

**CITY OF SALEM**  
**MINUTES OF THE COMMON COUNCIL REORGANIZATION**  
**JANUARY 7, 2019**

The Reorganization meeting of the Common Council of the City of Salem was called to order by City Solicitor, Andrea Rhea. The meeting took place in the Municipal Building located at 1 New Market Street at 6:00 p.m. The meeting was opened with the Pledge of Allegiance, led by Timothy Gregory III.

**INVOCATION** Pastor Anthony Rocco of Spirit Life Fellowship Church gave the invocation.

**STATEMENT OF THE OPEN PUBLIC MEETINGS ACT**

NOTICE OF THE REGULAR MEETINGS OF THE MAYOR AND COMMON COUNCIL OF THE CITY OF SALEM, AS REQUIRED BY N.J.S.A. 10:4-6 ET SEQ., THE “OPEN PUBLIC MEETINGS ACT”, HAS BEEN PROVIDED BY THE PUBLIC ADVERTISEMENT AND POSTING AT THE MUNICIPAL ANNEX OF A SCHEDULE ADOPTED BY RESOLUTION ON JANUARY 1<sup>ST</sup>, 2018 SETTING FORTH THE TIME, DATE AND PLACE OF ALL THE REGULAR MEETINGS OF THE MAYOR AND COMMON COUNCIL OF THE CITY OF SALEM.

**OATHS OF OFFICE**

Mayor elect Charles Washington, Jr., was privileged to have the Oath of Office administered by Senator Stephen M. Sweeney. Council elect Earl Gage was privileged to have the Oath of Office administered by Freeholder Lee R. Ware. Council elect Timothy Gregory was privileged to have the Oath of Office administered by the Honorable Mayor Charles Washington, Jr. The inductees were congratulated by their fellow Councilmembers and took their seats on the dais.

Councilpersons present: Ruth Carter, William Corbin, Earl Gage, Timothy Gregory, Vaughn Groce, James Smith and Karen Roots. Also present were Mayor Charles Washington, Jr., City Solicitor Andea Rhea, Chief Financial Officer Dave Crescenzi, and City Clerk Anita Garcia.

**ELECTION OF PRESIDENT OF COUNCIL**

Pursuant to N.J.S.A. 40A:61-6(b) Council shall by a vote of a majority of its number, elect a President of Council and a President Pro Tempore. City Solicitor Andrea Rhea declared the floor open for nomination for the position of President of Council. It was moved and seconded by Councilman Earl Gage and Councilman Vaughn Groce that Karen Roots be elected President. There were no other nominations. City Solicitor Andrea Rhea then closed the nominations. The roll call vote was as follows: Carter-Y, Corbin-Y, Gage-Y, Gregory-Y, Groce-Y, Smith-Y, Roots-Abstain. Motion carried 7-0. President Roots assumed the chair and thanked members of Council for their support. The Mayor and members of Council congratulated Ms. Roots.

## **ELECTION OF PRESIDENT PRO TEMPORE**

City Solicitor Andrea Rhea declared the floor open for the nomination for the position of President Pro Tempore of Council. It was moved by Councilman Vaughn Groce and Councilman Smith to nominate Earl Gage as President Pro Tempore. There were no other nominations, City Solicitor Andrea Rhea closed the nominations. The roll call vote was as follows: Carter-Y, Corbin-Y, Gage-Abstain, Gregory-Y, Groce-Y, Smith-Y, and Roots-Y. Motion carried 7-0. President Pro Tempore Earl Gage assumed the chair and thanked members of Council for their support. The Mayor and members of Council congratulated Mr. Gage.

## **COUNCIL PRESIDENT REMARKS**

Council President Roots thanked everyone for coming out. Starting off the year with a strong council and a strong community. She presented all council members, both new and those in service for some time. She then asked all Council members to stand to be acknowledged and thanked them for their services. She also presented new employees for the city. Last remarks were: Together we will move forward.

