

**SPECIAL MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Friday, July 9, 2010 – 1pm**

The special meeting of City Council of the City of Cape May was called to order by Mayor Mahaney Friday, July 9, 2010, at 1:00pm, in the Cape May City Hall Auditorium. The Clerk called the roll and the pledge of allegiance was recited.

Present: Councilmember Deanna Fiocca
Mayor Edward J. Mahaney, Jr.
Councilmember William H. Murray
Councilmember Terri L. Swain
Deputy Mayor Jack Wichterman
City Attorney Anthony Monzo
City Manager Bruce MacLeod
City Clerk Diane Weldon

Mayor Mahaney announced that under the Open Public Meetings Law, notice of this meeting was sent to the Cape May Star and Wave and The Press and a copy of the agenda was delivered to each Member of Council and was posted on the City Hall Bulletin Board.

Minutes do not reflect the actual order in which the events occurred.

COUNCIL COMMENTS

AGENDA ADDITION/DELETION OF LATE AGENDA ITEMS TO BE CONSIDERED FOR ACTION:

ORDINANCE FOR INTRODUCTION:

209-2010 Bond Ordinance providing a supplemental appropriation of \$3,150,000 for the construction of a new convention hall facility in and by the City of Cape May, in the County of Cape May, New Jersey and authorizing the issuance of \$2,992,500 bonds or notes of the City for financing part of the appropriation

Motion made by Councilmember Swain, seconded by Deputy Mayor Wichterman to introduce the aforementioned bond ordinance. Public hearing to be held on Tuesday, July 20, 2010 at 7pm.

Roll Call:

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| Fiocca | Yes |
| Murray | Yes |
| Swain | Yes |
| Wichterman | Yes |
| Mahaney | Yes |

PUBLIC PORTION: Those wishing to publicly comment shall come forward, give their name and address and speak into the microphone. Each speaker will be limited to five (5) minutes.

William Gaffney, 810 Columbia Avenue, Cape May advises he is a private citizen. He is very concerned about the size of the building and the haste within which Council is passing the Bond Ordinance. He wants to build the Convention Hall on the same footprint and save the Solarium. Mr. Gaffney asks about the CRDA funding and Mr. MacLeod advises that the funding for this project with the CRDA resources is still in place.

Tom Carroll speaks on behalf of the Mid Atlantic Center for the Arts. On their behalf, he advises that they are very much in favor of the project.

Bill Causey, President, Chamber of Commerce, wants to clarify a statement made on July 6, 2010. Mr. Causey advises that when he states he is representing the Chamber, he is referring to representation of the Executive Board of the Chamber. Mr. Causey is in favor of going forward with the new Convention Hall.

Rochelle Hirsh, 1736 New York Avenue, Cape May does not understand how it makes sense fiscally to tear down the Solarium and why we do not use the Beach Theatre as a meeting hall, as a venue for musical entertainment and a variety of social and cultural activities. Ms. Hirsch is in favor of a small Convention Hall.

Jim Wyatt, 292 Windsor Avenue, Cape May advises speaks about the Historic nature of Cape May and is concerned that because of some materials currently being used, the City will lose its historic designation. He is a proponent of a small Convention Center.

Mike Spei, 507 Elmira Street, Cape May thinks it is beneficial to the City to go forward and approve the Bond Ordinance to build the Convention Center. He believes we will regret it if we go smaller.

John Van DeVaarst, 1030 Ohio Avenue, Cape May is in support of moving forward with the Convention Center.

Harley Schuler, 722 Corgie Street, Cape May is still uncertain as to whether or not he is in support of the new Bond Ordinance. He would like to review all the finances involved in order to make an intelligent decision but thinks we need to go forward once we have deemed it is financially sound to do so.

Gail Pierson, fully supports going forward with the project. We need to look forward, not backward. She feels we need this Convention Center.

