

Commission Chamber, City Hall  
Millville, New Jersey  
August 7, 2007 6:30 P.M.

The Board of Commissioners met in an agenda session with Mayor Quinn presiding. Members present. Quinn, Shannon, Parent and Derella. Absent: Hollingshead.

Mayor Quinn made the statement required by the Open Public Meetings Act of 1975.

"This meeting is being conducted in accordance with the Open Public Meetings Act of 1975", was advertised, posted and made available to the public as required by Statute. The Municipal Clerk is directed to include a statement in the minutes of this meeting.

The City Clerk/Administrator noted the Construction Fee Report will be added under Reports of Commissioners.

The City Clerk/Administrator noted a motion to table Ordinance No. 23-2007 on second reading pending approval from COAH and to continue the public hearing to Tuesday, August 21, 2007 at 7:00 p.m. and a motion to table and continue the public hearing for Ordinance No. 26-2007 regarding the Final Financial Plan for the Sports and Entertainment District in the City of Millville (Phase I only) to the August 21, 2007 Commission Meeting, 7:00 p.m. pending approval from DCA and the Local Finance Board were added to the agenda.

The City Clerk/Administrator also noted the Ordinance amending Ordinance No. 13-2007 adopted July 3, 2007, Creating a Sports and Entertainment District in the City of Millville, approving the Sports and Entertainment District Plan and imposing additional taxes in the District to promote the Development of Sports and Entertainment Facilities adding certain paragraphs will be removed from the agenda on first reading due to further correspondence and review.

The City Clerk/Administrator noted a Resolution approving Temporary Emergency Appropriation for the FY2008 Temporary Budget, Weed and Seed Urban Enterprise Zone Grants, Smart Future Grant and Arrest and Impaired Driving Crackdown Program in the later part of August 2007 was added to the agenda.

Commissioner Shannon indicated that Samantha White will be presenting Shining Star Awards.

Mayor Quinn stated we have now reached the public comment portion of the agenda session and asked if any person present wished to be heard regarding agenda items only.

Paul Porreca: *"Good evening Mr. Mayor and Commissioners, Mr. Solicitor and Mr. Thompson, my name is Paul Porreca and I live on Porreca Drive. On, I think it's still page 8, I have an agenda from yesterday, but I don't think the page numbers have changed. I recognize that it's going to be tabled, but I had a question about the Ordinance approving the Final Financial Plan. Is the Ordinance the Final Financial Plan or is there a separate Financial Plan that the Ordinance is approving?"*

Richard McCarthy: "There's a Financial Plan that the Ordinance is approving."

Paul Porreca: "Okay, so looking at the Ordinance will not tell you. You have to read the Financial Plan. Okay, thank you very much. Under Resolutions, the first one No. 5689 there's a long Resolution concerning adjustments and most of them we've seen many times a penny here, a penny there. I think, I don't have it before me, but I think it's page 3 of that Resolution, there's one I haven't seen before and I wondered if you could explain the reason for it or why and it's under, it's a change in assessments as opposed to a change in collections. Do you see it in the middle of the page?"

Lew Thompson: "yes the..."

Paul Porreca: "Do you know the one I'm talking about?"

Lew Thompson: "the tax collector advised me she had a long extensive conversation with Mr. Van Hook I believe today and/or yesterday regarding the matter and that she explained they are assessment changes from Brian Rosenberger, which reflect changes in the 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> quarter bills due to the fiscal year situation. So, any assessment change will have the reflection on the change that she has to do by resolution, only because there is a change in the middle of the year or a fiscal year are you doing it by resolution, otherwise it would have merely been done by a journal entry."

Paul Porreca: "Are you telling me that the assessment changed?"

Lew Thompson: "yes."

Paul Porreca: "but, the amounts are the same, the amounts reflected in the resolution..."

Lew Thompson: "Okay, I was explained this today, because I anticipated a question and/or she explained that she went over that extensively with Mr. Van Hook and that they are strictly assessment changes. The technical items on there, as far as the amounts relative to that, I can't explain that here. You're welcome to come down anytime and I'll have Suzanne Olah or Brian explain the exact numbers. Okay, but I didn't bring those numbers."

Paul Porreca: "We just saw that it was an assessment change, then the amount of the tax would change. The assessment being one of the multipliers. But, you know, you're right, we can't figure that out here. I have a real question about resolution 5876, it appears on Page 10 of the agenda that I am looking at and it is a resolution to accept a grant from the hazardous discharge site remediation fund and I understand that has been an ongoing program in the City to cleanup various sites that need cleaning up under the auspices of the Department of Environment Protection. However, this one is to cleanup, it says the Millville Airport Industrial Park expansion and I understand that, because the City owns some, or did own some 1300 acres out there roughly. The Motorsports bought and did settle... What day did you settle Richard? Do you remember?"

Richard McCarthy: "late June, July, I don't have that date..."

Paul Porreca: "late June, early July..."

Richard McCarthy: "but, we withheld about 7.49 acres, which were the key areas and some of that is in that..."

Paul Porreca: "Well, accept that the Resolution, which I don't have before me, but you folks do recites the very lot and block numbers, at least some of them, that were sold. Because, 500 acres roughly were sold and you withheld 200 of the 707 that are under agreement of sale with the Motorsports Park. Right? The Motorsports Park agreement."

Richard McCarthy: "about 493, we held back that 7 acres, which covers, which is different areas and that's why, that's probably why those lots were mentioned, because it's part of one lot, part of another lot, and then we withheld those and separated those out, because they were the hot spots that had to be taken care of."

Paul Porreca: "so, now, okay, that's real interesting. So, of course my problem was that the very lot and block numbers mentioned in the Resolution upon which this \$2,168,873.00 was to be spent, were the very same lot and block numbers that were sold to the Motorsports Park. Now, what you're telling me is out of those, it was only parts of those and that a mere 7 acres was held by the City..."

Richard McCarthy: "right..."

Paul Porreca: "so, and the contract with the Motorsports Park, flat out expressly states that the Motorsports Park is responsible for cleanup. That's what it says, I didn't write it, I didn't sign it, you guys did. So, you're telling me that we're going to spend 2 million dollars on 7 acres of ground."

Richard McCarthy: "on that 7, on partly on that 7 acres and on other lands that the City retained."

Paul Porreca: "Because, my question was how can the City legally spend money to cleanup the land that belongs to somebody else, particularly when the contract says the Motorsports are responsible. I wouldn't think that you could do it."

Richard McCarthy: "That's why they required us to withhold that 7.4 some acres, because those were the areas affected. We could not transfer those, because we were in the process, we were receiving money from the State of New Jersey DEP to remediate that..."

Paul Porreca: "good, the City can't spend money to cleanup somebody else's property."

Richard McCarthy: "that's right."

Commissioner Derella: "if I could add Mr. Porreca there's been \$5,239,667.00 in grants for the airport environmental investigation. This is Phase III of that total 5 million. This strictly deals with the munitions on the lots that Mr. McCarthy was speaking of."

Paul Porreca: "thank you. I noticed that there are public hearings involved, so many I should hold my remarks concerning

the \$580,000.00 worth of loan agreements. I guess the time would be the public hearing. Yes, alright. Accept the Resolution No. A- 5884, which is also a public hearing, so we'll get a chance to speak then, but I was a little, what do I want to say, bemused by the fact that you're going to submit a new, a proposal for new boundaries for the Urban Enterprise Zone. But, I don't recall unless I missed it, the Commission receiving and reviewing the report from Triad that you paid \$17,000.00 for. In other words, when you wanted to consider this look over of the UEZ boundaries you hired Triad, I think it's Triad Associates for \$17,000.00 or some dollars for them to do the required study and I never saw the report, or I never heard of the report. It would occur to me that if you were going to approve new boundaries that you would have received and filed and discussed somewhere the report to determine if it was right. Another thing, Triad and Mr. Ayres conducted a meeting, a public meeting advertised in the paper to discuss these changes with Triad and Mr., I forget his name, the head of Triad..."

Mayor Quinn: "Mike Zumpino..."

Paul Porreca: "Mike Zumpino was here and Mr. Ayres, only three people showed up. I was one of those three people and we discussed Urban Enterprise Zone very nicely for half an hour or so and the all three people that were here talked about eliminating West Main Street, which is not blighted, particularly in the light of the new Supreme Court decision. They said well, that would be considered, so I was looking for the report. Has the report, I guess my question is, I'm sorry to be long winded, I guess my question is has Triad submitted it's report, is it public, has it been received and filed, did I miss it and what's it say?"

Mayor Quinn: "Well, to the best of my knowledge Triad and Don Ayres are going to be here for the meeting to present the report, so you can question them..."

Lew Thompson: "they just walked in right now."

Paul Porreca: "Okay, thank you very much."

Mayor Quinn: "You're welcome. Anyone else have questions on the agenda items?"

Kathleen Stiles: "On page 14 regarding item no. 24. Now, Molly Hollingshead is a lovely person, however we have always in the past, as far as I can remember taken the 6<sup>th</sup> candidate, who happens this time to be Dale Finch. I was wondering whether or not we were going to follow this precedent or whether we were going to stop in the middle of the stream and do something different. I know that you're not mandated to do it, however I wonder if any of you have conversed with Mr. Finch to see if he's interested in the position vacated by Mr. Hollingshead. Don't misunderstand what I am saying, Molly's a fine person, but we have a man who ran 6<sup>th</sup>, who has been a previous Commissioner with experience and who has many years of experience working in the county. So, I would like for you take that into consideration and I wonder have any of you talked with Mr. Finch?"

Mayor Quinn: "I have..."

Commissioner Shannon: "I have..."

Kathleen Stiles: "Did he indicate that he's not interested or you don't wish to discuss that?"

Commissioner Shannon: "I personally don't want to discuss that, the conversation I had with Mr. Finch, but I did have a long conversation with him on a couple or three occasions."

Kathleen Stiles: "Okay, because I talked with Mr. Finch on Sunday and he said that he was interested, he told me that he was interested in the position. So, I just wanted to bring that to your attention and to see why we are deviating from what we have always done in the past. Thank you."

Emil Van Hook: "Good evening gentlemen, Emil Van Hook, Sunset Drive, Millville. I'm sorry Mayor I didn't hear your response about the resolution dealing with the Urban Enterprise Zone about that report. It would seem to me that the report from Triad, my old friend Mike Zumpino, it would have been received and filed by the City Commission. That it would have then been considered by the Commission and that an opportunity be given to the general public to review the report and any proposed changes in the map before it appears on the agenda for a public hearing. I mean we could have a public hearing, but nobody here to the best of my knowledge knows anything about it. So, how could anyone speak intelligently or unintelligently about the issue, when nobody's had the opportunity to review it? So, I would respectfully suggest that perhaps the public be given an opportunity to hear what the report is and then an intelligent and comprehensive public hearing could be held relative to that issue. Another item and yes, I did have a conversation with Suzanne Olah today, I wouldn't exactly say it was extensive, but it last about four minutes, three or four minutes and what Suzanne was referring to and what I was reading on the Resolution appeared to be two different things. The Resolution that we're referring to that adjusts the tax records clearly indicated that these were movements in assessments from one quarter to another and not charges. Although they would appear to be charges and it just seemed to me that it gave the impression that it might be related to the RAD, because as I recall and I've been to Trenton when the City appeared there, but it seems to me that the revenue derived from the RAD only comes about with property that came on the tax roles would be assessed after a certain date and it appeared to me we had a certain amount of movement of assessment into a later period of the same tax year. I was wondering if anyone has a response to that."

Lew Thompson: "I would have the same response, okay, to you, that she said it absolutely had nothing to do with the RAD, it had explicitly to do with changes in the assessment and the only reason that they're on a resolution is because our fiscal year ends June 30<sup>th</sup> and from an auditing standpoint to balance out the books and the change of assessments the resolution has to reflect that change, because of the June 30<sup>th</sup> ending..."

Emil Van Hook: "yeah, and these would be moving it from one fiscal year to another..."

Lew Thompson: "that is correct, so that is the mere reason for it, otherwise it would be a journal entry, because it is from year to year that's why it's done by resolution."

Emil Van Hook: *"I think the last thing I'm somewhat curious about is the Ordinance to amend the code where inspection fees and I was wondering if you could... Is this department running in a deficit at the present time?"*

Commissioner Derella: *"no."*

Emil Van Hook: *"it's not?"*

Commissioner Derella: *"Correct, it is not."*

Emil Van Hook: *"So, this is merely an issue to increase revenue, rather than to make up any deficit that the Department is running in."*

Commissioner Derella: *"The Department is not running in a deficit, we want to make sure that we do not run in a deficit. It's been almost ten years since there's been any adjustment to that, our costs have gone up. Fortunately, we're still showing a revenue. It approximately is about six dollars and some change per month for the landowner. You spread \$75.00 out over 12 months and it's a little over a dollar increase per month when you look at the amount of money that's gone up."*

There being no further comments the agenda session was adjourned, subject to the call of the chair, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

Commission Chamber, City Hall  
Millville, New Jersey  
August 7, 2007 7:00 P.M.

The Board of Commissioners met in regular session with Mayor Quinn presiding. Members present. Quinn, Shannon, Parent and Derella. Absent: Hollingshead.

A moment of silent prayer was observed followed by the salute to the flag.

Mayor Quinn made the statement required by the Open Public Meetings Act of 1975.

"This meeting is being conducted in accordance with the Open Public Meetings Act of 1975", was advertised, posted and made available to the public as required by Statute. The Municipal Clerk is directed to include a statement in the minutes of this meeting.

A motion was passed to dispense with the reading of the minutes and to proceed with the regular order of business, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5868 authorizing transfers within the FY2007 Budget Appropriation Reserves was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

The following bills were ordered paid, when properly certified, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

**COPY OF BILLS SEE PAGES**

**THROUGH**

The City Clerk/Administrator read correspondence received from James Bunting of K. Hovnanian Homes at Millville II, LLC (Four Seasons at Millville) requesting the Municipal Engineer pursuant to NJSA40:55D-53(d) inspect all improvements included in the itemized cost estimate prepared for the Municipal Engineer that is appended to the performance guarantee pursuant to N.J.S.A. 40:55D-53(a) and file a detailed written list and report of items that are incomplete or unsatisfactorily completed within 45 days of receipt of this letter.

A motion was passed to receive and file the correspondence, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

The City Clerk/Administrator read correspondence and application received from Joseph W. Zoltowski, Chief of the Bureau of Plant Pest & Disease Control, State of New Jersey Department of Agriculture regarding defoliation caused by gypsy moths has been detected in the City of Millville and the Department of Agriculture is offering The City the opportunity to submit the application for a gypsy moth egg mass survey in the residential and recreational areas of the City of Millville at no cost to the City and accompanied by official response from the City of Millville to participate.

A motion was passed to receive and file the correspondence, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

The City Clerk/Administrator read correspondence from Don Ayres, Economic Development Director regarding Overlook Riverfront Redevelopment Request for Proposal (RFP) response deadline has been extended from July 27, 2007 to August 31, 2007, 4:00 p.m. due to potential respondents' desire for additional time to work on packages.

