

Conference Room 3<sup>rd</sup> Fl, City Hall  
Millville, New Jersey  
February 7, 2006, 5:00 p.m.

The Board of Commissioners met in special session with Mayor Quinn presiding: Members present: Quinn, Shannon, Parent, Derella and Hollingshead. Absent: None.

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."

Resolution No. A- 5357 authorizing a closed session for the subject matter of pending litigation and development agreement was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

*closed session*  
*February 7, 2006*

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

Conference Room No. 2, City Hall  
Millville, New Jersey  
February 7, 2006, 6:40 p.m.

The Board of Commissioners met in an agenda session with Mayor Quinn presiding members present. Quinn, Shannon, Parent, Derella and Hollingshead. Absent: None.

The tentative agenda was discussed, but no official action was taken.

The City Clerk/Administrator noted addition to the agenda including a report from the Purchasing Agent concerning bids for the Police Tactical Command Vehicle and a motion to authorize the Annual Municipal Alliance Agreement.

A resolution authorizing the award for the tactical command vehicle was removed from the agenda pending certification from State UEZ Officials.

Commissioner Shannon noted the forthcoming Winter Photo Contest and Commissioner Hollingshead reported on the discontinuation of loose leaf collection and as of this date all leaves must be bagged on trash day.

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

Commission Chambers, City Hall  
Millville, New Jersey  
February 7, 2006, 7:00 p.m.

The Board of Commissioners met in regular session with Mayor Quinn presiding members present. Quinn, Shannon, Parent, Derella and Hollingshead. Absent: None.

The invocation was delivered by Reverend Gerritt Kenyon followed by the salute to the flag.

Mayor Quinn made the statement required by the Open Public Meeting 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, Hollingshead and Quinn.



Development Block Grant Program in the amount of three hundred thousand four hundred seventy-one (300,471) dollars.

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

The City Clerk/Administrator read correspondence from Linda Branin, Planning Board Secretary, submitting Resolution No. 01-06 approved by the Planning Board at a meeting held on January 9, 2006 recommending zoning regulations for the Agricultural and Conservation Zones.

A motion was passed to receive, file and refer the matter to the City Solicitor for preparation of the appropriate ordinance, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

The report of the Cumberland County Health Coordinator for the month of December 2005 was ordered, received and filed by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Commissioner Shannon reported on the forthcoming Snow Flake Swim to be held at Union Lake Park on February 25, 2006 and the Winter Photo Contest.

Commissioner Hollingshead noted the loose leaf collection is over and the City of Millville's collected over twenty-eight hundred tons of leaves for this past season.

Commissioner Hollingshead noted that all residents must now bag their leaves.

The following proposed ordinance was read on first reading:

Ordinance No. 6-2006

An Ordinance amending Chapter 39, Schedule 21 - adding handicapped parking at 502 N. 2<sup>nd</sup> Street, 400 Maurice Street, 204 S. 4<sup>th</sup> Street and deleting 407 N. 5<sup>th</sup> Street.

Director Parent moved for the adoption of the proposed ordinance on first reading with final consideration to be given on Tuesday, February 21, 2006 after due publication as provided by law.

Director Shannon seconded the motion.

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

The following proposed ordinance was read on first reading:

Ordinance No. 7-2006

An Ordinance pursuant to Chapter 2 of the Administrative Code to add new titles regarding Technical Assistant to Construction Official; Management Information Systems Coordinator and Management Information Systems Specialist Salary Ranges.

Director Derella moved for the adoption of the proposed ordinance on first reading with final consideration to be given on Tuesday, February 21, 2006 after due publication as provided by law.

Director Hollingshead seconded the motion.

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

The following proposed ordinance was read on second and final reading:

Ordinance No. 4-2006

An Ordinance amending the Municipal Code of the City of Millville regarding Chapter 56, Sewer and Water, Article II, Sewer Use Regulations.

Director Hollingshead moved for the adoption of the proposed ordinance on second and final reading.

Director Derella seconded the motion.

Mayor Quinn declared a public hearing open and asked if any person present wished to be heard.

There being no response Mayor Quinn declared the public hearing closed and asked for a roll call on the motion.

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

The following proposed ordinance was read on second and final reading:

Ordinance No. 5-2006

An Ordinance authorizing grant of easement regarding portion of Block 420, Lot 1.02, 27 High Street owned by Bank of America for the construction of a handicap ramp.

Director Shannon moved for the adoption of the proposed ordinance on second and final reading.

Director Parent seconded the motion.

Mayor Quinn declared a public hearing open and asked if any person present wished to be heard.

There being no response Mayor Quinn declared the public hearing closed and asked for a roll call on the motion.

