

Commission Chamber, City Hall
Millville, New Jersey
March 6, 2007 4:30 p.m.

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

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 stated proper notice has been given directing the governing body to convene this date regarding charges against PEMA, LLC trading as Canals regarding the charges of allowing, permitting and/or offering sale of alcoholic beverages on or about December 24, 2006 in violation of the Administrative Code.

The City Clerk/Administrator indicated the Prosecutor, Ned P. Rogovoy, Esquire, has consulted with the licensed premises attorney and they have submitted a plea of non-vult for a period of 5 days in regard to the charges that said licensee allowed, permitted and/or offered the sale of Alcoholic Beverages directly or indirectly in and upon their licensed premises before the legal opening time, and permitted the presence of non-employees before the legal opening hour in violation of New Jersey Administrative Code, 13:2-38.1 and 2.

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.

Resolution No. A- 5710 accepting the plea of non-vult for charges against PEMA LLC trading as Canals for violations occurring on or about December 24, 2006 suspending the license of said premises effective Sunday, March 18, 2007 for a period of 5 days through Thursday March 22, 2007 subject to the appeal provisions provided by the Administrative Code to the State of New Jersey Division of Alcoholic Beverage Control, by the following vote. Yeas: Shannon, Derella, Hollingshead and Quinn.

There being no further matters to come before the Board at said special session, the meeting was adjourned subject to the call of the chair, by the following vote: Yeas: Shannon, Derella, Hollingshead and Quinn.

Conference Room No. 2, City Hall
 Millville, New Jersey
 March 6, 2007 6:30 p.m.

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

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

Commissioner Shannon reported he would be distributing certificates and awards for the Winter Photo Contest and Commissioner Derella stated he would make comments concerning the recent Eminent Domain issues.

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

Commission Chamber, City Hall
 Millville, New Jersey
 March 6, 2007 7:00 p.m.

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

Reverend Jonathan Merki delivered the invocation 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, Derella, Hollingshead and Quinn.

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

COPY OF BILLS SEE PAGES

THROUGH

Mayor Quinn stated the public comment portion regarding agenda items only was now open and asked if any person present wished to be heard.

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

The City Clerk/Administrator read correspondence received from John C. Hollingshead concerning the appointment of Shawn Matos, Joseph E. Hill and Vern K. Babka as Police Officers effective March 5, 2007.

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

The City Clerk/Administrator read correspondence received from Liz Nicke regarding Catherine Brandon resigning from Millville Shade Tree Commission.

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

The City Clerk/Administrator read correspondence from Millville First Inc. indicating Millville First is providing advanced notice of topics to be discussed including but not limited to the following in the near future:

- a) Your intention to collect, or ignore the waived fees for the Nextel Towers
- b) Your plan of action to enforce and comply with the requirements of your abandoned property and nuisance property ordinances
- c) Revenue Allocation District
- d) Riverfront Assessments
- e) Any items on your meeting agenda

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

Commissioner Shannon and Liz Nicke, Supervisor, distributed the following Winter Photo Contest certificates and recognized the following award winners:

Holly City Diamond Award (Grand Prize Overall)

H. Kent Edwards

"Winter's Day At Union Lake"

Judges Choice Award

Thomas McGinty

"School's Closed"

Holly City Pride Award

Joyce Lamanteer

"Walk Along the River"

Winter's Solstice Award

Eric Henry

"Reflections of Winter"

Nature's Palette Award

John Reed

"Maurice River Winter Scene"

Jack Frost Award

Daphnae Felice

"Sled Ride"

Winter's Celebration Award

Pat McConnell

This year Millville, next year the Olympics

Winter's Tranquility Award

Art Lappine

"Along the banks of the Maurice River"

Winter's Delight Award

Lisa Kiley

"Sled Ride at Mom Moms"

Winter's Calm Award

Tac Berry

"Maurice River Trail"

Chairman's Choice
 Johnisha Milledge
 "Winter Fun In The Snow"

Winter's Embrace Award
 Luis Vazquez
 "Cold Weather, Warm Hearts"

Winter's Sunrise Award
 Kaitlyn Compari
 "Sunrise in the Snow"

Honorable Mention
 Cheryl Howell
 "Watching you, watching me"

Honorable Mention
 Nicole Henry
 "Old time feel"

Honorable Mention
 Fred Scholl
 "January's Blooming"

Honorable Mention
 Harriet Salvo
 "Seven Swans A Swimming"

Report from Commissioner Derella regarding Eminent Domain issues:

"Yes, Mr. Mayor, I've got a few comments and statements I would like to make in regards to the issue of Eminent Domain that has been in the newspaper, on the media, heavily discussed at our meetings, over coffee, over dinner, wherever you may go, it seems to be a very hot topic. First of all, if someone wants to create an issue, they select an emotional topic, wave the flag of fear and then point the finger of blame. This is what occurs when someone wants to play politics or has a personal agenda. Eminent Domain is an emotional topic. To better understand the taking of private property you have to understand the history of redevelopment in the City of Millville. In the mid-1960's Mayor William Shaw and Commissioners Paul Porreca, Revenue and Finance, Commissioner Steve Romanik, Saul Pokowicz and Frank Hoffman, introduced the Riverview Redevelopment Project. The project proposed that the City would acquire a 15.5 acre tract of land in the Middle Avenue-West Main Street area. The report issued by the City Commission stated "The Urban Renewal Project is unique and it forms a three-way partnership among Federal Government, Local Government and Private Enterprise to help rebuild and Revitalize the most congested and decayed City areas". The report continues "The acquired land is cleared and then redeveloped, usually by private enterprise". The report further stated that the investment of City funds would be offset by a substantial increase in new tax ratables. The Riverview Redevelopment Project Displaced 57 families, 14 Single individuals and 8 businesses. The City had the responsibility to relocate the families and businesses into "Standard Dwelling Units and Good Business Locations". You can look out of the windows of the Commission Chamber and see the Riverview Redevelopment Project, a great example of private, public and commercial results. This was a very difficult decision for that City Commission to make, but after 40 years this project is still considered to be a success. Fast forward 40 years. The current City Commission introduces a redevelopment area and a Revenue Allocation District with a 70 million dollar anchor project and the potential for one thousand new jobs. There was a partnership with the State Government, Local Government and Private Investment for Union Lake Crossing Project. Similar to the Riverview Development Project, the Union Lake Crossing Project required the acquisition of 7 privately owned properties. Unfortunately, after several months of negotiations, two properties were taken by Eminent Domain. One property, the Animal Clinic owned by Dr. Blumenthal, eventually came to terms and was not taken through Eminent

Domain. Dr. Blumenthal received 2 times the assessed value of his property and has been relocated to a "Good Business Location". Similar to the Riverview Development Project, Union Lake Crossing will generate 22 million in Tax Revenue over 15 years vs. the 1.5 million that would have been generated by the 7 existing businesses over the same 15 year period. This Commission can only hope that Union Lake Crossing can be considered a successful project after 40 years. Now, let's move to the current petition submitted by Millville First and received by this City Commission on February 20, 2007. This Commission will not adopt an Ordinance banning the use of Eminent Domain. As previously discussed we have clearly stated our position on Eminent Domain with Resolution No. A- 5643 dated December 5, 2006. Despite the vocal support for Eminent Domain by the residents of our Center City Neighborhood's we have stated that we will not take a single family house for private development. In his comments Mr. Van Hook noted that the City approved an Ordinance to ban condemnation of New Jersey Motorsports Property asserting that it under cuts the Commissions argument that it cannot pass an Ordinance that their petitions requests. His conclusion is incorrect. This was clearly explained at the February 20th Commission Meeting when Mr. Gary Wodlinger made his statements during the public comment portion of that meeting. To explain again, once a redevelopment project has been completed in a particular area of a designated redevelopment area, the enhanced power of Eminent Domain provided by the New Jersey constitution and the New Jersey State Statutes no longer exists, because the blight in that particular area has been eliminated. This is why the New Jersey State Statute requires this language to be incorporated in a Municipal Development Agreement. To use this as an argument against legal opinions that we cannot adopt the Ordinance presented by the petition does not make sense. At this point I would like to refer to Mr. McCarthy to clarify any of my statements and to also go through the exact process of Eminent Domain regarding the Ordinances and public hearings that must occur."

Richard McCarthy: "At the outset I would like to indicate that obviously the petition drive has both a political component and a legal component. All of my comments, whether in writing or verbally have addressed the issue of the legal component. The issue of policy or politics is reserved to the governing body. It's important to note that when we, I want to refresh some people's memories when we adopted the Resolution back in December of last year. I had indicated at that time that part of the redevelopment law provides that in order for any property to be taken by condemnation through the use of Eminent Domain, it must be specifically identified in the redevelopment plan. Now that can be done when the plan is originally adopted or it can be done afterwards through an Ordinance process. The Ordinance process involves the use of the Planning Board, which they have to review it and make a recommendation and also involves the adoption of an Ordinance, a normal process at a Commission Meeting. It would require a public hearing, like other Ordinances do. Consequently, there is nothing in our current redevelopment plan, which authorizes any properties to be taken by Eminent Domain at this point and time. The only way that power could be exercised in the Center City Redevelopment Area would be through the introduction of an Ordinance in the process that I just explained and that's what I had said at the last time when we adopted the resolution. I reiterate it now, because it may not have been remembered or it may not have been clear to some people that have spoken on this particular issue. On one other related issue I want to point out that, without being repetitive, because it's obviously, this issue has been addressed to the newspapers, it's been addressed to the newspapers, it's been addressed through the legal memorandum that I prepared for the governing body, which was incorporated, one of the reporter's articles that were written about this, I think it was the Daily Journal. Basically, I don't want to repeat any of that rhetoric, because it has already been discussed at length, but in essence it's important to remember that the state has reserved the power unto

itself to modify, restrict or make any changes to the issue of Eminent Domain from a legal standpoint, from a legally binding standpoint. When I made the comment that this is a State issue, I made that comment in that context, in the context of the legal procedure, not the political procedure or the process. Having said that, it's clear that there's issues that have been raised concerning the use of an ordinance verses a resolution and whether or not it can be legally binding verses a voluntary right to choose by the Commission. I would indicate that I have never said that the governing body could not voluntarily choose not to exercise, in whole or in part, any part of it's Eminent Domain power. I've only said that they cannot be legally required to give that right up. That's reserved to the State to restrict that. In fact the Resolution that we adopted back in December was exactly that. The governing body elected, as a matter of policy, and then chose not to exercise that right of Eminent Domain with respect to owner occupied single-family residences in a designated redevelopment area. The argument has been made that's not legally binding in a sense, because they voluntarily did it and it was an exercise of their policy. The point is it's politically binding. If I may use the term. If you make a commitment to do something and you fail to carry out that commitment to do it there's obvious political consequences to that type of action. On the question of whether you can do the same thing through an Ordinance vs. a Resolution? I've never specifically addressed that issue, although I prefer the Resolution approach, not for the reasons maybe that Millville First believes, but for other reasons that deal with the nature of the language and the redevelopment law. The fact that there's a process in place that deals with an Ordinance process and a process involving the redevelopment plan and I will comment on my feelings concerning that from a legal standpoint at the appropriate time, but I'll defer back to Commissioner Derella for the remainder of any comments that he may have."

Commissioner Derella: "this Commission has also paid very close attention to Senator John Burzichelli's efforts to try to change and redefine some key elements that are in the current State Statute and the New Jersey Constitution regarding Eminent Domain. One of those is to clear up the word blight. We all agree as Commissioners that it is a very vague term, so we support his efforts whole-heartedly and continue to follow that very closely. We have also requested a transcript of the Governor's last visit to the City of Vineland in regards to his comments in regards to Eminent Domain. His philosophy and his statements mirror our beliefs and our thoughts. In conclusion, this Commission continues to have an open-door policy. We continue to accept criticism and suggestions to help improve the City. The issues on Cedar Street with Water and Sewer Connections, the concerns and issues with the Mobile Home Park fees, as well as the neighborhood meetings that we attend on a monthly basis are all examples of where we listen to the citizens of the City of Millville. We will always listen, research the law and come to a conclusion that we feel is in the best interest of the entire City of Millville. That is what we are elected to do. Thank you and I'm not sure if any other Commissioners have a comment."