A motion was passed to receive and file the correspondence, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

The City Clerk/Administrator read correspondence from the South Jersey Magazine to the City of Millville naming High Street in the City of Millville "Best of the Best" 2007 recipient for Best Concentration on Art Galleries.

A motion was passed to receive and file the correspondence, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

The City Clerk/Administrator read correspondence from W. James Parent, Director of Public Safety appointing the following to the position of Police Officer in the Department of Public Safety in accordance with Certification from the State of New Jersey Department of Personnel:

- a) Marvin A. Vazquez, Jaymes P. Swain, Daniel J. Ayars and David L. Andro effective August 6, 2007
- b) Kimberly R. Hall, Daniel K. DeTullio and John J. Garton effective August 27, 2007

The City Clerk/Administrator read correspondence from W. James Parent, Acting Director of Public Works appointing Michael R. Ostrowski and Salvador D. Gioia to the position of Senior Maintenance Repairer Electrician, Sewer Utility in accordance with Certification from the State of New Jersey Department of Personnel effective August 13, 2007.

A motion was passed to receive and file the correspondence, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

The City Clerk/Administrator read correspondence from Dr. Christy N. Thompson, Ed.D., Principal of Millville Senior High School regarding Spirit Parade and Pep Rally event to be held at Union Lake Ball Field on Wednesday, November 21, 2007, 6:00 p.m. to 8:00 p.m., with the parade traveling from City Hall to the Union Lake and a fireworks display as a grand finale.

A motion was passed to receive and file the correspondence, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

The City Clerk/Administrator read correspondence from Anna Marie Donofrio, Executive Director of the Gloucester County Utilities Authority notifying the City of Millville of adopted rate Schedule for Gloucester County Utilities Authority.

A motion was passed to receive and file the correspondence, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

The City Clerk/Administrator read a report regarding Statutory requirements to fill the vacancy of Commissioner and Director of Public Works due to the death of John Hollingshead.

A motion was passed to receive and file the report, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

The Report of the Construction Official for the month of July 2007 was ordered received and filed, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

The following proposed Ordinance was read on first reading:

Ordinance No. 28-2007

Ordinance amending the Municipal Code, Chapter 11, Bureau of Permits and Inspections, Article XII, Rental Registration and Regulations to increase the registration permit fee from \$55.00 to \$75.00 before September 1, 2007 and \$100.00 if applied for thereafter.

Director Derella moved for the adoption of the proposed ordinance on first reading with final consideration to be given on Tuesday, August 21, 2007 after due publication as provided by law.

Director Parent seconded the motion.

The motion was passed, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

## Ordinance No. 23-2007

Ordinance amending Chapter 30 of Municipal Code, Land Use & Development Regulations, Article XXV, Affordable Housing

- a) Section 30-293, Primary Jurisdiction
- b) Section 30-294, Legal Authority
- c) Section 30-295, findings and Purpose
- d) Section 30-296, Definitions
- e) Section 30-297, Administration of Affordable Housing Program
- f) Section 30-298, Uniform Affordable Housing Production Based Upon Growth Share
- g) Section 30-299, Affordable Housing Development Fees
- h) Section 30-300, Findings and Purpose
- i) Section 30-301, Applicability of Fees
- j) Section 30-302, calculation of Development Fees
- k) Section 30-303, Collection of Fees
- l) Section 30-304, Contested Fees
- m) Section 30-305, Housing Trust Fund Created
- n) Section 30-306, Use of Funds in Housing Trust Fund

A motion was passed to table Ordinance No. 23-2007 pending approval from COAH and to continue the Public Hearing on Tuesday, August 21, 2007, 7:00 p.m., by the following vote:  
Yeas: Shannon, Parent, Derella and Quinn.

## Ordinance No. 26-2007

A motion was passed to table and continue the Public Hearing for the Final Financial Plan for the Sports and Entertainment District in the City of Millville (Phase I only) to the August 21, 2007 Commission Meeting, 7:00 p.m. subject to receipt of letter from the State Treasurer, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5869 authorizing adjustments to the Tax and Utility Records was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5870 authorizing laudatory resolution in memory of former Commissioner, John C. Hollingshead, Sr., a notable and beloved citizen of the City of Millville was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5871 authorizing cancellation of accounts, General Capital Encumbrances was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5872 authorizing cancellation of mortgage in the name of The Watering Hole Sports Bar & Grill, Inc. regarding Block 308, Lot 2, 622 North High Street, paid in full in the amount of \$40,000.00 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5873 authorizing termination of UCC Financing Statement for certain equipment regarding Quality Lincoln Mercury Hyundai, Inc. was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5874 authorizing the purchase of certain materials supplies and equipment without the necessity for advertising for bids or in the case where no bids have been

received pursuant to N.J.S.A. 40A:11-12 regarding the purchase of two 2008 Chevrolet Impala Sedans from Day Fleet Sales, 1600 Golden Mile Highway, Monroeville, PA 15146 in the amount of \$35,970.00 for the Millville Police Department was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Director Derella submitted the appropriate certification as to the availability of funds.

Resolution No. A-5875 authorizing the renewal of Alcoholic Beverage Licensee Millville Aerie 1836 FOE, t/a Fraternal Order of Eagles effective August 7, 2007 through June 30, 2008 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5876 authorizing acceptance of grant from the Hazardous Discharge Site Remediation Fund Municipal Grant Program through the Department of Environmental Protection and the New Jersey Economic Development Authority for remedial investigation and report preparation at the Millville Airport Industrial Park Expansion site to be performed by Pace & Associates in the amount of \$2,166,873.00 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5877 authorizing loan agreement for financial assistance in the amount of \$50,000.00 through the Business Assistance Program regarding Jamil-Anwar, LLC, Block 419, Lot 12, 10 E. Main Street, Units B, I, H was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Director Derella submitted the appropriate certification as to the availability of funds.

Paul Porreca: *"Good evening my name is Paul Porreca. You may recall that Millville First conducted rather an extensive look at the records and the process and the procedure in connection with UEZ Loans. This is the first batch of loans that has come up since we submitted some recommendations, which we are grateful that Commissioner Derella and the rest of you adopted some of those recommendations. I'm not going to get up at every loan, relax Mayor..."*

Mayor Quinn: *"thank you."*

Paul Porreca: *"the remarks will apply to all the loans, the next two and a half pages. According to my quick math they total some five hundred eighty thousand dollars. One of the recommendations that was made by Millville First had to do with the loan committee and someone reviewing the various loans to see that the, you know, to evaluate the nature of the credit risk, etc and also to see that all of the requirements set forth by the regulations that you folks had adopted were met and I was just curious if in fact the, oh, and Commissioner Derella filed a report at a later meeting saying the loan committee would be reinstated, formal minutes will be documented and all of these things would be done in connection with loans. I was curious, first of all, if in fact that had occurred with each and everyone of these loans."*

Commissioner Derella: *"yes, Mr. Porreca, my comments on March 6<sup>th</sup> made the statement. We have documented minutes from the April 25<sup>th</sup> meeting, as well as the May 29<sup>th</sup> meeting of 2007 where these loans were discussed. The people that were in attendance,*

were myself, Commissioner Shannon, John McDonald, Jim Potter, John Krause, Suzanne Olah, Shari Ney, Lewis N. Thompson and Don Ayres. In those minutes there are reviews, actually there were two meetings on all of these, because we had asked several questions that were brought to the table by Mr. Potter in regards to backup information after our review of their application and we met again on May 29<sup>th</sup> after the April 25<sup>th</sup> meeting. That information was provided by each and every one of the loan applicants that we had questions on and it was reviewed. We looked at security, loans of value, we also had Colonial Bank look at that particular aspect of it and we were comfortable with all of the application process."

Paul Porreca: "Good. I'm delighted. I slowed up, because you said you had Colonial Bank look at it, but you have a contract with the Sun Bank that calls for that..."

Commissioner Derella: "If I'm not mistaken, and Mr. Ayres is here to correct me, again I go to a lot of meetings. But, my understanding was that they had already had some loan agreements with them, so we followed up with the bank to make sure that they were available and appropriate in regards to what their outstanding debt was, where they were at and other aspects. I know Mr. Ayres can go into more detail."

Paul Porreca: "No, it just kind of struck me funny that, you know, Colonial did it when you have a contract with Sun. Now, can we be satisfied then that in the keeping with your regulations that there are mortgages securing each loan?"

Commissioner Derella: "correct."

Paul Porreca: "and that there are personal guarantees from the borrowers this time on each loan?"

Commissioner Derella: "I'd have to go through and review all of the minutes, but each and everyone that I'm glancing at now all have personal guarantees."

Paul Porreca: "Well, it would seem to me if you're going to vote to authorize someone to sign, which you fellows are going to do, is sign agreements that you would be sure of that. Another question is what are the hiring requirements in the agreement that you are going to authorize a signature to tonight, because there was some dispute about whether it was a requirement or whether it wasn't a requirement, I just wondered what the agreement, which you are going to now vote on says about hiring requirements?"

Don Ayres: "Do you want to address all this?"

Paul Porreca: "Well, frankly, I mean that's fine, I'd be delighted to have Mr. Ayres answer, but I think it's curious, you fellows are going to sign the agreement and I think you would know what was in it. But, go ahead Mr. Ayres."

Don Ayes: "yeah, I mean, if we want to go back to Colonial Bank references three of the loans, since they're providing the primary financing on three of those loans. Mr. Potter had asked for updated financials on those, because the most recent financials weren't there. So, that's the reference we went back to and they assured us the 2006, which were the most recent financials were adequate and the loan to value was less than 85

percent, so there's full security. There will be mortgages, these monies now have to go in an application from the State UEZ, it will be near the end of the year before it gets through that process, but they are required and the loan agreements reflect that there will be mortgages. Every loan will be secured by real estate, so some of the applicants will have to put up personal real estate for instance, since one is for instance a tenant, so they'll be putting up personal real estate and there will be promissory notes on each application."

Paul Porreca: "Promissory notes, but will there be personal guarantees, promissory notes..."

Don Ayres: "yes, yes, promissory note will be giving a personal guarantee..."

Paul Porreca: "okay, and what are the hiring requirements..."

Don Ayres: "as you know the previous loan agreements, as well as this loan agreement reflect a good faith effort to hire and it is now tied directly in the loan agreement form to the promises that they make to the Urban Enterprise Zone and the Enterprise Zone documentation that they submit for their recertification every year is how it is tracked and a copy of that as it is currently being done will be put into the file. So, each one of those has to meet the requirement they put forth in their UEZ application..."

Paul Porreca: "My recollection is that, I'm sorry were you done?"

Don Ayres: "no, that's alright."

Paul Porreca: "My recollection of those, that agreement also says that at the same time the agreement is signed there is a certification of how many employees that person has at that time, so that there can be a later check, so..."

Don Ayres: "yes, that's taken from the original UEZ and then each year we'll update in the file their recertification."

Paul Porreca: "good, that's good progress. Thank you Commissioner."

Resolution No. A-5878 authorizing loan agreement for financial assistance in the amount of \$50,000.00 through the Business Assistance Program regarding South Jersey Boatworks, LLC, (Temk Development) Block 581, Lot 8, 401 Orange Street was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Director Derella submitted the appropriate certification as to the availability of funds.

Resolution No. A-5879 authorizing loan agreement for financial assistance in the amount of \$300,000.00 through the Business Assistance Program regarding Walter Industries LLC, DDBA, Millville Iron Works, Inc., Block 464, Lot 1, 117 South 6<sup>th</sup> Street was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Director Derella submitted the appropriate certification as to the availability of funds.

Resolution No. A-5880 authorizing loan agreement for financial assistance in the amount of \$50,000.00 through the Business Assistance Program regarding Holly City Pediatrics (Patel-Jamil Real Estate, LLC), Block 419, Lot 12, 10 E. Main Street, Unit A was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Director Derella submitted the appropriate certification as to the availability of funds.

Resolution No. A-5881 authorizing loan agreement for financial assistance in the amount of \$50,000.00 through the Business Assistance Program regarding Dharam, LLC, Block 419, Lot 12, 10 E. Main Street, Units C, D was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Director Derella submitted the appropriate certification as to the availability of funds.

Resolution No. A-5882 authorizing loan agreement for financial assistance in the amount of \$50,000.00 through the Business Assistance Program regarding Crown Wire and Cable, Inc., Block 125.01, Lot 13.02, 22 Driskill Street was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Director Derella submitted the appropriate certification as to the availability of funds.

Resolution No. A-5883 authorizing loan agreement for financial assistance in the amount of \$30,000.00 through the Business Assistance Program re; Landi's Pools and Games (All Home Resort, LLC), 1601 N. High Street was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Director Derella submitted the appropriate certification as to the availability of funds.

The City Clerk/Administrator read Resolution No. A-5884 authorizing submission of proposal to the NJ Urban Enterprise Zone Authority for Zone Boundary Revisions in accordance with N.J.A.C. 12A:121-1.4.

Mr. Zumpino: *"Thank you, thank you Mr. Derella. The dynamics of Economic Development in the City of Millville is such that it's important to be able to think about where you've been at a certain point and time in carrying out an Economic Development Program and be able to adjust and make course corrections to your economic goals over time, since the state, the New Jersey Urban Enterprise Zone Authority recognized that Economic Development is changing in cities where there's been a progressive and a forward thinking effort to help to address the very criteria that affected communities and were the reasons that City's like Millville, Vineland and 36 other communities in the State were giving this very special designation. The Urban Enterprise Zone Program is one that provides financial incentives, not necessarily grants, but incentives to help business and industry to remain in the City, to be competitive, but also to provide incentives and other resources to attract new business and industry. A part of the process of being*

designated, we had to demonstrate that there were needs that existed in the City, and as we go forward, requesting boundary modification to reflect on the fact, again, its time for possibly a course correction, some changes in our goals, but also changes in the boundaries to show where there's a need and opportunity to promote new Economic Development. So what the State has done through the New Jersey Urban Enterprise Zone Authority is established a basic rule of thumb that every five years or so cities are given an opportunity to step back, look at where they've been, look at the progress that's been made in promoting Economic Development, see where there's a need for change, if any, and then to make an application, as the Mayor suggests, that would allow us to consider modifications, changes, revisions to the boundaries, and to do that with a focus to addressing what the Urban Enterprise Zone is all about in the beginning. And the goals of the Enterprise Zone program were to, you know, establish a vision to have goals for creating new employment opportunities, new private investment, or reinvestment, in the City, and long term economics sustainability. So what we did, as a part of this process, when we first applied for the Enterprise Zone designation, we had to put together a Zone Development Plan. So, in thinking about revisions to the boundaries, we also thought about adjusting, and refocusing, and revising our Zone Plan. So the process of getting to this point of an application was one that thought about where's our plan today, where is it today, where do we want to set new goals and have new objectives for use of the Zone Plan going forward. Now, just so you know, the Enterprise Zone Program is looking at communities that have certain criteria in the overall umbrella of high economic distress, you look at high unemployment, look at the poverty level in the community, persons receiving public assistance, you look at the low investment of capital in a community. Lighted conditions, deteriorating tax base and obsolete buildings, whether they're commercial or industrial. There's been a lot of change in the City over the years. A lot of positive change, but there's still a need to have the benefits of that zone program going forward. The question is, where? And where do we try to make those adjustments to the boundaries so that we can continue to promote Economic Development and long-term sustainability. What Don will talk about in a second is where we see the appropriate considerations for the Commission to look at course corrections and boundary adjustments as we go forward over the next five years. The process is that an application has to be submitted to the State Urban Enterprise Zone Authority. Before that happens, in May, actually on May 17, we held a public hearing, here at the Commission Chambers, and had a chance to offer, at least, the initial considerations for boundary changes and boundary modifications at that time. And now tonight there's another hearing to, at least, be brought up to speed as to where we are today with those proposed revisions that are part of the application. So, our application is, if the Commission acts on the Resolution, it would then be considered by the New Jersey Urban Enterprise Zone Authority. If they approve the requests for boundary modifications and our updated Zone Development Plan, then we have a course and a plan of action to go forward for the next five years. The intention is hopefully to have that submission to the State and action by the Zone Authority by October of this year and then to move forward from that point. Don, do you want to address the boundary modification considerations."