## **MAYORAL ADDRESS JANUARY 7, 2019 MAYOR CHARLES WASHINGTON JR.**

I would like to thank everyone for coming to share this day with City Council and me as we reorganize for a new year. I want to congratulate Councilman Gage on being re-elected and welcome Tim Gregory to Council. I look forward to continuing working with you both and all of Council to move our city forward. Since 2013 this administration through two terms has focused on creating a sustainable government impacting the housing sector, quality of life and our economy through job creation. Through strategic planning and policy creation lead by vision, passion and inspired by hope we believe today we are closer to a better future for our tomorrow.

The laborious work that this governing body performed in 2017 through the creation of a city led comprehensive Redevelopment Plan shined a spotlight on the potential for Salem to create jobs, stabilize our housing market both impacting quality of life, In 2018, as a result of our work we've had investors seeking out Salem to establish their business

within the City. Stephen & Natasha Vitale owners of Tadmor Distillery in Salem said “We're very excited about the future of Salem. Our distillery is located in the Waterfront Redevelopment Zone, so we look forward to seeing all the improvements to the area and hope more businesses join us soon. It's a great place to start a business” As an administration it's nothing more gratifying to know that business owners and investors see the plan, understand the vision and want to be a part of it.

The state has also recognized our policies and planning by designating us an Opportunity Zone as well as making Salem City the first city named to participate in its State Resource Network Initiative. The Opportunity Zone designation will give us additional tax credit incentives to attract development in our Manufacturing and Port District. Tax credits are vital to reducing cost associated with investment and expedites investment returns as a result of state or federal guarantees.

The State Resource Network Initiative has provided much needed resources to increase long term financial planning and economic competitiveness. This initiative has provided a tremendous opportunity for networking with other stakeholders to share services and complement city resources resulting in a greater impact on our community. In addition, the state has made investment through increasing transitional aid; to secure the economic stability of the city as our home ownership program (NTI), Commerce Department and employment have time to mature and become the sustaining sources driving our economic recovery. All these stories are testaments of more than wishful thinking or blind hope but the evidence of faith meeting hard work and collaborative effort working within the vision to make Salem a better place to live, work and call home.

Because of our achievements over these two terms we will continue to govern as we have the past six years with vision, policy and unwavering hope for our future. This

approach over the years has created the Mayor's Task Force, The Commerce Department, Waterfront Redevelopment Plan, Neighborhood Transformation Initiative (Home ownership Program) created new revenue streams from housing initiatives, Increased African American Professional and Consultant employment in the city, Increased our police force to highest levels in over a decade, Tripled revenue from South Jersey Port Corp. from \$30,000 to almost \$100,000, Created over 150 employment opportunities in the city and counting. First quarter 2019 we will continue to build on our vision by naming the first Executive Director for our Commerce Department. Our Commerce Department is the economic engine of our city and will now be led by an Executive Director with knowledge in policy, maritime business and development. This role will continue to build on the heavy lifting that has already begun and is credited with recruiting Empire Blended to Salem our first manufacturing employer in over 30 years.

With all these successes we recognize that we still have many challenges that overshadow the tremendous work that we've done over these two terms. If there is a looming challenge that has not had policy placed around it it's because it's beyond our control. In spite of what we can't control we still engage ourselves in the problem to positively affect the outcomes.

For a year and a half you've heard me speaking about job creation through the recruitment of Empire Blended. While Empire Blended is currently operating in Salem they are not operating at 100% capacity as that is contingent upon the completion of the county owned rail line. As a city we've met with the County numerous times to stress the importance of the rail project and the dependence of jobs on the completion of the rail. While we've done and continue to do all we can the county rail project is out of our control and dictates the start of more than 100 employment opportunities in the

city. The good news is that the project is finally nearing an end and at that time we will be standing with Empire Blended to announce plans for hiring in 2019.

