MINUTES OF A CLOSED EXECUTIVE SESSION OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF HADDON, ON TUESDAY, JULY 14, 2026, IN THE MUNICIPAL BUILDING AT 6:14 PM TO DISCUSS POTENTIAL LITIGATION

A closed executive session of the Board of Commissioners of the Township of Haddon was convened in the Municipal Building, 135 Haddon Avenue, Westmont, NJ on Tuesday, July 14, 2026, at 6:14 PM to discuss potential litigation and the minutes are not to be made public until required by law.

This Closed Executive Session was convened to discuss the proposed settlement agreement with Kimco recommended by Tax Assessor, Martin Blaskey which reduced the assessed value by $22 million. Mayor Teague estimated this to be an approximate $500,000.00 tax reduction. Commissioner Linhart did not have the actual dollar tax reduction. Mayor Teague begins by asking Mr. Blaskey, since Kimco hired appraisers did you think we should get an appraiser? Mr. Blaskey responded, we could but we never did because he is our expert. He further stated it is $1,000,000 appeal and I don't think it is out of the ordinary. Mayor Teague commented that they originally asked to reduce it $13 million before revaluation. Mr. Blaskey to Mr. Strausser $17, $18 or $19 mil. Mr. Strausser responds $18 or $19 million. Commissioner Mulroy, Westmont Plaza is full. Mr. Blaskey recorded 5% premium retail, all big names. Commissioner Linhart asks why do we need an appraiser since we have Martin. Commissioner Linhart further stated that Kimco is only going to provide a lower appraisal so why should we provide a higher appraisal? Mayor Teague responded, each party gets appraisers during a large real estate transaction of this magnitude.

Commissioner Mulroy reported that Kimco says the property is less valuable than before. Thriftway eliminated tenants and that's a legit argument. Commissioner Mulroy further reiterated that Westmont Plaza is full.

Mayor Teague asked why value lower. They came back at $27 million, is that a fair settlement and if yes, why do you think that? Mr. Blaskey responded, the assessment value came from our reval company. Mr. Blaskey said he did not question the assessed value provided by reval company and I signed off since the Reval company is our expert. Commissioner Linhart stated he did not contact reval company. Mayor Teague stated that if Professional Property Appraisers thought it was worth $36 million, did you run this settlement by them? Mr. Blaskey responded that he did not discuss settlement with them but he did discuss initial assessment. It is opinion based. Sprouts came in and things changed. They wanted $20 million going forward. Mayor Teague asked why is it capped at $25 million. Mr. Blaskey responds, if you follow the sales coming in at 75% or 80%, when ratio drops, they will want it lowered. These guys file every year. We don't have to worry about litigation.

Commissioner Linhart asks Mr. Blaskey to explain ratio. Mr. Blaskey explains. He further states he can't use 100% when he files tax appeal, he can only use 85% to 100%. Assessed values staying the same, market value going up. Take the ratio, see sales price, then use next year, our ratio dropped to 70% then we were vulnerable. Commissioner Linhart explains, you buy a property for $400,000.00 and the assessed value is $400,000 you are at 100%. Mr. Blaskey responds ratios and numbers.

Mayor Teague comments that at last meeting Commissioner Linhart stated that assessed value dropped because Target pays less than market rent. How does that affect the value? Mr. Blaskey said that had nothing to do with the lower value. Mr. Blaskey responds, market rents/expenses rent roll, rent is $7.00 per square foot. Commissioner Mulroy comments that Target pays less per square footage than Sprouts. Mr. Blaskey mentions that he requested the lease a couple times. Commissioner Mulroy asked, if I sell my house for a 1.00, is it not worth a $1.00? Target pays $20 per square footage less than Sprouts. Commissioner Linhart stated commercial properties are treated different because pockets run deeper. Mr.

Strausser and Mr. Blaskey advised that Mr. Blaskey thought the Kimco appraisal was more accurate and they thought we would lose if we went to court.

