

**THURSDAY, NOVEMBER 19, 2020, MOUNT EPHRAIM COMMISSION MEETING MINUTES  
VIRTUAL MEETING HELD VIA ZOOM AT 1:00PM**

**MEETING CALL TO ORDER/OPEN PUBLIC MEETINGS STATEMENT**

Mayor Tovinsky called the meeting to order with the “Pledge of Allegiance” and the “Open Public Meetings Act” statement in accordance with the “Open Public Meetings Act” and pursuant to recent Executive Orders issued by the State of New Jersey due to the Covid-19 Public Health Emergency.

**ROLL CALL**

The Clerk called the roll with Commissioner Gies, Commissioner Wolk and Mayor Tovinsky present. Also participating via Zoom for the Borough were Solicitor Stuart Platt and Clerk Terry Shannon

**ORDINANCES FOR INTRODUCTION ON FIRST READING**

Clerk Shannon read the following ordinances by title:

- Ord. 2020-18 An Ordinance Authorizing the Acquisition and Purchase of Real Property Known as 27 West Kings Highway and Designated as Tax Block 34, Lots 5, 6, 7, 9.02, 10, 11 and 12 on the Tax and Assessment Map of the Borough of Mount Ephraim in the County of Camden, and State of New Jersey
- Ord. 2020-19 Bond Ordinance Authorizing the Acquisition of Certain Real Property as Part of the Central Business Redevelopment Plan in and for the Borough of Mount Ephraim, County of Camden, New Jersey; Appropriating the Sum of \$800,000 Therefor; Authorizing the Issuance of General Obligation Bonds or Bond Anticipation Notes of the Borough of Mount Ephraim, County of Camden, New Jersey, in the Aggregate Principal Amount of up to \$800,000; Making Certain Determinations and Covenants; and Authorizing Certain Related Actions in Connection with the Foregoing

On a motion by Commissioner Gies, second by Commissioner Wolk, the ordinances were approved on first reading with the following poll vote: Gies-yes; Wolk-yes; Tovinsky-yes.

Mayor Tovinsky announced that these ordinances will be considered for adoption following proper notice and a public hearing to be held during the December 3, 2020, commission meeting.

Solicitor Platt explained that we are waiting for the agreement of sale which we hope to have prior to adoption of the ordinances. Then there will be a due diligence period. The goal is to go to closing in early 2021. Bond counsel will work out the requirements for the bond ordinance. Everyone associated with the church is aware of the timing. The church has conditionally accepted our bid of \$775,000 and this is now a public matter. Anyone from the public who wants to inspect the ordinances or the agreement of sale are welcome to do so. Commissioner Wolk added that this purchase is in accordance with our redevelopment plan. He asked Joe Rafferty and Ken McIlvaine, both of whom were on the Zoom meeting representing the church, if this meets with their timetable. Mr. Rafferty thanked everyone for their work on this. It is a great project and the church and town are working together. Ken McIlvaine reported that yes, the bid submitted by the town has been approved and the agreement of sale is being worked on now. The attorney representing the church is hoping to get the first draft out to Mr. Platt either later today or first thing in the morning. Then we will be full speed ahead. Mayor Tovinsky added his thanks to Commissioner Wolk for coming up with this great idea to purchase the church property. Commissioner Wolk asked Paul Thomas, Deputy CFO who was also on the Zoom meeting, if we are okay financially and he responded that he has been in touch with bond counsel to arrange a note sale as soon as the bond ordinance has been adopted and the estoppel period has expired.

Commissioner Wolk added that is our shining corner there and this will be a great project. Solicitor Platt added that he received an email from the attorney who represents the potential redeveloper and they are ready to move forward. This project will be redeveloped by a private entity and the next step will be naming a redeveloper.

At this point, Mayor Tovinsky lost his connection to the Zoom meeting. There was no public participation in the Zoom meeting so on a motion by Commissioner Gies, second by Commissioner Gies, the special meeting was adjourned at 1:12pm.

Approved: Terry Shannon  
Terry Shannon, Municipal Clerk