Commissioner Shannon: "I just feel you've done a nice job in putting that together and I support your position Commissioner Derella."

Commissioner Hollingshead: "that's my sentiments exactly, Joe, we agree with your statement there and that's the way it's going to be."

Mayor Quinn: "One thing I do want to clarify, I got a phone call from someone and she made a very good point. I continue to say that we will not do Eminent Domain on owner occupied single-family homes. I stand corrected. We won't do them on half-doubles either, because this woman owns a half-double and I said ma'am that's the backbone of Millville, half-double homes. Which, most people call duplexes, but in Millville we

grew up calling them half-doubles and that's what they've always been in Millville and we are thrilled, we wish everyone owned their half-double home and everyone had an opportunity to be a homeowner. So, if you're a homeowner, whether it's half-double or single-family, we're not ever going to, not this Commission during our period of time, we'll never take your home owned occupied home away from you by any means. While we are talking about that, I did ask our tax assessor to give me a total, as Commissioner Derella pointed out on the Eminent Domain that had to be done on the billboard up at where the shopping center is and of course later they came to an agreement with Dr. Blumenthal, but that was a very close situation where it had gone into Eminent Domain and they were able to come to an agreement. But, I did ask him to project out for the taxpayers. We didn't do this for us folks, we did this for the taxpayers of the City of Millville and the benefits that come from this. That project, if it stayed alone, if it stayed the way it was. You had Ushler's vacant, the gas station vacant, you had Dr. Blumenthal's very active, the Dollar Store, Pizza Hut and the billboard. The taxes that were paid on that property that would have been paid in the next five years totaled \$356,970.00. That's five years of taxes on that property. As it stands now, with a Pilot and everything else the taxes at the end of five years at 2011 will be \$2,862,557.39. A net gain for all of you taxpayers of \$2,505,587.06. That's a fact. It's right here in black and white, take a look at it. If you want to go back and think about that. That to me was a blighted area. The gas station hadn't been in business for years. Ushler's had not been running that business for years. The employment probably of all those businesses didn't even total forty people. Now, there's one thousand people that will have jobs up there. So, that was the right thing to do. It was a benefit to all of us and there's no way anybody is going to convince me it wasn't."

The following proposed ordinance was read on first reading:

Ordinance No. 6-2007

An Ordinance amending the Municipal Code of the City of Millville regarding Chapter 30 Land Use and Development Regulations regarding Article XI, Zoning Districts and Zoning Map and Article XII, Zoning District Regulations.

A. Remove: Block 236, Lot 126 consisting of 29.80 acres from the R-15 Residential District and include within the R-40 Residential District

B. Include the following within the Arts District Overlay Zone:

Block 359, Lots 1-40
 Block 360, Lots 1-23
 Block 368, Lots 1-10
 Block 413, Lots 1-20
 Block 414, Lots 1-6
 Block 421, Lots 1-10

Director Derella moved for the adoption of the proposed Ordinance on first reading with final consideration to be given on Tuesday, March 20, 2007 after due publication as provided by law.

Director Hollingshead seconded the motion.

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

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

Ordinance No. 5-2007

Ordinance authorizing exchange of property owned by the City of Millville, known as Block 128, Lot 41 (Part Of) and property owned by Erwin F. Dick, known as Block 128, Lot 42 (Part Of). The properties consist of vacant land located adjacent to the Cedarville Road Recreational Complex within the City of Millville and both parties desire to exchange these two properties to straighten out property lines and resolve encroachments.

Director Shannon 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, Derella, Hollingshead and Quinn.

Resolution No. A-5711 authorizing adjustments to the Tax and Utility Records was adopted, by the following vote. Yeas: Shannon, Derella, Hollingshead and Quinn.

Resolution No. A-5712 authorizing cancellation of accounts/contracts regarding 2nd Generation UEZ Encumbrances for Manders/Merighi Associates, in the amount of \$5,447.34 and General Capital Encumbrances payable regarding J.W. Pedersen Architect, in the amount of \$2,000.80 was adopted, by the following vote. Yeas: Shannon, Derella, Hollingshead and Quinn.

Resolution No. A-5713 authorizing cancellation of mortgage in the name of William Tekelenburg & Antonia Tekelenburg in the amount of \$2,079.77 paid in full for Block 489, Lot 8.01, 326 S. Wade Boulevard was adopted, by the following vote. Yeas: Shannon, Derella, Hollingshead and Quinn.

Resolution No. A-5714 authorizing Public Auction of vehicles no longer needed for public use on Thursday, March 22, 2007, 10:00 a.m. Police Impound Lot located on Brandriff and Columbia Avenues was adopted, by the following vote. Yeas: Shannon, Derella, Hollingshead and Quinn.

Resolution No. A-5715 authorizing the cancellation of Purchase Order #98179 regarding Resolution No. A-5427 dated April 6, 2006 in the name of D & R Landscaping and authorizing the CFO to pay the voucher as presented in the amount of \$778.00 was adopted, by the following vote. Yeas: Shannon, Derella, Hollingshead and Quinn.

Resolution No. A-5716 providing direction to the City Clerk and the City Solicitor regarding petition submitted for Eminent Domain was adopted, by the following vote. Yeas: Shannon, Derella, Hollingshead and Quinn.

The City Clerk/Administrator read a written explanation submitted by Paul R. Porreca at the February 20, 2007 Commission Meeting listing 10 recommendations verbally presented during the public portion and a detailed explanation of UEZ Loan Fund Activities as alleged by Mr. Porreca.

Commissioner Derella: "I do have some comments. I will apologize to Millville First. I did not have the opportunity and nor did the other Commissioners to go through the body of the letter. What we were able to do is to be able to take the things that were stated, the ten concerns or questions. At the last meeting, by Judge Porreca at the microphone and we've tried to compile some answers for at least those ten. We will continue to work on the other concerns and comments and try to report back at each meeting with our finding.

First, Recommendation No. 1: An audit of the entire program and all its procedures. The audit to be performed by a firm other than Bowman and Company who have been auditors for the UEZ since this Commission first took office. The firm should be from out of the area because of the extent of the loans to so many local businesses.

Our response: The UEZ Program has been audited by Bowman & Company since it's formation in 1986. Bowman and Company is a highly reputable auditing firm not only used by the City of Millville since 1980, but also by the City of Millville/Vineland Joint UEZ Corporation, City of Cherry Hill, County of Cumberland and numerous other governmental entities. Bowman & Company is recognized and respected for their professionalism by the State of New Jersey Department of Consumer Affairs. Currently the UEZ Program is audited by Bowman & Company following the DCA Guidelines. The UEZ is a state administered program. The program is audited at the local level, at the Joint Office and again by the State UEZ Office. The City of Millville will continue to utilize Bowman & Company as its Auditor for the UEZ Program.

Recommendation No. 2: Cancel the Sun Bank contract and turn collection duties over to the Tax Collector.

Our Response: Currently, we are not canceling the contract with Sun Bank. Sun Bank has been paid approximately \$5,200.00 annually, since 1998 and this represents one-half of one percent of each loan. Effective this date forward the loan recipients will pay the one-half percent of the full amount at settlement. In addition, during the month of March the Economic Development Director and the CFO will meet with the Sun Bank representatives to discuss and utilize all of the services that the contract provides. The City will move forward under the contract and will provide an analysis for consideration before the expiration and renewal on another contract.

Recommendation No. 3: Recoup from Sun Bank illegal payments (approximately \$40,000) and all late fees for which no service was performed.

Our Response: The City will not seek reimbursement retroactively from Sun Bank. Sun Bank performed the services requested by the City pursuant to the contract. As stated earlier, the loan recipient will pay the one-half percent of the full amount of the loan at settlement from this point forward.

Recommendation No. 4: Review every open file and collect all missing signatures and documents.

Our Response: The number of files that have been closed with missing signatures is 3. The City does not intend to secure those signatures.

CITY OF MILLVILLE

MISSING UEZ, UDAG, & CDBG LOAN DOCUMENTS FOR CLOSED LOANS

Missing Signatures

Loan Acct #	Business Name-Owner(s)	Type	Loan Amt	Mortgage	Recorded	Recorded	Signed	Signed	Notes
					UCC	Promissory	Agreement		
204970	MBJ Seafood- Max Cohen & William Shroeder	UEZ- Proj	160,000.00		X		X	X	Bankruptcy unable to collect.
1107670	Beth's Bake Shop, Inc.-Beth Goff Chain	CDBG	50,000.00				X	X	Has original recorded UCC. Bankruptcy unable to collect.
2099970	Component Technology, Inc.-Robert Goldman & William Wozniak	UEZ- Proj	100,000.00				X	X	Has copy of recorded UCC

The number of open files with missing signatures is 7. All other files are complete.

CITY OF MILLVILLE

MISSING UEZ, UDAG, & CDBG LOAN DOCUMENTS FOR OPEN LOANS

CITY OF MILLVILLE									
MISSING UEZ, UDAG, & CDBG LOAN DOCUMENTS FOR OPEN LOANS									
Missing Signatures									
Loan Acct #	Business Name-Owner(s)	Type	Loan Amt	Mortgage	Recorded UCC	Recorded Promissory	Signed Agreement	Signed Agreement	Notes
2086170	South Wade Realty, LLC-Frank Dougherty, Jr.	UEZ- Proj	150,000.00	X			X	X	Blank paperwork in file. Missing paperwork for mortgage.
2092470	East Main Street Café-Herbert Leary	UEZ- 2nd Gen	45,000.00						Copy of signed promissory & loan agreement. Original Mort in file w/ loanee signature.
2092770	Riverarts, LLC-Helen Beaton	UEZ- 2nd Gen	50,000.00	X			X	X	Blank paperwork in file
2092870	B&V Development-Brendan Kavanagh	UEZ- 2nd Gen	50,000.00	X			X	X	Blank paperwork in file
3027470	Dental Group of Millville, LLC-Dr. Antonio Lopez/Dr. Lisa Lopez	UEZ- 2nd Gen	25,000.00						Copy of signed promissory & loan agreement. Copy Mort in file no signatures.
3028970	Cohansey Realty Associates, LLC-D & L Kopp/R & K Keirse	UEZ- 2nd Gen	50,000.00	X					Copy of signed promissory & loan agreement. Original Mort in file no signatures.
15097570	Reconstructive Foot & Ankle Surgical Assoc.-Dr. Jose Ruiz	UDAG	50,000.00	X			X	X	Blank paperwork in file

We will continue to upgrade those files and provide all missing information. There have been over 236 loans in the life of the UEZ and we have found ten files that are incomplete. For the past year the City

Attorney has been holding formal settlements with required Municipal Officials and loan recipient representatives.

Recommendation No. 5: Demand from every borrower full-compliance with the terms concerning job creation and revoke the tax abatement and demand repayment in full from anyone failing to comply.