Mayor Teague stated his research indicated that we, have to pay school portion. Mr. Blaskey and Commissioner Linhart did not know if schools have to pay back too. Mayor Teague said no, we have to pay school taxes for credit schools do not reimburse. Mayor Teague asks, should we agree, what is the downside? $13-$15 million, downside risk % of success? Would tax court agree? Mr. Blaskey said Kimco appraisal which was lower than settlement is not an actual tax calculation. Commissioner Linhart did not have the tax calculations. Mayor Teague estimated the overpayment at $500,000.00 in tax collars. Commissioner Linhart said he did not have the actual numbers. Mayor Teague also stated his research indicated that Townships responsible for the entire amount-school district does not have to reimburse. That's 55% of credit. Mr. Strausser responds, he's done negotiations with Judges, they are always in the middle. These are numbers the Judge would recommend.

Commissioner Mulroy asks, going forward, lawsuits JIF handles we get periodic updates. JIF sends notices. Situation of this magnitude that could affect budget, I would like to know about it before it gets to agenda. I could have used it in negotiating the police contract. Mayor Teague responds, Kimco is #2 and Haddonview is #1 taxpayers.

Commissioner Linhart responds, regardless of ratables, even if doubles, we can't double our budget. It doesn't matter. If large taxpayer and their assessment go down, taxes stay the same. What changes is individual tax payers pay more. Mayor Teague said that is the problem, taxes will shift to individuals. Mayor Teague comments, this is a fairly substantial credit and we are paying school taxes, which is significantly more than our share. Mr. Blaskey states that Haddonview request $30 million reduction (2 years=$60 million). Mayor Teague, that property you said may need appraiser. Mr. Blaskey said, value looks fine to me. We discussed and you said you compared to others. Mr. Blaskey responded, numbers shift, housing went up more commercial apartments went up high.

Commissioner Linhart states that year after year assessed values change. Mr. Blaskey responds, stay the same, they shift. Mayor Teague, Haddonview taxes went up, they said significant shift. Commissioner Linhart asked if we should get an Auditor and Mr. Blaskey responded you mean an appraiser. Commission Linhart said both. Commissioner Mulroy asks if we can negotiate the credit schedule for Kimco since they get what they want in the short term; they don't want to pay increased rate. Mr. Strausser responds, they will be amenable to it, if you set the number of quarters. Commissioner Mulroy suggests spreading out the credit over 8 quarters. Commissioner Linhart reports that this year and next year, credit sits in account. Mayor Teague states that this is less taxes that we will be receiving. Mr. Blaskey responds, we just signed rates. Commissioner Mulroy also suggests extending obligation to pay by one month. Mr. Blaskey mentions interest is by statute. Mayor Teague agrees that it should be spread out over 2 years and asks Mr. Strausser if that is enough time if approved on the 28th? Mr. Strausser responded that they can walk away. Judgement is effective once signed by Judge. Mayor Teague stated that interest due to Kimco would be waived with credit.

Commissioner Mulroy stated, credit should remain until exhausted. Commissioner Linhart said, uncollected taxes $380,000.00 Look up tax payment history. Mayor Teague said, we don't know what new taxes will be. Commissioner Mulroy to Mr. Strausser, continue to negotiate damages and they should be satisfied with lower rate. We are a municipality not a multi-million-dollar corporation. Mayor responds, we don't want to sign, we want better terms. Give us more leverage. Struggling with the amount. We will agree if you spread out the credits. Mr. Blaskey said his assessment could not be defended and we need to settle or we could be bound by the Kimco appraisal which is even lower.

Mr. Strausser responds that he has a good working relationship with their attorney. Mayor Teague asks if we agree to spread out credit for 8 quarters? Commissioner Mulroy asks, how much time for judge to sign? Mr. Strausser, Judge Sandar, stipulation calendar on schedule at end of month. Motion to approve stipulation contingent on credit spread out over 8 quarters. Mayor Teague stated, numbers start with Mr. Blaskey, then trickle down. They are fixed. Mayor reiterates, 8 quarters no interest.

The Closed Executive Session ended at 7:07 PM.

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Dawn M. Pennock, Municipal Clerk
July 14, 2026