attracting interested businesses to the Airport Industrial Park. Mr. Kardon began by passing out the marketing activity for the previous month. He reported that he did not have anything new to report as Patton Warehousing was currently trying to figure out logistics and the potential developer had just not been in the area, both he said, are still on the radar.

Mr. Kardon brought up the idea of using a part of the park as a solar energy farm. He suggested that it may give the City more revenue as well as draw companies looking for solar energy. Additionally, he said, it is environmentally friendly. He stated that it would only be ten to fifteen acres and could be put in an area not in the way and would be a lease of the land, paid every six months. Mr. Reed suggested that the engineer could design the area it could be located within the park.

Mr. Reed presented to Mr. Kardon and Commission Members the Cumberland County Improvement Authority's Certified Sites Program. He stated it was something worth looking into and estimated it could take about six months to do in-house with the Engineering Department. Mr. Kardon said he was not familiar with the program but believes that eliminating the extra time may be beneficial for marketing the properties and he strongly recommends the idea. Members agreed to review the material and would discuss at the August meeting.

Committee Reports

a. Brownfield Committee –

Commissioner Davis presented that City Engineer, Brian Prohowich was taking estimates to see how much it would cost to clean up the above ground contaminates at the Shoney Property which could be around \$7,000. He explained that once the above ground area is cleaned up, the grant for the underground clean up could be utilized. Mr. Porreca inquired if the City was willing

to pay that and Commissioner Davis said they could. He continued that although there is no contract yet to clean the underground contaminates, they do have the funds necessary. Mr. Porreca commented that the City could start making applications for grants for the other sites.

Old Business –

Wheaton Property Update –

Mr. Russell informed the Commission that the gentleman interested in the Wheaton Property, Anthony DeSantis, had purchased the Gerresheimer Property which sits next to the Wheaton Property. He stated that he did not know he was interested in that property and that they were meeting with another interested buyer in the next couple of weeks.

Members inquired on what business Mr. DeSantis was in and Mr. Russell explained that he recycled plastic bottles. Mr. Reed expressed his concern that the business would attract rodents to the area because of the sugar from recycled soda cans and bottles. Mr. Daigle asked if they could restrict him to just water bottles. Mr. Russell explained that he thought it only was water bottles and that because it is private property, they could not restrict him. Mr. Daigle inquired if that meant he was interested in both properties and Mr. Russell said he didn't know.

Economic Development Protocol Update –

Commissioner Davis updated that the discrepancies on the website had been taken care of and all Economic Development questions were going to be directed to Ms. Hofer. Mr. Reed suggested that Ms. Hofer send out an inquiry email to all Commercial and Industrial Landlords in the City every ninety days to see what is available around the City and compile a database so she may be able to better serve any interested caller and direct them. Ms. Hofer also presented the idea of creating an Economic Development Packet to give to interested parties wanting to potentially do business in the City.

New Business – N/A

With no further business to discuss Mr. Daniels made a motion to adjourn and was seconded by Mr. Daigle. *Carried.*

Respectfully submitted,

Traci Hofer
Industrial Commission Secretary

Industrial Commission
Third Floor Conference Room, City Hall
Millville, NJ
September 14, 2017 12:00 p.m.

Roll Call

The chairman announced that the meeting was being conducted in accordance to the Open Public Meetings Act of 1975, was advertised, posted and made available to the public as required by Statute. The Secretary did a roll call and present were Mr. Daniels, Mr. Reed, Mr. Wheaton, Chairman Van Hook, Mr. Knoop and Mr. Daigle. Commissioner Davis was also present. Mr. Porreca was absent.

Minutes

Mr. Wheaton made a motion to approve the July 13, 2017 minutes and was seconded by Mr. Daniels. All were in favor.

Correspondence – N/A

Presentations

NAI Mertz

Roy Kardon of NAI Mertz presented that since the last meeting, he has had two inspections he wanted to share with Members. The first was with a developer looking for 100 to 300 acres. They stated that they wanted to test the market, create drawings and confer with their engineer. He said that he wants them to come to an Industrial Commission meeting in the near future and is hoping that will start a dialogue.

Mr. Daigle inquired on who the Developer was and Mr. Kardon explained at that time he could not share but did say they are very well known and work with lots of business and have the power to bring people to Millville. Mr. Daigle also asked what they are looking for and what their time frame is for acting on something. Mr. Kardon said that they wanted to do a “free look” and test the market and the time frame would be three to six months.

Mr. Daniels asked if that meant we had to hold off on anything else that may be in the works. Board members discussed their hesitancy towards that option and Mr. Reed suggested to do a first refusal for three to six months. Mr. Daigle stated that until the Commission knew who they were, he thought it unwise to enter into an agreement. Mr. Kardon ensured members that they would meet with someone first before any sort of agreement.

The second interest Mr. Kardon presented was a food company that was interested in seventy to two thousand square feet of space. He said that the biggest issue the company had was truck access. He explained that more than three turns for trucks is not favorable and suggested the extension of Nabb Avenue. Members discussed recommending it to the City Commission as well as the concerns of any action being taken during an election year. It was suggested to send a recommendation after elections were completed.

