

3rd Floor Conference Room, City
Hall, Millville, New Jersey
September 19, 2006 5:00 p.m.

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

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

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

CLOSED SESSION
September 19, 2006

Resolution No. A- 5569 authorizing the governing body to convene in executive session concerning proposed development agreements and acquisition of land was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Commissioner Hollingshead entered the meeting at 5:08 p.m.

The City Clerk/Administrator noted the first item on the agenda concerns a request by Kevin Reed.

Don Ayres, Economic Development Director reviewed the request of Kevin Reed, who has requested assistance with a project to consolidate several area glass operations at the former Maul Brothers Facility on S. Fifteenth Street. The current tenant, Vesler, is going out of business and Mr. Reed has requested a decision be made quickly.

Mr. Ayres noted that five firms from the Millville/Vineland area intend to relocate providing the transfer of approximately one hundred sixty jobs.

Mr. Ayres noted this would include Wilmad Glass, Haul Glass, Lab Glass, Fertus and Hot Pack, from the Vineland and Buena Vista area.

Mr. Ayres noted this would include renovations estimated at eight hundred thousand (800,000) dollars and the company would also need upgrades to the building of 16 restrooms, office updates, ceiling and cleaning of the floors for manufacturing, air conditioning and security systems.

Mr. Ayres also noted they would require an additional parking area adjacent to the building at a cost of approximately one hundred seventy-five thousand (175,000) dollars with a total cost of the work estimated at five hundred thousand (500,000) dollars.

Mayor Quinn noted the total project would be approximately one million three hundred thousand (1,300,000) dollars.

Commissioner Shannon asked if this would be utilized through First Generation UEZ funds.

Several issues concerning the required number of parking spaces also were discussed.

The City Clerk/Administrator noted that prohibition of parking vehicles adjacent to the residential area of Maul Brothers would not be permitted and the Site Plan Application before the Planning Board would discuss and/or require the mandatory parking spaces.

Further discussion took place concerning the number of employees to be attached to the utilization of UEZ funds with this figure estimated at twenty-five thousand (25,000) dollars per employee.

Further discussion was held regarding the definition of claw back guarantees that would possibly come into effect should the employer not maintain the requested number of employees in their UEZ application.

Further discussion took place regarding the figure for UEZ funds with comments ranging from twenty thousand (20,000) dollars per job at one hundred fifty (150) employees or three hundred thousand (300,000) dollars with further discussions utilizing

twenty-five thousand (25,000) dollars per employee at one hundred fifty for a figure of five percent per year at fifteen years for a total of three hundred seventy-five thousand (375,000) dollars.

Further discussion took place on the actual contents of the application as to who would own the building and the report of Independent Auditors on the shareholdings and financial concerns of SB Holdings, Inc. vs. Kevin Reed.

Mayor Quinn stated he was not interested in having any liens on machinery or equipment and any requested UEZ funds should be subject to liens on real estate and/or personal guarantees.

Mr. Ayres was authorized to continue his conversations regarding the property ownership, the tenants and who actually would be providing the guarantees of any UEZ funds utilized.

The next item on the agenda was the condominium owners of Riverview Commerce Center who have each requested fifty thousand (50,000) dollars for subordinated loans towards their respective projects.

Mr. Ayres noted the questions were the City wants to make these loans and that Colonial Bank has determined their credit worthiness.

Mayor Quinn stated he would be abstaining from discussions due to his position as a director on the Colonial Bank Board.

Mr. Ayres noted this would be considered for a five percent fifteen year loan on the real estate, however conversations noted Bob Conner of Mints Insurance stated he would withdraw his application, since the 30 day time period and/or the situation may have potential conflicts.

Mr. Ayres noted that everyone in Vineland is doing this type of construction loan with the City then following up with a loan after the completion of the work.

Discussion took place concerning this type of loan building up the Second Generation Loan Fund Account and would also collect interest.

Commissioner Shannon indicated if the loans are to be considered they should all be considered including Bob Conner of Mints Insurance.

Mr. Ayres indicated he will proceed with the application process based on the financial information that is obtainable.

The next matter before the board was a request from Zelphy's to utilize CDBG funds rather than UEZ monies.

Mr. Ayres noted there were no other projects waiting for utilization of the CDBG funds and was authorized to proceed with the application process with Dr. Warker.

Mr. Ayres also reminded everyone of the conceptual approval of fifty thousand (50,000) dollars reimbursement towards the Grant for Dinaso & Sons Rail siting cost and he would like to finalize this transaction quickly through the use of UDAG funds.

Mr. Ayres also noted the standing approval of the T-Fal Project, noting the City of Millville's commitment to facilitate the company's one hundred forty thousand square foot expansion with the

relocation of Krups, distribution operation from Texas to Millville and that five hundred forty thousand (540,000) dollars remains due for a one or two payment schedule for these funds.

Mr. Ayres was authorized to proceed with the necessary documentation for the second payment.

Mayor Quinn reminded everyone the utilization of UEZ funds should be considered only for building expansion and the creation of jobs and that we should continue our policy of not providing loans for equipment.

The next item on the agenda was correspondence from Paul Harris concerning approximately 4.37 acres, known as 412 Wade Boulevard, lot 10, Block 489 that is adjacent to the acquired property the City previously made from Mr. Harris on S. 15th Street.

Mr. Harris wrote a letter to Commissioner Derella that the price of the property has been reduced to one hundred eighty thousand (180,000) dollars, which would include all deeds, subdivision, rights-of-way and surveys as needed.

Further discussion took place with Commissioner Derella noting this is still estimated at forty-one thousand (41,000) dollars per acre and is too high for the current use of the land as we are selling land in the area for twenty thousand (20,000) and twenty-five thousand (25,000) dollars per acre.

Commissioner Derella noted Mr. Harris indicated he would sit on the land for a while and has no intended use at this particular time.

The City Clerk/Administrator suggested the City Attorney, Richard McCarthy, convey to Mr. Harris that the City of Millville is not asking for any first right of refusal and at this time we have no intentions of purchasing the property, however if the price is lowered or the circumstances change the City and Mr. Harris would contact each other.

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

Conference Room No. 2, City Hall
Millville, New Jersey
September 19, 2006 6:30 p.m.

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

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

The City Clerk/Administrator stated he would like to make a comment under old business correcting a statement made at the last meeting regarding fees collected for the St. John Bosco/St. Mary Carnival, noting that they did pay a fee of \$300.00 per day for 4 days for a total of \$1,200.00.

The City Clerk/Administrator also noted a Social Affair Permit on behalf of the Moose Lodge was requested to be removed.

Commissioner Shannon stated he would be presenting two Shining Star Awards under Reports of Commissioners.

Commissioner Shannon also announced that Meredith Sooy has been selected as Miss Holly City.

Mayor Quinn noted the recent opening and Ribbon Cutting Ceremony of Ashley Furniture Store, which will now generate a significant amount of UEZ dollars for the future First Generation Funds.

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

Commission Chambers, City Hall
Millville, New Jersey
September 19, 2006, 7:00 p.m.

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

Reverend Marcus Caldwell delivered the invocation followed by the salute to the flag.

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

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

Mayor Quinn: *"I understand it is, but it's something that you'll have all the time in the world to talk about next month or the next meeting. Any other issues that's not an Ordinance. Ordinances have their own special time you can talk about them, which I'm sure we'll do for a long time tonight on the Ordinance that comes up for public hearing."*

Mayor Quinn asked if there were any further comments regarding agenda items only.

There being none Mayor Quinn declared the comment portion closed and asked the City Clerk/Administrator if there were any petitions and letters.

The City Clerk/Administrator read correspondence from Dr. Kim Warker, Planning Director to recommend revisions to Chapter 30 regarding 30-192.3 Development Fees, 30-44 through 30-46 Impact Mitigation, 30-102 Planned Office District.

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

The City Clerk/Administrator read correspondence from Linda Branin, Planning Board Secretary, regarding Planning Board recommendation to change Chapter 30, Lakeshore Conservation District zoning regulations.

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

The City Clerk/Administrator read a letter from W. James Parent, Director of Public Safety, appointing Edmond Grennon to the position of Police Captain in the Millville Police Department effective September 11, 2006, in accordance with certification from the State of New Jersey Department of Personnel.

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

The City Clerk/Administrator read a letter from W. James Parent, Director of Public Safety, appointing Leslie A. Watson and Edward C. Zadroga to the position of Police Lieutenant in the Millville Police Department effective September 11, 2006, in accordance with certification from the State of New Jersey Department of Personnel.

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

The City Clerk/Administrator read a letter from W. James Parent, Director of Public Safety, appointing Michael W. Harvey and Michael Colon to the position of Police Sergeant in the Millville Police Department effective September 11, 2006, in accordance with certification from the State of New Jersey Department of Personnel.

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

The City Clerk/Administrator read correspondence from the Secretary of the Millville Volunteer Fire Department regarding request for approval to admit Anthony DePasquale as volunteer member of the Millville Fire Department.

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

The City Clerk/Administrator read correspondence from Milt Truxton, Construction Official/Director of Inspections regarding no changes to the Abandoned Property List.

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

Commissioner Shannon presented Shining Star Awards to Summer Brett and Andrew Kavanaugh.

The Municipal Court Report for the month of August 2006 was ordered, received and filed by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Commissioner Parent reported on the forthcoming event offered by the Department of Public Safety and Chief of Police, Ron Harvey, with the IDENT-A-KID Program, which will be held at Wendy's October 10th from 4:00 to 7:00 p.m.

Commissioner Parent also noted that Trick-Or-Treat will be recognized on Saturday, October 28th from 1:00 p.m. to 3:00 p.m.

The Permit Fee Log Report and Monthly Fees Report and Tax Collector's Report for the Month of August 2006 were ordered, received and filed by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

The following proposed ordinance was read on first reading:

Ordinance No. 31-2006

An Ordinance amending the Municipal Code, Chapter 39, Article X, Motor Vehicle and Traffic Regulations, Schedule 21 regarding Handicapped Parking - adding 419 Smith Street, Permit # T-262334.

Director Parent moved for the adoption of the proposed ordinance on first reading with final consideration to be given on Tuesday, October 3, 2006 after due publication as provided by law.

Director Shannon seconded the motion.

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

The following proposed ordinance was read on first reading:

Ordinance No. 32-2006

Ordinance amending the Municipal Code of the City of Millville regarding Chapter 65 - Taxation, Article I - Manufactured Homes, to provide a method for the City and public school system to receive reasonable payment for public services afforded the owners of manufactured homes within mobile home parks, annual service fee in

the amount of \$600.00 per calendar year per manufactured home effective January 1, 2007.

Director Derella moved for the adoption of the proposed ordinance on first reading with final consideration to be given on Tuesday, October 3, 2006 after due publication as provided by law.

Director Hollingshead seconded the motion.

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

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

Ordinance No 27-2006

Ordinance establishing the Center Public Hearing City Revenue Allocation District (RAD) and setting forth certain provisions pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq regarding obtaining approvals of the establishment of the Center City RAD, Preliminary Revenue Allocation Plan, providing additional filings, steps and procedures as set forth in the laws, rules and regulations.

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

Director Hollingshead seconded the motion.

Mayor Quinn made the following comments:

Mayor Quinn: *"Before I open this up for public hearing I would like to say a few words. First we've been very forthcoming about this application, about how the RAD will work and how it's structured. We've studied for a period of almost 3 years, worked with our professional staff and some of the best consultants in the state. This is not a decision that was made by any means that's been made in a vacuum or without public notice or public interest. Throughout the redevelopment designation and the various ordinances that set the stage for this Ordinance tonight we provided a period for public comment, we've also discussed this RAD thoroughly with the people it will most directly affect, those people living in the designated area. So, my first point would be we've honored the spirit and the intent of the law when it comes to public comment and we've provided any and all information that's been requested from the public. The City has fully disclosed how this initiative will work and we'll hear from some of the architects of the plan tonight in an attempt to have the public fully understand what a RAD is and how it works. Secondly, in terms of public discussion that has occurred here in Commission Chambers and in the newspapers, to date I feel that the discussion has not occurred in a way that's respectful of everyone's opinion on this subject or in anyway that allows for meaningful debate. It's been accusatory, it's been belittling and at times it's been laced with personal undertones. This particular subject has been manipulated, it's utilized to scare the heck out of the public and give them a false understanding of the motives and reasoning behind this project and the benefits of it. I've had former Mayor's and City Commissioner's talk to me, who are appalled at the character of our discussion on this matter so far. I would ask that tonight the tone and the level discussed on this topic be serious, professional and most of all respectful. I would ask to have a civil and sophisticated debate. That doesn't mean we're going to agree, but it means we won't pound the podium,*

raise our voices at each other or issue personal attacks. We'll honestly consider any suggestions that are made to us, as I said we studied this issue very long and hard and if we weren't convinced that it's a tremendous opportunity we would not bring it forward in Ordinance form, but we will certainly listen respectfully to your comments that we may have not considered or ideas from people that we may not have heard from yet, weight them and the cost as well as the benefits of the program and base our final vote on what would be the best course of action for the entire City of Millville. I would also like to call Don Ayres to speak first on some issues."