The Commerce Department has worked to foster the sale of the former Anchor Glass site with several controlling interest since its closing. We were successful with our collaborative efforts in finalizing the sale of the most recent owner by outlining our vision for the city and how we could work together to bring jobs to the community and the city would provide a strong work force. While the city has held up its end of the bargain with a ready work force and incentives; unfortunately the current owner has not held true to his commitments to get the site to a usable state where operations can begin. As a result the several hundred jobs that we worked to line up are being stalled until we can once again find another owner for the site. In this situation we are looking to utilize powers in the policy of our redevelopment plan to gain stronger control over the future use of the site. We remain optimistic regarding the Ardagh site as we still have multiple investors still very interested in bringing several hundred employment opportunities to Salem.

One of our most pressing challenges is bringing a grocery store into our city. This has been a top priority of this administration since Incollingo's closed in Oct of 2017. Since that time we've been able to have a feasibility study done to determine the best grocery store operation for our community. We've been able to identify a very successful group in the Brown Group that specializes in operating grocery stores in economically challenged communities and food deserts. We've visited several of the Brown Group operated grocery stores and we both believe Salem is an ideal location for future grocery operations.

In most communities that are food deserts the issue takes so long to resolve the city usually ends up with control over the vacated site. This is not the case for Salem; the site remains privately owned and about to be foreclosed on by the bank. This gives us very little control over use of the site other than the mediator role we've been playing with the bank and the interested party. The city and the Brown Group both feel that if reasonable price can be negotiated for the sale of the site then we can close the deal immediately. We are focused on bringing a grocery store into our community that will be a partner respecting the community it is serving by providing quality meats and produce at a fair cost. We are confident the Brown Group will bring in an operator that meets the expectations of this administration and needs of our community with a sustaining presence for decades to come.

While we continue to press forward and make progress despite the challenges that are out of our control we continue to have progress minimized due to the perception of our community. Our community has never been and will never be more than the people who reside here and their actions. The narrative that is written and spoken about our community is completely in our control. Despite all the policy we put into place, initiatives and programs we make available to the community if there is not a desire to take advantage of the opportunities to make ourselves better then we will never be more than we are perceived to be. We know crime is tied to low employment and concentrated poverty. While the jobs in Salem are coming there are already jobs in Pureland that hire individuals with criminal backgrounds. It's not a lack of opportunity as it is the bad decisions made that tarnish our image.

When we learn to value our own lives then it will not be as easy to take another's life. When we appreciate hard work and the opportunities it provides then we will not take from others what we have not earned knowing that hard work will yield us the same

treasures. When we wake up driven by a dream to be more than what we see around us and to make our communities better than they are then we will uplift and support others as they journey to achieve their dreams of life. This administration has already proven that hope and inspiration can change how government operates now the government needs hope and inspiration to change how our community operates their lives.

I believe that even the impossible is possible with faith; and our faith in the hope of what is not yet seen will lead us on to brighter days and thriving tomorrows!

In Romans the 4<sup>th</sup> chapter Paul gives an account of Abraham and Sarah who were told at an old age they would give birth to a child. Considering both their ages naturally this was an impossible feat as Abraham's body was considered dead with respect to virility. Abraham known as the father of faith believed that he would birth life out of a dead situation in spite of those who didn't believe because God had spoken it into existence. While some may have counted Salem out and say that we're in a dead situation. I believe we have a faith based community and constituents praying for this city daily.

I further believe that the prayers of the righteous availaeth much; so I challenge everyone to speak into existence our future and put hard work behind it then we will give birth to a new Salem. A Salem where the mindset of the community is to overcome despite their circumstances, where we have more homeowners then landlords, where we have jobs flourishing, where life is valued and senseless crimes are detested, where love and hope abounds and is exemplified in our daily lives toward one another. A Salem that reflects the good and decent people that live here. A Salem that will give birth to a change that only those who had faith would have believed possible. We've

come a long way and we still have a ways to go but I am confident our greatest days lie ahead of us!