Mr. Kardon brought up materials about Certified Sites from the Cumberland County Improvement Authority. He said that the items they list would be helpful in marketing the sites. Members asked if having a price for the lots would be helpful and Mr. Kardon said it wouldn't hurt. Mr. Reed suggested sending a recommendation to the City for a Price. Mr. Daniels explained the City, although not required, should go before the Planning Board to present the concept and idea of subdividing the lots. He suggested the engineer can prepare the materials and the Board could give input on the concept. The Board asked if this plan would affect the possible deal with the Developer and Mr. Kardon said it would be helpful to have lots

and parcels with pricing ready to go. Members discussed putting together a resolution to recommend a Planning Board application be made and the shape of the lot designs.

Committee Reports

a. Brownfield Committee –

Mr. Wheaton reported there were no updates.

Old Business –

DRBA Update – Commissioner Porreca-Compari joined the meeting and presented that the attorney was still working on the Historical Designation. Members reviewed previous discussions on working to shrink the Historical Designation area so they can accomplish an environmental clean-up in the area of the Hangar.

Shoney Property – Commissioner Davis presented that Brian Prohowich, Assistant Municipal Engineer, was having people doing estimates for the above-ground clean up. He said it looks like it could be around \$7,000 and the underground clean-up had already been approved pending the above ground being completed.

Chairman Van Hook asked Members if the Wheaton Property was going to be cleaned up and Commissioner Davis stated that Rio Tinto was in the process of doing it now. Chairman Van Hook asked if it could be used for food processing in the future and Mr. Reed said he thinks it could.

Certified Sites Discussion –

Mr. Reed presented to Commission Members that with the Certified Sites at the Airport Industrial Park, pricing would be huge, either individual lots or as a whole. Chairman Van Hook stated that the subdivision of the lots should be done before any action with Certified Sites. Mr. Reed agreed and said that even just having six items from the list of Certified Sites would be very helpful and Mr. Daigle confirmed that, although we are looking to push towards the designation, may not get there. Commissioner Davis suggested giving the engineer the list to see how much it would cost for the whole thing.

New Business – N/A

With no further business to discuss Mr. Daniels made a motion to adjourn and was seconded by Mr. Knoop. *Carried.*

Respectfully submitted,

Traci Hofer
Industrial Commission Secretary

Roll Call

The chairman announced that the meeting was being conducted in accordance to the Open Public Meetings Act of 1975, was advertised, posted and made available to the public as required by Statute. The Secretary did a roll call and present were Mr. Daniels, Mr. Reed, Mr. Porreca, Mr. Wheaton, Mr. Daigle and Chairman Van Hook. Commissioner Davis was also present. Mr. Knoop was absent.

Minutes

Mr. Daigle made a motion to approve the September 14, 2017 minutes and was seconded by Mr. Daniels. Mr. Daniels, Mr. Reed, Mr. Wheaton, Mr. Daigle and Chairman Van Hook said yes. Mr. Porreca abstained.

Correspondence – Ms. Hofer stated that Cynthia from NAI Mertz had called her earlier in the morning to notify her that Mr. Kardon and Mr. Brown would not be attending the Industrial Commission meeting due to a conflict in their schedule.

Presentations

Airport Industrial Park-

Mr. Reed stated to Commission members that he felt they needed to work out the details on the Industrial Park such as the layout of the lots and prices for the realtor. Chairman Van Hook pointed out that City Solicitor Russell was supposed to draft a resolution but was not present at the meeting. Mr. Reed stated that he wanted to identify what is dragging the project down and fix it. Mr. Daniels suggested setting up a plan with lot divisions but to not finalize it until they find a buyer.

Commission members discussed what they felt lot prices should be as well as if any stipulation should be included. Mr. Van Hook inquired on whether the lots needed to be surveyed and if it could be done in house. Mr. Reed suggested only surveying two lots to put onto the market instead of taking the time to do it all. Members discussed the best placement of the two lots to be surveyed and agreed to have the two lots surveyed on the west end of the property and to offer the lots at \$5,000 per acre with the condition they begin development within two years.

Committee Reports

d. Brownfield Committee –

Mr. Porreca stated that there was no update for the Shoney Property.

e. Marketable Real Estate Committee – N/A

Old Business –

a. Wheaton Property Update –

Mr. Porreca said that it was going to trial in U.S. Bankruptcy Court in mid November. Members discussed if any of the property at all was currently occupied and Commissioner Davis mentioned that they gentleman originally interested in the property bought the area where Gerresheimer operated and would going to have a recycled bottle plant. Mr. Reed expressed his concern about that drawing rodents and Commissioner Davis said that he brought it up with Commissioner Sooy.

New Business – N/A

With no further business to discuss Mr. Porreca made a motion to adjourn and was seconded by Mr. Daigle. *Carried.*

Respectfully submitted,

Traci Hofer
Industrial Commission Secretary