Don Ayres: "The proposed map envisions a 9.9 percent increase overall, but there are adds and deletes. The other thing that is evident here is that in the past Millville did not have the map on a GIS basis, but we have converted that and that was some undertaking and I want to thank the Engineering Department and also Mike Scruppa, has GIS capability for doing that. So, some of our adjustments are merely going to lot lines where there was some estimated lines previously. But, in the number of the changes are in response to the specific requests that were made either at our previous public hearing or received in writing. The major changes on the delete side are the deletion of properties along West Main Street except for those businesses that are currently participating in the zone. We felt that it would not be fair to take anyone out, who had been a zone participant so the boundary is the right-of-way of Route 49 going west with the participating businesses in that eliminates what was at one time proposed as a hospital site along Nabb Avenue. But, we did receive a request from Camco Management to add in the commercial property that's received General Development Plan approval by the Planning Board. Also, approximately where the maps on Munford, residential development is proposed. Union Lake, there was no need to keep that in the UEZ, so that's been eliminated and as I said tweaking here and there, along taking out some wetlands areas along South Delsea Drive and on the riverfront crossing and also at the rear of the South Millville Industrial Park there's also a parcel that was bought by the nature conservancy, so that was eliminated. Those are the major deletions and as I said we did bring things into conform for block and lot identification and in the future we'll be able to go to any applicant and pull them right up and say you're in, you're out. The additions in addition to the Camco one were a couple small businesses, where they wrote letters and asked to have their specific block and lot include. Also, we added the lands, the remainder of the lands that the City bought in 2003 from Better Materials Sand Mining Company and now we're proposing and actually creating a new Airport Industrial Park where we anticipate it's going to be able to have significant land sales and create new industry and hopefully good paying jobs in that area. We're also adding in areas of the Revenue Allocation District that were not previously in, about 600 acres of the 800 RAD was already in the UEZ, we're adding the other 200 acres and our primary goals in that, in doing so are being able to use some UEZ money for infrastructure improvements on old water and sewer lines. But, really to get in and as we make the neighborhood renaissance initiative, which is really the program that the RAD is a foundation for a holistic program that will be able to bring UEZ dollars to job training programs that are in the central neighborhoods, because it's a major goal to create wealth in those neighborhoods and while we're doing homeownership in the neighborhoods, it certainly helps to have a good paying job, so we'll be linking people to the Motorsports, to the shopping centers and to the new industries and we're working on some transportation initiatives, because that's a key factor that's missing in all of Cumberland County, is finding people who need higher employment to the jobs and being able to transport them there. So, those are the major adds and deletes and it works out to about 9.9 percent increase, which falls within the ten percent ceiling that you're allowed to look at. I'd like to ask Joe Tortoreto, who is our representative at the Urban Enterprise Zone in Trenton, so Joe could talk about the process of going forward, should the Commissioners recommend this application to be filed."

Joe Tortoreto: "Thanks, Don. Joe Tortoreto, I'm a State UEZ Field Representative. I've been servicing in Millville for the last 7 years and one of the original. I'm a liaison between Trenton and the Urban Enterprise Zones. I have 13 zones assigned to me Millville/Vineland being the joint zone that I visit frequently even though you don't see me around, I'm here I visit Don and I'm here when Don doesn't see me and the Mayor and others. Good evening Mayor and Commissioners, I just wanted to give you a little brief on the procedure. After this Resolution is approved by your Mayor and Council on our level and believe me these proposals that we receive in our office and I filed many through Newark and West New York and Roselle and the Wildwoods and others, are strictly reviewed. I've met Don twice already to review at least what portions Millville wanted to include and that would be so the application process is a little quicker and he reviews it with Mike and put that together in what they propose comes to our office. Now, the procedure, just so you're all aware of it and it is unusual for me to come speak on these issues, but I travel the State and I'm happy to be here with all you good people. Once the application is received in our office and I believe the map will be there when I go to Trenton tomorrow, I begin looking at the map and do a site visit and follow the certain guidelines that our office has to make sure that the procedures right and that mainly that it's contiguous connecting lines with each part of that zone. Then I write a report to my director, meanwhile our office staff in Trenton reviews the application that Millville or other cities send in and scrutinize and then follow-up with additional questions. What you're doing tonight is just approving the Resolution as to what the map looks like and review. But, the ultimate decision is from our New Jersey Urban Enterprise Zone Authority, which will probably hear this application in a few months, because as I mentioned it's a long process. We have a project review where authority members come, the authority members who are appointed by the Governor and approved by the legislators that they also review these applications to make sure that all these laws and guidelines and including our Deputy Attorney General, who's assigned to our office and our person that's assigned from the Governor's from the Authority's Unit, so these applications are scrutinized and as you all are probably aware that the Urban Enterprise Zone Program has been under some attack lately, which was reported and quite frankly unjustified. But, that's the way the papers report things and we have to correct them from here. But, the Urban Enterprise Zone has been doing great things, particularly in Millville, as you heard tonight, the loan programs and the things that we've done as State employees, I've been here doing compliance reviews, checking their files, I do business site visits, I've been at the firehouse with Denise from Vineland and promoting business in the area. That's specifically what we do, so I'm proud to say that so far things are going very well and I can't wait to see your Motorsports Park open. But, I just wanted to reassure you that these guidelines even though passed tonight probably or however it goes, there's still another procedure that's followed and I just wanted to let you know that's the procedure that we follow and I want to thank you for having me here tonight and spending some time. Thanks."

Mayor Quinn: "Thanks Joe. Alright, we will now open it up for the public, as it is a public hearing."

Paul Porreca: "Good evening, Mr. Mayor and representatives from the UEZ, my name is Paul Porreca. Will there be, Mr."

Tortoreto, will there be a hearing before the UEZ administration or is that an in-house thing where the public is not invited."

Mr. Tortoreto: "Hi, Good evening Mr. Porreca, it was nice talking to you a couple of months ago. Unfortunately, being a state employee I would have to refrain from answering any questions, otherwise I get in trouble. I'm not here tonight to make public statements, but what I would recommend, if you heard me follow at least the procedures that we have, any questions that you have, not that I can't answer them properly, but I would not be in the right chain of authority to be answering. That's just the way state government works. You'll have to submit any questions to Don or to our public relations office in Trenton from the New Jersey and Economic Growth Commission. Otherwise I'll get in trouble, quite frankly."

Paul Porreca: "Mr. Zumpino, is there a written report that's been submitted or going to be submitted?"

Mr. Zumpino: "there is."

Paul Porreca: "and can we have it or see it or read it, if this is a public hearing it would have been nice to have had an opportunity to read the report to make an intelligent comment on it. Where is it? Anybody got the report? Because, if the Commissioners are going to vote I trust they read it."

Mr. Zumpino: "the clerk has a copy of the report."

Paul Porreca: "and you know there's a statute, Richard, you and I have been debating this a long time. There's a statute about resolutions and public hearing on resolutions and filing them ahead of time and you determined they weren't necessary. It would seem to me if there's going to be a public hearing, and let's see that report, is it 2 inches thick? You're going to have a public hearing tonight, no I just want it to be seen, okay. So, here's this report, when was it filed?"

Richard McCarthy: "It was filed today."

Paul Porreca: "Today. So, all of the Commissioners have read it, because you're going to vote on it, so you've all read it and know exactly what you're voting on..."

Don Ayres: "May I..."

Paul Porreca: "no, I didn't ask a question..."

Don Ayres: "well, the map is what..."

Commissioner Shannon: "excuse me I have not read that report. I have seen the map..."

Don Ayres: "the map is what's being voted on. The report is the backup that's submitted to just be sure that we met the statutory requirements and will be reviewed by the state. But, the map is primarily what is sent to the state and then it's what we just review."

Paul Porreca: "However, I would suspect and hope that there is rationale reason, facts to support what the map says. So, if you look at the map and you say my goodness this is a silly looking map. It has a line running out Main Street in the

boundaries that are the right-of-way of Main Street, which means that no property, unless it has one of those little blips on it, because somebody asked. No other property is in the UEZ zone, so what good is that line. Now, it would seem to me that those types of things would be addressed in the narrative and the report discussed among the Commissioners and then make a determination, rather than a rubber stamp, make a determination that this map makes sense. I mean just to say, well oh they looked at the maps, so therefore they can vote on it, is really insulting to the intelligence of the general public. Because, how can you say that map is good, bad or indifferent, if you don't why the map is what it is. It makes no sense to me. In addition, your resolution says the following "these boundary revisions are the result of a thorough review of the existing UEZ boundaries, planning and zoning considerations". Now, with redevelopment zones, which operate under, pretty much the same statute and relationship between the statutes, the Planning Board has to first pass on these things. The Planning Board is required by law and you men have been through the process. You know the Planning Board looks at it, has a hearing, hears the experts and then recommends it to you, these different zones. I don't understand why this is such a superficial job that you really haven't been informed about, I suggest you table it, but that's beside the point. So, I think planning and zoning considerations, near and long-term Economic Development opportunity and, of course here's the key, requests from business and property owners for inclusion. Incidentally, at the public hearing that has been referred to, I was there and there were no requests at that time for inclusion. It must have come, if that statement was made, then it must have been in error, because the inclusion request must have all been in writing. Now... you forgive me, but it just makes no sense. Am I going to have to pay for that report?"

Commissioner Shannon: "we did."

Paul Porreca: "I know you did with my money. The question is, am I going to have to file an OPRA Request to see that report and then pay your seventy-five cents a page to read this report that you apparently at least, well I shouldn't say it, because you haven't voted yet, but you've made a motion to approve it without reading it. Am I going to be able to get a copy of it? Yes or no?"

Commissioner Derella: "First of all the money that was used to pay for the report was from UEZ..."

Paul Porreca: "I pay sales taxes too, Mr. Derella, so it's my money..."

Commissioner Derella: "and so does everybody else, and you know what your tone is well taken, I don't need you to be mad, I'm just responding to an error in your words that it wasn't your money. Yes, everybody who spends money in the UEZ contributes to that fund, whether they live in Millville or they live in Pennsylvania, when they buy something here they contribute. It goes through the same process. Correct, Mr. Clerk? He has to go through the OPRA requests to be provided with the report..."

Richard McCarthy: "theoretically you could get 27,000 requests of that type and obviously, with all due respect, Paul, I mean obviously, he's looking at it from his standpoint. If

you look at it from the standpoint of the rights of all citizens you'd be talking about 27,000 copies so, consequently we would take it the way that we normally would."

Paul Porreca: "so, therefore we're going to have a public hearing on a report and a resolution and a map that if I want to read it, I have to file an OPRA Request... Is it numbered, a hundred or two hundred page report, file an OPRA Request and wait my 7 days to see the report upon which you are holding a public hearing. Is that the answer I got? I just want to understand the answer."

Commissioner Derella: "I'll answer it, is that what's going on today, yes."

Paul Porreca: "that's the answer. Okay, so we're having a public hearing on a particular report and only those people who file an OPRA request and pay for it get the opportunity to read it, so that they can make an intelligent comment. I understand your position. Is not a designation of blight required?"

Don Ayres: "no it is not."

Paul Porreca: "okay..."

Lew Thompson: "can you use the microphone for the record..."

Don Ayres: "yes, this is not the same as the Local Housing and Redevelopment Law and it does not follow the seven criteria or whatever they are for determination of blight."

Paul Porreca: "Okay. Should not the Planning Board review it in light of your statement that it has a thorough review of planning considerations? Wouldn't that be a good process?"

Don Ayres: "No. Because, we try to take into account the planning and zoning and also the economic situation or reality that exists in the City, including the Master Plan and was reviewed by the City Planner. So, we try to be consistent, but also recognize where economic growth was likely to occur, just as when previous commissions put in certain areas, because they thought that economic growth would occur there. But, by and large and I won't say every lot, but by and large it reflects the reality of where economic growth is likely to occur and also reflects, I believe, the Master Plan and other documents that have gone through a formal process, including the Planning Board."

Paul Porreca: "It would be nice if the Planning Board made that statement. What are the, since I haven't read the report I'm sure these reasons are there. What are the reasons and justification for the Nabb Avenue expansion?"

Don Ayres: "Well, there are two actions in Nabb Avenue. One is a deletion and that deletion is of the property that formerly was going to be developed as a regional hospital and as Millville First has rightly pointed out, that's obviously not going to happen. The other is that Camco, the developers of Crystal Village, who have been to the Planning Board and have I believe received general development plan approval, requested that the commercial areas that are part of that Planning Board be included and that reflects that. We're also putting in or leaving the Nabb Avenue right-of-way, because it's quite likely

that we'll need to make improvements there and we may have to contribute to those improvements and we should do that with UEZ funds..."

Paul Porreca: "So, what we have is another retail center, shopping center that has received general development approval for the Nabb Avenue area, which is now shown in that green mark. So, they have decided to come here prior to it being a UEZ Zone and to put in retail stores. That's what I just heard. Now, because they asked we're now going to designate it a UEZ Zone, so that they can get special tax breaks and not pay sales taxes on the equipment that they buy and other benefits and considerations that they really didn't need to come to Millville in the first place, because they already filed their development plan. That's a statement, not a question. So, the justification that I just heard was they asked for it, they got it. Is the property bounded by 2<sup>nd</sup> Street, G Street, 3<sup>rd</sup> Street and F Street now going to be in the zone in this map?"

Lew Thompson: "Could you tell us which ones are statements and which ones are questions first."

Paul Porreca: "this is a question..."

Lew Thompson: "well, we probably need to know that ahead of time."