Resolution No. A- 5358 authorizing adjustments to the Utility and Tax Records of the City of Millville was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A- 5359 authorizing an agreement between the City of Millville and Raritan Engineering for in-lieu investment in the amount of seventeen thousand (17,000) dollars for the resurfacing of parking lot to enable participation in UEZ Program for the period of March 14, 2006 to March 13, 2007 was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A- 5360 authorizing a Professional Service Contract with Metcalf & Eddy for Phosphorous Removal & Related

Improvements Study for the Millville Sewer Utility in an amount not to exceed forty-five thousand one hundred forty (45,140) dollars was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

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

Resolution No. A- 5361 authorizing extension of an Interlocal Services Agreement between the City of Millville and the Borough of Avalon for the temporary storage of Avalon's equipment, vehicles and materials during times of natural disaster for an additional term of seven years commencing January 1, 2006 through December 31, 2012 was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A- 5362 authorizing award of contract for Cleaning Services for the Police Administration building, City Municipal Building, Sewer Facility, Streets and Roads Facility and Water Facility to the Training School of Vineland in the amount of seventy-seven thousand four hundred twenty-three (77,423) dollars and eighty-seven cents for the period of January 30, 2006 through January 29, 2007 was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

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

Resolution No. A- 5363 authorizing termination of UCC Financing Statement in the amount of one hundred fifty thousand (150,000) for Capture Resources, 1600 Malone St, Bldg B, Millville, New Jersey for equipment was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A- 5364 authorizing termination of UCC Financing Statement in the amount of fifty thousand (50,000) dollars for Reconstructive Foot and Ankle Surgical Associates, Inc., 1306 N. High St, Millville, NJ for equipment was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A- 5365 authorizing Special Assessments for Clean up of Various Properties was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A- 5366 authorizing a Professional Service contract with EDSA for Riverfront Strategic Planning to develop final riverfront plan to prepare supporting Architectural Illustrations for the Strategic Master Plan and to develop Implementation Strategy and Development Tools for coordination of presentations at Public Sessions and to create an Executive Summary Document; in an amount not to exceed one hundred thirty thousand (130,000) dollars was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

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

Resolution No. A- 5367 authorizing a Professional Service Contract with LeGore and Jones in an amount not to exceed thirty-four thousand (34,000) dollars for Professional Appraisal Services in connection with four properties which are currently under appeal before the Tax Court of the State of New Jersey was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

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

Resolution No. A- 5368 authorizing amendment to Resolution No. A- 5327 adopted December 20, 2005 regarding Professional Service Contract with General Code Publishers was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A- 5369 authorizing amendment to Resolution No. A- 5325 adopted December 20, 2005 regarding Professional Service Contract with Allen Associates was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A- 5370 authorizing approval of Municipal Boat Dock Leases for the year 2006 was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Commissioner Shannon made the following comments:

*"I would like to make a comment. There are currently fifteen people on this list leasing docks with the City of Millville and they get these leases for a pretty good rate. I understand that they take care of the docks, they've maintained them over the years and each letter, the last couple of years that we've sent out, Lew, I think that we have mentioned that things are happening at the riverfront. So, I just want people to be aware and to be put on record that the time is coming folks, EDSA is doing the riverfront study and we are spending money to upgrade our riverfront and I can see the elimination of docks coming, so I'm giving you fair warning to anybody that's watching. The fifteen people that are on the list, three of them do not live in Millville, I inherited the boat dock situation..."*

Mayor Quinn: "so did I..."

Commissioner Shannon: *"It's a situation that's going on too long and I didn't know how to put a stop to it, but I'm letting everybody know now, I understand you put money into it, but there's going to come a time, very soon, that those leases will not be renewed, so I wanted everybody to at least be aware of that. Thank you."*

Resolution No. A- 5371 authorizing contract between the City of Millville and Atlantic Electric Company for installation of various streetlights was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A- 5372 authorizing Set Aside Security Agreement to guarantee performance on the public infrastructure improvements related to the Regional Shopping Center on Route 47 and Route 55 was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A- 5373 authorizing a Professional Service Contract with Pace and Associates, Inc. in an amount not to exceed two million nine hundred thirty-two thousand eleven (2,932,011) dollars and twenty-five cents for the Millville Airport Industrial Park Expansion, HDSRF Grant Project for Professional Services for preliminary soil and Groundwater Investigation, preparation of Site Remedial Investigation Report was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

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

Commissioner Shannon thanked the City Officials and Administrative Staff for their submission of a grant to New Jersey EDA in the amount of two million two hundred ninety-one thousand eight hundred eleven dollars to assist with this project.