Don Ayres: "Thank you Mr. Mayor. I think it's important that the people understand what the physical area is that we're talking about for the proposed Revenue Allocation District. It's 820 acres within the Center City of the City of Millville starting at where the new Union Lake Shopping Center is on the North extending to the South, and these are approximate, to the old Foster Forbes Plant and to the river on the West and on the East it goes out to Sixth Street in one section and Fifth Street in another section starting at Broad Street. It also includes, what we all know as the old Wheaton Plant, the plant one area bounded by Wheaton Avenue. This area represents most of the area that was designated as a redevelopment area the area where Alcan is was also part of the redevelopment area, but is not part of this area. Under this, and it also includes most importantly our three central neighborhoods, the Third Ward, Center City and South Millville and that's really at the heart of this plan is to bring investment into the oldest parts of town, the parts of town that are underinvested, both in the structures and the people who live there. Ultimately, this is a plan that is about the residents of Millville and trying to bring back an area where we're not getting the full potential into the community, either from the people who live there or, as everyone is interested in, the taxes that could be produced there. In the long run we really feel that we will become by turning this area around it will not only stabilize the taxes there, but it will ultimately, especially as we do the riverfront area, the in affect an exporter of taxes and human capital to the rest of the City and will really enrich everyone in this City. So, that's at the heart of the plan and this was reached, as the Mayor said not easily, but over a long period of time. It was designated a redevelopment area in 2003 and I have to touch upon this, it's not even an issue, this phantom issue of Eminent Domain. Why I talk about this, because the RAD has nothing to do with Eminent Domain, it doesn't give you Eminent Domain powers. The redevelopment designation gives you Eminent Domain powers. So, if we had wanted to do what some other City's have done, which is to bring in a big outside developer and turn this area over to them and say "alright have at it, knock down the houses, build something new, throw the residents out". We wouldn't have gone to the RAD. The RAD is the complete opposite of that. The RAD is about people and about investing in people and about turning around neighborhoods who have not had access to resources for decades. We have worked in this area, Dr. Kim Warker and I, for many years and one of the most frustrating things that has happened over those years is that there's been a lack of resources that are available for neighborhood revitalization such as this. The RAD is a mechanism to provide those resources on an ongoing basis so that we can get in there and work with the neighbors who have created the neighborhood revitalization plans themselves, not from the City, from the neighborhood residents through their associations and through the neighborhood council and then out into the community. So it's to provide those resources to the neighborhood residents who have striven long and hard and they're out there every week trying to make sure their neighborhoods are better and this gives them a tool to work with to the benefit of us all in the long run. Lord

knows that too much of the tax dollars for public safety goes to these neighborhoods now. Through this plan, not tomorrow, but over a sustained effort we can perhaps reduce those dollars and let them be out in the community doing more fruitful work for us. So, I'd like to just point out also on the lead project in this area we have the neighborhoods, but we also wanted to include what I would term opportunity sites. One of those opportunity sites is where the Union Lake Crossing project is and as Dr. Warker can tell you we have tried for many years to really bring about the development that can happen in that Southwest quadrant of the interchange area and it's a very expensive area to develop. It's a great location, because it's next to the interchange, but there are site constrictions there and there's infrastructure constrictions and acquisition problems there, so developers were not going to go ahead without some sort of incentive. Currently, or in the last year if we just left that area as it was, that area in 2006 paid the City one hundred and two thousand four hundred and seventy-six dollars in taxes. Multiply that times fifteen years, which is really the fifteen year RAD Plan and you get a little over one point five million dollars that gets split between the City, County and Schools. Under the RAD Plan over the same fifteen years twenty-two point nine million dollars will be produced and that would not be produced, except for the RAD. I would like to read you something from the Target Company to us. We negotiated with Target long and hard it was weeks and weeks, the City Attorney was involved, the Commissioners were involved, Dr. Warker and I and our consultants were involved and it came down to without some help on facilitating the infrastructure and site acquisition clause that was not even, although it's a great site, that site was going to go further north, because the numbers just didn't work. Any national retailer has what they call the Capital Committee and they must meet the criteria of the Capital Committee in order to get a site approved. And here's from the Target letter: "As you are aware from our meeting in July 2004 with members of the Board of Commissioners, we would not have been able to garner approval for this project from our Capital Committee without the City's commitment to offset some of the extraordinary development costs". so we invest in that project. We get back, what? We get back a thousand jobs. We get back a destination shopping center. We get back new UEZ funds and we also get back to ourselves, to the City, twenty-two point nine million dollars over fifteen years. Of that money 50.4% of that money, over eleven million dollars, remember no shopping center, one point five million dollars over fifteen years. A shopping center with this innovative financing, over eleven million dollars, so 50.4% of those tax revenues will go into the normal taxing entities, the City, County and Schools. Over three million to the schools, over three million to the County and almost five million to the Local Property Tax of the City of Millville. Another 15.3 percent goes back into the improvements without which the shopping center wouldn't have occurred. Then finally, we said this is an opportunity to turn around the neighborhoods and to serve the neighborhood residents and give them a chance to take back those neighborhoods and make them productive for everybody. So, 34.3% of the revenues are being dedicated through the RAD to the neighborhood itself and that's for things such as housing rehabilitation with one hundred forty units. Work with AHOME to create new homeownership opportunities, six hundred fifty thousand. Yes, seven hundred thousand dollars for acquisition and demolition, but this is for substandard units, this is for places that need to be turned around into homeownership units, it's for places that are a blight on the community. It is not to go and take anybody's house away from them. I rode through the neighborhood late last week and I found about twenty candidates for this kind of acquisition, just myself with the untrained eye. These are vacant units or units that are maybe being misused by some

of the bad actors, as they say in the community. These are units that will be identified by the neighborhood residents as cancers in the neighborhood, places that are negatively affecting the public safety in the neighborhood and the quality of life in the neighborhood. So, it's not to go out and take anybody's house. There isn't one word in this RAD Plan that says the City of Millville is going to take anybody's home away from them. I think it's just shameful that maybe that word has been put around in the community. So, I guess I'd like to end or before I turn it over to Kim, by just giving you a few...in here is the reference to the neighborhood plans and I'd just like to reference a couple of things in that plan. It says "Community building starts in a municipalities building blocks, it's neighborhoods, Millville has recognized the neighborhood based planning philosophy for nearly a decade. The neighborhoods have specific plans that are adopted by reference as part of this RAD." This is all done through the associations and it's all done through the neighborhood council, which is the citywide organization, the associations, I work through. Finally, the RAD project allows long-term planning and multi-year financing commitments that will result in a systematic revitalization effort, including housing rehabilitation, homeownership, infrastructure improvement and streetscape enhancements. Equally important are the problematic commitments made possible through the RAD. Ensuring increased Community Policing, Code Enforcement and project administration will give residents not only a sense of progress, but also hope for a brighter future for themselves and their children. That's what this is about. It's about empowering people, it's about giving people and their children opportunity and it's an investment in the future that will positively, in my opinion, affect every person in the City of Millville. Thank you."

Mayor Quinn: "Thanks Don. Kim."

Kim Warker: "I think Don did a very good job in explaining the RAD and there's only a few things I will add, because he asked me just to comment on how we work with the neighborhoods to actually come up with the projects. I think probably the best way to put this RAD into perspective would be to say that we tried to make an initiative that takes future dollars we will receive from development and create a future in our neighborhoods. I think unlike many Economic Development officials, Don and our consultants understand that Community Development, creating a City that's livable and vibrant and safe for families is every bit as important to the City of Millville as creating Economic Development and in generating jobs and ratables and financial assets. I think that's a very fundamental difference that sets us apart from a lot of other communities and it's a fundamental difference that sets us apart from many people that are not in favor of this particular initiative. So we're taken Economic Development and we're using it to create community development in areas that need investment, in areas that we have not seen a private sector be able to do that on their own and that's the premise of this RAD and I really thank the architects for creating it that way. So, very simply we have Economic Development, we have new businesses, new Capital investment, new jobs, new street improvements, new products and services for people and we're not going to settle for those benefits alone from development, although they would be sufficient in themselves. But, we're going to use the dollars collected from that development in addition to those benefits and pour it directly back into the areas of the City that need out help. So, to create this RAD and we've taken a very different approach than even some other communities in New Jersey will take in developing RAD's throughout the State, because we wanted to make this RAD benefit neighborhood

redevelopment. So, we went to the neighborhoods and we went through the council and through each of our organizations and we went to neighborhood summits and we simply asked people, we did what we're not very good at doing most of the time, we're very good at telling people what we think they should do and how we can help them. But, instead in this instance we asked them what kind of help they wanted. So, it's very much a program that's about people that live there, it's really not about making it look nice or having better houses, it's about asking the people themselves what do they want to make them stay in Millville, to make their children want to come back to Millville to make them want to remain in Millville. So we asked them what would make their neighborhoods safer, cleaner, better to live in and they told us and that is what is in this plan. The plan reflects the priorities that people gave to us. It reflects a lot of listening, a lot of trying to be open minded, and trying to work together for solutions. I think most importantly of all it reflects a level of trust and commitment that we have built up between people who need our help and leaders who can create the resources and make the hard decisions and take the risks to make their concerns become initiatives and to become reality. So, it is not about pushing people out of any neighborhood, but it's about keeping them here and keeping them safe and having the same high quality of life across the city. This has not been a process in which the people that will benefit have been left out or will be pushed out- it has been a process in which the people who will be affected have helped to craft the projects to be funded. And I would like to thank the residents for contributing to the solution. The other thing I would just add, this is much different from our other policy initiatives, because as revenues build up, we will now have a pot of money large enough to have real impact to make real impact in the neighborhoods. We won't have to think about one house at a time, we'll be able to think about one block at a time and I think this will really help us accelerate how we can improve these areas and it's very important, because in order to sustain some of the redevelopment we've done in the downtown and other areas we have to have residential neighborhoods, we have to have residents that are creating a need for our services. We have to have them in a safe and healthy environment. The only other thing, I think Don covered Eminent Domain really well and the only thing I would say about is there's an article in the paper today, quoting the public advocate of the State of New Jersey on a speech about Eminent Domain and I think it really reflects the same philosophy we have in this plan. Because, he said Eminent Domain for redevelopment should be very rare, but not entirely impossible and that's really the philosophy we have here. Because, there are problem properties in these neighborhoods, there are areas that are causing a lot of problems, whether that's crime problems, whether that's abandoned property, vacant, code violations. So, there are properties that really...we need to have this tool available to us as a last resort and I think it would really be very helpful even in just getting the properties repaired and fixed, not even purchased. But, it allows us to have that ability to force something to happen with the properties. I think if you spend any time at all in this district you'll understand that there really are some properties, some contaminated sites and some sites that are contaminating the neighborhood that need to be removed and many times just the possibility of using this tool would work. But, I think the public advocate summed it up very well in that, we'll use it very rarely, but we don't want it to be entirely impossible, we want to keep that tool, because there are situations and I'm sure people in the neighborhoods can tell you tonight of situations when they stood before the Commissioner and asked them why aren't you using this tool in my neighborhood."