Paul Porreca: "well, I'll be glad to say that. This is a question. Is the property bounded by 2<sup>nd</sup> Street, North 2<sup>nd</sup> Street, G Street, 3<sup>rd</sup> Street and F Street now in the zone?"

Don Ayres: "the answer is yes, because it is part of the Revenue Allocation District and was determined to put the Revenue Allocation District entirely within the zone."

Paul Porreca: "so that's a change?"

Don Ayres: "no, it's..."

Paul Porreca: "whoa, whoa, it's not a change?"

Don Ayres: "it was... you're talking about Susquehanna Bank..."

Paul Porreca: "I am..."

Don Ayres: "it's already been ruled, Susquehanna Bank, its been ruled part of the UEZ by the State UEZ Representative, who is sitting here. I'm saying that area, which was previously shown as being the property frontage being in and therefore the entire property has now been adjusted, because we're at GIS and it's part of the RAD to show it as completely in. But, the business was always a participating business and judged to be in."

Paul Porreca: "Now, you just said that the frontage was in the zone..."

Don Ayres: "right..."

Paul Porreca: "and I previously asked, are the properties on West Main Street, because you're now going to have only frontage, going to be in the zone..."

Don Ayres: "no..."

Paul Porreca: "and the question was no, why the difference?"

Don Ayres: "no, because right-of-way is different than frontage of the lot..."

Paul Porreca: "oh, so 2<sup>nd</sup> Street frontage, which is a street 66' wide street..."

Don Ayres: "no..."

Paul Porreca: "that's where the frontage is..."

Don Ayres: "part of..."

Paul Porreca: "is different than Main Street..."

Don Ayres: "part of the frontage of the property over the right-of-way line, we are now also at GIS and we were able to expand it to the back of it and make those kind of adjustments. Before the City did not have the ability of doing it on GIS, but it was ruled that it was over the right-of-way when the application was made and we are now specifically saying on West Main Street, at the request of Millville First, we have eliminated a lot of the area along there."

Paul Porreca: "by drawing the line along the right-of-way..."

Don Ayres: "right..."

Paul Porreca: "just like it was done on 2<sup>nd</sup> Street..."

Don Ayres: "no, absolutely not..."

Paul Porreca: "Thank you very much. Although, I just have one last thing to say, I would suggest that reason would suggest that you delay it until you have a chance to read the report and know what you're doing."

Richard McCarthy: "Mayor, can I make a recommendation from a legal standpoint?"

Mayor Quinn: "sure."

Richard McCarthy: "I would, after the public hearing tonight is still uncompleted, I would recommend that you table the ordinance and put several copies of the report on file in the library, so that citizens who want to read the report can read the report at the library. Again, those who want to have their own copy will have to comply with the public records request. But, we do provide the reports and a space available at City Hall for anybody who wants to review the report in City Hall as well. But, we could take a couple of public buildings maybe, such as the library and maybe another location if we can find one that's appropriate and put some of the copies of the report so that citizens can go and read them at those locations. That would be my recommendation with respect to this application."

Jane Christy: "Good evening, I'm Jane Christy, 633 Dove Drive. I would like to address this Commission, the Mayor, and say that when and if you do pass this resolution I would be very happy, as a Freeholder in Cumberland County, to write a letter in support of the work that Don Ayres and Mr. Zumpino have done to develop this area for UEZ. I think it's very important for the health and future of our airport and I would also like to add that Nabb Avenue is something that we've talked about at the Public Works Department at the County level. It should have been expanded and developed as a major thoroughfare, from Sherman Avenue into Millville and Bridgeton long ago and, because of reasons we don't have to go into right now, it hasn't been. Hopefully, this passage of this resolution will spur that movement and make that possible. Thank you very much."

Mayor Quinn: "Anyone else who would like to speak on this."

Emil Van Hook: "Emil Van Hook, Sunset Drive, Mr. Mayor and Commissioners. I'm going to reiterate some of what I said earlier during the agenda session, and that is not too similar with what Mr. Porreca said. That is simply this, and I commend Commissioner Shannon for being so forthright in indicating that he has not read this report and that's the issue. I'm not here to say that, because I quite honestly was on the Commission when the Urban Enterprise Zone was first brought to the City of Millville. I've been a supporter of the Urban Enterprise Zone project ever since. But, the fact of the matter is this Commission, contractive with my old friend Mike Zumpino here, to do for \$17,000.00 to prepare a report, to prepare a map and present this report and this map to the Commission for your consideration. Now, from what I heard it arrived today. Now, realistically speaking none of you had a chance to read this report. My guess is that there is in all likelihood what is normally done with a report such as this, and I've written many of them myself, there is an executive summary. Is there Mike?"

Mike Zumpino: "No."

Emil Van Hook: "No. Many of them have a executive summary, which would at least summarize the content of the report. I would feel a little better if there had been an executive summary and you had at least read that. The decision that is going to be made on this zone, this modification of this zone will be with us for at least the next five years. So, what is decided here we will have to live with, right or wrong, for the next five years. I would think you would at least take enough time to read this entire report, digest it, exercise some questions if you may have some and you may not, and not just take the report have it placed in front of you and say, "it must be right." Because, gentlemen, any elected official is there to exercise free thought. Now, I don't disagree with the honorable freeholder that, I mean, you know, that it may be absolute perfection and I'd be glad to write a letter myself. That's not the point. The point is we paid for it, for God sakes let's read it, digest it and recognize that there may or may not be some errors in it. We may want to correct them and let's fix it, because if we don't and we vote on it, we're going to live with it for at least five years. So, I respectfully suggest that you take the time to at least read and understand that's what you're going to take a vote on."

Francis Sparagna: "Just forgive me, I'm a relatively new member of Millville, I know most of you. My name is Francis Sparagna, originally from Vineland. I moved down to Millville with the best of intentions due to passing word of mouth. Since I've been here my taxes have been raised 30 percent..."

Mayor Quinn: "this is just on the UEZ hearing..."

Francis Sparagna: "just on UEZ. Okay, then let me ask a question regarding UEZ. When the UEZ started and I think it was an invention of Jackie Kent, if I recall about 30 years ago. One of the results and the positive effects of UEZ was to lower the average citizens taxes in the state or City where they lived. Do you see any light at the end of the tunnel as to when our taxes are going to go down from, as a result of UEZ? We were promised by many politicians, whether local or state that the taxes in New Jersey were going to go down and I understand they're going to go up four percent a year after five years, that's twenty percent. Do you see any positive results coming from the UEZ?"

Mayor Quinn: "Well, there has been positive results from the UEZ in Millville and also in Vineland where we've hired firefighters that are hired under the UEZ..."

Francis Sparagna: "No, taxwise..."

Mayor Quinn: "well, that's helped the taxes, Fitz, if you didn't have that, the taxes would be worse. Firefighters and Police Officers are currently being paid under the UEZ money. So, that's the only way I can tell you right now, that it is directly helping the tax bill. I'm not saying it's lowering it, but it's keeping it from going even higher, because we do have several firefighters and several police officers that are able to be paid through the Urban Enterprise Zone. But, we'll talk more about the money when we come back to the public session."

Francis Sparagna: "Will there be a special session you'll have on taxes again?"

Mayor Quinn: "later on in this meeting we'll have a open public session and you can talk about anything you want and that's when you can come back and address these issues."

Francis Sparagna: "thank you."

Mayor Quinn: "Thank you. Anybody else on the UEZ expansion."

James Hertig: "Gentlemen, my name is James Hertig, I have one question that maybe Don can answer. If West Main Street corridor out to that development was not part of the UEZ, because now you're putting it in. If it was not and the infrastructure had to be taken care of, who would pay for that infrastructure?"

Don Ayres: "Well, that's according to what the funding source would be, but it certainly couldn't be done with UEZ funds, if it was part of the UEZ..."

James Hertig: "So, it would be the taxpayers of Millville who would take care of that directly, correct?"

Don Ayres: "it could not be UEZ funds."

James Hertig: "Correct. So, now you have given a method for non-Millville residents taxpayers funds to pay for those infrastructures. Correct?"

Don Ayres: "That's true to the extent that UEZ funds come from the reduced sales tax that's paid on retail transactions within the UEZ and which could come from local shoppers, it can come from regional shoppers or someone just passing through. Then those funds are available, not only do they save the 3 and ½ percent, which last year amounted to 4 million dollars, so if the UEZ wasn't there it would have in affect been a 4 million dollar tax increase on local shoppers. Also, the 4 million that was collected goes into a fund that can only be used in Millville, rather than statewide."

James Hertig: "the bottom line is the regular Millville taxpayer pays less, because you put it in there. Thank you."

Don Ayres: "I'll let you make your own conclusion."

Mike Zumpino: "I would like to make a clarification, if I may. Just a correction and I don't know the exact amount, but our fee for this work was either \$6,700.00 or \$7,000.00 not \$17,000.00, No. 1. No. 2, we followed the exact, the precise guidelines that were called for by the state. In some applications we will put an executive summary it depends on it, many of our strategies will have executive summaries. An application of this nature is focused very strictly on, as Don indicated, the boundaries and the specifics of why we see this as a way to, hopefully have some impact on what we still have is high unemployment in the City has nearly doubled the statewide rate, despite the very positive efforts that have been made to date. So, it is following the guidelines and the precise questions that are asked for at the state level with the understanding that if there is need for additional information once they've conducted their review then we will come back with additional supporting documentation. It's a fluid process, it's not as if we file and Joe correct me if I'm wrong. It's not as if we file this application, if we filed it tomorrow and, you know, had left something out, we would be precluded from moving forward with any boundary changes. That would not be the case. It is a dynamic process of Economic Development. It is a process of engagement between the state and the City and the Joint Urban Enterprise Zone Authority to come up with a document, to come up with a strategy that makes sense. Is consistent with the legislation it was originally adopted for in the first place and will help to promote Economic Development and long-term Economic Development sustainability as I said in the beginning. So, what you see in this document is a very precise answer to questions as best we can. If we need more additional information we will provide that information. But, it is very specifically to the map and then we have a Zone Development Plan that is an update of the prior plan from five years ago to reflect the changes that are moving forward. What you will also see in this document, if I may Mayor, is this is a joint application. Joint, it is a joint Vineland/Millville Urban Enterprise Zone. We must submit an application to the state with the City of Vineland, so this document is one that has Vineland's piece in it and Millville's piece. In the final analysis we'll have copies of Millville's alone, but for purposes of what goes to the state it'll be virtually the same,

but when you see it, if you go to the library as the solicitor suggested, you will see Vineland in there and don't think we forgot about Millville or we're favoring one or the other. We are required to submit a joint application. Vineland is going through the same process for boundary modification through the Joint Urban Enterprise Zone Authority to the State Urban Enterprise Zone Authority."

Mayor Quinn: "Joe, I have a question for you. Are there any other UEZ communities that you cover that want to shrink their zone?"

Joe Tortoreto: "Shrink it is your word?"

Mayor Quinn: "Is there anyone that would want to shrink the zone and make it less?"

Joe Tortoreto: "that's rare. It's rare, in fact..."

Mayor Quinn: "Why would that be rare?"

Joe Tortoreto: "Well, it benefits the City, the UEZ benefits the City. I don't know why anybody would contest it, I mean we follow the application procedures and what more can anybody say."

Mayor Quinn: "Well, thank you and as Don pointed out we get 4 million dollars in UEZ money and former Mayor Van Hook was very active in getting the zone started and I'm sure you expanded the zone during your terms in office in being one of the people that was involved in the Urban Enterprise Zone as well. It has to help our City and I'll tell you I've sat in Keanesburg, New Jersey and they asked me for advice and my heart broke for them, because I had no advise to give them, because they didn't have a UEZ. They were not able to get one for many reasons, I don't know, but they struggle their town is dying. I'm afraid other UEZ towns would die if you didn't have the Urban Enterprise Zone program. So, it's a good program to get the community started and it's certainly one that's good to expand from time to time."

Emil Van Hook: "Mayor, if I could just respond to that..."

Mayor Quinn: "sure."

Emil Van Hook: "I didn't say it was bad..."

Mayor Quinn: "no, no I didn't say you did..."

Emil Van Hook: "I simply said that if you had paid for a report and if you have received the report that we should expect that you would read the report..."

Mayor Quinn: "right, absolutely and that's why we're delaying this motion, we're going to table this resolution..."

Lew Thompson: "Mr. Mayor for continuity purposes and since we're on the subject and there's a state representative down here. It's really important at this time for the minutes and for historical purposes that the information get out that UEZ funds cannot be used for direct property tax relief and that via the utilization of funds for zone designation and police and fire and things that are in that nature and/or capital

improvements. I think other than myself, maybe someone at this particular time, from Mr. Zumpino and Mr. Ayres or our State UEZ Representative, it's important for that to be on the record so that when everybody's reading this at some particular time that is a known fact."

Don Ayres: "If you want just a verification. The UEZ statute allows UEZ funds, which are sales taxes collect from participating businesses, retail sales taxes, cannot be used for direct property tax relief. They cannot be used for municipal purpose, except in the case of police and fire. They are basically there for infrastructure for business loans and grants and to support new additional police and fire services. They cannot be used, you can't put them in the general fund and keep the tax rate down with UEZ funds. They're for a specific development purposes and primarily business development purposes."

Commissioner Shannon: "So, if we didn't have the UEZ fund, we would be paying the 7 percent tax and that would be going directly to the state..."

Mayor Quinn: "and we'd get nothing."

Commissioner Shannon: "is that my understanding that without the UEZ we don't receive anything and it goes to the state of New Jersey. Millville receives nothing, but 7 percent tax. Thank you."

Joe Tortoreto: "Mayor, if I may, just an additional, I can speak on certain things like that. The UEZ also provides DPW, trash, trash cans, numerous things that offsets, as Don mentioned, the property taxes. So, as the Mayor indicated that if you didn't have the additional police and also they do fund police cars, police equipment, closed circuit TV's in the business district, it's a multitude of things. I don't live in a UEZ by the way, so you know where I'm coming from, this is what I'm doing to tell you that this is good for Millville and it's good for all the cities that have UEZ's and the answer to your question is it doesn't reduce property tax. But, it gives the benefit to the businesses to bring Economic Development into your City."

Kathleen Stiles: "Kathleen Stiles. I have one question. Just exactly what are we going to get in this area? What is it proposed for? What's going to be there? All this rhetoric about UEZ zone, I don't want to hear that. I want to know what's going to be on that piece of land there."

Mayor Quinn: "the Airport Industrial Park, Kathy is a big piece of land..."

Kathleen Stiles: "no, no. Yes, I know that one. I mean the one out Bridgeton Pike. What's going to be there?"

Mayor Quinn: "The Camco community, they're going to have retail stores they've shown to the Planning Board and it's been presented, at least a couple of years ago. They'll have some retail to go along with their homes, like beauty shops, things that would serve the people that are living in that 1,500 home community area..."

Kathleen Stiles: "So, we're going to have 1,500 more homes in Millville to add to those out on Hogbin and Buckshutem Road..."