Resolution No. A- 5374 authorizing the acceptance of the Annual Audit Report for the FY2005 was adopted, by the following vote.  
Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

The City Clerk/Administrator read correspondence from Ron Charlesworth, CFO/Purchasing Agent regarding a public auction held on Thursday, January 12, 2006 noting thirty-one vehicles were sold with receipts in the amount of five thousand three hundred five (5,305) dollars.

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

The City Clerk/Administrator received correspondence concerning requests for Potential Land Sales for the following properties:

- (A) Block 449, Lot 14- 606-608 E Main St
- (B) Block 224, Lots 1186 through 1190  
5898 Buckshutem Rd
- (C) Block 224, Lots 1213 - 1214  
16 Cedar Rd
- (D) Block 224, Lots 1215 - 1219  
20 Cedar Rd
- (E) Block 224, Lots 1220 - 1221  
30 Cedar Rd
- (F) Block 224, Lots 1222 - 1223  
34 Cedar Rd
- (G) Block 224, Lots 1224 - 1225  
38 Cedar Rd

The City Clerk/Administrator received correspondence rescinding interest regarding potential land sales for the following properties:

- (A) Block 224, Lots 1186 through 1190  
5898 Buckshutem Rd
- (B) Block 224, Lots 1213 - 1214  
16 Cedar Rd
- (C) Block 224, Lots 1215 - 1219  
20 Cedar Rd
- (D) Block 224, Lots 1220 - 1221  
30 Cedar Rd
- (E) Block 224, Lots 1222 - 1223  
34 Cedar Rd
- (F) Block 224, Lots 1224 - 1225  
38 Cedar Rd

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

BL-186 on behalf of St. John Bosco Church was ordered, received, filed and the proper officials authorized to execute same, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

A motion was passed to authorize submission of application on behalf of the City of Millville, Vineland & Bridgeton for joint allocation of funding under FY2006 Justice Assistance Grant Program, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

A motion was passed to authorize the City Clerk to advertise for bids for a 2006 Pickup Truck with Stake Body. Said bids to be returned to the Purchasing Board on Tuesday, February 21, 2006, 10:00 A.M., Fourth Floor, Commission Chambers after due publication as provided by law.

Raffle License No. 777 on behalf of the Millville Thunderbolt Club for Armchair Races to be held on February 24, 2006, Millville Thunderbolt Club, 706 N. 8<sup>th</sup> St, 5:00 p.m. to 9:00 p.m. was ordered, received, filed and the proper officials authorized to execute same, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

The City Clerk/Administrator received a report from the Purchasing Department concerning bids for 2006 35,000 lbs GVWR Tactical/Command Vehicle indicating a recommendation would be forthcoming at the next City Commission Meeting.

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

A motion was passed to authorize an agreement between the County of Cumberland and the Municipal Alliance to Prevent Alcoholism & Drug Abuse for the period covering January 1, 2006 through December 31, 2006, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Mayor Quinn made the statement 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, address your concerns and please limit your comments to approximately five (5) minutes.

Paul Porreca addressed the Board of Commissioners and made the following statement:

**City Commission Meeting February 7, 2006**

I would like to make a few observations about the MDA you entered into with the NJMP. (June 2004) They have breached the agreement. It must be renegotiated. When you do, I urge you to protect the interests of Millville taxpayers which were lost sight of in the glamour and hype first time around.

**Deadlines & Sale of the Real Estate**

The developer has failed to comply with the many deadlines fixed by the agreement. The most serious breach was its failure to settle, that is, pay for the real estate on June 1, 2005. (pg 5 at Ex F) True, that date can be extended, but only by agreement in writing ratified by ordinance. The developer should have paid the City approximately \$2.75 million on June 1, 2005. That infusion of cash would have made a real difference in Millville's finances. Furthermore, the developer would now be paying R/E taxes of \$74,000 a year. (\$2.67rate) and the City would be earning interest of \$130,000 a year (5%) on the \$2.75 million. Additional income of \$200,000 a year would be a huge help to taxpayers in these days of skyrocketing taxes and tax abatements being granted to every new commercial building in town. But we'll save tax abatements for another day. It should be noted that there was no down payment, no provision to recapture the land if the project is not completed and no penalty for a default. This is the only agreement for the sale of real estate that I can recall that did not require a deposit by the buyer to be forfeited in the event of a breach. Those are the obvious flaws in the agreement

for the sale of the real estate. Furthermore, the sales price, set without an appraisal, is well below current land values in Millville.

#### **\$600,000 15 Year Interest Free Loan**

The \$600,000, 15 year, no interest loan the City made to the developer for predevelopment costs was used to reimburse the developer for expenses some of which were incurred a year or more prior to the agreement. 6% interest is \$36,000 a year. Now we're up to a quarter million a year in new income for the City if sound and reasonable business practices had been followed.