Our Response: Currently loan agreements do not require job creation, only good faith effort to create these jobs. Employment records for each UEZ business are reviewed year after year. The results of the original UEZ certification and yearly recertification traditionally have been kept at the Local UEZ Office. In 2006 Mr. Porreca expressed an opinion that these documents should be copied to the City UEZ file. The local UEZ Office complied with this request. As stated the State UEZ office requires yearly re-certifications for all current UEZ businesses. In order for businesses to receive a loan or grant, it must be UEZ certified, remain UEZ certified, and remain in good tax status with the State of New Jersey. If these standards are not met and maintained the local UEZ Office and the City will be notified by the State UEZ Office in writing. Failure to comply will make the balance of the loan due in full. The original UEZ certification requires a site visit by a State UEZ Field Inspector to verify that the business is in the UEZ Zone, if it is not within the boundaries of the UEZ zone then the application is denied. The City does not approve, but only submits the application to the State UEZ Office. The City does not certify that a business is in the UEZ zone. The City is notified in writing by the State if a business meets the State requirements. Any questions regarding this process can be submitted in writing to Mr. Joseph L. Tortoreto, Field Representative of the New Jersey UEZ Authority, 20 W. State St, PO Box 820, Trenton, NJ 08625-0820.

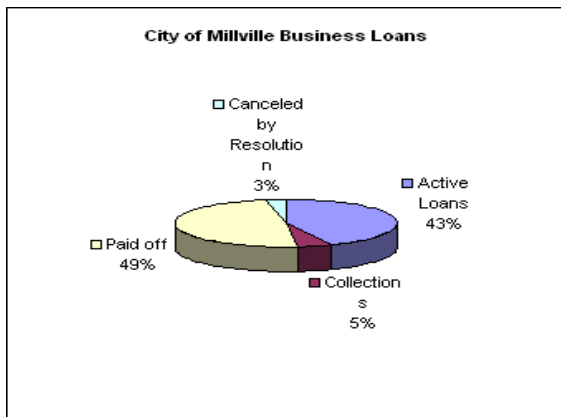
Recommendation No. 6: Designate the person responsible to monitor all payments.

Our Response: Sun Bank and the CFO will continue to be the persons responsible to monitor all payments. See summary noted below by Financial Department:

City of Millville
Loan Accounts in Collections

Date of Loan	Amount of Loan	Balance Owed	Date Sent To McCarthy	Date Sent To Daniels	Loan Type	Business Name - Loanee	Status of Loan
05/30/96	\$20,000.00	\$3,180.33	04/08/04	04/12/06	UDAG	Custard Corral - Corey Wilson	12/11/06 Paperwork signed for civil action and mailed back to Daniels
06/01/98	\$5,000.00	\$5,000.00	11/09/04	04/12/06	CDBG	Jave Time - Joyce Hardy	09/20/06 Paperwork signed for civil action and mailed back to Daniels
10/05/99	\$160,000.00	\$148,776.68	03/02/04	04/12/06	UEZ/UDAG	MBJ Seafood - Max Cohen/Jaret & William Schroeder	Per letter dtd 09/13/06 from Daniels- Bankruptcy unable to collect
11/21/00	\$12,000.00	\$11,152.64	03/11/04	04/12/06	UDAG	LJH Carousel - Jerome Harris	Per letter dtd 05/18/06 from Daniels- Bankruptcy unable to collect
01/02/01	\$5,000.00	\$3,379.48	11/09/04	04/12/06	UEZ	Tawes Studio - Dennis Tawes	11/07/06 Settlement made through civil action \$50/month
02/20/01	\$4,500.00	\$1,782.04	08/09/04		CDBG	Starr of David Christian Bible Book Store - David Ennis	Makes sporadic payments

08/20/02	\$50,000.00	\$46,544.28		04/12/06	CDBG	Beth's Bake Shop - Beth Goff Chain	Per letter dtd 6/15/06 from Daniels- Bankruptcy unable to collect
07/29/04	\$29,318.00	\$25,578.62		04/12/06	UDAG	Holly City Hot Rods - Angelo & Brandy Napoli	11/07/06 Settlement made through civil action \$200/month
11/01/04	\$311,430.00	\$255,158.22	04/07/06	11/27/06	UEZ	The Glass Group - Kenneth Rock	Current with Daniels - making sporatic payments
12/29/04	\$700,000.00	\$544,407.57	04/07/06	11/27/06	UEZ	The Glass Group - Kenneth Rock	Current with Daniels - making sporatic payments
11/23/05	\$100,000.00	\$94,224.86		11/13/06	UEZ	Cabasse America, Inc. - Herve Jean Legall	Per letter dtd 01/03/07 from Daniels unlikely to collect balance/no longer in business
12/23/05	\$50,000.00	\$49,146.52		09/26/06	UDAG	Liftport, Inc. - Michael J. Laine	Per letter dtd 02/21/07 from Daniels litigation to commence in 20 days



102	Active Loans
12	Collections
115	Paid off
7	Canceled by resolution with remaining balances
236	Total Loans

***Balance owed does not include any late fees or interest charges.

Again, there have been 236 different loans through the UEZ Program, since it's inception, 115 of those loans have been paid off. There are 102 active loans currently, that are active and are on time with their payment and again, we have 12 that are in collections. Of the 1.18 million dollars outstanding in collections, three loans, GGI, MGB Seafood and Cabasse total 87.7% of that debt.

Recommendation No. 7: Designate the person responsible to ensure compliance with the conditions of the loan.

Our Response: The State UEZ Department is the lead agency to ensure that a business continues to be UEZ certified and eligible for UEZ benefits. In addition, the local UEZ Office, City Attorney, CFO and the Loan Committee will continue to monitor and ensure compliance with the conditions of the loans.

Recommendation No. 8: Include in the routine Commissioners reports at Commission Meetings a report on the Loan Program, including, but not limited to delinquencies, litigation, bankruptcies, the number of jobs created, funds available, etc.

Our Response: Reports are presented to the Director of Revenue and Finance and these reports will continue to be available as per OPRA procedures. In addition, the City Treasurer/Assistant Comptroller will include the total summary statement of mortgages and loans receivable monthly in the report that I will submit to the fellow Commissioners.

Recommendation No. 9: Formally adopt standards relating to the interest rates and other loan terms and apply them uniformly and fairly.

Our Response: Loans are administered fairly. The interest rates and other terms are tailored to meet the projects. Flexibility is a major strength of the UEZ Program. To date there has been no evidence that there is a 5% interest set as a minimum. This has been confirmed with Kathleen Kube, State Director of UEZ. In addition, the Deputy Attorney General's Office must review and approve all loan applications. An example of the use of the flexibility is one of the UEZ Programs when faced with a difficult decision in trying to attract new business to the City of Millville is the T-Fal Loan agreement. In that agreement the City of Millville agreed to loan \$300,000.00 from its UEZ portfolio at 2 percent interest, as well as a \$300,000.00 UDAG Loan also at 2 percent. The City also committed to over one million dollars of Infrastructure Improvements for the roadways, lighting, curbing, utilities, as well as waiving water and sewer connections, design review fees, as well as Center City Engineering Inspection Fees for the T-Fal Project. In addition, the City agreed that the PILOT payment would be used to pay the principle and interest of the UEZ and UDAG loans. Without the flexibility of the UEZ Program the relocation of this important business to the City of Millville would not have occurred.

Recommendation No. 10: Formalize the loan committee and add outside members with business experience. Require the loan committee to maintain minutes, which it currently does not do, and make recommendations in writing to the City Commission.

Our Response: Due to the highly sensitive and confidential information submitted as part of the loan package, it would not be appropriate to add additional outside business members to the Committee. Representatives of the Industrial Commission have been utilized in the past and will continue to be part of the Loan Committee. The Loan Committee will meet and discuss and review all loan applications and formal minutes will be documented. The Loan Review Committee, will consist of two representatives from the Industrial Commission, the City Attorney; CFO and one additional representative from the Finance Department; one representative from the City Clerk/Administrator's Office; two Commissioners and two other City Officials designated by the Director of Revenue and Finance re: Planning Director; Tax Collector or other as deemed appropriate. With that Mr. Mayor I move for the motion on the response, as well as the correspondence from Millville First."

Commissioner Hollingshead: "second the motion."

Mayor Quinn: "Okay, motion seconded. Any other discussion?"

Commissioner Shannon: "Yes, Mr. Mayor I would just like to point out is Commissioner Derella answered a few of those questions, I just wanted to bring up about the Glass Group and, you know, obviously right now, litigation, which Richard Daniels is taking care of that. But, that was a situation in which this Commission faced a possible closing of the plant and have been faced with that dilemma and looking at close to 700 jobs being lost. I don't think that was a huge stretch for this Commission to try to keep that business going. Unfortunately, it didn't pan out, but we were able to keep the families in Millville working at that time with that loan. Unfortunately, it did fall through and that's some of the things that, you know, were unforeseen when you're doing this. But, I think the commission did the right thing at the time trying to help GGI keep its doors open and to keep those Millville Families working. If this Commission did not take that step, you know, we would have been ridiculed if we didn't come to the aid, we were also approached by the Unions to keep these families working. So, it was a very difficult situation there,

but I did want to make a comment about that this Commission was concerned about the Millville Families that were going to be left without jobs. Unfortunately it didn't work out, but that's a chance I think we had to take in this situation. So, that's the only comment I wanted to make about GGI."

Mayor Quinn: "Thank you Tim, I wanted to mention as a member of the Urban Enterprise Zone Board of Vineland and Millville, Joe and I are members along with Mike Mitchell and Barbara Cook from Millville. There are five Vineland members. So, obviously when there's a vote, we're out voted 5 to 4. I will say and I double checked with Denise Jackson, the Urban Enterprise Zone Vineland/Millville Director and I thought and remembered that we actually went out for RFP's for an auditor. No one replied accept for Bowman and I double checked that with her before tonight's meeting. So, she felt the reason was Vineland has so much money in that second generation revolving loan fund that for the average auditor that's in this area to take on that responsibility was just too much and that's why no one had applied whatsoever for that. So, we did try to get other people to apply, but no one did and that's a fact. So, I just wanted to address that aspect of it too. Any other comments?"

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

A motion was passed to approve a Special Event on Public Lands Application submitted and sponsored by the Millville Development Corporation regarding Third Fridays held on March 16, 2007, April 20, 2007 and May 18, 2007, 6:00pm to 10:00pm at the Glasstown Plaza

Raffle License No. 813 and Raffle License No. 814 on behalf of the Millville Army Air Field Museum for events on May 26 & May 27, 2007 were ordered, received, filed and the proper officials authorized to execute same, by the following vote. Yeas: Shannon, Derella, Hollingshead and Quinn.

Mayor's Statement: We have now reached the public comment part 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.

Betty Monteleone: "Betty Monteleone, Briar Drive. I just want to comment on what you said about GGI and saving the jobs. I don't think that was the issue. I think the issue was the paperwork wasn't filed properly and we lost the million and some dollars. I still don't know whose fault it was that the City didn't get first lien on that. But, it was again a mistake after the fact. The paperwork wasn't filed, not that we saved the people's jobs or tried to save the jobs. That was the issue, that's why we lost the million and some dollars. That was one thing. As far as Bowman and Company, I've been asking since I lived here that you get a different auditor to audit not only Millville's Books, but as well as the UEZ. Anybody that works in business knows, and you wouldn't do it with your own business if you had people running it that you didn't know. You wouldn't use the same auditor over and over and over and over for years. You need an outside person to look at it. The recommendation was that you get someone out of the area, you said you looked, but no one in the area would take it. Well, the recommendation was that you get someone out of the area..."

Mayor Quinn: "that was the UEZ Betty..."