Mayor Quinn: "but, that doesn't have anything to do with UEZ..."

Kathleen Stiles: "No, I know that. I don't care about UEZ. What I care about is what are these 1,500 homes going to bring into Millville? We can't even put our kids in classrooms, they're in trailers at the High School. What are we going to do with all these people if they have children?"

Mayor Quinn: "Well, Kathy, the way the housing market is going right now, we won't have to worry about it. Because, the housing market has hit the skids and there's not much going on. They are planned homes that I don't know if you and I will ever see in our lifetime."

Kathleen Stiles: "I hope not..."

There being no further comments Mayor Quinn declared the public comment portion closed and asked for comments from the Commissioners.

Commissioner Derella: "First, Commissioner Shannon and I haven't seen the report. I will go on record saying that each of the map modifications that came out were provided to each Commissioner. I did take the time to speak with Don Ayres in regards to some questions. Some of those that were brought up to the microphone in regards to changes, Camco being out and part of it being in. The concern of the businesses that already exist along West Main Street, one of the concerns, Mr. Porreca did bring it up in regards to Susquehanna Bank, was how do you decide. Does all of the property have to be in zone for it to be in? No. It's been determined that wasn't the case. Part of the property line was in, that's the way it was. After discussion with Don Ayres and meeting with Denise Jackson, at the UEZ Office, on two separate occasions just to ask questions and also viewing what some neighboring communities have done and others in the state. It was decided that the best course of action was to make sure that it was clean and delineated and to go with the lot and block system to make sure that grey area would not happen again. It was a valid concern and a valid point. That's one of the reasons for the modification. Some of the roads that go out, just because they now touch on frontage doesn't mean that particular property is in the UEZ zone, it's going by lot and block, correct me if I'm wrong here. The road is there for potential use of infrastructure. How does it affect the taxes? All the projects that are funded through infrastructure in the UEZ zones, by UEZ dollars, we don't fund those through our tax dollars. They are funded through the UEZ Zone. The same thing with the firefighters that have been put on, the police officers, so that's what occurs with UEZ funds. We are able to fund those certain things so it does not come back on the taxpayer. We did have a line item last year in the budget of \$200,000.00 that had to do with PILOT payments that we were able to put directly towards property tax relief, that is allowed, that is a direct relation to the UEZ zone and the things that the City Commission does grant. There were several questions that were answered throughout the project very similar to the ones that I asked. I have a couple of questions for Mr. Ayres. How many times has this map been modified, since the UEZ

has been in just the City of Millville? I'm going to leave Mr. Barse alone."

Don Ayres: "okay, well since I wasn't here the entire time..."

Commissioner Derella: "to the best of your knowledge"

Don Ayres: "I certainly was here in 2001, its in the report, apparently, if you want to read..."

Rich McCarthy?: "I can answer that question (???)

Don Ayres: "'86, I think..."

Rich McCarthy?: "It was originally adopted October 25, 1985, it was expanded on July 12, 1989, it was expanded again, November 8, 1995, and it was expanded again on September 12, 2001."

Commissioner Derella: "Ok. My next question is, has this process that this Commission has went through in regards to having a public hearing, we advertise the meeting, invited the people in, has that always been the process?"

Don Ayres: "Well, all I can speak to is the 2001, and this is a more extensive process. We didn't have the first public meeting to bring in an original comment. It was, basically, a public hearing, I believe at the time. Just the time of adoption of the resolution, transmitting it to the State."

Commissioner Derella: "But we did have the opportunity to have or publicly notify to have them come in, look at the maps, ask some questions, and go forward with that, which hasn't been the protocol, at least, for this Commission. We brought that to light, we tried to change the system so that there could be early input in regards to the map, and to some things that were going on. We had two respondents in writing. Both were honored, if I'm not mistaken, correct? The removals and recommendations..."

Don Ayres: "Right, there were more than that, some came in later, and if they were an existing business, we tried to honor them as long as it made sense to make it a contiguous area. We didn't want to penalize anyone."

Commissioner Derella: "And by going lot and block, the eight businesses that are, kind of, been taking part of it, in West Main Street, allows them to stay in..."

Don Ayres: "Yes."

Commissioner Derella: "'Cause if you eliminated that, there's no such thing as a grandfather clause at the end of the fiscal, excuse me, calendar year, if the UEZ Zone is no longer encompassing them, they are out."

Don Ayres: "Once their certification year is up, they would not be able to recertify."

Mayor Quinn: "Make a motion to table this?"

Commissioner Derella: "Ok, I have no more questions, thank you. With that, we do need to take a look at that report, although I do feel comfortable after all my questions and things that were answered. But, again, we should have been allotted the time to be able to read and review the report. I don't know if Commissioner Shannon wants to make that motion or I can, It doesn't matter."

Commissioner Shannon: "Before I make that motion, Commissioner Derella, I do want to make one comment, because I have reviewed the various maps as they came out as I mentioned, I have not, obviously, read that report. I am going to wait for the executive report, or summary, to come out, because I'm not reading that. That's for the professional staff to do, and I think if you go back probably, like, six, seven years I think I publically stated that if I had any questions pertaining the details of running the City, I, for one, am going to go to the professional people that we pay a pretty decent salary to get the type of answers that I'm looking for, and I will question the various departments. I do know that I've talked to Kim Warker about this situation. I know I've talked to Don Ayres a few times. I'm sure that Don gets tired of seeing me on the sixth floor. I personally have the utmost respect for our professional staff. And I feel that the information that they provide me allows me to make, what I consider, an educated response to these types of situations. I've seen the maps as they've been revised. I like the idea of lot and block being listed, so there are no gray areas. But I just wanted to state on the record, that the staff that works on this, I have the utmost respect. And, when they come to me with a recommendation, more than likely I'm going to support that recommendation coming from someone on the caliber with Don Ayres. So, with that, Mr. Derella, you need to go wherever you want to go here"

Commissioner Derella: "At this time, I would like to table the resolution until the next Commission meeting which is August 21 to give us an opportunity to review the report, and ask questions and go forth from there. As well as the general public, as Mr. McCarthy has already stated, they can either ask for a complete copy on their own, per the OPRA request, or it'll be posted in various public buildings."

A motion was passed to table Resolution No. A- 5884 until the next Commission Meeting to be held on Tuesday, August 21, 2007, 7:00 p.m. to provide the public and the Commission an opportunity to review the report, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5885 supporting the "Over the Limit Under Arrest 2007 Impaired Driving Crackdown" Enforcement Project from August 17, 2007 to September 3, 2007 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5886 amending Professional Service Contract A-5648 adopted December 5, 2006 in the amount of \$5,000.00 with J. Fred Coldren to act as backup hearing officer to hear disciplinary and grievance matters filed in connection with City employees and an additional amount of \$7,500.00 is needed for the completion of disciplinary and grievance matters was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Director Parent submitted the appropriate certification as to the availability of funds.

Resolution No. A-5887 appointing Sherman R. Taylor as Municipal Emergency Management Coordinator and appointing Edmond Grennon as Secretary/Deputy Emergency Management Coordinator and John D. Hallquist, Michael Lippincott and Keith Mitchell as Deputy Emergency Management Coordinators for a term expiring July 31, 2010 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5888 appointing W. James Parent as liaison between the City of Millville and the Millville Housing Authority was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5889 authorizing public auction of equipment and vehicles no longer needed for public use on Thursday, August 23, 2007, 10:00 a.m., Police Impound Lot located on Brandriff and Columbia Avenues was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5890 authorizing the purchase of certain materials, supplies and equipment from vendors listed on Schedule A. without the necessity of advertising for bids, or in the cases where no bids have been received pursuant to N.J.S.A. 40A:11-12 was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Resolution No. A-5891 appointing Molly Hollingshead to serve as Commissioner and designated as the Director of the Department of Public Works in accordance with statutory requirements to serve until the results of the November 6, 2007 General Election, due to the position was vacated by the late John C. Hollingshead was adopted, by the following vote. Yeas: Parent, Derella and Quinn. Nays: Shannon.

Commissioner Derella: *"Mr. Mayor, again there's been much debate in the community I'm sure, in regards to this appointment. I have also spoken with Dale Finch at length and I'll keep those conversations privately between both of us. There have been other people that have just approached me personally with some interest, but weren't real serious about the opportunity. This appointment again is for two months and there will be a general election, excuse me three months, until November and there will be a General Election and the voters will have an opportunity then once again to select who they feel would be the person to be in the seat to my right."*

Commissioner Parent: *"If I may Mr. Mayor. I think we have to make it perfectly clear that this recommendation is not one on sympathy or emotions. This appointment is based in my thoughts and understanding was the number of people who contacted me personally about supporting Molly Hollingshead to fill that position for three months. You know, there's no question that Molly has the education, the experience, the desire and the willingness to serve as a City Commissioner. I was asked a little bit earlier of what it's going to feel like serving with a woman on the City Commission. I had to remind the person from The Press that in 1989, Millville did in fact elect the first woman, and that's Vicki Marshall, to the City Commission and I served with Vicki for 8 years and believe me Molly brings those same types of commitments and dedication that*

Vicki Marshall brought to the City. A lot of the work that you've seen really throughout this City, Vicki Marshall played a very important role in the revitalization of a lot of the downtown district and the riverfront. Molly comes from that same type of determination. She is open-minded, there's no question she's a free thinker and I'm just happy to second that motion."

Mayor Quinn: "I was going to say that certainly it was great to see Vicki here tonight and Vicki said she was the trendsetter. You were the first woman ever on Millville City Commission and it's a shame there haven't been more since you. But, Molly also was elected, she wasn't the first of course, but she was elected as a woman to the Millville School Board as well. Let me tell you something Molly is the best campaigner, I can tell you John and I and Molly campaigned together this last election and she pushed us, get going you guys, come on you can't stop, you can't stop. I was tired, but I was gratified, because at the end of that campaigning we did out at Edgewood Acres, in fact I remember going, both of us together and all of us together in talking to the people and let me tell you the people loved John Hollingshead. There is no question, we all know that, he was one of the nicest people you'd ever meet in your life and we were all honored to know him and we're also honored and blessed to know his lovely wife Molly. God Bless you Molly, we look forward to having you join us on this City Commission."

Commissioner Shannon: "Before we get to the vote I should make a comment here too. I just wanted to make sure the people understand that I was given three scenarios that this Commission could do. Obviously, they could appoint one and we would vote on that. The second option was to go to the 6<sup>th</sup> place finisher in the last election. The third option would have been to leave the position vacant and to go to the General Election in November. Is that understanding correct, Mr. McCarthy, those three scenarios?"

Richard McCarthy: "Yes, those three scenarios are certainly an option."

Commissioner Shannon: "Okay, very good. I just wanted to make sure everybody understood that."

Resolution No. A-5892 approving Temporary Emergency Appropriation amending the FY2008 Temporary Budget regarding Weed & Seed, Urban Enterprise Zone Grants, Smart Future Grant and Over the Limit Under Arrest 2007 Impaired Driving Crackdown, was adopted, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

The City Clerk/Administrator read correspondence requesting vacating of alley located along the back portion of 400 Cedar Street, parallel to Cedar Street, between Maple Street and Ireland Avenue.

A motion was passed to receive and file the correspondence, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

Social Affair Permit on behalf of the Millville Elks Lodge #580 to be held on September 9, 2007, 1:00 p.m. to 5:00 p.m. was ordered, received, filed and the proper officials authorized to

execute same, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.

Raffle Licenses on behalf of the following were ordered, received, filed and the proper officials authorized to execute same, by the following vote. Yeas: Shannon, Parent, Derella and Quinn.:

- a) RL-822, Riverfront Renaissance Center for the Arts, On Premise Chinese Auction, September 29, 2007 at the Riverfront Renaissance Center for the Arts
- b) RL-823, Citizens United to Protect the Maurice River and its Tributaries, Inc., On Premise 50/50 cash, October 20, 2007 at the Union Lake Sailing & Tennis Club
- c) RL-824, Millville Army Air Field Museum, Off Premise 50/50 cash, November 9, 2007, at the Heritage House

Mayor Quinn stated we have now reached the public comment portion of our meeting. Anyone who would like to address the Commission, please go to the podium, state your name, and address your concerns. Please limit your comments to approximately 5 minutes:

Jane Christy: "Good evening again, Jane Christy, 633 Dove Drive, Millville, New Jersey. I would just like to say and follow up on the appointment of Molly Hollingshead tonight. Of course, we're going to miss John, he was a good friend of so many people, but she and John worked as a team. Do I think she can do the job? Absolutely, there's no doubt in my mind. I've worked with her with the Hospice Board and on the Board of Social Services. She's fair, she listens to people, which is the most important thing and as Commissioner Parent said, she's committed. She has compassion, she will be a good Commissioner for Millville. It'll be nice to see a woman there too, not that I have anything against any of you, but it'll be great. Could I just say one more thing on another topic regarding the Holly Farm. I'm so happy to see the news today that the developer can move ahead and that development will be, that it looks more promising now than it has for a long time. I can tell you that the Holly Society of America, Ron Salt, is thrilled to death. He will be very happy to try to find the significant cultivars that are there at the Holly Farm. The original trees that were original cultivars of different species of holly and he'll try to save as many of those as they can. Also, he will be looking forward to developing a holly, an American Holly Arboretum at that site, which will be another reason for people to visit Millville. Thank you very much."

Genive Farthing: "Good evening my name is Geneva Farthing, I live at 506 Dock Street, Millville in the ghetto, that's where I live at in the ghetto, where all the Section 8 is and all the landlords are not fixing up their properties and their not doing nothing to their houses. All of the houses are sold except two owners, we have two homeowners on the block now on Dock Street that used to be the most beautiful area in town anywhere. But, anymore it's just trash, you got houses with water running down the walls. You've got... my house is, I have redone all my whole house, but the roof of the next part of it, a half of double, is going to fall in and it's going to take my roof with it. I got the guy to come out and look at it and he told me that he couldn't make them fix the roof, I mean you know, put a new roof on. But, he could make them, you know, fix it. So, it went on for about three days and the guy came out with a brush and

painted it, so he fixed it, he painted it. Now, you know, the thing of it is, is this, we got Section 8 houses, we got 8 or 9 Section 8 houses on that block from the corner of Broad to the corner of Columbia Avenue and there's nobody doing nothing, no landlords, nothing. I had the landlord come out there, I mean the guy from here, I don't know who he was, come out and he told them that they had to cut the grass. Well, they cut the grass once or twice every year. You couldn't get in the backyard, you know, and finally they did cut it down, but it was so bad it's up over the fence that, you know, the whole house is and it's still bad, still very, very bad, still not doing nothing about it. The people across the street 507, 509, the weeds in the backyards is going inside the houses. The landlords will not cut the grass, they will not fix the water. We got that house in the alley, I don't know whether that's 14 or 13, but it's on Dock Street there. You got the sewerage line that backs up all the time and runs out on the ground and then when you ask them to fix it, I can't sit on the deck, I can't sit on my deck. Jane Parent next door to me, they sold their house and ??? they had a beautiful house there on Dock Street, the big one. It was a total wipe out, it just makes you sick at your stomach that they've not mowed the grass in the back where the swimming pool was and it's just a total ghetto. There are drugs that are being passed on the street right in front of all the kids, right in front of them and you got three houses that it is going on in. Nobody cares and the policemen can't run all the teeny boppers, because the teeny boppers is worser than the older people and the older people is worser than the young people. They're fighting and blood running down their face. I've got a burglar alarm in my house, I've got a camera on the front of my house, I've got a camera on the back of my house, I got sensor lights in the back where I pay to park my car. I can't get out of the house, because if I do I get hit in the head with a rock. Yes, yes, you can't get out, at night time you can't sit on your porch, you can't enjoy yourself. I retired, I paid for my house, I've lived in that area 40 some years and I think it's a shame that the policemen cannot do nothing with these children and that the parents is not making them mind, they're not listening to their parents. They're doing what they want to do and with all these Section 8 I think it's the Mayor's responsibility, he's the one that's letting them come in here. I think it's his responsibility to see that they obey the law the same as you or I..."