#### **No Guarantees for Construction** **No Penalties for Breach**

There is no consequence to the developer if it does not complete Phase I, II or III. In every development requiring City approval that I have ever seen the City requires a performance bond, or some consequence to the developer in the event of nonperformance. Why not here?

What is the plan if the project is not completed? The City will have conveyed the land to the developer, floated bonds of \$8 million to extend utilities and roads, undertaken environmental studies and cleanup, all at no cost to the developer. Does the land with its vastly increased value revert to the City? No. It still belongs to the developer with no obligation, or restriction of any kind. Land the City sold in the Airport Industrial Park had a reversion requirement in the event of a default. Why not here?

To realize that failure is a possibility recognize that the developer predicts a \$10 million loss in the early years and is after a grant from the CRDA in that amount. That the project is financially precarious with out the support of the public's money read Assemblyman Van Drew's statement: ".,failure to adopt the 2% sales tax will mean that the project will not be built, or will be significantly more difficult to build...". The MDA calls for a \$2 per ticket entertainment tax and is silent about who gets the money. Now we know why. It is going to subsidize the developer, not benefit the City. The City contends the developer needs assistance and the City doesn't want the burden on the taxpayers. It should be noted that American Racing Capital Inc. has announced it has acquired a majority interest in the "Thunderbolt Raceway". ARC is a publicly owned company traded over the counter and as such should have the ability to finance its own ventures without the City, the County, the UEZ, the Empowerment Zone and the State subsidizing the project at taxpayer's expense.

#### **Additional Subsidy to the NJMP at Taxpayer's Expense**

The City has promised to dedicate 100 acres of land and contracted for a \$13,500 grassland bird habitat study to help settle a lawsuit against the developer. Using the per acre values in the contract that's another \$600,000 contribution to the developer.

#### **Construction Phases Changed Without Approval** **Time Schedules Not Met**

Construction was to begin in the spring of 2005 and the track operational by March 15, 2006. Settlement was supposed to take place June 1, 2005. There is no timetable for the completion of Phases II and III other than the outside date of 2009 for all phases to be complete. Your Ordinance requires a construction schedule for each phase (30-243D) and state statutes call for "...the protection of the interests of the public and the residents in the total completion of the project...". (40:55D-39 & 65c) There are no protections or assurances in your agreement that any phase will be built. Furthermore, II and III are the phases that will create most of the jobs and provide most of the benefit to the City. Phase I will create fewer than 100 fulltime jobs. Not 1500. Phases II and III will provide the bulk of the jobs and benefits the proponents have been bragging about.

None of what has been mentioned here should come as a surprise. Every item was mentioned at prior Commission and Planning Board meetings, but to no avail.

Therefore, in the spirit of being constructive, I urge you to renegotiate this contract on behalf of the taxpayer. I implore you to use a more business like approach in the negotiations required to amend the agreement, putting in place some protections for the City and appropriate contributions and timely payments by the developer. For example, require the developer, to honor the agreement; pay for the property now and pay the taxes. At the very least get a substantial nonrefundable deposit. Insist on interest on the \$600,000 loan, a bond to insure completion of all three stages, realistic timetables for completion and some contribution for the improvements you are making for the developer's benefit.

The time has come to put the red carpet away, close the lid on the City's cash box and slow down development. Stop the giveaways. Limit the tax abatements and make business pay its own way.

Lastly, may I respectfully suggest that candor has not been characteristic of the proponents of this development and that the press, as a cheerleader, instead of an objective informer and guardian of the truth, has failed in its responsibility to investigate the claims by the politicians and the developer and report fully the unvarnished facts.

Reverend Kenyon addressed the Board of Commissioners noting his Church is providing a presentation of the Last Chance at the Assembly of God and noted the performance is scheduled from February 19<sup>th</sup> to the 22<sup>nd</sup>.

Reverend Kenyon expects over eighteen thousand people to attend the performance over the four day period and was recently advised that Winchester Western Railroad will be closing Wheaton Avenue at this facility and was requesting assistance.

Rich deAlmeida addressed the Board of Commissioners thanking the Chief of Police, Dr. Kim Warker and everyone from the City for the very successful third Annual Summit for the neighborhood councils.

There being no further comments Mayor Quinn declared the public comment portion closed.