Betty Monteleone: "yes, for the UEZ that's why I'm speaking, the recommendation was for someone out of the area for that purpose. So, those are the two issues. Also, I was driving around the other day and I

haven't had the opportunity to go over in some of the neighborhoods lately, but I was appalled, they look worse, they look worse than they did ten years ago. We've been putting money in rehabbing houses for as long as I've been involved in this Commission Meeting. I remember when Mr. Derella first took office it was called UGLY, if there was a piece of siding missing he was writing people up. Well, these houses are falling down. I mean there's cars, there's things in the back, there's trash, I could write personally violations, if you just gave me a ticket and swore me in for a week, I could cleanup half this City. Just driving down the streets. I wouldn't charge you, I'll do it free and I'm sure I can get a whole herd of people to come along with me and help you write these violations up and get this City cleaned up. Okay. That's one thing. Now, about my thing I asked you guys to do at the hospital. Mr. Quinn, you did call the hospital and Mr. Shannon you did sound shocked that it was almost \$17,000.00, but I wonder if anybody has picked up the phone to call the hospital and say look, you know, this is going to affect us all. There is not no one that lives within this whole area, Vineland, Bridgeton, Millville, what is going on at that hospital is going to affect every citizen, I don't care if you're a new born baby or if you're 99 and 110 years old. People better get together and do something, because you, as City Commissioners, when that hospital is paying out \$8,000.00 for a test that you can... you're insurance carrier is, that you can get done for \$1,000.00 is going to come back to this Commission, because you're going to have to sit down and you're going to have to negotiate contracts with your City employees. When Blue Cross/Blue Shield, Aetna, whoever you have as your carrier is paying out those kinds of astronomical fees, they're going to have to come back and raise what you're paying for healthcare here. It's just common sense. It's going to affect everybody. Now, you cannot tell me that there is any excuse in this world that if you're getting a CAT Scan and the dye that you can get at one of your top hospitals in Philadelphia is \$354.00 they hit you up for the dye, that they can justify paying \$4,200.00 for the same dye. There's a problem here. Each and everyone of you as Commissioners, anybody, Maggazu and I have to call him, I do apologize for not doing that, but all of them. LoBiondo, they should all be calling this hospital and saying what is the problem here. There is a problem and it's going to affect everybody, so you know, if you care about this City, if you care about this area, if you care about Cumberland County, everyone out there that's listening to this, pick up your phone and call that hospital and ask them, what are they thinking? They're no different than the paper, he says we're open 24/7, so is the hospital. I just got it done at a hospital in a poor neighborhood and the whole thing, including everything was \$2,400 and some dollars, before my health insurance paid. So, there is a problem and they can cover it and code it anyway they want, but you have got to get involved..."

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

Betty Monteleone: "okay and I appreciate you listening to me and I'm sorry sometimes if I get angry, but you know I'm a very passionate person and I do apologize sometimes, because I get so angry when I see people abuse people and not give people their rights. You guys sometimes, you don't handle this meeting too nice, because you wait until everybody sits down and then you take what they say and you twist it around the way you want it and that's not nice and that makes me mad. Thank you."

Mayor Quinn: "Who would like to go next?"

Robin Bell: "I would like to say good evening to all the Commissioners, to each one of you individually. My name is Robin Bell, my representation as the Executive Director and the founder of Zelphy's Liberation Center and my address is 211 E Street, Millville. First of all, I now understand and sympathize on the note that you are buried with

all kind of other things that are going on, as far as paperwork is concerned of having to make one rebuttal after another. Our relationship has been in the works for many, many years, as far as at least 11 of my business years and then on personal years, as far as coach is concerned, it goes way, way back, but we won't tell his age. First of all, I would like to, again every time that I step to the podium I definitely recognize Commissioner Shannon and I definitely recognize Kim Warker for their continuous support that they have given to Zelphy's and being able to get open. My issue of concern that I do have is of a serious nature. We have listened to the concerns of things that you would like to have and see happen in the City of Millville and with that we devised a plan to be able to be in partnership with the City. To be able to provide a safe-haven; to be able to continue to provide a PAL Program; to be able to provide a nurturing program for children and their families. Not standing just in representation as far as Zelphy's alone, but also unfortunately for other reasons. Pastor Ennis and Pastor Wilkins were not able to be here, Pastor Ennis may be on his way, but Pastor Wilkins has been ill. But, we have gotten it kind of covered as far as the Southside of Millville, as far as Pastor Wilkins feeding the hungry and being able to have the soup kitchen and expanding it from 1 day to 3 days out of the week. He's doing a fabulous job. Also, on the corner of Broad Street where you have a great deal of traffic that comes in and out of that area and people are always talking about their concern on the corner of Broad Street. We are excited to be able to have Pastor Ennis and In His Presence Worship Center there and the difference that it is making on mentoring young people on a daily basis. We're located on downtown High Street and doing the same and we really feel as though, no one can tell me that I'm not a part of the team. I feel as though that I am a part of the team, but unfortunately I feel as though that there have been a separate set of rules that have been given and that we're not playing by the same playing field. We have jumped through one hoop after another to be able to get obstacles out of our way, to be able to have these facilities open to provide the service that is dearly in need. Direly in need for our young people and their families and in order to do these things we need to be able to have funding. Funding must be made available, we need to have ongoing support. We have to have support. Unfortunately, it just seems to me and if you go back and you check your records of what has been given out in the past, as far as different agencies. We have agencies that are renting a room that are based upon, that are here for a short-time basis. They receive a grant and once they are awarded that grant, they come in and they do some of the services, there's money that's piled on top of that to support them. But, when their grant is over, it's over. They're no longer to be found and not longer in this place, but when we look at Bethel AME Church has been around for over 100 years. We're looking at Pastor Ennis, who's been raised in this facility and the purchase of the real estate that it's on, where nobody else wanted to invest in. The same with myself, we are here for the long-haul and unfortunately we have just not been received on that same basis, as far as being able to give us equal funding and attention to our programs. So, we're trying to be a partnership with you and we definitely need to be able to receive the funding. I heard my bell and I'm just going to, I don't come too often, if you would just give me a little bit more time?"

Mayor Quinn: "that's fine..."

Robin Bell: "I would like to be able to say this, I have always been able to come and speak in regards where we're excited about the PAL Program. We have 100 children that are enrolled in that program. Actively, 70-75 children show and I know that Commissioner, my favorite Commissioner Shannon could definitely let you know about that, because he is there every chance that he can get. In regards to that, I have been in a battle to be able to receive police officers and to support this program and that battle, last Thursday, I felt was won. I would like to take this

opportunity to thank the Chief for being able to provide us with police officers. We had 5 police officers that were there and as a testimonial to that, unfortunately you weren't able to be there, but it was a sight to see. When I got into my car I had to say thank you Lord, because it meant all the headache and the heartache and the aggravation that had to go through that process worthwhile. Unfortunately, those officers are not present at this particular time, but the testimonials that they can be able to give of the matching of young people to those officers. They treated those officers as though they were super heroes. They asked for their autographs, they asked when they're going to come back. In fact, one officer was hugged 8 different times, he walked to me and said 8 times that little boy right there came to me to say thank you over and over again. That's the difference that it definitely can make. One of the officers, Officer Romanik, who's the tough guy everybody knows him for, actually had a meltdown that happened on Thursday Night, because there was a child that came up to him and they worked together in carving out some cars, for derby cars and he turned around and looked at him like a light bulb went off and stated that, "didn't you lock up my Dad?" Well, Romanik didn't know what to do at that particular time, he didn't know if he should just walk out, I knew I shouldn't have been here, now what do I do, and he just said, "well, if I locked up your Dad, that means he did something wrong". He asked the child what's his name and he said well, you know, and he said yeah I know, my Dad was doing some things he shouldn't have done, in fact he was selling drugs and he looked at him and he said I thought you were a mean guy, but I'm glad you're here tonight. Those kind of testimonies will tell you that if it means that we got to get down in the trenches and be able to fight hard and long to be able to say this is what we need to happen. Then I'm willing to do it and I know that Pastor Ennis is willing to do it, Pastor Wilkins and everybody else in this City is willing to do it. But, in order for that type of program to continue we need to have financial compensation. We need to be able to have the lights on; we need to make sure that we got heat for; we feed those children every week that they come in; we also make sure that they provide a free, they have free Martial Arts Program that's available to every child in the City of Millville who wants to come. They eat when they come in, they participate in all different kinds of sports and activities and it's really based upon a handful of individuals that are running around to do it. We're picking them up, they're walking, parents are dropping them off, but it will not be able to stay in existence without having your support. So, I'm asking tonight that not just for one time, but for a long-haul that we can actually be able to get equal opportunity to be able to receive funding so that we'll be able to support our programs that are making a difference in the City of Millville, black, white, Spanish, all children, all different colors, all families. People are hungry, it has nothing to do with the color of their skin. But, we must support these agencies, in order if we're going to have them to continue to exist. We cannot exist off of nickels and dimes, but we definitely have to have equal opportunity as far as funding. Thank you for your time."

Richard Smith: "Good evening, Richard Smith, Temple Road in Vineland. I'm the President of the Greater Vineland Branch NAACP and I'm one of the Commissioners on the New Jersey Division on Civil Rights. The organization that I represent is one that ensures the political educational and social economic equality of rights of all persons and our vision is to ensure a society, which all individuals have equal rights, social justice and equal opportunity. So, I come to you tonight Mayor and Commissioners in support of Miss Bell and to those issues that have been brought to your attention. I come this evening with a conciliatory mindset. Your City has a lot to be proud of, you have done great things here and you should be commended. You have a great City, you have great residents, but it can be greater still and we must always remember that we cannot measure our greatness by the suburbs down, but rather by the

ghettos up. I'm also here to support Pastor David Ennis and also Pastor Charles Wilkins, all of which have added much to this City and to this community. Whether it be by feeding the hungry, saving souls, tutoring and mentoring children, providing safe-havens, child care, health care, improving the quality of our neighborhoods. All of them are second to none. The commitment and dedication has and will always be colorless. My concern this evening is the fact that I believe that there is somewhat of a lack of communication, a lack of positive, constructive dialogue. I believe that we must do better in regards to responding to those stakeholders who have done so much and have asked for so little. So, I'm concerned that when your everyday citizens, folks who are trying against considerable odds to make ends meet and having to make those tough decisions on a daily basis as to whether to put food on the table or gas in their car, or to pay the electric bill, or to pay the rent. When they see leaders in the community, such as Bell and Wilkins and Ennis catching hell, it makes them feel powerless, hopeless and voiceless. So, when those who are doing all they can to make Millville's dream a reality and are not getting cooperation and sincere support, it makes those who have no stature question whether or not they have a shot. So, I'm optimistic that the leadership of this City, and I value the relationship that I have with all of you. All of you are great people and have done a tremendous job. So, I am optimistic that all of us and all of you will step to the plate and will make a banner effort to address the concerns presented to you tonight by Ms. Bell. We all can and will come together collectively to communicate more effectively and ensure that all parties, all stakeholders opinions and concerns are welcome and are addressed. I look forward to working with all of you and to continue the great success you have going in Millville and I want to thank you for your time. It's always a pleasure to be here with you, thank you Mayor and God Bless all of you."

Mayor Quinn: "Thank you Rich."

Samuel Clark: "Samuel Clark, Vineland citizen..."

Mayor Quinn: "Good evening."

Samuel Clark: "It's cold out there, it's getting late and it's time to go home..."

Mayor Quinn: "from your lips to God's ears..."

Samuel Clark: "I'm a State Certified Social Worker, so is Robin. I've worked with her for years. She's a dedicated person and as far as social work, she's an excellent person. She knows the needs, she knows how to articulate, she knows how to reach them and she's a fantastic person. I'm pleading with the City of Millville and all of those that are interested, give her total support, because her program is a viable program. I was up in North Jersey the other day and even up there I heard about what she's trying to do down here. So, I'm pleading for her to everyone here to give her as much as support as she needs. Thank you very much."

Mayor Quinn: "Thank you Sam."

Joe Sutherland, Coordinator of the Millville Municipal Alliance Committee, addressed the Board of Commissioners noting the next meeting will be held on March 27, 2007 at 6:30 p.m. at the Millville Senior High School.