Mayor Quinn: "Okay, I'm going to open this up for public hearing and because there are so many people I know that would like to speak I'm going to have to ask you to limit your comments to approximately five minutes, so everyone gets a chance or so everyone will have an opportunity to speak and I'll open it up now officially for public hearing."

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

Betty Monteleone: "Betty Monteleone, Briar Drive. I have great respect for Mr. Ayres, but I...today more questions arose than were answered. One, how are these people who want these houses rehabbed going to be able to afford to stay there, because the taxes in Millville have gotten so high, even the people that have houses already that don't need rehabbing can't afford to stay here? That would be my first question. My second question is, he...I disagree with the people that are most affected are the people in the zone. The people most affected are the people out of the zone, who are going to have to help pay for all this. Even though we're giving up tax dollars, because fifty percent I understand we're going to get, but most of this is going to affect us outside the zone. Every time we turn around we're getting tax increases, tax increases. There is already tons of programs to help the poor. If these houses are so dilapidated, why hasn't the City already claimed them? Because we have zoning laws, they could've already been ripped down. There's nothing wrong with open-space if they're that bad, you don't need a RAD to do that. There's all kinds of programs, there's programs for health, there's prescription, there's food, there's tons of programs. You name me one program that helps the middle-class. Sure, these areas are bad areas in need and maybe need help, but you're destroying the middle-class in Millville, there's not going to be any left and all these jobs you're creating, they're all low-income jobs. How do you expect people to pay the taxes, that you sit here ever since you took Commission seats, and raised every year? You're forcing the people who can pay out of the City, except for the rich. Now, I want one program that helps us, just one, the middle class, give me one. You are creating another program to help those who already, if they apply, can get help. The people who are on social security, they can't get help they're on that borderline, they just make a little too much so they can't get prescriptions. I hope you understand what I'm saying. The people of Millville have spoken, they don't want this RAD, end of subject. You shouldn't go any farther, you should do what the people who elected you want. They do not want it and if you don't believe me, you put it on the ballot and let them have a voice, because they don't want it. Thank you."

Dale Gravett: "I'm Dale Gravett, I'm the Director of the Housing Authority and the Holly City Development Corporation. The first thing, I and I'm also expressing the opinion of our Board of Commissioners of both organizations. I want to applaud the City of Millville for taken this innovative approach to producing this revenue. I think as Don Ayres mentioned and as a sub-point to the previous discussion or point that was just made is the choice of one point five million dollars in fifteen years in this one project we were talking about or twenty-two million dollars. The twenty-two million would not exist, the possibility would not exist without the RAD. I've got some written comments and I'm going to read to you and as I said they also express the will of our Board of Commissioners. Through this letter in accompanying public testimony the Millville Housing Authority wishes to express its support for the creation and operation of a Revenue Allocation District. The funds generated by such a district will be a huge boost to

revitalize Millville's core neighborhoods, and by core neighborhoods we mean the three neighborhoods that we talked about earlier. Throughout its history the Millville Housing Authority and its subsidiary the Holly City Development Corporation have been proud to partner with the City to build and operate affordable housing. This is including both the building of affordable rental apartments, which I might say are mostly eighty-five percent for senior citizen in Millville and the construction of For Sale housing. We are currently involved in a program to produce seventeen units of For Sale housing in the Third Ward area of the City and we're getting ready to start the construction of a brand new 85 unit apartment building for senior citizens. That's one hundred and two units of affordable housing. My next statement is probably the understatement of all time. It says securing the financing to invest in our neighborhoods is certainly no easy task. It is unbelievable. When you try to build housing, purchase and renovate housing in areas that when you go in and make an investment and by the time you've made the investment you've spent more than the investment is worth. So, do you wonder why the private sector doesn't invest in these neighborhoods? You can't do it, you can't make a dime, you're going to lose money. That's the purpose of something like this Revenue Allocation District. Many of the past sources have dried up that we've been involved with, but if you want to bring needed improvements to our neighborhoods, we must identify local sources and this is a local source and find away to leverage those dollars with investments from the private and public sectors. The RAD can do just that. We've worked in these core neighborhoods for years. I think my Modernization Director's here, Jim Hertig, we've literally been in, I would say a couple of hundred houses inside in the last ten years looking for houses to buy, purchase, renovate, sell, various programs and to date I'll say, if we found one that would be considered acceptable by current code standards I'd be almost exaggerating. That's how bad the situation is. We're dealing with some really deteriorated housing. What I wanted to say is that and one point that I really wanted to make is I believe that we really have to admire the resurgence of activity on High Street, The Arts District and all of that, but being a planner, having a degree in planning, one of the things that I wanted to say is we got to face an impending problem I think and that is that whenever you have the development of a district like that, if you don't have a strong residential component you're going to have real problems sooner or later. This could help revitalize the neighborhoods that are around that central district and help us to prevent that kind of problem from occurring. We would like to participate in the future development of these districts and we lend our total support to it. Thank you."

Jane Christy: "Good evening Commissioners and Mayor. I'm Jane Christy 633 Dove Drive, Millville, New Jersey. Our business is located within this RAD District. I think this is a good thing for Millville, it's a source of funding that is becoming very rare these days. I see it from the State point of view and from the Federal point of view. It's getting more difficult all the time and for you not to take advantage of this would be a real shame. Other states call this a Tax Incentive Financing District or a TIF. The list, I picked up the list here I hadn't seen this before, but I picked it up on my way in, is quite impressive. In fact, it has Cincinnati on here twice and...oh no it has Cleveland on here and Cincinnati, but two places in Ohio. Dr. Kim Warker and Dawn Watkins, who is the Third Ward Advisory Director at the time visited Cleveland and we saw what was being done out there. I have to add that I went on my own ticket, no one paid my way so there wasn't any cost to any of the taxpayers. But, we were quite impressed with what was going on there and we saw that revitalizing neighborhoods was the way to go.

I feel that this is no time for Millville to step backward. As I understand that Millville Gardens is one of the area, one of the prime targets and as it stands at this moment and I just went by there a couple of days ago, Millville Gardens is a poverty warehouse. I think the sooner we address this problem the better for all of us. I must tell you also, I am so impressed with Third Friday and what has happened in Millville the past ten years. It's just amazing what you've been able to do. I like to visit Key West and I thought last Friday, while I was down there it's looking more like Key West all the time. As I say I like to visit Key West, but I always come home, but I'm proud to live in Millville and several years ago my husband Matt Christy and I made a long-term commitment to do what we could to try to keep our community healthy. Recently, my daughter Becky Christy, in the last few years and my son-in-law, John Wettstein have also made this commitment. Millville and the people living here have created an atmosphere of the possible and I want to quote the "possible". Now, City Government has a chance of bringing a range of resources that will not only stabilize our City, but will continue to give Millville new life and direction. Regarding Eminent Domain, I just want to speak a second on that, just mentioning Eminent Domain puts fear in our hearts and fear seems to be a way of life for us these days. I don't need to tell you where that's coming from. But, no, Eminent Domain should not be used unless it's absolutely necessary and absolutely justified and I agree it should come rarely. One thing we know for sure change never ends for when it does our community will die on the vine, it will just dry up and that's what I call fear. That's fear. So, Millville I see our City, our schools, our churches, many programs and our downtown full of people caring about each other, working to make a difference and this working together, this caring for each other is by way of our neighborhoods and by strengthening our neighborhoods we make Millville stronger and more livable. Yes, we need RAD and we cannot afford not to have it. Thank you for this time."

Levi Bell: "Good evening everyone, my name is Levi Bell. I would like to commend the Board and the Commissioners for taken such a bold step as this RAD Program. I represent Zelphy's The ????? of the Arts and we are also homeowners and live in Center City. I think it's a wonderful program that can help build, rebuild Millville. I'm proud to say that we invested quite a bit of Millville in downtown Millville. I would like to, I guess one of my questions would be, is there a mechanism or a formula built into this RAD Program that would help people that have already invested a large amount of dollars into an area to help offset some of these expenses?"

Mayor Quinn: "not if they have already occurred, no."

Commissioner Shannon: "it comes with new development."

Levi Bell: "Just new development... Okay, well continue, well I'm proud to say that I'll probably be partnering, hopefully with AHOME to help do some redevelopment, because the other hat I wear is electrician, I'm a master electrician with Bell Electric Company and we also operate out of the Center City. So, continue the good work and I'm looking forward to working with you."

Mayor Quinn: "Thank you, Levi."

Diane Mullee: "Diane Mullee, 1 Cleveland Drive, Millville. I used to be proud to live in Millville, now I'm scared spitless. Jane mentioned that Eminent Domain wouldn't be used unless absolutely justified. One of my questions is justified by whom and

who deems the necessity? Mr. Ayres said that seven hundred thousand dollars was allocated for property. So, I'm wondering why in this document it says, "neighborhood acquisition and demolition three million three hundred thousand dollars". That's a heck of a discrepancy. Can someone explain that?"

Commissioner Derella: "I don't really know your question, I mean it was explained that it was for acquisition and potential demolition. There's already been over a hundred units in these various neighborhoods over the last nine years that have been acquired by the City and have been taken down. Not through Eminent Domain, not through any of those other issues."

Diane Mullee: "What I'm questioning is Mr. Ayres said it was seven hundred thousand dollars."

Don Ayres: "Yes, I can, that's easily explained you're looking at a chart that has the first group of projects. It has a shopping center, reimbursement of two point five million dollars and then it has the list of first neighborhood projects and under that it says seven hundred thousand dollars. Does it not? And then lower it says future, this is going out for future years when there are new projects or new sources of funds and under that it says three point three million dollars. So, the seven hundred I referenced is directly tied to the shopping center, which is the project we have in hand now and it's clearly listed in the document as the Phase I Neighborhood Projects. Just as the one hundred and forty units of Housing Rehab are, just as the infrastructure is and then there will be additional, as additional funds come forward with new projects, such as we hope the Riverfront Redevelopment and then we will get additional units. You're only talking at the cost of appraisal, acquisition, soft cost, demolition, you're probably talking forty total units over a vast area in three large neighborhoods over a five to fifteen year time period. It's not a lot of units, but it clearly says seven hundred thousand on the chart that's in the plan as Phase I Neighborhood and three point three million as Phase II Neighborhood. Okay?"

Diane Mullee: "Okay. I have another question. A Feasibility Analysis for restored theatre has been completed by HRNA of New York. A preservation plan has also been prepared by Watson and Henry Associates. Is that not a duplication? I mean we're already spending millions of dollars on surveys and people doing studies. I'm also wondering why it would cost seven million dollars to restore a theatre? My next question is the City will designate its Economic Development Director as its RAD Project Manager. The City will also hire a RAD Financial Officer, who will report to the Chief Financial Officer. The cost is estimated to be two hundred fifty thousand dollars per year. Is that not another duplication? Why do you need a Financial Officer to report to a Financial Officer? Another question I have is this statement, "the developer is not prepared to proceed without one point five million dollars in infrastructure improvement costs being covered by the City. Who's paying for it? It also says in here, "neighborhood improvements, which would not be possible without RAD Financing". I know we've talked about the Third Ward and everything and I'm wondering if there's a list somewhere of what improvements are planned? The projected revenues and guarantees as presented by the City of Millville with respect to each of the contemplated projects will not pose inappropriate risks or undue financial hardship to the taxpayers of the community. I'm having a real problem with that statement, because I see a lot of hardships coming. I see a lot of undue financial hardships coming to the taxpayers of this community and it's real easy, no disrespect intended, to sit up there in suits

and ties and, money, and tell us what's undue or what isn't undue when we're struggling to even pay our rent let alone all the improvements. Thank you."

Thomas Corraliza: "I'm within the City limits on 6th Street and I have a couple of questions. One question is that it was brought to my attention that they paid seven million dollars for a movie Theatre to get fixed?"

Mayor Quinn: "no that's the estimate..."

Thomas Corraliza: "from RAD money?"

Mayor Quinn: "it's just an estimated cost..."

Thomas Corraliza: "well, it might be an estimated cost, but I do know one thing, when the sewerage backs up it floods into my basement and they can spend RAD money on other things besides fixing the sewerage system and I'm sitting at home in shit, other peoples stuff. I mean excuse my language, but...I don't think that's right. I mean I am a taxpayer just like everybody else here and according to the way your taxes are going up I think I should have the sewerage system fixed at least. I mean..."