Mayor Quinn made the following comments:

*"I would like to start out by saying that obviously on a tax abatement situation I just recently had someone from the school board ask me about some of these things. Why are we giving pilots and things like that and I said unfortunately in the State of New Jersey you are constantly competing with your neighboring community. For instance, the Goodmill Shopping Center, we knew if we didn't come through with the things that we needed to in our portion of it with the pilots and all that stuff, they would've very likely gone north of the line and we would have lost everything. So, it is tough, there's no question and you know judge in fairness to us this is like a Disney World, it's the same thing I'm sure that...I don't know who...I guess it was Street in Philadelphia when they were building the new ballparks and people saying the public shouldn't be putting out money for a ballpark, let the owners of the ballpark put the money out, you know, that type of thing and then the ballpark said well, if you don't do it for us we'll do it somewhere else and we're not going to come. In our situation this was something, we obviously we aggressively wanted to come. We flew to Virginia National Raceway and we felt it was a good mix for our community. We still feel very strongly that it is a good mix for our community. I would like to see it get started as soon as possible. I understand what you're saying, I understand the first phase is only about one hundred jobs. But, I tell you what, I would take the first phase, hopefully next year sometime, because I worry everyday about my artists. I worry about their struggling for us to get feet on the street, as they call it, the Main Street Organization. This was one of the major factors, the type of people that this race course would bring into our community are the people who would have expendable income, who would go downtown and buy paintings and spend money in the food places, restaurants and things like that. You make some very valid...going back to then and say hey look how about giving us some interest on that loan, on that money. The other thing that you bring very interesting to me was, I was not aware of the ARC coming in any buying into that company and now it becomes public. So, some of the things have changed from their initial time when they came to us, so we've tried to keep open lines of communications*

with them and we will continue to do that and I think you've made some good points here that we certainly need to sit down and address with them and to work with them so that everyone comes out a winner in this situation and certainly we are concerned about our residents, we are concerned about the future of our arts district and to us this looks like a very viable tourism opportunity for us. It is tough because it's going after that so called Disney World type of thing that not many communities get there are only so many in the United States who have racetracks and we didn't want the NASCAR. This seems to fit in very well with the style, I know they've got people lined up to sign agreements, the Porsche Club of America and different sports car clubs are already approaching them and they have quite a few of those in line. As far as the tax situation, again, that was to this, I guess if I remember correctly a hundred million dollar project and they were trying to look at whatever they could to generate more revenue and yes the revenues was going to go to help the developer. The nice thing about it in Millville, in particular, even with an additional two percent sales tax your still under the state's six percent sales tax, because you'll be at five percent for that entertainment tax, not sales tax, it's called the entertainment tax. So, you know, there are some excellent points you've made I think that Vice-Mayor Derella and I and Lew Thompson and certainly Richard McCarthy need to sit down and we need to sit down with the developers, I find them to be pretty good people, I've had a good relationship with them, I think Joe can tell you the same thing. It is tough, I will say, it's tough to negotiate sometimes when you feel that you so strongly need this type of entity to come to your community. I know I sit and I'll tell you the good thing I find today over what I found nine years was we were almost begging people to come to Millville and I look today at the beautiful buildings being built across the street, a several million dollar ratable and I think how many new buildings, before we got in office I don't know how many new buildings were ever built downtown Millville. We have had several now with more coming. So, when you to these people we had to give them a pilot in order to attract the investments. But, I don't know, I think we are getting to a point where we can not have to give some of the things we've giving away in the past to attract people. In fact, I know that now, we are getting many people, I've had developers, at least once or twice a week I've had a couple of different developers come in. In fact yesterday you and I were speaking and we had a developer come in right after we had got done speaking, who really wasn't looking for anything, but wanted to locate in Millville, which is good so we're not having to give that carrot to get them in and that's a good thing. Because, our reputation has been out there. Recently we were named one of the top towns in South Jersey, by South Jersey magazine and that's quite an honor to us and it's saying something that we're on a good role, we have momentum as we talked about, but yes there are some things that you bring forward that I think we do need to address with the developer. Joe, do you have any comments?"

Commissioner Derella: "First, I'm going to reserve any real comments until I can have an opportunity to read it and digest all the information, because there was a lot presented by Mr. Porreca. Obviously, he always does his homework and he obviously has brought some points for us to consider and review. I will say that litigation has pushed this project back significantly. Have we not had like sixteen to seventeen months of litigation, they may have met their timelines. Part of that litigation from our perspective as a Planning Board member seem to be, I don't want to use the word frivolous, but some of the challenges and some of the accusations and some of the concerns weren't warranted. But, there were some that were and I think the developers in the City stepped up to try