Thank you; God Bless you and God Bless Salem City

Mayor Charles Washington, Jr.

07 January, 2019

### **3<sup>RD</sup> LEGISLATIVE REMARKS**

Mayor Washington acknowledged all dignitaries that were present at the meeting which included Senate President Stephen M. Sweeney, Pastor Anthony Rocco, Dr. Gary Cecil, Freeholder Lee Ware, Charles Hassler, family and friends for attending the meeting,

- Senator Sweeney gave a brief remark: He stated that he is excited for this community. Starting to see progress. It takes time but we will see it through together. Looking forward to a productive 2019.

### **INTRODUCTION OF RESOLUTION FOR CONSIDERATION**

Councilman Earl Gage motioned to approve Resolutions 2019-1 through 2019-13. Councilman Vaughn Groce seconded the motion, and the roll call vote was as follows: Carter-Y, Corbin-Y, Gage-Y, Gregory-Y, Groce-Y, Smith-Y, Roots-Y. Motion carried 7-0.

- 2019-01** - A RESOLUTION DESIGNATING TIME, DATE AND PLACE OF THE MEETINGS OF THE COMMON COUNCIL OF THE CITY OF SALEM FOR THE YEAR 2019
- 2019-02** - A RESOLUTION APPOINTING TIMOTHY GREGORY AS COUNCIL REPRESENTATIVE TO THE CITY OF SALEM HOUSING AUTHORITY
- 2019-03** - A RESOLUTION DESIGNATING DEPOSITORIES FOR CITY OF SALEM FOR THE YEAR 2019
- 2019-04** - A RESOLUTION DESIGNATING THE OFFICIAL NEWSPAPERS FOR CITY OF SALEM FOR THE YEAR 2019
- 2019-05** - A RESOLUTION ESTABLISHING COUNCIL COMMITTEES FOR 2019
- 2019-06** - A RESOLUTION APPOINTING TAMMY STELL AS TAX SEARCH OFFICER OF THE CITY OF SALEM



- 2019-07** - A RESOLUTION APPOINTING ANITA GARCIA AS MUNICIPAL SEARCH OFFICER OF THE CITY OF SALEM
- 2019-08** - A RESOLUTION APPOINTING THE FIRM OF BOWMAN AND COMPANY, LLP AS AUDITOR AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES
- 2019-09** - A RESOLUTION APPOINTING ANDREA RHEA, ESQUIRE AS SOLICITOR AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES
- 2019-10** - A RESOLUTION APPOINTING ANITA GARCIA AS PUBLIC AGENCY COMPLIANCE OFFICER FOR THE CITY OF SALEM
- 2019-11** - A RESOLUTION AUTHORIZING AN AGREEMENT WITH EDMUND H. SHIMP FOR THE PROVISION OF ANIMAL CONTROL SERVICES TO THE CITY OF SALEM
- 2019-12** - A RESOLUTION AUTHORIZING AN AGREEMENT WITH CUMBERLAND COUNTY SPCA FOR THE PROVISION OF ANIMAL SHELTER SERVICES
- 2019-13** - A RESOLUTION APPOINTING SHARON KELLUM AS MUNICIPAL DRUG ALLIANCE COORDINATOR

Councilman Earl Gage motioned to approve Resolutions 2019-14 through 2019-24. Councilman Vaughn Groce seconded the motion, and the roll call vote was as follows: Carter-Y, Corbin-Y, Gage-Y, Gregory-Y, Groce-Y, Smith-Y, Roots-Y. Motion carried 7-0.

