

SPECIAL MEETING

FEB. 24, 2020

BOROUGH OF WEST WILDWOOD
BOARD OF COMMISSIONERS
SPECIAL MEETING
MONDAY – FEBRUARY 24, 2020
9:00 AM

MINUTES:

Mayor Fox called the meeting to order, read the OPMA statement and led the Pledge of Allegiance

ROLL CALL: Present

Comm. Golden
Comm. Korobellis
Mayor Fox
Deputy Clerk Carl O’Hala
Municipal Clerk Donna L. Frederick

ABSENT:

Solicitor Bittner

ORDINANCES:

Clerk read out by title Ordinance 579(2020) on the second reading/public hearing

ORDINANCE 579 (2020) Second Reading/Public Hearing: BOND ORDINANCE PROVIDING FOR THE HOUSING ELEMENT AND FAIR SHARE PLAN IN AND BY THE BOROUGH OF WEST WILDWOOD, IN THE COUNTY OF CAPE MAY, NEW JERSEY, APPROPRIATING \$22,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$20,900 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE COST THEREOF

Mayor Fox opened up the meeting for public comment on Ordinance 579(2020). Hearing no public comment, Mayor Fox closed the public hearing and the clerk asked for a motion to adopt Ordinance 579(2020) on the second reading/public hearing.

Motion by Comm. Golden; Second by Comm. Korobellis.

Roll Call Vote: Comm. Golden, yes; Comm. Korobellis, yes; Mayor Fox, yes.

Ordinance 579(2020) was finally adopted on the second reading/public hearing by not less than 2/3rds vote of the full membership of the governing body.

Clerk asked for a motion to adjourn:


Motion to Adjourn:

Motion by Comm. Golden; Second by Comm. Korobellis

Roll Call Vote: Comm. Golden, yes; Comm. Korobellis, yes; Mayor Fox, yes

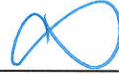
Motion carried.

Respectfully submitted



Donna L. Frederick, RMC
Municipal Clerk

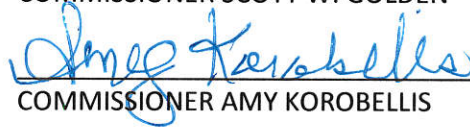
This is a generalization of the Special meeting on February 24, 2020 and not a verbatim transcript.
THESE MINUTES WERE APPROVED AT THE MAY 6, 2020 REGULAR COMMISSION MEETING



MAYOR CHRISTOPHER J. FOX



COMMISSIONER SCOTT W. GOLDEN



COMMISSIONER AMY KOROBELLIS

**BOROUGH OF WEST WILDWOOD
COUNTY OF CAPE MAY
STATE OF NEW JERSEY**

ORDINANCE 579 (2020)

**BOND ORDINANCE PROVIDING FOR THE HOUSING
ELEMENT AND FAIR SHARE PLAN IN AND BY THE
BOROUGH OF WEST WILDWOOD, IN THE COUNTY OF
CAPE MAY, NEW JERSEY, APPROPRIATING \$22,000
THEREFOR AND AUTHORIZING THE ISSUANCE OF
\$20,900 BONDS OR NOTES OF THE BOROUGH TO
FINANCE THE COST THEREOF**

BE IT ORDAINED BY THE BOROUGH BOARD OF COMMISSIONERS OF THE
BOROUGH OF WEST WILDWOOD, IN THE COUNTY OF CAPE MAY, NEW JERSEY (not
less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Borough of West Wildwood, in the County of Cape May, New Jersey (the "Borough") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$22,000, including the sum of \$1,100 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the

principal amount of \$20,900 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is preparation of a Housing Element and Fair Share Plan, including, but not limited to, undertaking of a Vacant Land Analysis, which Vacant Land Analysis includes analysis of geographic conditions of various properties within the Borough for suitability for construction of affordable housing, inventory of existing housing stock within the Borough and forecasting future Borough demographics, a capacity analysis for the present and prospective future share of affordable housing capable of being constructed within the Borough and analysis of existing water and sewer capacity for such affordable housing, all of which will serve as the basis for the Borough's affordable housing development through 2025 and beyond.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond

anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 15 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$20,900, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$22,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. The Borough hereby declares the intent of the Borough to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

COMMISSIONERS:


MAYOR CHRISTOPHER J. FOX



COMMISSIONER SCOTT W. GOLDEN


COMMISSIONER AMY KOROBELLIS

FIRST READING: 2020 02-11
PUBLICATION: 2020 02-14

	Motion	Second	Yes	No	Abstain	Absent
Mayor Christopher J. Fox			X			
Commissioner Scott W. Golden	X		X			
Commissioner Amy Korobellis		X	X			

I, Donna L. Frederick, RMC, herby certify that the foregoing Ordinance was introduced and passed at the advertised Special Meeting of the Board of Commissioners of the Borough of West Wildwood, County of Cape May, New Jersey on the 11th day of February, 2020 and will be considered for final passage after a public hearing at a Special Meeting of said Board of Commissioners at the Municipal Hall, 701 W. Glenwood Avenue, West Wildwood, New Jersey on February 24, 2020 at 9:00am.


Donna L. Frederick, RMC
Municipal Clerk

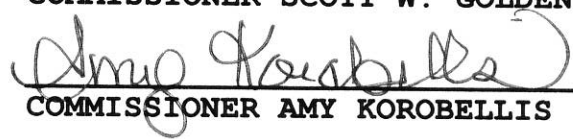
COMMISSIONERS:



MAYOR CHRISTOPHER J. FOX



COMMISSIONER SCOTT W. GOLDEN



COMMISSIONER AMY KOROBELLIS

SECOND READING:

2020 02-24

PUBLICATION:

2020 02-27

	Motion	Second	Yes	No	Abstain	Absent
Mayor Christopher J. Fox			X			
Commissioner Scott W. Golden	X		X			
Commissioner Amy Korobellis		X	X			

I, Donna L. Frederick, RMC, hereby certify that the foregoing Ordinance was introduced and passed at the Special Meeting of the Board of Commissioners of the Borough of West Wildwood, County of Cape May, New Jersey on February 11, 2020 and was finally adopted after a public hearing at a Special Meeting of said Board of Commissioners at the Municipal Hall, 701 W. Glenwood Avenue, West Wildwood, New Jersey on February 24, 2020 at 9:00am, prevailing time.



Donna L. Frederick, RMC
Municipal Clerk