to make this project occur. So, again, that has set the timelines significantly back in regards to what needs to be done. In regards to the City's contribution, the five million to infrastructures for the entire fifteen hundred acres out there for our industrial park, our current industrial park in South Millville is basically almost to capacity, so we needed to make sure we struck an area within the City that had an opportunity for us to continue to grow our industrial opportunities. The other three million that was just put on the table had to do with munitions, again environmental issues from when the airport was a defense airport and there was concerns raised by local residents and that now has to be done and it's not just for the Motorsports, it's the entire fifteen hundred acres that's going to be reviewed and looked at step-by-step. Obviously, we're going to do this area first, so that they can move forward with their project. Mr. McCarthy and I have had several conversations in regards to a municipal development agreement and some of the adjustments that we're going to have to make in regards to dates, times, timelines and again, guarantees as the project moves forward. I still believe sitting in this seat and as a resident that this project will have a positive, incredible impact on the social economic opportunity for the City of Millville. It not only brings in jobs, but it brings in jobs that can lead to technical jobs. We are very far behind in the rest of the east coast in regards to technology. The opportunities here are phenomenal. I do know that the Rowan Economic Department has put forth a ergonomic assessment of what is happening enviro...excuse me, economically in regards to what this project can possibly be and that is current be reviewed by the City, as well as the leaders throughout the community. Again, I do believe this project is the right thing for the City of Millville, it will feed into our downtown, hopefully it will bring people to our City that will spend money, it's projected that every person who visits that particular facility will spend anywhere's between two hundred sixteen to two hundred and eighty dollars per day out of their pocket in and around the City of Millville. That is critical. In regards to the public factor in monies, that's always a concern. I agree. Sometimes the public sector puts in too much money at times. There's been criticisms for the project in Pennsauken, which have roughly, I think, thirty to thirty-five million dollars dedicated from CRDA Funds going all the way up into that area. Again, the developers are looking for some money from the CRDA, as well as the EDA. I think a state investment of ten million dollars in a hundred million dollar project is very small to help this thing move forward. The residuals for the state will be as high as twenty-five to thirty million dollars in other taxes in regards to income tax, sales tax and the list goes on. But, again, I want to digest everything that Mr. Porreca brought to our attention, because in there he did mention things on guarantees and making sure the project is completed and that is something we as a Commission need to make sure. So, again, we'll review it and hopefully come out with a better document than we did the first time."

Judge Porreca: "Mr. Mayor, may I just say one thing, this is not a statement against the project. I agree with what you said, it would be great?????? My objections in the statement was the contract."

Mayor Quinn: "Right, the general contract. Any other comments from anyone else. Can we have a motion please to adjourn."

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

Adopted: February 7, 2006

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Mayor

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Commissioners

Attest:

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

# BILL LIST

## CITY OF MILLVILLE

### MEETING FEBRUARY 7, 2006

ACTION SIGNS & AWARDS	347.50
ACU-PRINT, INC.	224.58
ADVANCE LEARNING	356.00
AHOME, INC	11,920.00
STEVE ALCORN	375.00
ALLIED OFFICE PRODUCTS CORP.	932.04
ALL INDUSTRIAL SAFETY PROD INC	3,282.38
AMERICAN AQUATIC TESTING INC	2,150.00
A&M PRODUCTS	253.59
APPLIED SWEEPERS, INC.	1,214.93
ARAMARK UNIFORM SERVICES, INC.	1,418.00
AT&T	49.98
AT&T	54.50
AT&T INFORMATION SYSTEMS	2,040.77
ATLANTIC CITY ELECTRIC	71,233.27
THE ATLANTIC GROUP, INC.	675.00
AW DIRECT, INC.	250.32
DON AYRES	196.56
GERALD A. BARRETT, INC.	2,457.22
BERNAL MECHANICAL CONTR. INC.	445.00
BIRCH'S COMMUNICATIONS	307.73
B J ROASTERS	140.55
BRIDGESTATE FOUNDRY CORP.	1,770.00
BRIDGETON TROPHY & ENGRAVING	103.85
BROWN'S INTEGRATED PEST MNGMT.	200.00
CAMPBELL SUPPLY CO., INC.	407.80
CANON FINANCIAL SERVICES, INC.	112.21
CAREER TRACK	99.00
CATERINA SUPPLY INC.	102.95
CENTER CITY NEIGHBORHOOD GROUP	125.00
HENRY CIFALOGGIO, INC.	1,020.00
CINTAS FIRST AID & SAFETY CORP	99.70
CITY MILLVILLE PAYROLL DED ACC	126,557.37
CITY OF MILLVILLE-SELF INS 'B'	80,762.48
CITY OF MILLVILLE WATER CAP	5,901.50
CLARKE CATON HINTZ, INC.	2,714.00
COBBY'S AUTO PARTS, INC.	386.60
COMCAST	185.00
ATLANTIC CITY ELECTRIC	999.41
CONNECTED OFFICE PRODUCTS	350.00
CONNEY SAFETY PRODUCTS, INC	22.70
CONTINENTAL FIRE & SAFETY, INC	314.30
CUMBERLAND COUNTY COLLEGE	3,750.00
CCIA	3,177.04
CUMBERLAND COUNTY S.P.C.A.	1,874.50
CUMBERLAND REMINDER	511.00
CUMBERLAND TREE SERVICE, LLC	500.00
CUSTOM GRAPHICS, INC.	989.40
D & R LANDSCAPING, INC.	1,100.00
RICHARD H. DANIELS, ESQ.	1,198.24
DARE'S FEED & PET SUPPLY	59.98
DEERFIELD ELECTRIC	1,257.00
DELTRONICS CORP	9,702.96
DIAMOND TOOL	14.67
EASYLINK SERVICES CORP.	10.00
EDMUNDS & ASSOCIATES INC.	17,801.00
EDSA CORP.	45,000.00
ELKIN MANUFACTURING INC.	301.21
JOSEPH C. ELWELL, SR.	300.00
ENVIRONMENTAL RESOURCE ASSOC.	483.96