Ken Lambert, Sharp Street, addressed the Board of Commissioners expressing his concerns regarding the County Project under the supervision of the County Engineer and expressed his concerns that they were advised

the intersections and residents along the area would be inconvenienced for 4 days having inaccessibility to their respective driveways and noted it is now 10 days that they have not been able to utilize their driveways and further emphasized the Safety Issues, parking concerns and traffic along Sharp Street making it a dangerous situation.

Commissioner Derella explained the project is a County Project, however the City of Millville is participating jointly with the County, as we are responsible for the curbs and sidewalks and for the replacements of the fire hydrants along the right-of-way area.

Commissioner Derella advised Mr. Lambert he should contact the City Engineer, John Knoop, who could assist with his concerns and coordinate them with the County Engineer.

William Eissinger, South Second Street addressed the Board of Commissioners and wanted to know if there was another Liberty Village Coming Soon, as referenced by the sign on South Second Street and Wade Boulevard.

Commissioner Derella advised this is a sign for industrial area that is also owned by Liberty Village for industrial purposes.

Donald J. Cossaboon: *"Donald J. Cossaboon, 502 N. High Street. I have a prepared statement. The February 27th Edition of the Millville News contained an article from a Press Conference held with Mr. Emil Van Hook in regards to the petition to ban Eminent Domain and two editorial letters from Millville First members. I guess the Millville News enjoys redundancy, because the articles and the letters virtually read the same. The articles in the paper were regarding the February 20th submission of a petition banning Eminent Domain for the benefit of private developers or private development. However, in 1954 the US Supreme Court unanimously voted in Birman vs. Parker, 348 US 26,32-33 that property taken by Eminent Domain could then be taken over by private enterprise and forever link the terms public use with public good making the terms interchangeable in the wording of the law, thus not restricting Federal, State or Local Government as to who can use the lands taken by Eminent Domain. Therefore, when our City Commission passed this resolution banning the use of Eminent Domain against single-family ownership occupied homes it was a noble and applaudable effort to give the members of Millville First and the citizens of our City the assurance they wanted. But, to ban the use of Eminent Domain completely or to limit it so greatly by banning it's use for private development is pure foolishness. First of all, banning it all together would remove a valuable tool to the City Government, which is still shiny and new from lack of use in Millville. Should the use of Eminent Domain be needed in the future, we would no longer have it leaving our Commissioners hands tied or timely in cost to repeal the ban would be required for the City to access this perfectly good tool. Secondly, banning it for the benefit of private developers, as Mr. Van Hook put it, is just plain silly. When it comes to using Eminent Domain for the removal of blighted neighborhoods and cleansing of urban decay, private development is crucial, because other than the 1897 or 1898 ruling of the Supreme Court giving the government the power to use land taken by Eminent Domain for use as public parks. The other use is traditionally used by Eminent Domain taking land, such as roadways, highways, railways and military installations, etc., just won't work in these blighted areas. So, the giving of land over to private developers with City approved plans, that will benefit the whole of the community as a better use of the land than any of the traditional uses of Eminent Domain land. Because, with the amount of blight around Center City we'd have a lot of roads to nowhere and parks in abundance. To reiterate, the key part is the City approved plans that benefit the public good. Since that 1954 Supreme Court unanimous verdict forever fused those terms then there should be no*

argument to the use of Eminent Domain for the benefit of the community through a private developer or otherwise. But, there is argument and tons of it and I don't know why. Eminent Domain hasn't been fully used yet and those properties along Delsea Drive that the City of Millville was about to use Eminent Domain on got so well compensated that I'd be very happy to have the City declare Eminent Domain on my workshop. So, who is Millville First protecting, other than their own interest. Is it the derelict gas stations or the slums and their absentee slum lords that have taken over the very heart of our City. My theory is that they are protecting their own interest, as well as the interest of the absentee slum lords. It is a known fact that the principals of Millville First are Section 8 landlords, as are many of the absentee landlords that own the major areas of blight and urban decay through our City. The very areas that our City wishes to cleanup. Of course, with each cleanup effort and every improvement done to our City by our Commissioners, the land and property values of our City increases, because the actual City is becoming worth more. Now, with all these properties Millville First leaders should be happy Millville is becoming a better place to live and a more valuable investment for them, but not when the said properties are Section 8 Rentals. The State of New Jersey regulates how much they will pay to a landlord with the Section 8 Rental and with the properties being worth more, those property's taxes will increase, but the rent remains the same. Thus, cutting into the landlords bottom line profits. So, rather than banning the use of Eminent Domain any further, perhaps passing resolutions to better define blighted areas or to clarify the compensation terms for properties that may be taken by Eminent Domain. The State of New Jersey had 13 bills on this subject, but they were derailed according to an article on page A2 of the February 27th Millville News. So, perhaps Millville can define these things for Trenton and send copies of our Resolution to the lawmakers and set the pace for the State again, as we did with New Jersey's First Revenue Allocation District. It fills me with pride that my small town that so many discredit has raised the bar for the entire State. So, why don't we do it again? Thank you."

Paul Porreca: "Good evening Mr. Mayor, Commissioners and Administrators. It may, you may find it hard to believe that I actually didn't intend to say a word tonight, I just came to listen..."

Mayor Quinn: "well, you're grandchildren are here, they want to hear grand-pop talk..."

Paul Porreca: "well, they hear enough of grand-pa you be sure of that. However, so much has been said and there is no way that even in a half an hour could I possibly respond to everything that has been said directly that it refers to something in which I've been indirectly or directly involved. So, I'm only going to scratch the surface and I'm going to have to have a discussion with you or maybe not, just figure it out myself of how the debate can be constructive, meaningful and accurate. Because, it has not been so. I have to take exception with Commissioner Derella's comment that there's some personal agenda and political motivation. That's what he said, that's a quote, about whatever it was he was talking about, I think it was the Eminent Domain issue. You know, I'm not running for office, it's not a political thing, I happen to be interested in the community. I happen to be interested in how tax dollars are spent. Incidentally, I'm not a landlord, incidentally the biggest Section 8 landlord in town is the Millville Housing Authority and the Development Corporation. There's a lot of misinformation out there about that and that's another whole topic for another time. But, the misinformation is huge and very disturbing. So, while I wasn't going to say anything, and I consider the Eminent Domain issue closed. The petition was presented, you gentlemen stood up tonight and addressed it, agree with it or not, you addressed it. I think that's great, head-on, so it's done as far as I'm concerned, the Eminent Domain. Except for these

comments about accusations, I consider them, you know, personal agendas and political motivation. Alright. I take exception to that personally. So, that requires some response. Concerning what happened 40 years ago, if you want to go there and incidentally I've had an epiphany since then. Mayor, which we have talked about that..."

Mayor Quinn: "you've seen the light..."

Paul Porreca: "government involvement, on St. Paul we struck on the road to Damascus, alright. In any event, only a little piece of Middle Avenue was a part of the redevelopment area. You will recall, or go there now and see that much of Middle Avenue remains. The point being that it was blighted according to Webster, not according to the State Government and the Millville City Commission."

End of Tape 1.

Tape 2 Begins as follows:

Paul Porreca: "and the bridge, all public uses and it was the first public housing in Millville for senior citizens of which the then City Commission was very proud of the senior citizen high rise. Alright? So, it was a completely totally different thing and just to try to refresh my recollection I searched and found Frank Cossaboon, who was the original executive director and I asked Frank, because we didn't run it, the Housing Authority ran it. I asked Frank, the first Housing Authority was initially created for that purpose, and I asked Frank if Eminent Domain was employed, and the answer was no, not even for the public uses that were a part of that project. So, there was a huge difference, beginning with the definition of blight. You gentlemen have declared vast areas of vacant land, vast areas of farmland as blighted. I happen to take exception to that definition, which is not your fault. You're using the statute, which is wrong okay, in my opinion. So much for that. You know this UEZ thing is not going to go away and I have a number of questions... I want to make one other point clear, I nor or generally do I think people are opposed to redevelopment projects or neighborhood improvement. I don't know how many times we have to say it. But, we are against funding private developers with our with our money, and when you give tax abatements, long-range tax programs, that's what you are doing. When you have..."

Mayor Quinn: "Can I ask you something? You heard Commissioner Derella talk about the T-fal deal... Would you turn that off for a minute..." (Mayor Quinn was addressing Lew Thompson regarding the timer)

Paul Porreca: "T-fal?"

Mayor Quinn: "the T-fal, did you hear him when he read about T-fal? The 2% and all the things the abatements that he had gone through..."

Paul Porreca: "I didn't pick up on T-fal, that wasn't in my..."

Mayor Quinn: "okay, well anyway..."

Paul Porreca: "but, I'm not saying who did what or when they did it. I'm talking the here and now, it had nothing to do with T-fal. You can accuse me of Middle Avenue, okay, and the fact that somebody else did it, Mayor, doesn't, you know, make it right today or mean that you should agree with it..."

Mayor Quinn: "yes, and I guess Judge what I'm saying is, you know the President of Millville First attacks on Eminent Domain, and you've never really been, you've been pretty much just stating the facts and not been real emotional on Eminent Domain. But, you've been emotional on the

tax abatements, which you feel aren't proper, when in fact when he was the Mayor they gave one of the biggest tax abatements, one of the biggest giveaways in the history of the City to T-fal. So, I'm saying, you know, you got the President and the Vice-President, I think we're on different pages on that. Would you not agree, that you don't believe in tax abatements right and you don't believe in the UEZ?"

Paul Porreca: "I do not."

Mayor Quinn: "okay, I understand and as I have said to you..."

Paul Porreca: "I thought that was pretty clear..."

Mayor Quinn: "well and I can..."

Paul Porreca: "gee, I take a lot of exception, it may be passionate, but not emotional. Okay?"

Mayor Quinn: "that I appreciate..."

Paul Porreca: "I may be passionate like Betty, but not emotional..."

Mayor Quinn: "no, that's for sure..."

Paul Porreca: "and I have, so far I don't recall, until tonight, I don't recall any of you gentlemen saying, you're wrong on that fact, that's a misrepresentation or a misunderstanding. I did hear it tonight in connection with Commissioner Derella's item-by-item citation of the ten points and he and I are looking at different files in different cities. Because, I can tell you now, there wasn't a single, I was given I think thirteen files by the Treasurer's Office and not a single file was complete, not one, and it began with the agreement that said attached hereto is the following certification about how many employees we have, so that we can have a base to go from. It was not attached, not to any agreement that I saw. So, I can't go down, I can't take the time and it would be inappropriate frankly, and meaningless at this time. But, I have to tell you that I do not accept the explanation given. I accept things like, we've examined the auditor's situation and we're going to stick with Bowman. I accept that. Done. Over with..."

Mayor Quinn: "thank you."

Paul Porreca: "but, what I do not accept is a conclusion based upon erroneous facts. Somehow, somewhere I'm going to have to figure out, because I don't think I'm going to quit, at least not until hay season starts. So, pray for warm weather. I'm going to have to figure out how to make a meaningful fact based discussion where there is fairness involved and that when somebody says something a response can be given and then, you know, the discussion continues. So, anyway, not against redevelopment, not against neighborhood improvement, but I am against funding it with the homeowner's taxes and with loans and poorly administered loans and tax abatements that shift the burden to the homeowner. That I'm against. Let's see we covered that and that. Mr. McCarthy made a statement about there can be no condemnation unless it is in the redevelopment plan or unless there is a specific Ordinance that designates it that way. I take his word for that, he's a competent and a matter of fact a rather outstanding Municipal Attorney, knowledgeable. We have had a lot of interesting discussions where he has educated me on the new Municipal laws, however if that... that being so, not if it's so, that being so. Why did you months ago, and I don't expect an answer, adopt resolutions that hired consultants and lawyers specifically for the purpose of condemnation? It doesn't compute. In other words, one of the problems I have with many of the actions that you take is an inherent

inconsistency that I detect. Obviously, there's some consistency there, it's just not discernible to the naked eye or at least to my eye..."