Mayor Quinn: "yes sir they should too. Did you call the Sewer Department and report it?"

Thomas Corraliza: "I mean I don't mind paying taxes, but I also, I mean I own a company, I own Busy Bee Incorporation. I don't know if some people might know me or not, but we do the apartment complexes for a living and what we end up doing is like Delsea Gardens, Wade East and..."

Commissioner Shannon: "Excuse me Mr. Mayor, is this pertaining to the RAD or is this something that should be at the end of the meeting?"

Mayor Quinn: "no, you need...this should go at the end of the meeting, I mean tie it to the RAD..."

Thomas Corraliza: "well, what I'm curious about is that if they keep on raising taxes I expect something out of it, not seeing the same street fixed over and over again. I mean I could see the neighborhoods fixed, but I mean spend the money right."

Mayor Quinn: "Okay, thank you."

Bonnie Schwegel: "Good evening gentlemen. My name is Bonnie Schwegel, I reside at 2600 S. Second Street in Millville. In the beginning of the meeting Mayor Quinn you had brought up, you know, all of this blown out of proportion Eminent Domain that everybody is so afraid of. At September 5th's meeting Resolution No. A- 5563, you yourself put it in the writing and that's why everyone...Resolution authorizing professional service contract with Greenbaum, Rowe, Smith and Davis, in connection with legal issues related to redevelopment, Eminent Domain, this has come from the Commission. Can you understand why we're afraid?"

Mayor Quinn: "I can understand, yes."

Bonnie Schwegel: "Okay, because you had questioned where that came from, okay, well there it is..."

Mayor Quinn: "thank you."

Bonnie Schwegel: "and Miss Warker, which I never had the opportunity to meet, I am meeting with Ron Chen, okay. He's the P...and she is correct he did...there was a little write up in the paper about Eminent Domain, but there was much more in the write up, because he's the People's First Advocate. They had done away with that in '94 and just this past April they brought that back into, okay, and he, as a matter of fact, he sues institutions and cities and whatever that proceed with Eminent Domain, they shouldn't be. And his...there was...she had stated that he felt that...how do I put this, he felt that Eminent Domain should rarely be used. And I'm correct?"

Commissioner Parent: "yes, Bonnie that's what he said."

Bonnie Schwegel: "Okay, well, but what he did state also was that the components that put together Eminent Domain are so widespread and cover such a large amount of territory that the Governor's Mansion in Princeton could be taken before Eminent Domain, because it is not utilized. Something that is not utilized in the State of New Jersey can be taken for Eminent Domain, which means Drumthwacket if you so desire to take it, you could take it..."

Mayor Quinn: "thank you..."

Bonnie Schwegel: "so if they can take the Governor's Mansion, they can take my 1300 square foot rancher."

Mark Parole: "Good evening, Mark Parole, 112 East Pine Street, Center City. I wanted to thank the Commission, I wanted to speak tonight, because I wanted to...I'm a three year resident of Millville, I moved down from Philadelphia. We have been really impressed, because my wife and I use to go to Fortescue 10 years ago and we saw, 15 years ago and saw the downtown. You basically drove through it and we didn't think anything of it, but you know, when we saw the tremendous improvements that have gone on. I think you have to step outside of Millville and see other small towns, I went to school in Indiana, Pennsylvania. A lot of small towns have allowed themselves to die on the vine and I've invited friends down to the City and they've been very impressed by, you know, High Street and also we wanted to show and let the Commission know that they've taken a big chance on investing on a downtown that was dead. Putting, you know, investing in an old men's store and turning it into a Community Art Center, which is open to the community. I'm, you know, I'm...in a way I'm afraid, just like some of the people who spoke, because I'm thinking some folks would rather not have any of that going on, because it's tax money. Because, sometimes I think we tend to know the value of nothing and know the cost of everything and sometimes you have to make an investment in order to get a payoff. Yes, I do pay taxes and my real estate tax have gone up. With this, as I see it, it is going to further improve the City of Millville and invite investment, which will mean jobs, which will offset future tax increases I think. Because, as I read in the paper most of the tax increases are for public safety. Well, what do you need public safety for? If you have bad neighborhoods. I've walked down Sassafras Street, not even sunset, twenty people converging, you know, and that's threatening. I mean I don't like to pay more money, nobody likes to pay more money, but the cost of being afraid to walk three blocks from my house in the middle of the day. I think you have to invest before you can cry wolf in saying Eminent Domain, so I oppose everything. I want to thank the Commission, I've read the paper and it takes a lot of guts to do what you do and I myself and other people I know from Center City, who do pay taxes by the way, thank you. The last thing, in reference to the folks opposed to it, I know what their against, but I would just like to

know what they're for. How would they do things differently if they were sitting up here? What would they propose? You know, I'm just curious and maybe I'm naïve, but I think you have to invest in yourself, you know. In order to get a car I've got to pay payments on a car and that includes my quality of life, it's a little thing. But, I think I want to thank the Commission and I think it's important to...I think the Levoy Theatre is worth an investment, you'll bring in entertainment, you'll have things for kids to do and thank you very much and keep up the good work."

Mayor Quinn: "thank you."

Bob Testeroni: "Good evening Mayor and Commissioners, I'm Bob Testeroni, Howard Street in Millville. Can everyone hear me?"

Mayor Quinn: "Yes, Bob."

Bob Testeroni: "Okay. I guess my first question would be directed to, maybe you or Mr. Ayres. Was there an impact study done on RAD?"

Don Ayres: "Yes, there is a fiscal impact section in the RAD Plan."

Bob Testeroni: "Was there a negative impact as part of that report, because I haven't heard anything negative come from everyone yet?"

Don Ayres: "Is there a cost of doing things? Yes. Was there a negative fiscal impact? No. A lot of it relates to the fact that there are built into the plan conservative estimates so that, for instance, 17.5 percent of the tax base of the City is the size of the RAD. So, you have 82% of the tax base is outside the RAD, so that's a conservative size RAD. Also, the State of New Jersey, believe it or not, wanted us to take 100% of the money and we said, no. We need to show that there are tax revenue flowing throughout the City to benefit everyone in the City while we're turning the neighborhood around, so it too can benefit everyone and that's the 50% number. So, it is a positive impact, because you're doing projects that are spurred by the RAD."

Bob Testeroni: "Okay, now, if you don't mind? The shopping center, we said, two and a half million dollars is going to the shopping center..."

Don Ayres: "That's correct."

Bob Testeroni: "now, I wasn't present at those meetings, I'm sure you don't remember seeing me there. We've already committed two and a half million dollars to them, before we even took a vote tonight? Is that what you're telling me?"

Don Ayres: "That's correct and we said that we would back it up, we would back it up with UEZ funds if we had, but that would prevent us from doing some things with UEZ funds, such as providing UEZ Police Officers. We have not spent that money and the shopping center people to their credit have not asked us to put the money forth until the RAD is in place."

Bob Testeroni: "Now the RAD's in place can you take money out of RAD to provide police protection for that area?"

Don Ayres: "No."

Bob Testeroni: "No, okay..."

Don Ayres: "Cannot use it, we wanted to help provide even more police for the area, but the Local Finance Board decided that and Dr. Warker has gone and gotten Weed and Seed money, which is to her credit and can be used in that area. But, we think the statute allows it I believe, Mr. McManimon, but the Local Finance Board said Code Enforcement fine, Community Policing no."

Bob Testeroni: "Okay, so that could be a part of a negative impact. Okay thank you..."

Don Ayres: "It doesn't decrease the amount of police, so I don't see how you can call it a negative impact, unless it decreased the number of police..."

Bob Testeroni: "Well, unless you spend anytime up there at the shopping center we're currently covered by our Police Department, you'd understand why, because they spend a lot of time up there, which pull them out of the City..."

Don Ayres: "the UEZ funds can cover the shopping center, in fact there are two Patrol Officers paid for by UEZ monies that will cover that shopping center. UEZ funds cannot be used in the neighborhoods."

Bob Testeroni: "Well two police officers won't be sufficient. I can tell you that now and I think Chief Harvey will agree with that. Is there a plan for making up the lost ratables that we're going to realize with this? Because, with the money going into the RAD, that has to be made up somewhere else."

Don Ayres: "We do not lose ratables. What we're doing is sharing new ratables. We're not taking any ratables that existed before the RAD and taking away from them..."

Bob Testeroni: "Any new construction?"

Don Ayres: "and if there are tax increases they will affect the residents of the RAD too. But, the Union Lake Shopping Center is something that's been facilitated by the RAD, as I read from the Target, so we are taking a portion, we're taking 34.3% of the new revenues and putting them in the neighborhoods, 15.3% of the new revenues and using them for the shopping center improvements, which were needed in order to get the shopping center there in the first place and go from the 1.5 million in tax revenues to the 22.9 million in tax revenues and we're taking 50.4% of the new revenues and spreading them throughout the City through the City, County and School Tax Revenues."

Mayor Quinn: "thanks Don..."

Bob Testeroni: "When this passes tonight is there a plan to borrow money out of RAD?"

Don Ayres: "the RAD will not be borrowed money out of RAD, but the way to get the impact into the neighborhoods and to meet our commitment to the shopping center is to do a Bond Ordinance that will be paid for entirely by the RAD revenues that are in the RAD fund..."

Bob Testeroni: "but, there's no money in the RAD fund..."

Don Ayres: "so you will be able to spur the \$8,130,000.00 in immediate improvements and our obligation to the center through Debt Service that is paid entirely by that dedicated fund will not affect the 50.4% or the eleven million plus that will go into the City, County and School coffers."

Bob Testeroni: "Okay. So, the time when we raise our taxes 20%, we're borrowing money. Are we doing something wrong in this City..."

Mayor Quinn: "Bob, no, that's not correct. Yeah we are borrowing money, but we have a designated place to get the money to pay that back. What I think you keep missing..."

Bob Testeroni: "It's projected revenue..."

Mayor Quinn: "Bob when that was there before we did all this, before we had the shopping center in, those buildings, there was a blighted gas station that was out of business, Gerry Ushler had a building that wasn't working, you had the Dollar Store, you had Pizza Hut, you had a billboard and the doctor, the veterinarian. All of those, all of those generated to the City of Millville, was it 1.5 million?"

Commissioner Derella: "over 15 years..."

Mayor Quinn: "over 15 years 1.5 million is what we were getting. Okay. So forget the RAD for a minute, just pretend that isn't even a factor. Take a look at now what we're getting that's a \$55,000,000.00 shopping center, which will give us \$11,000,000.00 dollars in ratable every year. Instead of 1.5 million. So, no matter how you, I mean I'm amazed, look around this town. Look at the building that is happening, look at the ratables that are coming and these are good things."

Bob Testeroni: "Mayor understand something. This is not a personal attack on the Commissioners..."

Mayor Quinn: "I understand Bob, I think people aren't..."

Bob Testeroni: "I think what the Commissioners are doing is great in Millville. We need to slow down. We're totally out of control. You couldn't run your business like that and you wouldn't run it like that. You're a business man, you would not run your business like that or you wouldn't have one today..."

Mayor Quinn: "I sure would, I'd love to be able to go 10 times more..."

Bob Testeroni: "no, you couldn't run your business like that..."

Mayor Quinn: "okay, well..."

Bob Testeroni: "you could with other people's money, but... Now you brought up, so we'll have to speak on that now, because you brought it up and it's in the RAD District. We talked about that gas station that was up there falling around itself and there's no question it was and that shop store that was up there that was falling around itself. My question is we have departments that oversees this and not one citation was ever written on them. Not one citation was written against them for those building and then all of a sudden we invoke Eminent Domain, because that's our reason to take it..."

Mayor Quinn: "Eminent Domain did not go to those buildings and that's not the case. The Eminent Domain, the only place it was actually absolutely put into place was the billboards, which paid about \$500.00 a year in property taxes. That was the only one..."

Bob Testeroni: "only because you twisted their arm. You were going to use Eminent Domain..."

Mayor Quinn: "NO, that was Eminent Domain, we didn't twist their arms, we put Eminent Domain on that. So, you would like to stop a \$55,000,000.00 shopping center to save Viacom's Billboard that gave us \$500.00 a year and give up \$55,000,000.00 a year..."