Mayor Quinn: "Okay, thank you..."

Genive Farthing: "and it's not being done. Now, if you want to collect people and you want taxes, make them people clean up their property..."

Mayor Quinn: "I'm sure Commissioner Derella's department will..."

Genive Farthing: "you told me that the last time I was here..."

Mayor Quinn: "I don't remember you being here..."

Genive Farthing: "we'll clean her up, we'll clean her up. Take a truck and go or you take a walk and look at the back of the houses..."

Mayor Quinn: "we will..."

Genive Farthing: "and tell me what you think of them..."

Mayor Quinn: "okay, thank you..."

Genive Farthing: "I pick up the front..."

Mayor Quinn: "okay, we'll work on that Joe, you'll get your... if you have the addresses we'll..."

Commissioner Derella: "you let us have the addresses and we'll..."

Genive Farthing: "something has got to be done, something has got to be done."

Mayor Quinn: "okay, thank you very much..."

Genive Farthing: "thank you."

Margaret Meehok, rear of 8 North 9<sup>th</sup> Street in Millville, addressed the Board of Commissioners and asked if the downtown area had any public restrooms.

Mayor Quinn advised Mrs. Meehok of the locations of several public restrooms and added more public restrooms are needed in the downtown area.

Bob Tesoroni: "Good evening Mr. Mayor, Commissioners, Bob Tesoroni. It's late, we'll be quick, just one housekeeping thing, I emailed a little over a week ago and when you go on your website and you email a concern to the City, it doesn't say who it's going to, so I take it there's one person that it goes to and they may distribute that. But, no minutes have been posted on the web since May 1<sup>st</sup> of the Commission Meetings and I didn't get a response, so I thought well maybe it was going to be corrected or maybe there's a problem. I know they were updating their system. The other thing is that I've had an opportunity to look at the Riverfront Redevelopment Plan done by EDSA, I looked at the Union Lake Mall Development Plan, the Motorsports Development Plan, I didn't find what I was looking for and I didn't think I would, nor should I in those. So, I wanted to bring it to you and ask you, ask the Commissioners. When are we going to see tax relief in this City? The reason I ask that is because we keep being told that when these developments come in and when we start getting the ratables, we're going to stabilize or reduce our taxes and that hasn't happened. Now, several months ago I had made the statement that light you keep referring to at the end of the tunnel may in fact be the train getting ready to run us over..."

Mayor Quinn: "I do remember that..."

Bob Tesoroni: "Okay, you remember that. Then a couple of meetings later a response came from the chair that said that light at the end of tunnel is a train coming in our direction just loaded with money. Well, obviously it got derailed, because I got my new tax bill. Either that or Jesse James is back in business. Something happened. I don't want to make light of the situation, but it's a serious problem now. I know that there's a part of the City, we talk about the RAD District and the 18 percent, but there's 82 percent of the City that very seldom do we address. We need to walk off of High Street and

look at the rest of the City. The people are bailing in droves and when you ask them why, they say I can't afford my taxes with tears in their eyes. I can't afford my taxes, it's not that I don't want to pay them, I can't afford them. I have a feeling and I'm only guessing, but I'm going to find out, I'm going to ask them and the most they can tell me it's none of my business. I've been told that before. But, I think some of these UEZ loans tonight were for, specifically so they could pay their taxes. Thank you Mr. Mayor."

Mayor Quinn: "thank you Bob."

Donald J. Cossaboon: "Donald J. Cossaboon, 502 N. High Street, good evening and I hope you all are well. In 1999 I attended a meeting at the Millville Public Library to announce the new Arts District and at that time I didn't believe that my hometown could pull off an Arts District at all. At that time there were run down stores, a few not so run down stores, many vacant buildings, storefront churches, drug dealers and crack whores on High Street. Just look how far High Street has come since then. At that meeting in the library someone asked what was going to keep big box, stores, franchises and chain stores out of this district and protect the small business entrepreneurs that were going to reinvest in the downtown to make the Arts District like it is today. The answer was I believe that the ordinances were to be put in place to keep franchises, chain stores and storefront churches out of the Arts District. In 2003 when I applied to be a pioneer artist I was told that there was an Ordinance barring franchises and chains by your Arts District Coordinator. If 8 years after the initial meeting in 1999 there is still no ordinances then all I can ask is why. The northern gateway to our Arts District has been taken over by a check cashing facility that is part of a countywide chain of check cashing facilities. Thanks to Millville First for lending a helping hand in bringing them to us, for if not for their interference that building would have been renovated by the Cannons right now. But, now we have a Crown Fried Chicken on it's way. According to the Main Street USA people they came and met with us in July, Crown Fried Chicken a/k/a Kennedy Fried Chicken sprouted up in Main Street designated communities to feed off the obvious blight in those areas. Crown Fried Chicken becomes one of the most often mentioned places in the police crime blotters of the town that they open in. Whether it's muggings, stabbings, shootings or drug dealings, Crown Fried Chicken is the place to see it all. I have found several articles covering these problems with the Crown Chicken/Kennedy Fried Chicken and I submit them for your review. If Main Street USA is a program that comes to a dead or dying town to resurrect or resuscitate, then Crown Fried Chicken is a vulture that comes to pick at its carcass. We have all worked so hard to make the Arts District one of the areas best attractions and now thanks to your oversight we now will have the greasy stain that Crown Fried Chicken will leave in our Arts District. Perhaps you cannot stop the notorious chicken franchise from coming to the Arts District, but you can create the Ordinance that you promised 8 years ago, so that no further damage like this can be done in the future. Thank you."

Paul Porreca, Jr.: "Paul Porreca, Jr., 2439 West Main Street, Millville, New Jersey. There's just some stuff that Mr. Derella said about the UEZ Zone and I'm not sure if I have it right. I'm glad to see that it was tabled, so that you guys are all going to review that report and figure out what's going on

and why we're doing it. But, I believe it's the UEZ zone that allows the PILOT's and the tax abatements. I believe that the PILOT's and tax abatement are 13 cents or more on our tax rate, because the county and the schools don't recognize the tax abatements and the PILOT's. So, the rest of the citizens in Millville that have been here supporting the town for years, and years and years before these other people came and got special benefits through UEZ Zones and other zones are now subsidizing those people and paying their tax bill that normally would be paid by them. That's one of the reasons that extending that UEZ Zone out to a development that already has agreed to come here is a bad idea. Why should we subsidize businesses and pay their county tax bills and give them abatements and give them PILOT's when they're going to draw people away from the downtown? Because, they're new businesses and they're not paying the same bills that the people downtown will be paying. It doesn't make a lot of sense to me of why we would do that. I also don't understand why I need to subsidize Goodman Properties and pay their county tax bill, which you've given to us, because of the abatements and the PILOT's. Additionally, I don't know if you can answer this right away or not, but the new employees that are paid by UEZ Zones, don't the UEZ funds expire that pay their salary?"

Commissioner Derella: "Yes."

Paul Porreca, Jr.: "How quickly?"

Commissioner Derella: "I believe the zone is until 2018."

Mayor Quinn: "then they expire if they don't renew the zone, 2018..."

Paul Porreca, Jr.: "so it pays every year, I thought it only paid for new employees for one year..."

Mayor Quinn: "no..."

Paul Porreca, Jr.: "it continues to pay their salary forever?"

Commissioner Derella: "We apply every year and we go through..."

Paul Porreca, Jr.: "so, how many people were hired under UEZ money in the police and fire departments?"

Commissioner Derella: "the new hires for this year in both fire and police and I'd have to go back and give you exact count on how many we have..."

Paul Porreca, Jr.: "so, the property taxes, unless something happens in 2018 will never go towards anybody's salary that was hired originally with UEZ money?"

Commissioner Derella: "so far that has been the trend, even prior to this administration, yes."

Lew Thompson: "it's also 80/20..."

Commissioner Derella: "it's 80/20 so you're saving 80 percent on the salary and wages."

Paul Porreca, Jr.: "so, we're paying 20 percent?"

Commissioner Derella: "correct, it's better than a 100."

Paul Porreca, Jr.: "Yeah, okay. I thought there was a one year..."

Commissioner Derella: "no..."

Mayor Quinn: "you have to keep renewing it..."

Commissioner Derella: "you renew it every year..."

Lew Thompson: "that's application, I mean we're into year 7 and 8 on the fire and we're in the years beyond that for the police..."

Paul Porreca, Jr.: "okay, I thought I saw on all the Ordinances that it was going to pay for one year..."

Mayor Quinn: "right, but you keep reapplying."

Paul Porreca, Jr.: "so, now aren't there some things that are paid for with UEZ that then the taxpayers have to pick up in later years?"

Mayor Quinn: "other than that I don't know and that would be 2018, if and when the UEZ expires."

Paul Porreca, Jr.: "I think it's just important that people know that there's no reason to subsidize development when it's already coming. Putting that zone in there makes people or gives those businesses an opportunity to apply for and receive those subsidies. I don't think the City's going to pay for sewer and water to be run out there in any event, whether or not it's UEZ money or not, I know you're not going to pay for it. The developers paying for that, so it's not going to fall on the citizens of Millville to pay for sewer and water going out to Crystal Village. But, if there is a development out there it ought to pay its own way and we shouldn't subsidize it for its county tax rate, because counties and schools don't recognize PILOT's or abatements."

Mayor Quinn: "thank you Paul."

Mark Krull: "Mark Krull, 112 East Pine Street, Millville, New Jersey, I'm going to be real short. Good evening, I know you listen to many complaints about taxes and I've been trying to understand the county tax system and I'm only about halfway done. But, basically you sit here and hear complaints about the tax rate going up and up and up. Basically, I just went through my 3<sup>rd</sup> and 4<sup>th</sup> quarter tax bills for the years 2005, 2006 and 2007 and I believe it backs up with what Commissioner Derella said several times if not 5 or 6 times in public meetings about the county tax rate. My county tax rate went up approximately \$315.00 in 3 years. It doesn't sound like a lot to maybe compared to UEZ money, but it's sufficient enough. Now, Cumberland County also has a health tax that we pay into and I'm not sitting here busting on the county, but the Commissioners sit here all night long just getting blamed for everybody else's taxes. Also, I called the county office and they basically said the overall county rate did go down 5 percent, but each

municipality and City gets taxed differently, which I don't have an answer for frankly."

Richard McCarthy: "neither do we..."

Mark Krull: "no one, I try asking and I really don't get clearly, but I know that I've called the tax assessor and I'm going to get a two page fax tomorrow, which I'll fax to one of you guys if you haven't seen it yet. Why is this so confusing? Nobody can tell me clearly. You know, obviously the county doesn't have a watchdog group asking every little question. Because if the City of Millville taxed like the county did they'd be up all night and ask every picky little question and why you doing this and this is unfair for that, but we don't hear about the county, just the City Commission trying to progress the City forward. In closing, I just wanted to say that everyone's invited, I just want to address the woman who left about the crime. Every Monday night we walk at 6:30, between 6:30 and 7:00 we meet at the Culver Center for Dottie's Walk. Next Monday we're going to walk up in her area in the Third Ward and we invite her and anyone else in Center City or Third Ward to meet us either at their homes, but we go over and we found out about a lot of stuff and reported it to the City that was deficient. But, they've hired extra, part of the reason for the juvenile sweeps, because we walk down 3<sup>rd</sup> and 4<sup>th</sup> and Vine and you'd see a garden party every night on the street, every night. As citizens, Friends of Millville and other concerned citizens walk the streets and say hi to the citizens of the City. Because, I think what makes me want to cry is seeing a poor old woman worry about crime, not about somebody not signing a form on the UEZ form. But, thank you very much and good night."

Mayor Quinn: "Thanks Mark."

John Cherovich: "Good evening, John Cherovich, North 7<sup>th</sup> Street in Millville. First of all, I would like to thank Commissioner Parent for getting tough on the curfew violators, I think that'll make the City a better place. Commissioner Shannon, I think you've been a City Commissioner for about 6 years. Is that correct? Yes?"

Commissioner Shannon: "yes."

John Cherovich: "Okay, I just want to get it on record. During that time have you ever used the power of your position to do a favor for anyone or any group of people that would be considered illegal or unethical?"

Commissioner Shannon: "Am I on trial here?"

John Cherovich: "I'm asking you a question."

Commissioner Shannon: "Why don't you ask your question..."

John Cherovich: "Well, could you answer that?"

Commissioner Shannon: "I'll answer you at the end, go ahead."

John Cherovich: "On July the 5<sup>th</sup> I noticed a new City of Millville street sweeper cleaning the parking lot at the Daunora's grocery store the former IGA lot on 2<sup>nd</sup> and Broad Streets. It swept the entire lot, it took about 2 hours to do

it. I was curious as to why it was happening, knowing that is a privately owned parcel. I called the Streets and Roads Department to find out some info and Mr. Walkup was not in, he did return my call and left a response on my answering machine. He stated that it was requested by the Recreation Department for a City function to be held that week. I looked at the Millville Website on the internet and found nothing scheduled for that area. No City function at all. I then called the Recreation Department and was told the same thing, that it was for a City function. As it turns out it wasn't for a City sponsored event at all. It was a church group that erected a large tent and used a portion of that lot for what turned out to be a very noisy venue. No permits to my knowledge were ever taken out and they apparent were required, making that operation illegal. Although the Police Department was called 5 days in a row, nothing was done to curtail or quiet their operation. I was given different excuses each day when I would call, I believe it was the same policeman answering the telephone, his last name began with a B the first day he did announce who he was, but again it was real quick and I didn't know who it was. I was going to call Commissioner Parent, but I understood that he had a little bit of health problem, so I didn't want to bother him. But, the police officer who did answer the telephone told me that it was on private property and the police had no jurisdiction. The next day when I called they told me they had a permit and because they had a permit they could do what they wanted. The next day I called they told me they didn't have a permit, but they didn't need a permit, because they were on private property. Another excuse was and I believe this was coming from the same officer, it might have been different ones, that they didn't have the decibel meter in their possession and that it was locked up in City Hall at night times and on weekends and they couldn't do anything about it. I suggested they send over an officer with any degree of common sense to make a decision. Nothing was ever done. Officers did show up and nothing was ever done. My question to you Commissioner Shannon, is why did you request a City owned taxpayer paid for piece of equipment to be illegally used on a privately owned piece of property? Who gave you the authority to do so and maybe you can answer that question?"