Richard McCarthy: "Can I respond to that?"

Paul Porreca: "Why you hire consultants and lawyers is the question..."

Richard McCarthy: "yes, the question is for the particular preference and the point that I want to make is that it wasn't specifically for condemnation. If was for issues related to, they come up from time-to-time concerning Eminent Domain and other issues and there were certain contingencies. We had no particular piece of property in mind or anything when we do that, but we have to have the ability to consult with experienced Redevelopment Attorneys. In fact, they've been utilized in connection with this project."

Paul Porreca: "it's a lot of money, a lot of money..."

Mayor Quinn: "Judge, could I ask that we move on, because I know there's some more people that want to speak..."

Paul Porreca: "yes, I haven't talked about anything, except what you fellows have said directly about something that I'm involved in and then I've only done it partially, so I do and the minute you tell me to sit down, trust me, I will sit down..."

Mayor Quinn: "thank you."

Paul Porreca: "and I will say thank you when I do it. Alright?"

Mayor Quinn: "okay, God Bless you..."

Paul Porreca: "because, we have had that little rough spot in the road and I apologized privately and publicly..."

Mayor Quinn: "yes, you did and I appreciate that. Thank you."

Paul Porreca: "I could go down the Sun Bank, or rather the ten points, but it's been lost and I'm going to have to approach it some other way, because I disagree with Commissioner Derella on, well the No. 1 find, you know, on most of them and certainly on many of the salient points. Those files are not complete and those contracts are not enforced. The 5% number that I got, that he said well, there is no regulation. I got that 5% number in response from you, in response to an open request where it says and the only trouble is it doesn't say where it came from, but the City's document given to me, says no loan shall be given at less than five percent. Hey, I didn't make it up, I got it from you people, so I don't know where he's coming from and I have to figure that out. But, there has never been any outreach, other than from our part to say hey, let's try to work together and get this. I got to make one more exception with this business about an agenda, and I'm not going to cover the rest of it and there's plenty more. Particularly, the Susquehanna Bank illegally getting a tax abatement, which I'll get there some other time. I want it made perfectly clear, not only are we not against redevelopment, and we've been through all that. I want to make it perfectly clear that beginning two years ago, I came to this administration privately and on the QT and said these are some of the problems that I see, what are you fellows going to do about them or why don't you address them. It was completely ignored. That's the only word. I mean you've always been nice to talk to me, but in terms of doing something about it. No. Alright? Completely ignored. It was then and only then that we came out and started to address these issues publicly. So, to accuse me of a hidden agenda, okay, or of a

political motivation is ill-founded is all I can say. So, in any event I see that you're ready for me to sit down..."

Mayor Quinn: "yes, I am and thank you very much..."

Paul Porreca: "and I'll honor that. But, you used it as suggestion?????, but it's not, we've got to get to the bottom of it somehow. Thank you very much Mr. Mayor and I'll see you later."

Bob Tesoroni: "Good evening, Mayor and Commissioners. Bob Tesoroni, Howard Street of Millville. Mayor I would like to start off with the property at High and Broad Street. I have a question about that \$75,000.00 figure. Who came up with that figure? Was it the perspective buyers at that property or did the City make that offer?"

Mayor Quinn: "Bob, what had happened was we needed to do something, which I have said on many occasions that Main Street New Jersey was after us. I felt the best thing would be to try to do a private/public partnership, rather than we the City just taking the whole thing over. So, I knew the Cannon's had interest in it and I said to them we have interest in the parking lot, because we need additional parking for Zelphy's, for all of the activities that are going on the 500 block, so we thought that this would be a great public/private partnership. Basically, it was myself, as the head of Economic Development over Don Ayres' Department and you know, I said to them let's do something. We try to put together package deals that would benefit the City. So, what we did was the Cannon's were willing to go in to... because they're going to end up, Bob, if the deal even goes through, because obviously they've come to the Millville First meeting and now even though the Judge, we talked about the property was assessed at \$29,000.00, we offered \$75,000.00, which the property close by sold for \$80,000.00, so we were in the ballpark with that amount of money. What has happened is they want more, so you know, I don't know if that deals even going to happen now Bob and that could sit blighted for another 10 years, you know, who knows..."

Bob Tesoroni: "but, to answer the question, the \$75,000.00 that offer was made by the City or you mentioned \$80,000.00?"

Mayor Quinn: "No, what had happened was it was a \$250,000.00 deal to get the property, that's what the Cannon's were negotiating. I said to them, we the City would be willing to put up \$75,000.00 of a grant, which was a UDAG grant I believe, if I'm correct, so it wasn't taxpayer money, not local property taxpayer money, we were able to get that and then they would go ahead and put another \$100,000.00 to a \$150,000.00 in the building. I walked through the building with them and when I went through the building Gene Cannon said wow, you know, as he looked at that, this building needs a major, major re-overhaul and that type of situation basically, Main Street New Jersey was telling us, you the City should get the property. Well, we've heard from you guys enough, I don't want to get any property. I want blight to stay if its got to stay, because God help us if we wanted to eradicate the blight, we would be crucified and all of that stuff. So, it's like, nope, we don't want to do that. So, I felt a public/private partnership where all we were doing was the parking lot, was a fair thing. So, if I was wrong, shoot me, please don't shoot me, but throw a rock if you'd like, you know, because the way the illegal guns are out there I don't..."

Bob Tesoroni: "am I free?"

Mayor Quinn: "you use to have a gun, right? So, anyway that's basically how that goes, so start your time."

Bob Tesoroni: "Okay. Alright, let's move on then, I think you answered it. We made the offer. What's the current status of the GGI and I think it was alluded to earlier that it's currently in litigation?"

Mayor Quinn: "yes."

Bob Tesoroni: "Did my beeper go off already?"

Mayor Quinn: "no, no, I was talking on your time..."

Lew Thompson: "it was started over again."

Bob Tesoroni: "thank you. What's the current status of the million dollar, it's a \$1,011,450.00?"

Mayor Quinn: "Rich would you..."

Richard McCarthy: "maybe I should answer that. Mr. Daniels is, on behalf of the City is pursuing the balance of the monies against the private individuals. But, also there's additional monies that will be forthcoming through the bankruptcy court and it's a timing question on that. It's anywhere's from 15 to 30 percent of the balance of the loan, which was \$840,000.00 on one and there's also the \$300,000.00, but I don't know how much of that was paid off, you're going to have to verify that with someone in City Hall about that, I'm more familiar with the \$1,000,000.00. We have received up to this point, roughly, and don't hold me exactly dollar-for-dollar to the penny..."

Bob Tesoroni: "I'm not going to write it down..."

Richard McCarthy: "but, we got just under \$95,000.00, we had received originally that we received through the payment process that we had retained. They paid an additional \$140,000.00 towards that \$1,000,000.00 obligation. We gave them credit for the \$140,000.00, but we didn't give them credit for the, we were permitted not to give them credit for the ninety-four that they had paid through the trustee, not through the individuals. So, therefore they were willing to put \$840,000.00 into the unsecured status and we should receive anywhere's from 15 to 30 percent of that in two payments and it's likely to be closer to 30 according to the comment made by the Trustee's Office, the Attorney's Office to me, rather than the 15 percent. So, we expect to get additional monies through the bankruptcy that will cut down on that obligation significantly and Mr. Daniels is pursuing the remaining portion through litigation against the private individuals. That's the status of the \$1,000,000.00, because I know more about the \$1,000,000.00 than I do about the \$300,000.00, Daniels' is handling that as well, but that wasn't part of the... There were two separate transactions and I'm more familiar with the \$1,000,000.00 transaction..."

Commissioner Shannon: "excuse, me one second too. Don, did you want to add something there, please?"

Don Ayres: "yes, it's a little over a million total it's not a \$1,300,000.00..."

Bob Tesoroni: "right..."

Don Ayres: "seven hundred thousand..."

Richard McCarthy: "yes, seven hundred, but it's a million total, yes..."

Bob Tesoroni: "yeah, I think it's a \$1,011,450.00 I think..."

Don Ayres: "and we've received about \$211,000.00 so far, without getting the 15 to 30 percent. So, it should be somewhere between \$400 and \$500,000.00 we get back before we get whatever we get from the..."

Commissioner Shannon: "okay, Mr. Tesoroni, if I could can I just hold you up for one second? Because, you brought the GGI up and I did want one other thing clarified. Mr. Ayres could you explain also, it was inferred earlier that we were out of this money, because we didn't have the proper paperwork. Could you clarify that for them?"

Don Ayres: "I don't deal with the paperwork in the bankruptcy court..."

Commissioner Shannon: "but, I mean..."

Mayor Quinn: "no, no."

Commissioner Shannon: "there was no City..."

Mayor Quinn: "yeah there was..."

Commissioner Shannon: "paperwork that wasn't handled correctly when we lost the money, so, I just wanted to make that mention..."

Bob Tesoroni: "well, that's part of my question. Was the City represented by a law firm when we entered into this transaction? I think the answer would be yes. I don't think we would enter into loaning over a million dollars without having an attorney involved in it and if that being the case and you don't have to answer that if you don't want to. But, with that being the case, I can't fully understand why we would be suing a company that's filed bankruptcy and we're now at the bottom of the list, because we didn't secure the mortgage, as we were supposed to within the proper time frames. Why would we sue them when we have another legal recourse? That would be to sue the legal firm that represented us inappropriately, because they're involved with an insurance company. All legal firms pay into an insurance fund, which covers them if they make mistakes. They're supposed to represent the client and if we stand a better chance and I don't know if that was explored or not, but maybe we should explore that if we can recoup more of our money that way. Because, now we're paying another attorney and I'm sure Mr. Daniels isn't working for free..."

Mayor Quinn: "he's pretty reasonable though..."

Bob Tesoroni: "well, he may be reasonable, but I've never met an attorney that I consider their fees to be reasonable, we'll let it go at that..."

Richard McCarthy: "let me answer that question. I prepared the documentation on that, but I did not handle the real estate settlement..."

Bob Tesoroni: "sir I wasn't accusing anyone, but I..."

Richard McCarthy: "no, no, I know I'm just responding to you and I didn't treat it that way..."

Bob Tesoroni: "but, it is my understanding that it wasn't filed within the proper timeframes..."

Richard McCarthy: "I prepared the documentation, but I didn't handle the real estate, so that's the situation..."

Bob Tesoroni: "okay, okay. There must be a responsible party for that and that's all I'm saying, maybe we should explore that possibility also..."

Mayor Quinn: "alright, thanks Bob..."

Bob Tesoroni: "now, we'll get to Eminent Domain and I'll be very quick on this, I know times running out. But, the definition of blight, there is no definition of blight. I'll give you one that one municipality had though. A private developer wanted to come in and tear some homes down and go ahead and build some condominiums. So, the City Commission at that time came up with a definition of blight, and you'll love this one. If your home is not 3 bedrooms, two full-baths a two car attached garage and central air conditioning, it was blighted..."

Mayor Quinn: "Well, mine is blighted then..."

Bob Tesoroni: "now, we laugh, but you know what they run down the neighborhood and they look and they can come up with... Does anybody have a fireplace? No. Good. That's the definition of blight. Now, these people had to retain legal counsel and fight and they won. They ultimately prevailed. But, that's some scary stuff gentlemen..."

Mayor Quinn: "well, isn't that what Burzichelli is trying to deal with, what the Judge had talked about too, what blight is and underdeveloped and all that kind of stuff, land, yeah I understand what you're saying, Bob..."

Bob Tesoroni: "but, it's a very complex issue and many of the residents..."

Mayor Quinn: "we're not taking anybody's home. We went on record to say that, sir..."