Bob Testeroni: "Mayor do you really believe a thousand minimum wage jobs is going to sustain people in Millville..."

Commissioner Derella: "It's going to have to..."

Mayor Quinn: "okay, well, we're going to have to..."

Bob Testeroni: "I don't know what I'm missing, but I'm missing something..."

Mayor Quinn: "Well, you know what I'll be at the next neighborhood meeting and we'll talk about that. Okay? Thank you."

Bob Testeroni: "Okay, well I guess I'm done huh?"

Mayor Quinn: "Yeah, please."

Commissioner Derella: "Mr. Mayor we did send Notice of Violations to the gas station on several occasion to have them clean weeds, grass, trash, as well as several items that were there. The auto body shop that was no longer working in the parts managed to keep their weeds cut and made their building at least respectful in regards to its upkeep. But, again on the dilapidated gas station we have on record several notices in regards to the condition up there and they had to comply."

Emil Van Hook: "Thank you Mr. Mayor, Emil Van Hook. First of all I would like to thank you for the opportunity for allowing the public to speak on this particular issue. It's always good when people have an opportunity to have a free and open discussion on issues affecting the community. I'm going to ask your indulgence, I may go over five minutes, but not much. But, I will say this that, you know, my heart has been with the City of Millville ever since I've been born and my family has had a business on High Street, which has been there since 1907. We are, outside of maybe Christy Funeral Home, I think the oldest continuing operating family in business in the Center City area..."

Commissioner Shannon: "I'm close..."

Emil Van Hook: "your close, your close, but we'll be 100 years next year..."

Mayor Quinn: "congratulations."

Emil Van Hook: "and while our oldest son will, you know, is not coming...is not in Millville now, but hopefully he'll come back. But, our youngest son is going to be coming into the family business as well. I would also like to point out that, I mean our commitment to the community goes back to when my great-grandfather was one of the five men that blew the world's largest bottle of Whital Tatum."

I've also had the opportunity to work with Kim Warker on a lot of neighborhood projects and Millville has a tradition as you know of working with improving the neighborhoods and this goes back to the late 1970's, actually the early 1970's when we started with the old Third Ward, which is an area of which I understand is still part or under consideration for some additional work??? When this City replaced all the curb and gutter in that area and did a significant amount of housing rehab and Kim will remember when she and I stood and walked the Commissioner of the Department of Community Affairs throughout several neighborhoods and we have spent millions and millions of dollars over the years in our neighborhoods and this to the credit to this City and to the staff. Surprisingly I agree with Don on many of Don's remarks tonight. He's absolutely correct when he talks about Eminent Domain being part of the Redevelopment Zone and not the RAD. But, as someone said earlier tonight at the last meeting you passed a resolution hiring a law firm to deal with Eminent Domain as it was with redevelopment. Now, I know, I know how much we spent on Eminent Domain for the shopping center, and know that I'm not for stopping a \$55,000,000.00 ratable. Okay."

Mayor Quinn: "thank you."

Emil Van Hook: "we spent \$70,000.00 in legal fees for Eminent Domain, this City did..."

Mayor Quinn: "lawyers aren't cheap are they?"

Emil Van Hook: "I know their not, and if that was just for the billboard, that's a lot of money..."

Richard McCarthy: "it's reimbursable by the developer..."

Emil Van Hook: "and have we been reimbursed? Now, I've read a statute c52:27d-464, submission of the Ordinance as an application and it says here, that when an Ordinance, a RAD Ordinance, establish or many a district has passed first reading it shall be submitted as an application together with all attachments etc., etc., to the Local Finance Board, and that's the Department of Community Affairs, and the Board shall approve the ordinance if it determines that it has 8 criteria and I believe it has 28 days to do that. Have we submitted this to the Local Finance Board and do we have that letter?"

Mayor Quinn: "Ed, here's one of those expensive lawyers, Emil..."

Emil Van Hook: "I know, in fact I know Ed, we had a nice chat at dinner..."

Commissioner Parent: "Who paid?"

Ed McManimon: "I was all by myself..."

Emil Van Hook: "Ed paid his, I paid mine..."

Ed McManimon: "we just happened to be in the same place at the same time. The Local Finance Board on July 14th adopted a Resolution as a result of an application that was submitted by, on behalf of the City in October of 2005. There were six separated additional submissions at the request of the Local Finance Board. In February they actually adopted a resolution making all of the finding that you referred to in that specific section, but they have the wording of the resolution. So, subsequent to that the staff asked for additional documentation, which was provided on two or three

additional occasions and on July 12, 2006 the Local Finance Board after all of this submission adopted a resolution that specifically made each finding, that the statute that you referred to, requires them to make and I have a copy of that..."

Emil Van Hook: "and I have a copy of that letter too and I appreciate it, we got that earlier today. But, that's not what the statute says, the statute says "after the ordinance is passed on first reading" not back in July, after it's passed on first reading. This Ordinance was passed on first reading two weeks ago."

Ed McManimon: "actually this Ordinance was adopted on first reading on August 18, 2005. They had originally introduced this Ordinance on August 18, 2005 and the application was submitted on August 24, 2005 to the Local Finance Board and it was heard, as I indicated in this sequence of events and I could go through the sequence of events. The reason it's being, it was introduced again two weeks ago is because the Local Finance Board, as part of its finding required to reintroduce the Ordinance so that we could make the changes that were the product of the rather lengthy process that the Board, the Local Finance Board put us through. So, it was the State of New Jersey, the Local Finance Board that has the oversight over this that imposed that requirement on us. We actually were required to redraft the preliminary Revenue Allocation Plan, which was, again, initially introduced on August 18, 2005, Mr. Henry's firm, The Atlantic Group, with our firm put through that redraft and submitted a redraft to the Local Finance Board as part of the ultimate language, which they wanted for the July 12, 2006 Resolution."

Emil Van Hook: "Alright I will bow on your technical expertise on that issue, however I, frankly I question whether that actually meets the spirit of the law..."

Ed McManimon: "I would say it meets the actual wording of the law, as well as the spirit of the law. My opinion, my humble opinion."

Emil Van Hook: "Alright, on another issue. On Table 3, as Don eloquently referred to earlier. Out of the RAD and I think it should be pointed out that this RAD is not new money. This is not money that is going to be obtained from Trenton or the Federal Government. This is all property tax money. Now, anything and everything that you can do with this RAD money, because I understand what you're going to do is borrow, you're going to bond all of the money that you're going to use for the improvements and use the tax money to repay the bonds. Is that correct?"

?????: "yes"

Emil Van Hook: "that is correct?"

Ed McManimon: "That is exactly correct."

Emil Van Hook: "Okay. Now, there is nothing that would preclude the municipality, notwithstanding the RAD, to bond the same amount of money for the same projects without straight jacketing the Commission for 15 years. Is that not correct?"

Ed McManimon: "That is correct. The City has the ability to issue debt and undertake these improvements without having to form a RAD. The difference between using your redevelopment powers and in this instance using the RAD, is that by creating the RAD. The City creates an identifiable long-term, sustainable, dedicated revenue to

pay for these improvements so that they can say to the district in which these improvements are being made that those funds will come from the improvements that are made in that district. They can say to the people who live outside the district that the funds to do these improvements are going to come from inside the district with revenues that currently do not exist and will be generated only by virtue of these improvements that are going to be made. And, just to finish the point, someone made an offhanded comment about these are only projected revenues. Well, the revenues we're talking about right now are only the revenues that are coming from Target and Goodmill. Those are signed financial agreements for projects that are virtually done and when they are done, they will produce these revenues. This isn't a projected project, this is an existing project that is virtually done and we'll produce the revenues either at the end of this year or the beginning of next year..."

Emil Van Hook: "and I totally agree with you and I'm not trying to cut you short, but I'm sure my time is going to be cut short. However, Phase I total is \$8,130,000.00..."

Ed McManimon: "correct."

Emil Van Hook: "It is true the City could introduce one single bond issue for \$8,130,000.00 and accomplish the same thing as the RAD, allowing a full funding of all the projects listed in Phase I, without the establishment of a RAD?"

Ed McManimon: "It's absolutely intellectually correct. That's the choice they get to make."

Emil Van Hook: "Thank you. Now, that is a choice that could be made and none of this could be...we wouldn't even be here tonight, except probably arguing about the amount of money. Now, I submit that \$2,500,000.00 of Phase I- \$8,130,000.00 is \$1,500,000.00 that is going to be paid to Goodmill Shopping Center and \$1,000,000.00 to Target. The Municipal Development Agreements, which the City signed with both of those firms says that the source of those funds would be UEZ money. Am I right? Yes, I am right. Trust me."

Richard McCarthy: "We would have to finance with UEZ money..."

Ed McManimon: "it says they could be..."

Emil Van Hook: "no, it says they will be refunded with UEZ money and if the UEZ money is not available, the City will bond it. That's the, almost word for word language in that agreement, which the City signed. If the City used the \$2,500,000.00 and paid for it out of UEZ money there would be zero impact on the Local Purpose Property Tax. Correct? Yes..."

Ed McManimon: "Again..."

Emil Van Hook: "if it came from UEZ money..."

Ed McManimon: "if it came from UEZ money..."

Emil Van Hook: "yes..."

Ed McManimon: "okay, the UEZ money has a source and a use..."

Emil Van Hook: "as a source other than property tax..."

Ed McManimon: "if they use it for that and not for something else..."

Emil Van Hook: *"correct..."*

Ed McManimon: *"the answer to that would be yes."*

Emil Van Hook: *"Thank you. So, that \$2,500,000.00 would not impact property tax. But, if we include that \$2,500,000.00 in the RAD, which is totally funded, I'm sorry I didn't mean to pound the table, I'm not...I'm not pounding the table. Please forgive me..."*

Ed McManimon: *"you're pounding the podium..."*

Emil Van Hook: *"I'm pounding the podium. If we are using, if we are going to fund that \$2,500,000.00 out of the RAD, WE ARE, impacting local property tax money. Correct?"*

Ed McManimon: *"Not local property taxes as they are currently, only...you're talking about new revenue that's going to come into this City..."*

Emil Van Hook: *"yes..."*

Ed McManimon: *"and you're talking about dedicating a portion of the new revenue..."*

Emil Van Hook: *"but it's paid..."*

Ed McManimon: *"but, that's..."*

Emil Van Hook: *"BUT ED..."*

Ed McManimon: *"well you asked a question, let me..."*

Emil Van Hook: *"no, no, no, Ed, it's coming in the form of property taxes. Now, in the RAD, you know, forget whether we're going to take 50% and put it over here and 5% and 45% and put it over here, it's still coming from either the PILOT, which is a payment in lieu of taxes or it's coming from property taxes from a routine five-year tax abatement."*

Ed McManimon: *"yes, but it's property taxes that you wouldn't have, if you didn't..."*

Emil Van Hook: *"BUT WE DO HAVE THEM..."*

Commissioner Derella: *"no you don't..."*

Emil Van Hook: *"the place is built..."*

Ed McManimon: *"no, because you committed to them before they built it to provide the tax benefits that accrue from these financial agreements. If you didn't do that...and you asked about the UEZ funds, as you know, because you know municipal finance..."*

Emil Van Hook: *"yes."*

Ed McManimon: *"that an agreement cannot be executed unless there's a certification by the Finance Officer as to the availability of funds. They certainly at the time when they did those agreements didn't have the RAD approved and anticipated pursuing the RAD..."*

Emil Van Hook: *"correct..."*

Ed McManimon: "so they certified the availability of funds from those UEZ funds..."

Emil Van Hook: "correct..."

Ed McManimon: "when they submit it to the Local Finance Board, the Local Finance Board said are you going to use UEZ funds and the people who presented the testimony to the Local Finance Board made it clear that if they approve the RAD and and the City Commissioners approved the RAD then the funds for this will come from this 8.1 million dollar bond issue and the UEZ monies will be approved for other things in the City, as they have been for many years..."

Emil Van Hook: "but only in the UEZ zone..."

Mayor Quinn: "alright..."