- 2019-14** - A RESOLUTION APPOINTING CAROL WRIGHT AS ZONING OFFICER OF THE CITY OF SALEM
- 2019-15** - A RESOLUTION APPOINTING CYNTHIA EDWARDS AS RECYCLING COORDINATOR AND REPRESENTATIVE TO THE SALEM COUNTY ADVISORY SOLID WASTE COUNCIL
- 2019-16** - A RESOLUTION APPOINTING RAY HOWARD AS MUNICIPAL RECYCLING ENFORCEMENT OFFICER
- 2019-17** - A RESOLUTION APPOINTING CYNTHIA EDWARDS AS THE RIGHT TO KNOW COORDINATOR FOR THE CITY OF SALEM
- 2019-18** - A RESOLUTION APPOINTING DAVID CRESCENZI AS AFFIRMATIVE ACTION OFFICER FOR THE CITY OF SALEM

- 2019-19** A RESOLUTION APPOINTING ANDREA RHEA, ESQ. AS MUNICIPAL PROSECUTOR FOR THE CITY OF SALEM
- 2019-20** - A RESOLUTION APPOINTING TERRY STOMEL, ESQ AS PUBLIC DEFENDER AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES
- 2019-21** - A RESOLUTION APPOINTING ROBERT H. BEINFELD AND THE FIRM OF HAWKINS, DELAFIELD & WOOD AS BOND ATTORNEY AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES
- 2019-22** - A RESOLUTION APPOINTING PREMIER TECHNOLOGY SOLUTIONS AS IT-COMPUTER CONSULTANT AND AUTHORIZING ENTERING INTO A CONTRACT FOR PROFESSIONAL SERVICES
- 2019-23** - A RESOLUTION APPOINTING ACACIA FINANCIAL GROUP, INC. AS MUNICIPAL FINANCIAL ADVISOR AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES
- 2019-24** - A RESOLUTION APPOINTING EARL R. GAGE AS REPRESENTATIVE TO THE SALEM COUNTY TRANSPORTATION ADVISORY COUNCIL

Councilman Earl Gage motioned to approve Resolutions 2019-25 through 2019-34. Councilman Vaughn Groce seconded the motion, and the roll call vote was as follows: Carter-Y, Corbin-Y, Gage-Y, Gregory-Y, Groce-Y, Smith-Y, Roots-Y. Motion carried 7-0.

- 2019-25** - A RESOLUTION APPOINTING SICKELS & ASSOCIATES, INC. AS MUNICIPAL WASTEWATER ENGINEER AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES
- 2019-26** - A RESOLUTION APPOINTING THE FIRM OF RUDERMAN, HORN, & ESMERADO, PC AS LABOR RELATIONS COUNSEL AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES
- 2019-27** - A RESOLUTION APPOINTING THE FIRM OF TRIAD ASSOCIATES AS THE MUNICIPAL GRANT CONSULTANT AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES
- 2019-28** - A RESOLUTION APPOINTING THE FIRM OF EXCEL ENVIRONMENTAL RESOURCES AS THE BROWNFIELDS DEVELOPMENT CONSULTANT AND AUTHORIZING THE CITY OF

SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES

- 2019-29** - A RESOLUTION APPOINTING THE FIRM OF TOCHI CONSULTING ENGINEERS AS CITY PLANNER AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES
- 2019-30** - A RESOLUTION APPOINTING DAVID CRESCENZI AS DEPUTY MUNICIPAL CLERK
- 2019-31** - A RESOLUTION APPOINTING ANITA GARCIA AS LOCAL REGISTRAR OF VITAL STATISTICS FOR THE CITY OF SALEM
- 2019-32** - A RESOLUTION AUTHORIZING APPOINTING JAMES M. HARE AS CLERK/IT
- 2019-33** - A RESOLUTION APPOINTING KAREN ROOTS AND WILLIAM CORBIN AS CO-COUNCIL REPRESENTATIVES TO THE CITY OF SALEM BOARD OF EDUCATION
- 2019-34** - A RESOLUTION APPOINTING THE FIRM OF REMINTON & VERNICK ENGINEERS AS CITY ENGINEER AND AUTHORIZING THE CITY OF SALEM TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES

Councilman Earl Gage motioned to approve Resolutions 2019-35 through 2019-47. Councilman Vaughn Groce seconded the motion, and the roll call vote was as follows: Carter-Y, Corbin-Y, Gage-Y, Gregory-Y, Groce-Y, Smith-Y, Roots-Y. Motion carried 7-0.