Bob Tesoroni: "okay. Many of the residents are confused of exactly what Eminent Domain is. They've been misled to believe that without the power of Eminent Domain the City will spiral into as one resident alluded, a Camden. I agree in part with this observation. Now, not because you don't have the power of Eminent Domain. If you fail to use your code enforcement and this City is failing to use their code enforcement unit to enforce the statutes that goes in the Ordinances. We have a City employee who came here in October and stood before this Commission and stated I saw 20 homes in one ward that fit this definition. Yet, we do nothing about that. Gentlemen, it's going to be blighted if we're not going to cite them. You talk about absentee landlords. I don't understand what that means. Absentee landlords? Somebody owns that property, somebody's responsible, you cite them, you get them to come up to code. But, if we do that it may not go with our vision and that's what concerns me that we have a vision in this City. We are looking at properties along the riverfront and I paid for the maps. I have them. Where we're looking at, an organization I belong to, the American Legion. Do you know what's interesting? The legion was never told that's going to be turned into a museum. That's part of the vision. Now, wouldn't you extend the courtesy to our veterans to say, hey guys, this is what we're looking at doing. We're going to make your place a museum. We don't even go to their leaders and tell them. I've been a member there 15 plus years, nobody went to them and told them about that. You look perplexed, but look at the map. You paid this company over \$200,000.00 to come up with this thing. Somebody must have been with them. That troubles me gentlemen, you know what we're doing for the veterans that are returning is an excellent thing. We're finally acknowledging them and it should have been done years ago. It wasn't when I served and that's okay..."

Mayor Quinn: "I wasn't the Mayor when you served."

Bob Tesoroni: "no, and you can't change that and I'm not throwing stones at anybody, I'm not throwing stones at anybody..."

Mayor Quinn: "well, I'm saying it was my idea to do that..."

Bob Tesoroni: "I think it's excellent that we do that, but we need to look at what we're saying..."

Mayor Quinn: "we certainly need to communicate with the legion, there's no question about it. They do a wonderful job and we're totally supportive of them and we certainly want to..."

Bob Tesoroni: "Mayor, we're honoring these men and women coming back that are putting their lives in harms way and for the very freedoms that their fighting for, we're sitting here saying, Eminent Domain is a good thing. You said the last Commission Meeting, what I've been saying..."

Commissioner Shannon: "Mr. Mayor, please let him finish. Thank you..."

Mayor Quinn: "sure..."

Commissioner Shannon: "okay, I just wanted you to be able to finish, that's all..."

Mayor Quinn: "yeah, go ahead, Bob, I'm sorry."

Bob Tesoroni: "okay, the last Commission Meeting you did state Mayor that it's a weapon. Now, I don't know if that was a slip of the tongue, but that's what I've been saying for a long time, Eminent Domain is a weapon that we need and before that it was a tool. It's not a tool it is a weapon..."

Mayor Quinn: "it's a hammer..."

Bob Tesoroni: "and we should be concerned about this."

Mayor Quinn: "okay, thank you."

Bob Tesoroni: "thank you."

Paul Porreca, Jr.: "Paul Porreca, Jr., 2439 West Main Street, Millville, New Jersey. I am the evil landlord, I own property in Millville, I invested in Millville, because that's what I enjoy doing. I like properties, I buy dilapidated stuff, I repair it, I fix it and I hold on to it and I hold on to it through the value of it's rental capacity. It's a business, because there's a need for it. There are people that rent by choice. There are not people that always rent, because they have to, there are people that rent by choice. But, really I stood up, because there's so much confusion about Section 8. Section 8 is a federally funded rent subsidy program that is administered by local agencies..."

Mayor Quinn: "but, not the City, correct?"

Paul Porreca, Jr.: "The City administers it through the Millville Housing Authority..."

Mayor Quinn: "we don't administer it, the Housing Authority does, they're a separate entity..."

Paul Porreca, Jr.: "isn't the Housing Authority a quasi governmental agency and connected directly to the City. It's a government agency, correct?"

Mayor Quinn: "It's a government agency."

Paul Porreca, Jr.: "It's a government agency and it's the Millville Housing Authority..."

Mayor Quinn: "We, the City, don't have Section 8 vouchers..."

Paul Porreca, Jr.: "yeah, you know, that really doesn't matter. The point is that as a landlord I own no Section 8 Housing. There's no such thing, except for what the Millville Housing Authority owns, if they receive funding from the federal government to build what they're building. Then they're required to take subsidized tenants, but a landlord doesn't have a Section 8 house, he has a Section 8 tenant that's subsidized by Section 8. They have to go on a list, they have to be approved, a landlord is not entitled to discriminate against a tenant, because of where they get their income. So, if you were to refuse someone who had a subsidy from Section 8, because they are subsidized, you can be fined and still have to accept that person. Now, you can refuse them for other reasons, but you can't refuse them, because of where they get their rent. So, to say that there is Section 8 Housing owned by landlords in Millville is not the entire truth. Section 8 usually pays more rent..."

Mayor Quinn: "yeah..."

Paul Porreca, Jr.: "than what the person on the street can afford. So, there really isn't a whole lot of reason not to accept them, unless they're unacceptable tenants. I have several Section 8 tenants, it's not the majority. Two are elderly and are surviving on social security and haven't been accepted to any of the high rises or don't want to go. They don't receive enough money from those funds to pay the rent, because of the high expense, such as taxes, insurances and mortgages and what the market rent is, what people are able to afford. So, they have applied to the federal government, got on the list and they pay 30 percent of their income towards their rent and the rest of the rent is paid through the voucher. So, I, you know, it's very insulting to hear that the landlords are the baddest thing in Millville, but it's not, it's there are many different kinds of people that are attracted to your town for many different reasons. The prisons have an affect on who's attracted to your town. The fact that the Millville Housing Authority is here distributing Section 8 funds to some of the people that don't try or want to become productive citizens and receive their money. That's another thing that causes those type of people or who those people are or attracts them to your town. The landlords don't really have anything to do with it, there's no reason why you want to rent your house to a bad person or somebody that's going to destroy it or somebody that's going to cause attention brought to your house. You have a large investment in that property that you don't want destroyed by anybody. You want that value to increase, that monthly stipend that you receive goes mostly towards expenses. Especially, if you got a mortgage and then when you get rid of your mortgage, okay, you're going to make a little bit more money. But, what if the roof goes bad, what if the heater fails, what about when the plumbing needs to be replaced, what about when the windows need to be replaced or you got to reside or paint, you got to do the interiors, you got to change the carpet. All of those expenses have to be set aside for and paid for, the real value of your investment is the appreciation in the real estate and what it's going to be worth at a later date. That monthly rental just allows you to hold it and to keep it looking for that, so you don't want it destroyed, you want it improved. We're inspected by the City. If your tenant is subsidized you're inspected by the Housing

Authority and if the property is three or more units, it's inspected by the state. Homeowners aren't inspected by anybody. In addition, the landlord is trying to watch his property, hopefully, and make sure that it's maintained. If there are problem people, then that would be the Police Department and other people in the neighborhood to report the problems and try to get the Police Department to do the job or prove that these people are committing crimes or doing damage and get rid of them. If there's code violations, that's the code violations. Eminent Domain is not the answer, let's kick out all of the landlords, they're going to be there no matter what. You have said yourself that you're going to do Eminent Domain against absentee landlords and houses that are tenant occupied, but it's not appropriate. It's not fair, the tenants may have lived there for many, many years, you don't think you're displacing them in making them move..."

Mayor Quinn: "we did not say, Paul, that we were going to do that, but certainly that would be the only thing that, if we are going to do something you'd have to look at some of the problem homes and there aren't that many, I'm sure. You know, and they would be the ones that we were talking about, not the average renter property whatsoever. We've gone on record, saying we wouldn't do any homeowner properties and, you know... I can tell you that some of these people in Center City could point out and you probably could yourself, you can see some of those quadruplexes that have been let go, that maybe would have been a good possibility for Eminent Domain to benefit the neighborhood. I'm sure you've seen those too."

Paul Porreca, Jr.: "if they're let go and if they have violations there are laws in affect to correct those problems..."

Mayor Quinn: "and they do a very good job of going after them, but there are so many of those, but anyway thank you Paul. I appreciate your time, have a good evening. Reverend."

Reverend Myers: "Reverend Myers, Crescent Boulevard in Millville here. I would just like to get a clarification of where this Commission now stands on Eminent Domain?"

Mayor Quinn: "We have said, we put a resolution out that the only... we will not take anyone's home, if you live in your home, whether it be a half-double, single residence, we will absolutely not do any Eminent Domain on any home owned, home occupied property."

Reverend Myers: "Okay. Understanding that, then that gives me the right as a homeowner to be fairly well assured that I'm going to be protected, based on the resolution that you passed..."

Mayor Quinn: "yeah and that's a good point, Reverend. Because, what I had tried to say before when they brought the Eminent Domain petition forward, I thought to their credit that at least they got our attention. We said you know what, because many of the people, I've talked to friends who've signed that petition based on the lack of knowledge on their own part. They thought it was their home, they lived out on West Main Street and I said that's not even a redevelopment area, "oh, well, you know, you're going to take my house". That's that fear factor that goes into play with Eminent Domain. We aren't and that's why I thought and that's why I still say of the 1,100 people who signed, I'm sure a lot of those signed before the December date that we passed a Resolution saying, please be assured ladies and gentlemen that we're not taking your home. If you live in and own your own home and live in it, we're not taking that and we want it on record to say that, so, anyway that's what our feelings are on it."

Reverend Myers: "okay, so in other words, basically I could be relatively assured by the resolution passed that you're not going to use Eminent Domain on my property that I own?"

Mayor Quinn: "Absolutely not..."

Reverend Myers: "does that not violate the State Statute though? How can that resolution, you know, how can that resolution stand up?"

Richard McCarthy: "the answers no, the answers no."

Reverend Myers: "no, it does not violate it? But, you could still, even though you say you won't today, the new Commissioners coming in they could do that?"

Mayor Quinn: "correct."

Richard McCarthy: "the new Commissioners that's a whole new story. This is a statement of policy that politically binds this Commission. Regarding, future Commissions they have to evaluate those circumstances and determine what their policy would be with respect to that issue."

Reverend Myers: "Okay. And as I understand it, the petition that was presented by Millville First was to extend that to all property owners. Is that correct?"

Mayor Quinn: "Right, yeah, they didn't want any business or rental properties to be touched either. Yes."

Reverend Myers: "Okay, and basically, from what I have heard over the weeks and weeks that Millville First is a Watch Dog or a representative representing us as the tax payers that we get the best out of our Commissioners and get the best out of taxes and everything else. Is that correct from what I understand?"

Mayor Quinn: "Well, I'm sure they would agree with you on that."

Reverend Myers: "then I just need to ask a question. The President of Millville First made a statement and it was recorded and reported in the Atlantic City Press: "that we are disappointed in your actions of your resolution. We believe that we could still and even if what they say is 100 percent accurate, could still approve a nonbinding referendum allowing the people to vote." Vote on what? I don't understand that, because and maybe you can answer that for me. What are we voting on, because it's against the law to do that?"

Richard McCarthy: "Well, I can't speak for Millville First, Judge Porreca is certainly capable of doing that. The petition that was filed is what I'm sure Mr. Van Hook was referring to. He had an Ordinance, there's an Ordinance attached or actually on the back of the petition and I'm sure he was referring to that Ordinance and even though the petition that was filed pertains to an initiative under the Walsh Act, he I believe Mr. Van Hook was alluding to the fact that, while, and I don't want to put words in his mouth, but, well, if we can't do this, why not consider the same Ordinance for a nonbinding referendum. I think that's a fair interpretation, but I'll have to refer to Judge Porreca as to what the correct characterization of his statements were."