Emil Van Hook: "and the UEZ zone and the UEZ zone is primarily the redevelopment zone. One other, a couple of real quick points..."

Ed McManimon: "I understand that's not true, but I won't answer that, because I don't know that..."

Emil Van Hook: "oh, I...on the initial application the City applied to the Local Finance Board for five hundred and forty...to be able to utilize five forty thousand dollars in Code Enforcement, which was now, which was subsequently reduced to one hundred twenty thousand dollars. And I will submit to you from experience, not only here, but from all over the state, that Code Enforcement is the most economical and most cost effective form of Neighborhood Preservation that there is, it does more property and it does not impact the neighborhood. The last point is, of the...once you get past Phase I, which I fully admit is going to be funded strictly by Goodmill and Target or any other new shopping or developments in the zone. Phase II, which is the bulk of the money, which is three point three million dollars of neighborhood acquisition. Eleven million dollars for infrastructure and seven million dollars for the Levoy Theatre, and let me say something, I'm not opposed to working on the Levoy Theatre. Let me make it real clear, I own the building next to it, Levoy Theatre gets improved, my property does too. So, I got a vested interest in it. Okay. So, but it says here that the Phase II won't happen until the Airport RAD, which I now understand is dead on arrival. Now, we have submitted a plan, we have developed a plan and we're telling people we're going to do these things when we have no funding source for Phase II..."

Ed McManimon: "we only had submitted and had approved Phase I. That's all that's been...the Local Finance Board asked for a projection of what will happen if Phase I produces the beneficial results of infusing life into this area, so that it will then produce the opportunity for others to follow and then have additional increased ratables. Because, you have additional investment in this area that will then produce additional tax dollars to support the additional improvements that are referenced, in which case then there will be revenue..."

Emil Van Hook: "let me just summarize for a second, me personally..."

Ed McManimon: "just so that you know, I ate dinner in a period of time shorter than your five minutes and you left ahead of me, so..."

Emil Van Hook: "actually I did, but you got there before I did, you came down earlier, as you told me to beat the traffic. At any rate, let me just summarize for a second. I for one am not opposed to neighborhood improvements. I'm not opposed to High Street improvements. I grew up on High Street, I grew up on Mulberry Street between High and Second. There is nobody that knows downtown better than I do from inside out. So, I have no problem with the projects. The problem that I'm having with it is the mechanism which is being utilized here is, in my view flawed from a financial perspective. There is, the City is using this...these property tax dollars, which could otherwise be used all over. And you can fund, fully fund all of these projects, Bond Counsel has freely admitted, through a normal, routine bond ordinance and you would have 100% funding without going through all of the gyrations of a RAD."

Mayor Quinn: "Thank You."

Don Ayres: "Mr. Mayor, I just want to point out quickly. I just wanted to point out that the neighborhoods by and large are not in the UEZ and UEZ funds cannot be used for the Neighborhood Revitalization Projects. And so, if you limited it, which I know that's not what Mr. Van Hook exactly said. But, to limit it to UEZ funds, you leave out the neighborhoods and all those important things that we want to do there. One of the things we're trying to do is create a platform for investment in the neighborhoods to not only give the neighborhood residents confidence for the long-term that there's going to be, as Mr. McManimon said, a sustainable, reliable source of funds into the neighborhoods. But, to also encourage people that will go into, for one of a better term, the opportunity sites such as; along the riverfront where we could create a substantial amount of investment that would benefit across the entire City. But, would also, I mean, you'll see the Levoy Theatre fixed up when it's tied directly to a project on the riverfront where that project can throw off and that investor wants to take on the Levoy as part of their project and so that's where that money will come from a specific investor, who wants to be involved in the Levoy and stay in an office building or hotel."

Emil Van Hook: "Thirty seconds, Mr. Mayor, I beg your indulgence. I appreciate what Mr. Ayres is saying and not only that I will tell you this, I am in the business of buying, rehabbing and selling. I've just finished a third one just two weeks ago. I will commit right now, I will buy five properties in that zone, rehab them and sell them back..."

Mayor Quinn: "that's wonderful, I'm very glad to hear that..."

Emil Van Hook: "there's my commitment, I'll put my money where my mouth is..."

Mayor Quinn: "that's a great commitment, I am proud of you, that's a great commitment. I'd like to see more of those commitments from people who could also do that. You know, let me say that I have had several people who have some willingness to make some of those commitments, but they're concerned about being able to get the property and the Eminent Domain factor. Jim."

Jim Hertig: "Jim Hertig, Center City, you know, that was the first non-if, if, if, I heard out of the whole speech. The last 30 seconds says, I will do this. The rest of them, if this happens, if that happens, you know, that's the way it goes. For those who don't know me, I'm Jim Hertig, I live in the Center City I, yes I'm one of those people..."

Member from the audience: "What are those people?"

Jim Hertig: "Those are the people that some people..."

Commissioner Parent: "Please address, excuse me Jim, point of order at the mic Mayor...Audience we've been great so far..."

Jim Hertig: "sorry..."

Commissioner Parent: "and I commend everyone, please speak to the Commission and people from the audience, please do not speak to the person talking. We appreciate it and I think we've done well so far tonight. Thank you."

Jim Hertig: "Alright, thank you Jim. And I live in the Center City and I have not lived in Millville long, 10 years. I've worked here 15 years, but I believe that in the last 15 years I have helped the Center City through the work of the City, The Ministerial Associations, The Housing Authority and all the concerned residents to make great strides in slowing down the degradation of our neighborhoods. Degradation as I see it from an outsider was from the previous administrators or those looking the other way to make those good old boys rich. They have milked the Center City and Third Ward for all the work they could get and then they moved out. And they said, oh, well we'll let the Center City go, we'll make a single family home and have three apartments and then we'll collect the rent, who cares what they's like, the houses are like, let them fall out we don't live there anymore. This RAD is a way to get money from that area and keep it in that area, it's a great thing. All the neighborhood groups are behind it. Why? Because, it's a way to fund the infrastructure that's needed to make, put back in the Center City what the good old boys took out. We need this and it works very well. If people would only open their eyes and read and understand the principle of RAD we wouldn't have all this controversy at this point. Those who don't read, don't understand and complain. Those who do, get up and support what's being done. Thank you."

Gene Cannon: "How you doing? My name is Gene Canyon from 501 High Street and also LaBottega of Art, my wife's studio. I was in this town about ten years ago, maybe eleven years ago and I worked for a company and we went downtown to do business. And to my surprise, coming from Atlantic County coming over here, I seen board up buildings and distress all over. I went back and I told the company and I said listen, there's no money there. I said send somebody else or else I'm resigning and that's what I did at that particular point. They sent me to another area, Cherry Hill, and I made a few bucks up there. But, you know, I'll tell you something, about four years ago, maybe five years ago my sister-in-law called me up and says, my wife's and artist, and she says we have a possibility of maybe doing a studio. My wife is an artist, she's renting places and she wanted to have her own place and not knowing that I would be coming over and looking at a building, I says I really don't want to go to Millville, I was there it was depressing. I said I don't want to go back there, so she says come on look at it. I went over and looked at it and I deal with real estate too, I've done some real estate in Atlantic City and I was with a lot of big boys in Atlantic City and I knew who made the money. Let me tell you something, over here, I come over and I look at an old building and I like old buildings, but this looked like a tear down to me. But, you know what, we went in and we built the building and it's the LaBottega of Art, it's one of the best galleries in Millville today. If you're ever walking through there I would like to meet you and right across the street we just put the village, ten

shops, ten owners, who could never have their own business before are now there and two more coming. And they're excited, they're excited about Millville and I'll tell you something, I'm here on the weekends and I see that people come in and they're coming in from all over and they're saying, I heard Millville is coming good, I'm looking to do some stuff here. I said go downtown, there's a nice restaurants there, we sent them to some nice restaurants and they come back and they say thank you. And they look around and they say that's a nice village across the street and I say, yeah, I know, we worked hard to get it. And you know that's another thing, I see a lot of people are positive coming from different areas and they're excited about Millville and it amazes me, the people in Millville, a lot of people are not excited, because they got to get out of Millville sometime and see some of the things, see some other areas. They have to go to a place where nobody does nothing. Here we got a Commission and a Mayor that will do things for you, that will help you build and do things and a City that'll help you do whatever has to be done. I see them cleaning up the streets as best they can and this RAD is an excellent opportunity to do it. If you understand financing and look at the big picture, this gentlemen spoke earlier and another couple of other gentlemen spoke earlier, and I think if you look at the big picture and see exactly, not next week, not next two months, six months. The next five years, look at five years, ten years down the road. You think you're going to be taxed out, you're not being taxed out by Millville, it's New Jersey, it's New Jersey. I got a brother-in-law that lives in Philadelphia, I mean up in Avendale, \$13,000.00 a year okay, that's not there, that's New Jersey. Okay. But, I see down here the possibility you can actually go downtown to a nice town that looks good. Ten or eleven years ago it didn't look good, twelve years ago it didn't look good. I didn't want to come back. Well, what happened was we got the studio going and I still lived in Atlantic County. So, my sister-in-law calls up and says we have a house over here, why don't you look at it. And we did, we bought it, it was a fixer upper. That could've been a tear down too, but we fixed it up and we're living in it. I rent the other house out, I didn't have to sell it, we're over here now, I only got ten minutes to go to work, okay, because I work downtown Millville and I'm working around the area. If you drive by the Wheaton House today, it's not white anymore, it's all color, it's paint, it's all painted up real nice. I did that too. Okay. I'll tell you something else, a lot of times you got to, like I said, go out of town, look around and what they've worked for years to get, I'll tell you people don't realize the work that goes into doing something like this and I can applaud, and I can appreciate it and thank you."

Paul Porreca: "Good evening, Mr. Mayor, Commissioners, Mr. McManimon. Sorry, I'm late, I will try hard not to be too long, because I don't know what has been covered before. My name is Paul Porreca. Just a couple of technical points and to also give a disclaimer. I think High Street looks great and I'm for it..."

Mayor Quinn: "thank you."

Paul Porreca: "I go down there and eat, that's wonderful. We're talking here about the technical financing of the projects, the way you go about it, how you distribute the tax burden and things of that nature. Not what you're doing. Look we all have to like Economic Development, because if you don't go forward you go backwards and we'll really have some poverty. So, let's not get into some big debate about, you know, you're against progress, you don't want anybody to have a job. That's just not true. However, I think there is room for honest, intellectually honest disagreement

about how you pay for it and who pays for it and who pays for what and that's what we would like to discuss and that's what we have tried to discuss. I do have to take some exception with some gentlemen saying you don't read the plan. Because, I don't know how many people in here have read it..."

Mayor Quinn: "I know you have..."

Paul Porreca: "two or three times, you bet I have and made some notes and I'm not going to bore you with those in some public meeting where it'll be essentially meaningless. Frankly, I'm sorry to say, even though I think they're very persuasive, I don't think they're going to persuade you fella's to vote the way that I would like to suggest, that you table this for tonight, so that we can have a little clarification on some points. Now, I understand that it has all, I mean after all this is something that has been three years in the making. The preliminary report is eighty pages long with exhibits. There are financial tables that use tax rates that are undisclosed as to what they were. There are a number of things that leave HUGE question marks that I think we have a right to know the answers to before you vote. Then if we know the answers and that we are satisfied that YOU know the answers and you vote and we would vote some other way, so be it. That is the way to get it done, but there are questions here that I'm pretty well satisfied, if we had a little cross-examination session, you fella's don't know the answers to. Now, I understand that the issue was raised about the law that says that the Local Finance Board is to make 8 statutory findings AFTER introduction. I also understand, correct me if I'm wrong, that the response was, well we introduced this in October of last year. Now, I happen to have all of the...now if that's not the answer that was given fine, but if it was, I have that October Ordinance I think. Because, I asked for all documents and paid for them incidentally, all documents that were related to this, the Ordinance, the plan that the Ordinance is adopting and the Ordinances that are referred to in the Ordinance adopting the plan. I was told that there was an October Ordinance that adopted this plan and the only Ordinance I was given and it is an October Ordinance, it is No. 46-2005 and that does not adopt this plan and I would challenge you to show me an Ordinance that was passed that adopts this plan."