EXECUTIVE BUSINESS PROD. CORP.	1,879.61
FAM-CARE, INC	1,125.00
FATHERS FOR PATRIOT PARK	40.00
TERRY FAWCETT	27.95
FEDEX	157.92
FIRST DUE EMERGENCY SUPPLY INC	1,560.60
FLEET CAPITAL LEASING, INC.	372.17
LESLIE G FOGG, INC	699.06
GARRISON ENTERPRISE INC	17,773.81
GENERAL CODE PUBLISHERS, INC.	150.00
GENTILINI FORD, INC.	245.34
GOVERNMENTAL PURCHASE ASSOC NJ	90.00
GRAINGER	845.21
HACH COMPANY	4,068.18
HEALTH & SAFETY SERVICES	210.00
KURT HESS	38.48
HJD SAFES & SECURITY EQUIPMENT	130.00
HOLLY CITY DEVELOPMENT CORP.	7,066.70
HOWELL HARDWARE	1,391.78
HURST CATERING	340.00
I.C.U. INVESTIGATIONS, INC.	1,605.00
IDA	27,392.85
THE INCREDIBLE BULK	110.00
INTERNATL NARCOTIC ENFMNT OFCR	40.00
JRB ASSOCIATES, LLC	2,520.00
KANE STEEL COMPANY, INC.	155.90
KEEN COMPRESSED GAS CO., INC.	129.71
KEYSTONE PROTECTION INDUSTRIES	619.48
NCS ENTERPRISES, INC.	37.00
NICHOLAS T. LACOVARA, ESQ.	500.00
LANDSMAN UNIFORMS INC.	441.50
LAWMEN SUPPLY CO, INC.	5,780.63
LEIDER LANDSCAPING, INC.	2,067.09
JERRY A LEWIS ASSOC.	2,250.00
LILLISTON CHRYSLER/PLYM., INC.	590.62
MICHAEL LIPPINCOTT	435.75
LOWE'S CO., INC.	138.00
AVAYA COMMUNICATION	2,352.62
LYNN'S DELI	125.00
MAACO, INC.	583.55
MAJOR PETROLEUM, INC.	492.91
MCBEE SYSTEMS, INC.	130.74
MELINI BROS INC	231.24
METALCRAFT, INC.	375.69
MGL FORMS SYSTEMS	830.20
MIAMI SYSTEMS, INC.	250.00
MILLVILLE AUTOMOTIVE, INC.	1,884.94
MILLVILLE DEVELOPMENT CORP	38,704.56
MILLVILLE PUBLIC LIBRARY	38,333.34
MOBILE VISION, INC.	1,000.00
MOORE-WALLACE NORTH AMERICA	66.50
MUNICIPAL CLERKS ASSN OF NJ	175.00
MCAA OF NJ	80.00
NATIONAL WATERWORKS, INC.	6,881.66
NESLO PETROLEUM PRODUCTS, INC	6.00
THE N.F.F., SO. JERSEY CHAPTER	100.00
VERIZON	2,157.81
NJBIZ	62.00
NJ DEPT OF TRANSPORTATION	4,054.96
NJ MONTHLY	15.00
NJ STATE ASSN CHIEFS OF POLICE	200.00
NJ WATER ASSOCIATION	400.00
KEITH O'BRIEN	39.95
ODB, INC.	1,036.50
OFFICE BUSINESS SYSTEMS, INC.	4,345.00
TRC OMNI ENVIRONMENTAL CORP.	127.50
PACE & ASSOCIATES, INC.	675.00
PENN-JERSEY MACHINERY, INC.	356.00