Commissioner Shannon: "I was contacted by Reverend David Ennis with In His Presence Worship Center, they had contracted through the property owners of the Daunora lot to hold a revival there on private property. He had called and asked if we would help to try to get that somewhat cleaned up where that was in disrepair with broken glass and we thought as a safety issue that we would try to get up there and help them out. So, yes in fact I asked the Streets and Roads Department to go up there with a sweeper and give us two hours to clean that up, so we wouldn't have the people going..."

John Cherovich: "when you're saying we thought, who is we?"

Commissioner Shannon: "me."

John Cherovich: "you, okay, so you thought..."

Commissioner Shannon: "I made that decision, I made that decision..."

John Cherovich: "you thought..."

Commissioner Shannon: *"I made that call..."*

John Cherovich: *"you made an improper decision..."*

Commissioner Shannon: *"like I'd do with any other church or nonprofit agency that calls and if we can help them, I try to help them..."*

John Cherovich: *"Did you ever hear of separation of church and state?"*

Commissioner Shannon: *"well, we've worked with the churches throughout the City that are trying to help our residents..."*

John Cherovich: *"if another group of individuals, the Elk's or whoever it might be, requested you or suggested to you that they would need a dump truck to come out there or a road grader to come out and scrape a lot or whatever for their particular function, would you also illegally provide City equipment to do so?"*

Commissioner Shannon: *"if we're able to provide that, yes, I would make that call."*

John Cherovich: *"you would make that call? That's a wrong call. Okay. It's unethical, it's illegal to use City owned vehicles on personal property. Not only that God forbid..."*

Commissioner Shannon: *"again, I made that call..."*

John Cherovich: *"alright, you made the call, okay. I'm appreciative that you're owning up to it, okay. When I contacted the Mayor he seemed very surprised to find out about it. Mr. Thompson was contacted some days later, he too knew nothing about it and said it was not a City sponsored event. You said earlier this evening about any judgment calls you make you always go to professionals and so forth. The two top executive, in my way of thinking in the City of Millville, are Mr. Thompson or Mayor Quinn. Why didn't you contact them first to see if it was an in fact legal operation?"*

Commissioner Shannon: *"well, that was just the call I made."*

John Cherovich: *"okay. Do you agree now that it was poor call?"*

Commissioner Shannon: *"I really don't think I need to answer that. I made the call, I'm telling you I made that call and I've tried to help various organizations throughout the City that are dealing with our citizens."*

John Cherovich: *"God forbid somebody got hurt during that street sweeping. Backed up over a person, hit a car, a stone flew out and put out somebody's eye. The City would not have been covered insurance wise. The taxpayers would have bit the bullet, because it was illegally done. I don't believe we have insurance coverage for an illegal operation on a privately owned parcel of ground. Now, the very least you should do is apologize to the taxpayers of this City for your misuse of your position and your usurpation of power and to reimburse the City for the wear and tear on that vehicle, the fuel used and the*

wages paid to the City employee for performing the illegal and unethical service, which you ordered."

Commissioner Shannon: "I'll take your comments under recommendation."

John Cherovich: "Okay. Fine. Mayor, when I spoke to you on the telephone I mentioned about the street sweeper being there and I suggested to you that somebody should pay for that for the illegal operation of it, the fuel and the time that was spent paying the City employee to operate that. You agreed..."

Mayor Quinn: "yes..."

John Cherovich: "Are you going to follow up on that and what do you say about that now?"

Mayor Quinn: "well, I still agree and yes we're going to need to follow up on it to try to find some source of funding, not taxpayers money. But, you know some other source of monies to figure out what the total cost was and I will certainly find a benevolent donor, whether it be someone I know or something to reimburse the City for that. You know, it was I know..."

Commissioner Shannon: "Mr. Mayor you don't have to go out and find money for me..."

Mayor Quinn: "no, well I think Tim, I'm not finding money for you, but I just think..."

Commissioner Shannon: "If you think I did something, maybe you need to file a... you know, talk to the attorney and maybe file a..."

John Cherovich: "no, I don't want to cost the City more money, by filing a lawsuit against you. I thought you would be gentlemen enough to stand up and admit it, which you did. Now, reimburse the City for your bad call."

Commissioner Shannon: "I don't think I'm going to go that route"

John Cherovich: "Your not..."

Commissioner Shannon: "and like I said I'm going to..."

Richard McCarthy: "we'll review it, we'll review the entire matter and there's no need for any further discussion on it, because it's covering into legal matters and all. I'll take it under advisement."

John Cherovich: "thank you very much. One more question. Mr. Derella, do you know how much in debt the City of Millville is, how many millions of dollars bonded and..."

Commissioner Derella: "I could not give you that number off of the top of my head, no."

John Cherovich: "Alright could you find out maybe next City Commission Meeting and tell us?"

Commissioner Derella: "absolutely."

John Cherovich: "thank you very much."

Frank Schapine: "My name is Frank Schapine, I'm here on behalf of the Riverview and Woodview Condominiums. Maybe I missed something. Somebody actually contacted the main office and I guess tried to get people to come down here, because they're a little concerned about the raising of the registration rental fees, almost doubling the fees. But, first let me commend you for helping the church and going out on a limb. I think it's a shame to be criticized for that. I commend you guys, this community is very nice and it's well taken care of Mayor, and it really looks nice. So, I'm just going to, since my main office asked me to come, I don't know if I missed something, I guess they're just a little concerned about the doubling of the fee almost. It had jumped their fees from \$4,000.00 to \$8,000.00 for both properties if you do it from \$55.00 to a \$100.00..."

Commissioner Derella: "it's \$75.00, it's \$55.00 to \$75.00 and if there's a late charge and your not in compliance with the timeframe..."

Frank Schapine: "very good, I am sorry. That's more realistic and probably equal to what you need to get the job correctly. It's a shame you have one lady, I guess that's falling through the cracks, but I know Mario and Milt do a great job too at their job. Thank you."

Carl Johnson: "Good evening, Carl Johnson, Sassafras Street. I'll make this real quick, because it's getting late. It's been stated publicly that the RAD funding will only be benefiting 18 percent of the City. I would like to throw some other numbers out there. The 2000 census records indicate that we had 23,000 people within Millville's urban areas, as opposed to only 3,772 in the rural areas. The RAD District encompasses these urban areas and while there's not 23,000 people within the RAD district itself, the majority of the population resides in this district. So, the densest population will receive the greatest benefit from the RAD money. That's just to throw a different perspective on that 18 percent. Actually the greater part of Millville will benefit. Contrary to the picture painted by some groups, this area is more than just Section 8 Housing, drug lords and prostitutes. Millville's working class lives in that area. I'm one of them and we're cleaning up the mess, it's time to clean up the mess left by administrations 25 and 35 years ago. There have been disparaging remarks made about the allocation of UEZ funds and how they do not benefit the residents and it has been stated several times this meeting that 80 percent of the salaries of 3 new police officers and two new firefighters are paid for with that money. God knows that we need more men in uniform and in the streets. Move into my neighborhood and then you'll agree with me. It's nice to live by the lake, it's nice to live out in the country where you don't have to worry about loud music at 3 o'clock in the morning and windows rattling. You don't have to worry about the drug deals, but in my neighborhood I see it every day. UEZ helps us by allowing us to pay one half of the going sales tax that we would elsewhere. So, we're saving money when we purchase and then we get to keep that money rather than send it to Trenton into that black hole. You'd never see it again. So, I want to thank the current City Commission for a job well done and I just want to make one other statement. A couple of weeks ago a group of us decided to clean up an empty lot on 3<sup>rd</sup> Street and Tim

Shannon showed up with his own truck and worked with us and it was almost like 100 degree heat. We were saturated, we were covered with sweat, with dirt, weeds and thorns that high. We pulled out like 8 tires or maybe 12 tires, a rug, crack vials, a syringe and the works for shooting heroine. We took four truck loads of brush to the City dump, on his time, on his vehicle. I thought that was very commendable, I enjoyed working with him, the lot looks better. In closing, the house next to that lot is for sale and we just picked it up and it's something that really infuriated me last night when I saw the listing that Century 21 had for this house. It said that this house, instead of saying that it was within the Arts District, it said it was perfect for Section 8 housing and that pissed me off."

There being no further comments Mayor Quinn closed the public comment portion of the meeting and asked for comments from the Commissioners.

Mayor Quinn: "Thank you and I also would like to say on Section 8 Housing that the Mayor of the City of Millville has no Section 8 vouchers, I have no apartments, I don't go by Section 8. But, it's been a fallacy and I know it was even when other people were Mayor's they for some reason, people think the Mayor brings in Section 8 Housing. Section 8 Housing comes from state certificates and from the Housing Authority who have certificates and there are certain ones allotted throughout the state that can be used anywhere at anytime by the people if they have those certificates. So, it is not the City. The City has never in the entire history of the City ever and I heard that when I wasn't in office from other people saying, oh, they are running this Section 8 Housing. It's not the City, it's not the Mayor, it's not the Commissioners. The certificate those people have and we get a lot of Section 8 people here, because you get a lot for your dollar when you rent a half a double here, you get a big house. You rent a half double in Springfield, New Jersey, you couldn't begin to afford it, you'd get one room. So, the markets there, unfortunately for us, we have affordable housing so many of them do follow where they can get the most for their Section 8 dollar. Would anyone else like to speak? Thank you. I'll close the public hearing. I would like to respond to Paul Jr., the thing that we discussed with the UEZ's and all of the tax abatements and ratables and all that kind of stuff. Vineland has been the master of doing that, we are peanuts compared to them. If you look at all of the abatements, all of the PILOT's and all of the money for all the years that Vineland has been the No. 1 leader, they have over a hundred million dollars in the 2<sup>nd</sup> Generation Revolving Loan Fund, because nobody shopped at Millville. Before we got Walmart, Farm and Family. Nobody shopped in Millville, so all the UEZ money went to Vineland and it's been more difficult for us to be able to compete. I will say Charles Nut, the new publisher of the Daily Journal came to meet with me today. He left in 2000, he just came back, he was reappointed the publisher and he had nothing but compliments to say about our town, how beautiful it looks and I appreciated his comments and I think we do have a beautiful City. Do we have a lot of work to do? You bet we do. Let me say on Tim's behalf, I know Tim Shannon has the biggest heart and is one of the most wonderful people I've ever served with in City Commission and I know that the owners of that property and yeah, maybe there was a technicality, but I'll tell you one way or another that will be resolved. Tim is there to help people, Tim loves to help people, as you heard he got out and helped with the cleanup and things like that. Tim and Rob

Shannon, exemplify in my opinion of what all the good things are about the City of Millville when it comes to caring, donating, contributing and giving. They wrote the book on it and I thank you guys for all you've done for our City."

Commissioner Derella: "Mr. Mayor, may I make a comment. I need to comment at some of the things in regards to tax bills, budgets and things of that nature that was touched on. Freeholder Christy, I mean no offense to the Freeholder Board, but I've got approximately 50 hours in so far, maybe a little more, just on the 2008 Budget and I am a bit perplexed myself. We are trying desperately to stabilize taxes. If you think we are not trying to do that, my bill reflects the same increases, as does all the Commissioners and that everybody else is faced with. Yes, we had a very struggling year last year as far as what the City had to do. Many factors, many things contributed to it. We had to put that behind us. This year we've worked very, very hard, we've got ourselves where our rate that was struck by the county increased by 3.7 cents. The counties unfortunately went up 13.1 cents. It's not due to the RAD, and it's not due to abatements and things of that nature. The RAD actually, by our calculations, affected the county rate by one tenth of a penny. The issue I've got is, right now the county, out of your tax bill, 78 percent of it is now going to the county and 22 percent to the local and basically it's a wash on the school board, they have done a very good job. Again, thanks to Abbott and what goes on in regards to their budget. Another fallacy is that PILOT's and abatements, they do not affect the school board in anyway, shape or form, because of Abbott. We know if Abbott disappears it's going to be a serious problem for the City of Millville and every other Abbott District that's there. Fortunately, we have it and we're taking advantage of it and we'll move forward and if it disappears again it will be a tragic situation for the City of Millville. But, they set their budget and unfortunately it's voted upon, whether it's approved or not approved by the voters, it's approved. So, they request, they get, so that issue with PILOT's and abatement is really null and void as far as that's concerned. Another interesting thing about the budget, so far the municipalities in the county that have had their rate struck by the County Board of Taxation have all had increases. I am amazed the County rate went down supposedly by 5.5 cents or 5 percent. Yet we've all experienced some type of increase. I do know that there were lawsuits with the Prosecutor's Office and things of that nature. But, again, I still can't understand equalization, appropriation in how they spread the monies and things around. It is absolutely perplexing. For the City of Millville and the City of Vineland we support 65 percent of the County budget. Vineland unfortunately, or fortunately for us supports 44.5 percent and we eat 20.5 percent, the other 12 municipalities support 35 percent. Interesting breakdown. For the City of Millville, we had an increase last year, we went to \$1.14, we were able to in the bills that came out for February and for April, were able to decrease that \$1.14 to \$1.10. You don't see that on your tax bill, because we only print the actual rate on the first two quarters that you're getting that are an estimate. That's the way the law is, that's the way it has to be done and that's what the professionals tell me. We were able to decrease that, that's four cents per 100, on average that was about a hundred dollar deduction for quarters 3 and 4 for our budget, quarters 1 and 2 if you go by the calendar year. Again, another confusing thing that somebody thought up years ago. The county again, 20 cents last year and another 13 this year. Again, we are

desperately trying to squeeze this thing and make it happen and try to pull in those ratables, pull in our UEZ dollars to try to offset with infrastructure costs where we can, officers, staffing in our Economic Development Department, we've changed those people over. There's a host of things that we'll be able to discuss during the budget process. I will say this, abatements are a hot topic. We put a letter that was entered into this Commission on the record from Target that said they would not come here unless they got some type of incentive. When you look at the ratings that are compiled by the Area Development Corporation Survey, the state and local incentives in No. 4 out of a list of 24 things that companies look for. No. 1 is labor cost, No. 2 is highway accessibility, 3 is corporate tax rate and 4 state and local incentives. So, again, it does exist, it is out there. As far as the PILOT they're going to pay \$265,000.00 per year for 15 years. We have stated on the record that 7 businesses prior to that, over a 15 year period, if the tax rate stayed stable they would have paid 1.7 million dollars. That \$265,000.00 will absolutely exceed that by about 2 million dollars more. So, again there are things that go back and forth, there are pros and cons, as other administrations have been, we happen to be pro UEZ. It's the way it is. Other administrations have been the same. I hear some arguments that do carry some weight and make you start to think about how we appropriate and do things, but if you have a UEZ zone and you have a redevelopment zone, which other cities that do not have UEZ institute, so that they can give tax incentives, tax breaks to other corporations to try to draw them into their cities. Again, it's a perplexing situation and I don't have the answers. One more thing. As I always do, read the papers every chance I can, there was an article in all of the papers regarding answers given on property tax relief in the State of New Jersey and interesting enough they go through all the qualifications of what you need to do. You got to call on the phone, do all this stuff, hop around three times, whatever it is and basically they're saying the statewide average rebate check will be \$1,051.00 for a homeowner and \$1,275.00 for senior and disabled homeowners. Now again, there's a qualification, there's income and all of those kind of things, but they've expanded that. I wish they would just leave that \$1,051.00 in the municipality, we would be able to make a positive impact to control some of the things that are going on in our City. Again, just my thoughts. I don't have the answers yet, we'll work diligently and make that happen. My last comment Mayor, I want to congratulate my daughter, Casey Derella, she won, unfortunately Dad wasn't there, but she won the Sectional Homerun Derby sponsored by the Philly's and she will now represent the area in the City of Millville on September 9<sup>th</sup> at Citizens Park."