Ed McManimon: "just for the record the Ordinance was introduced on August 18, 2005, so that an application could be submitted to the Local Finance Board on August 24, 2005..."

Paul Porreca: "got an Ordinance number?"

Ed McManimon: "I don't have it here, but when the original plan was submitted, I mean I made up this timetable so that I could address the issues in case these came up. We started the process in August, submitted to the Local Finance Board in August, expected to be on the Local Finance Board in September..."

Paul Porreca: "2005? I'm sorry..."

Ed McManimon: "2005..."

Paul Porreca: "okay..."

Ed McManimon: "and we...because this was the initial and the only application for a Revenue Allocation District, the Local Finance Board and this staff had lots of questions. We actually, a group of people were called down on a number of occasions to meet with that staff and go over all of the issues that are set forth in

the statute. There was a supplemental submission to the Local Finance Board on November 29, 2005, as a result of that meeting. We had another meeting with the staff in December of 2005. On December 28, 2005, our office on behalf of the group submitted an additional Local Finance Board Supplemental Submission. On January 5, 2006 the Local Finance Board sent us a letter, believe it or not, asking for additional information and on January 24, 2006 our office submitted the information requested. On February 16, 2006 the Local Finance Board, as a group of people meeting, adopted, well, by motion approved the application, but left to the Attorney General's Office the drafting of the Resolution and as a result of that exercise the staff of the Local Finance Board, I think unbeknownst to the board, requested several different additional submissions, which we gave them, which ultimately led to submission on May 25, 2006 and June 16, 2006. The Local Finance Board again met at our request, so that the board was making this decision instead of the staff. On July 12, 2006 they adopted the resolution as drafted by the Attorney General's Office to make those submissions. So, we were, as part of that, asked in a multitude of these submissions to submit a revised Ordinance and a revised preliminary plan that took into account all of the information they requested and all the information we supplied. So, what was being considered by the Board of Commissioners here was a plan, that was the Preliminary Plan, that accommodated all of the concerns that the Local Finance Board and the staff that represents them required us to do. Those are all part of the record here and at the Local Finance Board. So, there's been an enormous amount of process and in terms of the, you know, the debt, we've had to identify the Debt Service Models for the staff of the Local Finance Board. The statute presumes that they are the overseer, like for utilities the Board of Public Utilities is and like for other disputes the courts are. The Local Finance Board is the arbiter here and this is what we've done to accommodate what they've required us to do. So, procedurally we've done exactly what the statute presumes that we're required to do and the Local Finance Board has required a reintroduction of the Ordinance, rather than the one that was initiated when the process started in August of 2005."

Paul Porreca: "Are you telling me that the one that was initiated in August of 2005 never was finally adopted?"

Ed McManimon: "Well, this Commission had finally adopted it on November 11th, I'm sorry, November 1, 2005, which was not effective, because the Local Finance Board hadn't approved it."

Paul Porreca: "Well, I'm confused, but...because much of what you said, frankly wasn't germane to the question and I still maintain that I haven't looked at those Ordinances, because in response to my..."

Ed McManimon: "it's an Ordinance, an Ordinance..."

Paul Porreca: "in response to my request for all the documents, they responded, but didn't... I did not get those and I'm not saying I asked for those. Technically, I suppose I didn't. But, tomorrow I will and I'll look at them then and see what they say. But, everything that you have said, in my humble opinion, does not satisfy or does not strictly comply with what this statute says. Now, aside from that, you know you're the Bond Counselor, you give that opinion, and that's the end of that. My present position disagreeing with it, does me no good. But, the point gentlemen is that this is an 80 page document, maps, it covers 850 acres, it covers two miles of riverfront. There are 11 attachments of prior resolutions, not counting the dozen or half a dozen that were just

described to me that were described to me that I need to look at. Actions by the Planning Board involves millions of dollars, a commitment from 15 to 25 years out and that's where the rub is. I don't see the purpose of committing that money to that area for that period of time. It just doesn't add up. You can do this without the RAD, the RAD adds no money to the equation, none whatsoever. It just...all it does is create a feeding ground for consultants and you've already adopted those resolutions, which was in politic if nothing else, implementing the plan that you hadn't yet adopted. Now, the other thing that bothers me substantially and significantly is that this plan is replete with references to the Airport RAD as being the foundation for more money to support, really the improvements in the neighborhood. The Plan says, categorically, that the improvements in the neighborhood, other than the first stage, which is a drop in a bucket compared to the whole project, will not be undertaken until quote "the Airport comes on line" end quote. Then we read in the paper this morning that the Airport's not going to come on line. That in and of itself is enough to make you table you this, go back to the drawing board and revise it without the Airport in it. Because, you had and I didn't say it, you said it, that the Airport is not included. So, how can you adopt a plan that in fact is full of now, stale information. Information that's not going to happen. I really think you need to revisit it Mr. Mayor and I'll be happy to give you the benefit of my analysis if you would like to have it. But, certainly not here tonight in these circumstances and I know you'll appreciate that..."

Mayor Quinn was talking at the same time, but was inaudible.

Paul Porreca: "but, there is a lot to be said about this that a lot of questions that need to be answered before you jump off this bridge and make this fifteen year commitment. Thank you very much."

Mayor Quinn: "Thank you sir."

Don Ayres: "just real briefly, the airport appears in this, which is in fact, even though its taken a long time, the preliminary plan. The final plan, which will be very specific, there are a lot of numbers in the existing plan, but it's not something that is the basis for the bond Ordinance, although the numbers are close. What we're showing here is what the shopping center will throw off specifically and even that will be fine tuned a little bit, so that those first base projects can happen and then because we're required to, we showed potential new projects, which we fully intend to get to. We're not going to go through this again for the Airport area. And one of the reasons why is during the time frame that this has happened, over the last eight or nine months, is we have developed a Riverfront Plan, which we think will throw off sufficient revenues to be able to fund the later phases of the neighborhood improvement. This has been done through a very public process over eight or nine months we have had neighborhood residents in the Neighborhood Association. The councils have been open to the public and we've met numerous times at Lakeside Middle School. There have been many of you I'm sure who came out and got involved in the planning sessions and said I like this, don't like that, it's a very public process. And we've come out with a riverfront redevelopment program, The Glasstown River Renaissance Plan, which indeed goes along the two miles of riverfront and takes abandoned glass plants, abandoned cotton mill complexes and some City Owned sites. We will be putting out RP's and the private people will do their RP's to implement a plan, which will probably create, we hope, if we can make the financing work. It's difficult stuff, these are riverfront sites, these are old factory sites, so they're going to need some infrastructure, they're going to need some cleanup. But, the end

result could be mixed use projects that could total several hundred million dollars, we're not going to go to the Airport. We've developed another area within the neighborhood that can benefit the neighborhood and also just by the facts of what these projects will be they will raise the downtown to a higher level and the street grids will be extended from the neighborhoods and we'll see a lot of enhancement of the neighborhoods by tying them into these areas also. So, we have to go back to the, gulp, I hate it, we have to go back to the Local Finance Board with the next phase of projects and prove to them that the financing is viable. We have to show them the numbers on that, just the way we've shown the shopping center working for the neighborhood improvements in Phase I. So at each step we have to go back to the Local Finance Board and I stand corrected, if Mr. McManimon feels any different, with a specific approval. So, you're seeing projected projects that will be refined, but the first phase projects are the ones that the Union Lake Crossing would finance."

Mayor Quinn: "Any more on the public comments portion of this...sure, okay..."

William Eissinger: "My name is William Eissinger, I've lived in Millville for 37 years. I own one of them old houses, 1862, I'm in your area. But, for three years now I've been coming to the council and I keep asking why are we getting tax increases. I had two councilmen tell me consecutively for those three years, just wait until them tax ratable come in, especially down there at the new project. Well, it's coming and all of a sudden enters RAD. There goes my tax dollars again, here comes the tax increases, fifty percent is only going to the general fund. For 3 years I've been being told this will stop tax increases, this will help us produce jobs, this will do all kinds of wonders. Now, fifty percent of that is gone for RAD and as far as RAD goes I have never heard of RAD until two weeks ago. Now, there's only approximately three hundred people in this meeting okay, you can make another thousand reading the paper, but that still leaves about 24,000 taxpayer residents out there that doesn't know what you're going to get into. I think they better be informed before you pass it tonight..."

Mayor Quinn: "I think most of them watch TV and you made..."

William Eissinger: "regardless, not everybody has Comcast, I have satellite..."

Mayor Quinn: "well then, good point..."

William Eissinger: "you're going to miss the biggest majority of the taxpayers and again this is going to be shoved down their throat unless you table it tonight and if anything run a ballot. Let the people vote on it. Five people, you're talking about a lot of money. I know we entrust you, but this is a little bit beyond and it should be ratified by the people, not just five people. Thank you."

Mayor Quinn: "Thank you Bill."

Libby Rothfarb: "I'm Libby Rothfarb and I've been a Millville resident for 24 years. I'm also the Chairman of the Board of the Riverfront Renaissance Center for the Arts. I'm speaking personally from the heart right now. Mr. Porreca and Mr. Van Hook I think that you've done a wonderful job at analyzing the whole program, I can't claim to be as knowledgeable, I know a little bit about it. But, I think in as much as you analyze and make sure all the t's are crossed and the I's are dotted. Sometimes it's just a matter of

looking at things from a different perspective and I've really been looking at things possibly from a very different perspective from you. I hope this isn't too off topic, but I'd like to bring up the example of the Riverfront Renaissance Center for the Arts, which Millville First feels is too much of a tax burden for this City, because, and it's public record. Some of our rental expenses are forgiven, it is a City building. I am one of approximately three dozen volunteers, who spends between 20 and 40 even 50 hours a month of volunteering for the Riverfront Renaissance Center for the Arts. Just the other night we brought in three dollars income on a volunteer on wine tasting. We brought in thousands of dollars at our Gala, we obtain funds from the State Council on the Arts and the Geraldine Dodge Foundation and many private funder's. Most of our operations really are covered by money that the volunteers bring in. My perspective is that sometimes you have to be a little bit innovated in how you go about in funding things and I think the City has been phenomenally innovative. I think looking at it from my perspective, we don't, I don't think that we really conflict with the downtown goals, I don't think that we compete with the merchants, we have merchants who serve as our volunteers, we have local artists on our payroll for the Children's Classes. I'm not one of those people in the community, but I teach those kids and let me tell you, those eighty percent of maybe our seven hundred kids who come through our ACE Programs, who are on scholarship are benefiting amazingly. We are taken our...the money that we have raised back into the neighborhoods to do mural projects, if you go down...look at Glasstown Plaza and see those magnificent murals being redone by our kids who are on scholarship and we got the materials donated and we are going further into other communities..."

Mayor Quinn: "Libby, one of the things I think you wanted to, when you were talking about the kids who come from the scholarship. They come from Center City, so..."

Libby Rothfarb: "they come from, when I said I'm not one of those people, I'm saying that our kids are Center City kids, who have somewhere to go in the summer, they have something to do, year round, they have something to do, they have an Educational Center, they see their work up, they participate in mural projects and other activities and I have seen just these kids absolutely blossom for the last five years. No, I think, personally, this City was extremely innovated in structuring this where we had a founding board and we're a 501c3, we're a nontaxable organization, a charitable organization. We bring in funding where you have countless volunteer hours keeping this place running and I think that there's just sort of, and I'm sorry if I'm off topic, but I think through many of these endeavors there's been a group of people who will lunge at anything to bring it down and some people who will look and say hey, maybe there's some potential here and I think it's a way of looking at things. That's my personal take, thank you."

Mayor Quinn: "Thank you. Bill?"

Bill Sheridan: "Good evening gentlemen. I would like to compliment you..."

Mayor Quinn: "Bill Sheridan, address?"