PESTICIDE TRAINING/CONSULTING	210.00
PHOENIX COMMUNICATIONS, INC.	105.00
PREMIER CHEMICALS, LLC	3,426.55
FRED PRYOR SEMINARS	99.00
PUBLIC WORKS ASSOC. OF N.J.	70.00
QUALITY FIRST, INC.	4,697.02
QUALITY LINCOLN MERCURY, INC.	142.18
QUINLAN PUBLISHING CO., INC.	147.00
RC WELL & PUMP SERVICE, INC.	6,980.00
JAMES F. REEVES	375.00
REGISTRARS ASSN OF NJ	50.00
RENTAL MAT SERVICE, INC.	183.00
ROCKY MOUNTAIN COMMUNICATIONS	23,467.25
NED ROGOVOY, ESQ.	400.00
M.L. RUBERTON CONSTRUCTION INC	3,500.00
SACHEM SAFETY PRODUCTS	1,031.97
COMCAST CABLE, INC.	71.32
SCHOOR & DEPALMA, INC.	2,105.25
SCHWAAB, INC.	290.88
SERVICE TIRE TRUCK CENTER, INC	462.52
SHARE CORP	540.00
CUMBERLAND COUNTY TREASURER	2,881,404.36
SIR SPEEDY	177.00
SJ COURT ADMIN ASSOC.	144.00
SOUTH JERSEY HEALTHCARE	5,516.40
SJ POLICE CHIEFS' ASSN.	100.00
SNAP-ON INDUSTRIAL, INC.	275.63
SOUTH JERSEY SANITATION CO INC	88,140.68
SOUTH JERSEY VETERINARY	33.00
SOUTH STATE INC	477.40
STAPLES, INC.	1,847.01
STEELMAN PHOTO SUPPLIES	159.80
STEWART BUSINESS SYSTEMS	990.00
JOSEPH SUTHERLAND	377.97
TEPS POWER EQUIPMENT, INC.	3,559.97
THIS & THAT UNIFORMS, LLC	2,741.00
TOMLIN BROTHERS AUTO BODY, INC	2,790.94
THE TRAINING SCHOOL	5,918.68
TREASURER, STATE OF NJ	75.00
TRIANGLE COMMUNICATIONS, LLC	24,984.00
TROUT PRINTING & PUBLISHING CO	852.00
UNIFORM CONSTRUCTION CODE	150.00
UNITED LAWN MAINTENANCE, INC.	470.00
UNITED PARCEL SERVICE	14.86
URBAN ENTERPRISE ZONE	6,909.62
USA BLUE BOOK, INC.	1,998.55
USPS	4,255.42
UTILITY PIPING SYSTEMS, INC.	2,316.00
VINELAND AUTO ELECTRIC, INC.	56.00
VINELAND FENCING	4,200.00
VINELAND GUIDANCE CENTER	525.00
VITAL COMPUTER RESOURCES, INC.	440.10
KIM WARKER	267.88
THE WATERFRONT CENTER	195.00
WILSON WEB SERVICES	443.90
WEINSTEIN SUPPLY CORPORATION	1,785.99
WINFIELD'S RESTAURANT	149.75
WOODRUFF ENERGY COMPANY, INC.	1,381.90
ROGER W WUESTEFELD, INC.	35,910.00
WYBLE ADVERTISING, INC.	2,596.20
ZEE MEDICAL SERVICE, INC.	98.65
JODY FARABELLA	1,000.00
DAN DOROSHUK	150.00
EDIBLE ART & SWEET SHOPPE	23.00
WAYNE & JUDITH LUTZ	238.50
ABDUL MUSTAFA	129.00
DAVID SCARPA	16.00
THIRD WARD ADVISORY COMM, INC	125.00

ZELPHY'S CHRISTIAN LEARNING CT	4,100.00
DAVIES, O'DONNELL AND DAVIES	1,013.53
JOYCE DICK	289.36
RETHYMNO ENTERPRISES, LLC	760.00
 TOTAL VOUCHERS FOR 02/07/06	 3,740,616.75

IDA (DIRECT)	HW (WIRE)	29,999.55
IDA (DIRECT)	HW (WIRE)	13822.69
IDA (DIRECT)	HW (WIRE)	445.43
IDA (DIRECT)	HW (WIRE)	24,120.65
IDA (DIRECT)	HW (WIRE)	108.04
IDA (DIRECT)	HW (WIRE)	9,117.07
IDA (DIRECT)	HW (WIRE)	2,229.78
IDA (DIRECT)	HW (WIRE)	919.27
 TOTAL	 HW (WIRE)	 80,762.48

CITY OF MILLVILLE SALARY ACCOUNT	249,803.20
CITY OF MILLVILLE SALARY ACCOUNT	248,494.55
CITY OF MILLVILLE SALARY ACCOUNT	270,820.25
	769,118.00

TOTAL VOUCHERS & SALARY 02/7/06	4,590,497.23
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