Reverend Myers: "okay, then I'm going to go further with that then, because in another interview Mr. Van Hook said; "Millville First is familiar with the Statute preventing a petition, such as the one that they had collected from forcing the City to take action. I expected something along those lines from the City. I didn't expect they would announce it

tonight." Now, I guess I don't understand something here, so I'm going to just ask a question. I hear week after week Millville First stand up here and require you guys to live by the letter of the law... can I just finish this? By the letter of the law, but yet they knew that there was no legal standing to file this petition and yet they still did it and it seems to me that they want you to abide by the law, but when it came to this petition, it was okay to bend that law."

Mayor Quinn: "Well, I think what Mr. McCarthy had said earlier was it could be construed as a political thing. It's a hot button, it's something that people, oh my God, Eminent Domain, you're taking my house. Well, first of all, that isn't how it works anyway, but that's most people's reaction. So, it's a hot topic and it's something even they may have known, I don't know whether they did or not. But, it certainly is something that causes and creates some controversy, you know..."

Reverend Myers: "Okay, then I would like to just close with a few conclusions on my part. Mr. Derella, could you give me any kind of estimate of time of how long it took you to prepare the rebuttal on those things?"

Commissioner Derella: "I took, off the top of my head, 7 hours on Sunday, 3 down here, 3½ on Friday, 4 or 5 more today. Several. But, you know what, that's my responsibility when I sit in this seat and it's my job to gather the facts with the support of the staff and put that together and it's my time and I choose to use it..."

Reverend Myers: "so, some of your staff also had to..."

Commissioner Derella: "I had some help from the administrative staff from the City based on some of the questions and some of the research that had to be done. But, again it's my responsibility to pull it all together and make some kind of order out of it. So, I would tell you I probably put almost 20 hours in."

Reverend Myers: "Okay. So, the employees of the City and the Commissioners have spent hours on a petition that could go nowhere. We've spent hours on 10 points or whatever it happened to be, only to find out that out of 236 files, 10 of them were uncompleted files."

Commissioner Derella: "that's been debated and I'd have to go back and recheck, because there was a concern..."

Reverend Myers: "I understand that. So, 10 or 13, whichever the case may be. So, I ask if the interest is of Millville First for the benefit of it's citizens, why are we wasting time on these kind of things? Let's not, why can't we work together on making things happen like Robin's Center, Mr. Ennis' Center and all the rest of the facilities here in the City that are working to accomplish something for it, rather than tear it apart and waste time on this kind of stuff that doesn't do anything. Thank you."

Mayor Quinn: "Anyone else? Seeing no one I'll close the public meeting. Do any Commissioners have any final comments?"

Commissioner Derella: "Don, do you have a comment on the legion?"

Mayor Quinn: "Don, did you want to comment on the legion, Joe said?"

Don Ayres: "As far as the American Legion, nobody said that the people who are in the legion would be thrown out and it would become a museum. What was suggested, and I have to go back and check my notes, because it was months and months ago. But, I do believe that the EDSA

people did meet with one or two gentlemen who are in the legion members, but I will check that. What was suggested was, because there is space in the legion that is unutilized that perhaps as a way to give additional funds to the legion that a joint sharing of the space with someone who would help by paying the rent and not, and only utilize space that's not currently used, could be something that's beneficial to the legion and support our veterans. The fact of the matter is over the years we have put thousands of dollars in grant money into the legion building itself. I believe we are working with them now on another request for that. We fully support those veterans and it's very insulting to hear it insinuated that we don't do that. And the only, the only thought in the redevelopment is to make sure that the legion and it's members is maintained, its historic, part of it goes back to the Whital Tatem Company and that perhaps we could do something that's financially beneficial to the veterans, so that we can help them to sustain themselves for the future. Thank you."

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

Adopted: March 20, 2007

Mayor

Commissioners

Attest:

City Clerk/Administrator

BILL LIST
CITY OF MILLVILLE
MEETING OF MARCH 6, 2007

ADAMS, REHMANN & HEGGAN ASSOC.	1,880.00
ANIMAL CARE EQUIPMENT/SERV INC	69.61
ARCH WIRELESS, INC.	15.13
AT&T	61.93
AT&T	1,594.22
ATLANTIC CO FIRE PREVENTN ASSC	25.00
ATLANTIC CO UTILITIES AUTHORITY	33,524.40
DON AYRES	811.50
J P BAINBRIDGE & ASSOC., INC.	5,122.50
BOWMAN & COMPANY	33,612.80
BRIGHTLINE CHEMICAL, INC.	999.00
CAPE MAY COUNTY CLERKS ASSOC.	50.00
A.F. CARVOLTH & SON CO.	254.33
CINTAS FIRST AID & SAFETY CORP	182.95

CITY OF MILLVILLE CHANGE FUND	200.00
CITY MILLVILLE PAYROLL DED ACC	308,069.25
CITY OF MILLVILLE UTILITY	4,265.00
CLARKE CATON HINTZ, INC.	4,011.70
COBRA ELECT	69.37
J. FRED COLDREN	846.25
COMCAST	208.66
ATLANTIC CITY ELECTRIC	27,315.25
CUMBERLAND CO. CLERK'S OFFICE	336.00
CCIA	125.76
CUMBERLAND PAINTING &	200.00
CUMBERLAND REMINDER	560.00
CUMBERLAND VALVE INC	8.41
DARE'S FEED & PET SUPPLY	88.63
DEERFIELD ELECTRIC	2,622.12
DELL COMPUTERS	6,310.00
DELTRONICS CORP	2,842.08
DMC TEXTILES INC	236.53
DOCUMENT CONCEPTS, INC.	442.56
EDWARD DUFFY, ESQ.	962.00
EASTERN ALARM & SIGNAL	3,837.37
EIC INSPECTION AGENCY CORP.	166.00
JOSEPH C. ELWELL, SR.	250.00
EXECUTIVE BUSINESS PROD. CORP.	6,046.36
FATHERS FOR PATRIOT PARK	40.00
FEDEX	175.97
FLEET CAPITAL LEASING, INC.	525.28
4 IMPRINT BY NELSON MARKET INC	454.00
FORT DEARBORN LIFE INSURANCE CO	1,808.10
GARDEN STATE HIGHWAY PROD. INC	3,098.75
GENTILINI FORD, INC.	1,202.11
GOVERNMENT FINANCE OFF. ASSOC.	210.00
GOVERNMENT FINANCE OFFICER ASN	90.00
GRAINGER	736.46
GRUCCIO, PEPPER, GIOVINAZZI,	5,869.50
RONALD J HARVEY	1,400.00
DANIEL HOFFMAN, ESQ.	600.00
HOLLY CITY TIRE, LLC	715.65
HOWELL HARDWARE	1,301.27
INTERCON TRUCK EQUIPMENT, INC.	519.49
INTL ASSN CHIEFS OF POLICE	100.00
INTERNATL NARCOTIC ENFMNT OFCR	40.00
INTERNATIONAL SALT LLC	5,369.18
KEY EQUIPMENT FINANCE, INC	218.52
LANDSMAN UNIFORMS INC.	702.00
LATORRE HARDWARE INC	138.00
LAWMEN SUPPLY CO, INC.	1,298.00
LILLISTON CHRYSLER/PLYM., INC.	740.24
LIPPINCOTT & JACOBS, INC.	5,930.00
LOADED MEDIA, INC.	460.00
M&N INTERNATIONAL, INC.	570.81
DAVID MACDONALD	14.00
MAJOR PETROLEUM, INC.	645.76
MATTHEW BENDER & CO INC/LEXIS	386.45
MES/ALL SAFE, INC.-PENNSYLVANIA	337.60
METCALF & EDDY, INC.	33,927.00
MIG ENVIRONMENTAL, LLC	200.00
MILLVILLE AUTOMOTIVE, INC.	914.16
MILLVILLE BOARD OF EDUCATION	52,675.00
MILLVILLE DEVELOPMENT CORP	38,109.47
MILLVILLE SENIOR HIGH SCHOOL	3,800.00
MTS SAFETY PRODUCTS, INC.	147.00
VERIZON	10,199.24

TREASURER, STATE OF NJ	14,655.00
CONSOLIDATED POLICE & FIREMENS	76.76
NJ PUBLIC SAFETY ACCREDITATION	300.00
ODB, INC.	450.00
OFFICE BUSINESS SYSTEMS, INC.	3,258.00
TODD OLIVER & SONS, LLC	690.00
ONE CALL SYSTEMS, INC	173.24
PACE & ASSOCIATES, INC.	1,785.00
PACER SERVICE CENTER	43.60
PARDO'S TRUCK SERVICE PARTS	139.58
PASTINA, INC.	96.00
PENN-JERSEY MACHINERY, INC.	57,472.00
PHOENIX COMMUNICATIONS, INC.	2,619.24
PHOTO QUIK	529.00
PREMIER CHEMICALS, LLC	5,370.10
QUALITY COMMUNICATIONS, INC.	500.00
QUALITY CONTROL LABS, INC.	2,684.00
QUALITY LINCOLN MERCURY, INC.	149.75
RAM ELECTRONICS INDUSTRIES INC	116.60
RENTAL MAT SERVICE, INC.	180.62
NED ROGOVOY, ESQ.	1,071.43
SCHWAAB, INC.	201.18
THYSSENKRUPP ELEVATOR	836.00
SERVICE TIRE TRUCK CENTER, INC	599.82
SIRCHIE FINGER PRINT LAB INC.	477.65
SOUTH JERSEY HEALTHCARE	575.00
RICKY SLADE CONSTRUCTION INC.	3,454.38
SOUTHERN NEW JERSEY NIGP	55.00
STAPLES, INC.	428.84
STEELMAN PHOTO SUPPLIES	20.36
STEWART BUSINESS SYSTEMS	69.67
TELEQ NETWORK SOLUTIONS	282.50
THIRD WARD ADVISORY	2,700.00
TRI-CITY PAPER & JAN. SUPPLIES	59.90
TROUT PRINTING & PUBLISHING CO	835.00
UNITED LAWN MAINTENANCE, INC.	655.00
URBAN ENTERPRISE ZONE	3,721.96
USPS	4,724.00
FRANK VESELY	325.00
VINELAND FENCING	1,200.00
VITAL COMMUNICATIONS, INC.	1,295.37
THE WALL STREET JOURNAL, INC.	149.00
THE WALTMAN AGENCY INC	7,804.00
WEDECO, INC.	3,675.54
WEINSTEIN SUPPLY CORPORATION	191.44
WILLIAMS MASONRY CONSTRUCTION	4,190.00
WINNER FORD OF CHERRY HILL INC	58,260.39
DANIEL H WRIGHT, JR	354.97
WYBLE ADVERTISING, INC.	2,909.77
ANNA MCDERMOTT	2,992.00
MODERN CONSTRUCTION	2,900.00
ROBERT GALLAHER	10,000.00
GEORGE & KORTESSA MAVRIDIS LLC	18,750.00
WYNDHAM CONSTRUCTION LLC	318.00
COUNTRYWIDE HOME LOANS	5,476.93
WELLS FARGO REAL ESTATE TAX	715.46
TOTAL BILLS FOR MEETING MARCH 6, 2007	857,455.73
NJ DIV OF PENSIONS & BENEFITS (W)	695,880.80
PUBLIC EMPLOYEE RETIREMENT SYS (W)	248,016.60

<i>TOTAL WIRES FOR MEETING MARCH 6, 2007</i>	<i>943,897.40</i>
<i>CITY OF MILLVILLE SALARY ACCOUNT</i>	<i>268,619.44</i>
<i>CITY OF MILLVILLE SALARY ACCOUNT</i>	<i>264,276.70</i>
<i>TOTAL SALARY FOR MEETING MAR 6, 2007</i>	<i>532,896.14</i>
<i>TOTAL BILLS, WIRES & SALARY 3/6/07 MTG</i>	<i>2,334,249.27</i>