- 2019-35** - A RESOLUTION AUTHORIZING THE CITY OF SALEM TAX ASSESSOR TO ENTER INTO SETTLEMENTS ON BEHALF OF THE CITY OF SALEM WITH REGARD TO TAX APPEALS
- 2019-36** - A RESOLUTION FIXING THE RATE OF INTEREST AND PENALTIES CHARGED FOR NONPAYMENT OF TAXES, LIENS, WATER AND SEWER OR ASSESSMENTS
- 2019-37** - A RESOLUTION AUTHORIZING TEMPORARY BUDGET APPROPRIATIONS FOR THE YEAR 2019
- 2019-38** - A RESOLUTION APPOINTING JANE PANKOK AS DEPUTY REGISTRAR OF VITAL STATISTICS

- 2019-39** - A RESOLUTION APPOINTING HENRY D. YOUNG AS RISK MANAGEMENT CONSULTANT FOR THE STATEWIDE INSURANCE FUND
- 2019-40** - A RESOLUTION APPOINTING RUTH CARTER AS COUNCIL REPRESENTATIVE TO THE CITY OF SALEM LIBRARY BOARD
- 2019-41** - A RESOLUTION APPOINTING EARL R. GAGE AS COUNCIL REPRESENTATIVE TO THE CITY OF SALEM PLANNING BOARD
- 2019-42** - A RESOLUTION APPOINTING BOB LANARD TO THE CITY OF SALEM PLANNING BOARD
- 2019-43** - A RESOLUTION APPOINTING BOB LANARD TO THE CITY OF SALEM ENVIRONMENTAL COMMISSION
- 2019-44** - A RESOLUTION APPOINTING TRI-COUNTY TERMITE & PEST CONTROL, INC. TO PROVIDE AN INTEGRATED PEST MANAGEMENT PROGRAM TO THE CITY OF SALEM
- 2019-45** - A RESOLUTION APPOINTING CHIEF FINANCIAL OFFICER DAVE CRESCENZI, AND ANITA GARCIA, CITY CLERK AS FUND COMMISSIONER FOR THE STATEWIDE INSURANCE FUND
- 2019-46** - A RESOLUTION AUTHORIZING AN AGREEMENT WITH THE GLOBAL INSTITUTE FOR STRATEGIC INVESTMENT (GISI) TO PROVIDE CONSULTING SERVICES TO THE CITY OF SALEM FOR YEAR 2019
- 2019-47** - A RESOLUTION APPOINTING KRISTEN WESTFIELD DEPUTY MUNICIPAL COURT ADMINISTRATOR

Councilman Earl Gage motioned to approve Resolutions 2019-48 through 2019-49. Councilman Vaughn Groce seconded the motion, and the roll call vote was as follows: Carter-Y, Corbin-Y, Gage-Y, Gregory-Y, Groce-Y, Smith-Y, Roots-Y. Motion carried 7-0.

- 2019-48** - A RESOLUTION APPOINTING A PART-TIME MUNICIPAL CLERK
- 2019-49** - A RESOLUTION APPOINTING JOSEPH MARAZITI, ESQ. AS REDEVELOPMENT COUNSEL AND AUTHORIZING THE CITY TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES

With no further business before Council, Councilman Earl Gage made a motion to adjourn the meeting at 6:45 p.m. Councilman Vaughn Groce seconded. Motion carried 7-0.

**BENEDICTION**

Dr. Gary Cecil

Respectfully submitted:

Approved: 01/22/2018

/s Anita Garcia  
Anita Garcia, City Clerk