Chairman Mario DiNatale called the meeting to order. Mr. Strausser stated it was being held in compliance with the “Open Public Meeting Act” and had been duly noticed and published as required by law.

Present: Mr. Witham, Mr. Rizzieri, Mr. Lex, Mr. DiNatale, Ms. Sytnik, Mr. Strausser.

Absent: Ms. Morell, Mr. Platt.

**NOMINATIONS FOR AND ELECTION OF SECRETARY OF THE BOARD**

Ms. Sytnik was sworn in by Mr. Strausser to serve as Secretary of the Board.

**OLD BUSINESS**

Mr. DiNatale introduced board members, those present and on audio call: Frank Rizzieri, oldest tenant, Jim Lex, interim CCIA Director, Jason Strausser, attorney at Platt's office, Stella Sytnik, Voorhees Township employee taking over as board secretary, Mario DiNatale, acting Township Administrator post Larry Spellman’s retirement. Not present: Mariann Morell referred by Dr. Mintz who sold his business and appointed by the township committee, and Harry Platt currently in Poland on Ukraine help mission.

Mr. DiNatale stated they have a quorum so can proceed with the business. He addressed first and foremost the ongoing issue with mall maintenance caused by Namdar, the landlord.

Mr. DiNatale asked the tenants to share their concerns and make suggestions for improvements. He stated that for the past three years the township has not been able to get Namdar to facilitate any improvements. With that, Mr. DiNatale turned it over to Mr. Frank Rizzieri.

Mr. Rizieri noted that as Class A property which his building is classified as, it needs to be maintained properly. Current issues are lights, clean up, trash pickup, fountain. The property has been neglected. He stated he will forward information to David Witham, Town Center General Manager, however he realizes David is in an awkward position as he is employed by Namdar. His major concern is lights in the parking lot since his students park there at night.

Mr. Witham stated he will go there after the meeting and will check the lights, and if needed will call the electrician.

Mr. DiNatale asked about security hours. Mr. Witham stated it is 8am-7pm. They have 1 security guard per shift. It is based on his limited budget. There used to be two guards. Overnight security takes morning shift. Night shift guys lock up at 6pm. He has two shifts, 7am-3pm and 3pm-8pm.

Mr. Rizzieri reiterated his issue is the street, not the mall. It is dark, the street itself is dark. This has been going on for six years, nothing changed.

Mr. DiNatale stated they need weekly grass cutting, spring cleanup prior to April.

Mr. Witham confirmed Brightview cuts and trims the grass once a week. Mulching for spring clean up will happen in late April, early May.

Mr. DiNatale pointed out the Boulevard is lit, he asked about the fountain.

Mr. Witham stated they will start it up soon, it's been too cold.

Mr. DiNatale turned it over to another tenant, Mr. Lex.

Mr. Lex noted the main issue is the parking lot and overall neglect. He added that the interior of the mall and their offices are disaster, there is a bucket for leakage in the mall.

Mr. DiNatale asked Mr. Witham if he is waiting for the bid.

Mr. Witham stated he had submitted two bids three weeks ago. The bids included power washing and window cleaning.

Mr. Rizzieri noted the buildings on the street have not been power washed in years. He power washed his building himself. He added that the drain runs perpendicular to the building. When it rains, it gets clogged.

Mr. DiNatale pointed out it is called “jetting”. He needs to drain the side of the building.

Mr. Rizzieri added the grease dumpster from Friendly's sits in his yard and attracts rats.

Mr. Witham responded they are not allowed to clean dumpsters. But if Mr. Rizzieri has rats, he will address it. He asked Mr. Rizzieri not to touch that thing. He will have truck to lift it up.

Mr. DiNatale listed the items of concern that the Township will address:

1. Township will repave the Boulevard. They will start soon.
2. Namdar is charging Frank Rizzieri for Class A property and it is not fair. Township Committee meets on Monday to discuss construction of 72 additional apartments in Foster Square. Foster Square will pay for additional units, part of it the Township will pay.
3. They need to upgrade sewer. The mall owner is responsible for upgrading it.

Mr. DiNatale updated the group on a potential new owner. Foster Square wants to move forward. They asked the Township for assistance accommodating 2/3 portion for Namdar. $700,000 appropriated to Namdar. However, Namdar is not interested. The potential new owner is interested but they are not done negotiating.

Mr. DiNatale believes that what the township would like to do is to offer Foster Square some relief if they contract for upgrading sewer system. The township will pay their fair share, then they will go after Namdar for the balance in a form of property tax (half a million). That in addition to items discussed, they are looking at $600,000. That's what they pay for the mall. This will double their tax.

Mr. DiNatale asked if the board members are in agreement with this move. If we hit them with the additional cost, that might give them incentive.

Mr. Lex agreed. Mr. Rizzieri mentioned they can bill him for sewer. It's a vicious cycle. They bill him on what they should do. He has been paying for other people's trash for years.

Mr. DiNatale stated he understands his concern, but he is not even half percent.

Mr. Rizzieri stated he is doing his own litigation. There is no logic to it.

Mr. DiNatale shared his plan and asked for the motion to make a recommendation to the township committee to request a balance in a form of a property tax. The tax assessor will make a special assessment, it won’t hit them until fall. If Committee agrees, they will then pass the resolution.

Motion made by Mr. Lex, seconded by Mr. Rizzieri.

Seeing no one in the public, Mr. DiNatale closed the public portion of the meeting and brought it back to the board.

Next meeting date will be forwarded by Mr. DiNatale in May.

Mr. DiNatale motioned to adjourn the meeting at 5:45pm seconded by Mr. Lex.

Respectfully submitted by

Stella R. Sytnik

BID Board Secretary

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