Jeanne Powick, 401 Clay Street, Cape May advises that her assessment after attending all the meetings is that the new Convention Center will likely cost more than \$20.3 dollars. She offers many costs and numbers to total that amount. Ms. Powick is in favor of a smaller Convention Center and is against the passage of this Bond Ordinance.

Leon Costello explains some of the difference in the figures quoted by Ms. Powick

Mayor Mahaney advises Ms. Powick that the figures she has obtained differ greatly from the City's figures and he advises that a brief presentation of the City's figures may be presented on July 20th.

Mary Stewart, Chief Outreach Officer, MAC, and third Vice President of the Chamber of Commerce advises that she is not speaking on behalf of either organization but as an audience member at many events at the current Convention Center. She speaks of the many amenities that are currently lacking in the existing Center and is a proponent of the newer, larger Convention Center.

Alison Bjork, 619 Hughes Street, Cape May questions the size of the new Convention Hall and asks if it is about one-third the size of the Wildwood Convention Center. The Mayor advises yes. She thinks the renderings are misleading and the new hall is not as large as people think. She also believes that if you fix up Convention Hall, the Beach Theatre property will be more attractive to potential purchasers.

Barbara Skinner, 30 Congress Street, Cape May comments that everyone in the room wants a Convention Hall. The issues that she is most concerned with are safety, security and cost. She speaks about the seawall and the danger of removing it in order to accommodate the new Convention Center. She wonders why this contract was not put out to bid. Ms. Skinner is in favor of a small Convention Center.

Mayor Mahaney addresses some of Ms. Skinner's comments about the removal of the seawall as Ms. Skinner's comments are inaccurate.

Mr. Monzo addresses Ms. Skinner's comment about the lack of bidding on the job.

Jim Atkins, Mullica Hill, New Jersey is a professional master mason. He has a great deal of experience with foundation work. He believes the Army Corp of Engineers should be aware of the disturbance of the seawall.

Jessie Weeks, 21 Patterson, Cape May is a member of the Environmental Commission and was a member of the original Revitalization Committee which started planning the new Convention Hall. Ms. Weeks would like to have a choice as to the new Convention Hall Center.

Harry Bellangy, 511 Pearl Street, Cape May speaks about the back stage area of the new Convention Hall Center and the kitchen area. He does not believe that those areas have been designed effectively.

Frank Giannoni, 615 Jefferson Street, Cape May speaks about how people spend money.

Dennis Crowley, 806 Lafayette Street, Cape May advises that people get into trouble when they use anecdotes to spend money. He delivers his own anecdote the moral of which is don't spend money until you have all the answers.

Judy Lord, 1262 Illinois Avenue, Cape May advises that everyone knows her feelings on the Convention Hall subject and wants the three new commissioners to act as they promised when campaigning.

Charlotte Todd, 651 Hughes Street, Cape May speaks as a resident. She thinks we must consider the carrying capacity of this town, parking issues, and energy use for the size of the proposed Convention Center. Ms. Todd believes we should build a Convention Hall within the original budget.

Arnold Pitman, 251 Grant Street, Cape May believes that Council should physically see the proposed building laid out on the street so they can actually see how much space the building will take and where the new promenade will extend. Mr. Pitman is not against a bigger building; however, he is against moving the promenade forward.

Irv Fruchtmann, 1309 New York Avenue, Cape May advises that his concern is about taxes. He believes that council should be thinking of ways to lower taxes.

Betty List, 260 Grant Street, Cape May is a non-resident taxpayer. She is really concerned about the escalating costs. She believes we should build a smaller Convention Center.

COUNCIL & CITY MANAGER COMMENTS

Motion made by Councilmember Swain to adjourn the meeting. Meeting adjourned at 2:30 P.M.

Edward J. Mahaney, Jr., Mayor

Jack Wichterman, Deputy Mayor

Deanna Fiocca, Councilmember

Terri L. Swain, Councilmember

William H. Murray, Councilmember

Diane L. Weldon, City Clerk