Commissioner Shannon: "I just wanted to clarify something about our 2 million dollar pedestrian bridge. I would like to make sure that we understand that it's not a 2 million dollar pedestrian bridge, it is a 1.5 million dollar project and it encompasses the pedestrian bridge and waterfront park improvements. The work to be performed under this contract consists of mobilization, site preparation, selective demolition, tree clearing, pruning, earthwork, storm rudder drainage system, aluminum bulkhead, riverbank, biostabilization, timber piling, concrete bridge abutments, timber boardwalk, handrails, masonry piers, architectural sidewalk, site furnishings, lighting, irrigation, landscaping and various other site improvements. This is linking the Eastside of the river to

the Westside of the river. This is a greater public access to the riverfront for our citizens of Millville. It's going to be connecting the walking trail from Sharp Street down through Waltman Park into the Joseph Buck, Captain Buck Park. Again, it's just enhancements of open space and I should point out that the monies being used there are New Jersey DEP Green Acre Funds, New Jersey DOT Centers Program, New Jersey DOT Pedestrian Program and also RAD Infrastructure funds. So, I just wanted to clarify that. It's not a 2 million dollar pedestrian bridge, it's a 1.5 overall improvements of both the east side and the west side of the river with biostabilization and new bulkhead to actually enhance the rivers edge there to actually make it safer for our residents down there and to really beautify that. That will sort of carry it forward all the way up from the new Marina and up to Sharp Street and again with the addition of Patriot Park we're going to be continuing the work on it with a dedication on September 19<sup>th</sup> at 1:00 o'clock. I think the entire riverfront area and the downtown is going to be vastly improved. I think, you know, again it's something you don't hear about unless it's at election time when people want to talk about quality of life issues. But, in my Department it's a quality of life department and that is something that I wanted to make sure that everybody knew that there were a lot of other improvements taking place in that waterfront development."

There being no further comments the meeting was adjourned subject to the call of the chair, by the following vote: Yeas: Shannon, Parent, Derella and Quinn.

Approved:

\_\_\_\_\_  
Mayor

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Commissioners

Attest:

\_\_\_\_\_  
City Clerk/Administrator

**BILL LIST**  
**CITY OF MILLVILLE**  
**MEETING OF AUGUST 7, 2007**

ACE PLUMBING & ELEC SUPPLY	168.17
ACTION SIGNS & AWARDS	1,227.30
ACU-PRINT, INC.	388.61
ADELPHIA STEEL EQUIPMENT INC	2,003.84
AHOME, INC	100,000.00
AIR POWER INTERNATIONAL, INC.	1,231.90
ALLIED CONTROL SERVICES, INC	429.75
A&M PRODUCTS	1,668.70
AMSTERDAM PRINTING & LITHO	169.31
APPLIED SWEEPERS, INC.	174.61
ARAMARK UNIFORM SERVICES, INC.	2,257.24
ARBRISCO ENTERPRISE, INC.	9,420.50
AT&T	80.72
AT&T INFORMATION SYSTEMS	197.94
ATLANTIC CITY WEEKLY, LLP	258.00
ATLANTIC CO UTILITIES AUTHORITY	15,602.50
ATLANTIC CITY ELECTRIC	51,162.16
ATLANTIC TIME SYSTEMS, INC.	4,345.97
AW DIRECT, INC.	126.99
BANC OF AMERICA LEASING, INC.	166.14
NANCE M. BERNARD, T/A P.S.C.S.	4,640.00
BELLMAWR TRUCK REPAIR INC.	299.41
BIRCH'S COMMUNICATIONS	697.50
BOWMAN & COMPANY	13,000.00
BREATHE SAFE FIRE/SAFETY EQUIP	55.00
BSN SPORTS, INC.	220.36
C & S SIGNS	355.00
CARD DATA SYSTEMS, INC.	393.75
CATERINA SUPPLY INC.	10,596.50
HENRY CIFALOGGIO, INC.	1,880.00
CIFALOGGIO INC	1,605.93
CINTAS FIRST AID & SAFETY CORP	162.90
CITY MILLVILLE PAYROLL DED ACC	348,294.01
CITY OF MILLVILLE UTILITY	2,654.52
COMCAST	234.51
CDW GOVERNMENT, INC.	3,408.63
ATLANTIC CITY ELECTRIC	2,061.65
CONTINENTAL FIRE & SAFETY, INC	558.00
COOPER HOME SERVICES	2,680.00
CRISPIN-MULTIPLEX MFG. CO.	623.57
CRUZANS FREIGHTLINER, INC.	38.80
CUMBERLAND CO. CLERK'S OFFICE	188.00
CCIA	2,445.94
CUMB-SALEM CONSERVATION DIST.	160.00
CUMBERLAND REMINDER	702.00
CUMBERLAND TREE SERVICE, LLC	900.00
CUSTOM GRAPHICS, INC.	1,464.71
THE DAILY JOURNAL, INC.	4,663.10
RICHARD H. DANIELS, ESQ.	450.00
DEAF SERVICES, INC.	194.50
DEERFIELD ELECTRIC	2,225.83
DELTRONICS CORP	8,124.24
DERICK I. GLENN	2,150.00
DLT SOLUTIONS, INC.	3,719.40
DMC TEXTILES INC	160.00
DOMINO'S PIZZA, INC.	606.00
DON-B-FRANKS	85.00
LOU DOTTOLO	250.00

EDWARD DUFFY, ESQ.	650.00
THE DUKES KNOCKOUT FOOD	241.00
EDU-MET INTERACTIVE SYSTM CORP	30,100.00
EIC INSPECTION AGENCY CORP.	497.00
ELMER DOOR COMPANY, INC.	137.00
JOSEPH C. ELWELL, SR.	625.00
EXECUTIVE BUSINESS PROD. CORP.	2,204.11
EXETER SUPPLY CO., INC.	1,734.00
FEDEX	388.22
BOB FERRIS & SWINGTIMERS	1,000.00
FIDUKS INDUSTRIAL SERVICES	2,389.36
FIRST DUE EMERGENCY SUPPLY INC	1,050.00
FLEET CAPITAL LEASING, INC.	318.00
THE FLOWER FARM, INC.	17.50
FORT DEARBORN LIFE INSURANCE	1,315.50
GALLO'S GMC TRUCK SALES, INC.	299.70
GARDEN STATE HIGHWAY PROD. INC	1,321.30
GARRISON ENTERPRISE INC	13,638.09
GENTILINI FORD, INC.	595.75
GPM ASSOCIATES, INC.	1,500.00
GRANTURK EQUIPMENT CO., INC.	501.48
GREENBAUM, ROWE, SMITH AND	2,820.50
GREENBERG TRAURIG, LLP	3,974.34
LAWRENCE A. PEPPER, JR. ESQ	40,657.75
HACH COMPANY, INC.	571.54
HD SUPPLY WATERWORKS, LTD	8,112.44
HOWARD HEE	375.00
HIGBEE & SONS CONSTRUCTION INC	24,136.00
DANIEL HOFFMAN, ESQ.	600.00
HOLLY CITY DEVELOPMENT CORP.	76,000.00
HOLLY CITY TIRE, LLC	1,060.19
HOWELL HARDWARE	1,466.92
IEDC, INC.	75.00
THE INCREDIBLE BULK	30.00
INDUSTRIAL CONTROLS	865.91
INSTITUTE PROFESSIONAL DEVLPMT	99.00
THE JERRY SAMUELS AGENCY	341.25
STEVE JONES	961.95
KANE STEEL COMPANY, INC.	426.60
KEY EQUIPMENT FINANCE, INC.	1,017.00
KIMBALL INTERNATL MARKETNG INC	486.13
LAND RESOURCE RECYCLING MNGT.	15,895.00
LANDSMAN UNIFORMS INC.	1,804.90
LAURY MACHINE WORKS	465.00
LAWMEN SUPPLY CO, INC.	569.25
LAWN TECH	6,784.38
LILLISTON CHRYSLER/PLYM., INC.	304.91
LOWE'S CO., INC.	345.77
M&N INTERNATIONAL, INC.	179.11
MAIN STREET SUPERMARKET	109.37
MARC PUBLISHING CO, INC.	127.50
MATRIX SECURITY SYSTEM LLC	1,132.50
MATTHEW BENDER & CO INC/LEXIS	62.70
MGL PRINTING SOLUTIONS	142.00
MIAMI SYSTEMS, INC.	515.00
MID AMERICAN SPECIALTIES, INC.	253.30
MIG ENVIRONMENTAL, LLC	530.00
MILLVILLE AUTOMOTIVE, INC.	2,322.35
MILLVILLE BOARD OF EDUCATION	1,166.75
MILLVILLE CHAMBER OF COMMERCE	180.00
MONARCH ENVIRONMENTAL SERVICES	3,891.52
MOORE-WALLACE NORTH AMERICA	119.78
MOTOROLA, INC.	156.00

MUSIC PERFORMANCE FUND	1,105.00
NATIONAL BUSINESS FURNITURE	3,052.91
NEDA	345.00
NEOPOST, INC.	1,185.00
NESLO PETROLEUM PRODUCTS, INC	544.50
BILL NEWMAN	595.00
VERIZON	10,080.44
TREASURER, STATE OF NJ	1,580.00
NJ DEPT OF TRANSPORTATION	5,666.75
NJ MOTOR VEHICLE COMMISSION	2.00
NJ STATE ASSN CHIEFS OF POLICE	270.00
NJ STATE LEAGUE MUNICIPALITIES	16.00
PACE & ASSOCIATES, INC.	300,633.70
PEDRONI FUEL CO, INC.	40,729.23
PENN-JERSEY MACHINERY, INC.	46.48
POLYDYNE INC.	3,300.00
POSTMASTER, CITY OF MILLVILLE	2,500.00
PREMIER CHEMICALS, LLC	11,200.85
PYRZ WATER SUPPLY CO INC	8,873.00
QUALITY CONTROL LABS, INC.	419.00
QUALITY FIRST, INC.	209.63
DEBRA REED	130.87
JAMES F. REEVES	375.00
RENTAL CITY	585.30
RENTAL MAT SERVICE, INC.	21.67
RICHARD ROMANIK	59.32
RUTGERS, THE STATE UNIVERSITY	60.00
SAGEM MORPHO, INC.	4,630.50
SCHICK MEMORIALS & FLOWERS	248.00
SCHWAAB, INC.	225.30
SHARP ELECTRONICS CORP.	175.20
SJ AGRICULTURAL PRODUCTS, INC.	7,416.00
SJ GAS COMPANY	505.70
SOUTH JERSEY HEALTHCARE	2,281.68
RICKY SLADE CONSTRUCTION INC.	32,701.62
DEBORAH WADDINGTON SMITH	13,000.00
SHARON L SMITH	49.17
SNAP-ON INDUSTRIAL, INC.	9,963.02
SOUTH JERSEY SANITATION CO INC	94,186.65
SPEEDY'S ALIGNMENT, INC.	680.00
STAPLES, INC.	2,710.16
STATE TOXICOLOGY LABORATORY	35.00
STEWART BUSINESS SYSTEMS	849.27
SYSTEC OF VINELAND, INC.	102.80
TEPS POWER EQUIPMENT, INC.	67.50
FRANK THON	195.28
THE TRAINING SCHOOL	7,920.00
TREASURER - STATE OF NJ	160.00
TRI-CITY PAPER & JAN. SUPPLIES	339.50
TRICO, INC.	531.14
TROPICANA CASINO & RESORT	453.00
TROUT PRINTING & PUBLISHING CO	700.00
UNITED ELECTRIC SUPPLY, INC.	1,464.23
UNITED LAWN MAINTENANCE, INC.	1,620.00
URBAN ENTERPRISE ZONE	3,927.03
USPS	3,502.00
VERIZON CABS	391.46
VICTORIOUS CHOIR ROBES, INC.	125.00
WALTER'S SUPPLY CO.	76.00
WEINSTEIN SUPPLY CORPORATION	778.67
WESCOTT ELECTRIC CO., INC.	5,000.00
WILLIAM'S ASPHALT MATERIALS	752.00
THE WIND SYMPHONY - C.C.C.	350.00

WOODRUFF ENERGY COMPANY, INC.	360.85
WATER WORKS SUPPLY CO., INC.	2,800.68
WYBLE ADVERTISING, INC.	3,518.15
XPRESS ELECTRONIC SERVICES INC	204.00
MICHELLE FRANCISCO	125.00
ZEB'S AUTO SERVICE & DETAILING	150.35
ROSE DIAZ	1,075.00
GLORIA EAMES	600.00
MARK W. & DAWN W. LOTEK	450.00
IDA ROBICHAUD	10,188.00
HOLLY CITY DEVELOPMENT CORP.	757,388.00
DEBORAH M. WATTS	425.00
WILLIAM J. GRUBB &	991.34
HLC, LLC	533.13
KEVIN HOWARD	925.73
LANDIS TITLE	711.07
RPJ PROPERTIES	369.08
SAINT-GOBAIN CONTAINERS	3,065.38
SHERWOOD FOREST HOMES, LLC	25.00
XYA, LLC	297.34
ISABEL C. BALBOA	47.46
RONALD HENRY AND	585.00
TOTAL VOUCHERS FOR 08/07/07	2,252,221.82
CITY OF MILLVILLE SALARY ACCOUNT	337,339.89
CITY OF MILLVILLE SALARY ACCOUNT	269,457.59
CITY OF MILLVILLE SALARY ACCOUNT	294,443.20
TOTAL SALARY FOR 08/07/07	901,240.68
TOTAL VOUCHERS & SALARY 08/07/07	3,153,462.50