Bill Sheridan: "Oh, I'm sorry, I forgot all that. Bill Sheridan, I lived and worked in Millville for 32 years and the first 16 years as a teacher in the high school and the last 16 years as Principal of Wood School. As Principal I had the privilege to work with those folks in the Third Ward Neighborhood trying to upgrade their neighborhood with various projects, through various grants

from the City. And, I mean it's been a great experience, but they're nowhere near there. During that same 16 years I've seen the mobility rate, which is the kids coming and going, because of economic conditions in Wood School, the highest of any school in all of South Jersey and that hasn't changed. I've also viewed the poverty rate of the children in that school has continually over those fifteen years, has gotten higher and that is at historic proportions now. I lived in Millville for 32 years, I grew up in Essex County and in Essex County we could go up there and we could see numerous examples, the County as a whole and many of the municipalities up there that neglected their core center areas and the taxes they pay and the problems they deal with today are off the charts. So, I want to commend you gentlemen for recognizing that to approve an area you need a, you know, you need a revenue stream that's constant, it's going to be there and people can depend on it so that you can approve those neighborhoods or you're never going to get there. So, I commend your work on this project. Thank you."

Richard deAlmeida read the following statement:

Richard A. deAlmeida
317 Sharp Street
Millville, New Jersey 08332

Good Evening Gentlemen,

As Chairman of the Millville Neighborhood Council I would like to personally thank you on behalf of our membership for your support of the various neighborhood organizations and your efforts in rectifying the negative issues that have plagued our city. While a small minority of the city's residents' have continuously criticized your vision for placing the city of Millville on a positive path, the vast majority of us fully support the recent development and the encouraging direction Millville is headed in. As a resident of the Third Ward, I strongly encourage the commission to pass the Revenue Allocation District ordinance that is on tonight's agenda. The Revenue Allocation District will channel in the funds required to rehabilitate our blighted neighborhoods and increase the quality of life for those residents not fortunate enough to reside in the upscale communities that lie within the city. After researching Revenue Allocation Districts, I found that the primary purpose of implementing this financial tool is to open new avenues of private investment and create favorable conditions or increases in economic activity, property values, employment opportunities and the provision of affordable housing. Under the unique proposal the city has put forth in utilizing Revenue Allocation District funding, all those objectives would be realized and the long term Revenue Allocation plans of acquiring and demolishing dilapidated housing, improving neighborhood infrastructure, upgrading streetscapes and improving neighborhood recreation would also come to fruition. Moreover, the Revenue Allocation District will be a nice accompaniment to the city's Weed and Seed Program by providing the necessary funding for code enforcement and the revitalization of our communities without placing the responsibility and financial burden on Millville's taxpayers. Furthermore gentlemen, keep in mind that the critics of the proposed Revenue Allocation have also criticized every other plan you have sought to execute, as well as every tool your administration has sought to apply for the benefit of Millville. One group of these critics who call themselves Millville First, have continuously criticized every improvement that has occurred, while in many cases personally financially benefiting from the rebirth of Millville, which has risen from the ashes like a modern day phoenix. This group makes the claim on their website that they want to promote understanding of local issues having a bearing

upon social, economic and community development, spending policies, financial management and taxes. One must make the presumption that their concerns cease to exist once they have been the beneficiaries of social, economic and community development and that rest of Millville should be satisfied with the status quo. In retrospect, this group of critics might want to consider renaming their organization "Me First", since their sole purpose for existing appears to be for championing those causes which best serve their self interests. The most recent information being passed by this organization is that this program is one that will randomly use eminent domain and focus on taken private property. That is not what this program is about, but I will tell you, there are properties in my neighborhood, the Third Ward, that I wish the commission would consider for eminent domain because the private sector has not done anything to help us with the problems these properties are causing. In fact, it is the private sector investors who are benefiting while our neighborhood is plagued by the problems and our police force is preoccupied night after night at these locations. If eminent domain is one of the tools this program allows, and it will make possible the demolition of these eyesores and cancer afflicting our neighborhood, I urge you to use it as judiciously as possible. For the people I represent, who live in the targeted neighborhoods, we would like to see you employ every possible tool to elevate our quality of life. We have a vested stake in Millville's future and have remained in our neighborhoods and fought to improve the current living conditions, while tolerating these problem properties. Hopefully, through the use of selective eminent domain and the implementation of the proposed Revenue Allocation District, our neighborhoods will be restored to what they once were, our children will be safer and we too will reside in communities we can be proud of. Additionally, as the primary representative of the city's neighborhood council I was wondering if any of the commissioners might be able to clarify or interpret what it was exactly Mrs. Stiles meant by referring to the residents desperately in need of the proposed Revenue Allocation District as "those people". Was this simply a bias against the hard working people who struggle to make ends meet in our more impoverished areas or was she merely referring to the minority population that cannot afford to take up residence in one of the city's more prominent communities? There are many of us who would like to know. At any rate, if only some of the critics who once held your positions as commissioners' had the passion, foresight and diligence you exhibit, perhaps Millville wouldn't be experiencing many of the negative issues you are trying to eradicate or the barriers you seek overcome. With that in mind, I again urge the five of you to dismiss the criticism and ongoing rhetoric and pass this ordinance that is most essential to the city's well being. Thank you!

John Cherovich: *"Mayor and Commissioners, John Cherovich, lifetime resident and longtime taxpayer. I'm not here to belittle any of you, don't take this personally, but some of the research I've done may offend you, okay. I'll be less than 5-minutes."*

Mayor Quinn: *"thank you."*

John Cherovich: *"I'm a little bit confused about some of the happenings here in Millville with statements made by the Millville First Group and other individuals that have come before this Commission and the rebuttals by City Officials. I asked myself who's telling the truth. Both sides can't be correct. So, I decided to do a little homework myself and try to find some answers and find out why our taxes keep going up. What I found was startling and I'll get back to that in a minute. Some years ago Center Cities across the United States began losing their*

businesses, shopping centers with a new rage, entrepreneurs in those downtown sections began closing up. They couldn't compete on a profitable basis with the giant stores of the malls, so the demise began. Someone in their infinite wisdom come up with what seemed to be a workable solution and the Urban Enterprise Zone began. Give the downtowns an advantage over the malls and let the merchants charge only half the sales tax and the taxes collected in the zones would be then given back to the cities that collected them minus the administrative fees, of course. And these cities could then use the tax dollars to make their downtowns more attractive to customers and businesses alike. It seemed like a good idea. The trouble was entrepreneurs didn't flock back to the downtown areas and neither did the consumers. The cities found out that since the Urban Enterprise Zone's weren't making enough sales, the sales tax given back to the cities amounted to very little. Thus, there was very little money for the administrations to spend in order to make improvements. The biggest flaw laid just ahead. We needed more money to bring back downtowns. Someone came up with a very immature solution, incorporate the malls to the enterprise zone, this will generate more sales tax money coming back to the cities and we'll have more to spend on improvements in that zone. Now, you might ask why is this a bad idea. It was a bad idea, because you are not putting the giant retailers and the mall merchants on a level playing field with your own downtowns. If each would give the shoppers the same sales tax break why would you want to shop in center City. The convenient parking wasn't in center City, the number of stores weren't in center City and the merchants weren't going to reopen knowing that they now enjoyed no advantage whatsoever. Well, maybe the City merchants weren't too happy, but it seems like the politicians relish the idea. They were now going to have millions of dollars to spruce up their downtowns. Now, let's jump ahead a few years. I understand from what I've been able to gather, that Millville between making improvements, buying of properties, hiring of consultants, feasibility studies and so forth, have now spent around 23 million dollars on roughly five blocks of High Street. And what do we got...excuse me?"

Mayor Quinn: "somebody's sneezing"

Commissioner Parent: "God Bless You."

John Cherovich: "what do we got, we've gotten brick sidewalks, pretty flowers hanging from the poles, numerous restaurants, more professional offices that are retail merchants and six empty stores at my last counting. We had people opening shops, only to close after a couple of months of losing money. Millions of dollars of grants given to downtown merchants and property owners. What I deem an unneeded billboard near Glassboro and the spending of officials goes on and on. You have dramatically increased the size of the Urban Enterprise Zone and in doing so you have put more nails in the coffin of downtown section. Now, someone has come up with a new zone for Millville, the RAD. It's basically an overlay of some of the existing enterprise zone and doesn't address the real problems the City faces. In case you are not aware or have chosen for whatever reason to overlook, we have some serious problems that needed to be addressed years ago and those problems are getting worse. Property taxes are a serious problem for most of the people in the City. I'm sure no one was pleased to read the paper this week about another rate hike coming up and this is nothing compared to the sticker shock we're going to have when the Abbott funding goes away. We're making a full hearty promise to the Third Ward residents by trying to sell them on the RAD zone. I grew up in the Third Ward, Commissioner Parent did also and during your administration it seems it steadily gotten worse. You should have

taken action years ago before it got unmanageable. What about 3rd, 4th, 5th, and 6th Street, people in the area between Broad and Main are afraid to go out of their house at night. You brag about the tax ratables for the new mall, but instead of taken full advantage of the money you elected to give 15-year tax abatements. We'll only get a trickle of those dollars back that we should be receiving and to add insult to injury you're planning on putting a portion of what we do get into the general fund, only a portion. When are you going to disservice the existing debt? We're millions of dollars in debt, I'd like to hear that the figure on how much we're already bonded and how much, you know, it's just ridiculous. I've also learned you're going to borrow money, float more bonds on anticipated revenues. That's immature. Instead of taken care of problems that have permeated the City for years you're going to cast them aside and take on unneeded projects that will cost the City millions of dollars and we don't have to...and we're going to put future generations in debt for decades to come. This is an extended projected you're talking about. Bare with me, I'm almost through. Another totally bizarre idea, for which I have some expertise, is including 7 million dollars of taxpayers money into rebuilding the Levoy Theatre building. Gentlemen there is no Levoy Theatre. There is only a merely 100 year old building what use to house the Levoy Theatre. The Cherovich Family bought and owned that building for 22 years, never once did we ask the taxpayers or the City for renovation monies. Never once. We lost a lot of money on that theatre. The Jaycees even bought it off of us one time, we sold it about maybe 8 or 9 times. The Jaycees couldn't make a go of it. There's not a business person in this world with one ounce of common sense that would spend 7 million dollars of their own money on renovating a building in a City like Millville. It is unfair to the majority of the taxpayers of this City to even consider having them take up the tab. Especially, one that will never come close to reaching a breakeven point, much less pay for the ongoing expenses. If that same building were in AC and it was going to be a casino, maybe you'd have a chance. Now, in the paper today, there's an article about the RAD zone. Many of the properties contemplated for acquisition have deteriorated beyond the ability to feasibly rehabilitate them in a fiscal responsible manner. I think that should be up to the property owner to determine that if the money they're going to spend on it is a fiscally responsible type of thing. But, speaking about that, the City is not acting in a fiscal responsible manner. It goes on to say that they, to sum it up, in addition to being blighted influence on the surrounding community, have rampant crime and code enforcement problems with poor compliance records. Gentlemen, you already have a code here in the City of Millville. Use it. If the landlords aren't keeping their properties up, go after the landlords right away. I think Mr. Ayres stated that he rode through a neighborhood in the 3rd Ward and there's 20 houses there that would qualify for tearing down or whatever. Did he comeback and report that to Mr. Truxton? Had notices been sent out to those landlords to comply? I don't believe so. Alright, one last thing here and for this you're going to hate me, maybe some of you already do. Going back to what I found out on doing some homework. You City Commissioners have the dubious honor of floating more bonds and borrowing more money than any other City Commission in this history of the City of Millville. You had the dubious honor of increasing taxes, water and sewer more frequently than any other administration in this City. You have bought more properties, more private properties than any other Commission in the history of the City, many of which were unneeded and for most, which you overpaid, in some cases you grossly overpaid. These properties were all taken off the tax rolls and millions of dollars of revenue were lost forever. During your administration you had the dubious honor of losing much of the industry here in Millville and

increasing crime rate, more drug dealers on the street corners than policemen. Millions of tax dollars giving away in the form of bad loans, that we will never recruit, and for which little has been done to try to get those monies repaid. You've spent millions of taxpayer dollars on needless feasibility studies and consultants. Much more than any other City Commission in the history of this town. You have increased the size of the government and created new jobs at City Hall, in which your campaign speeches said it would never happen. You got the dubious honor of putting the taxpayers of this City in more debt than any other group of Commissioners in the history of Millville. With this RAD fiasco you're going to bury us even deeper. I got one more thing here to say..."

Mayor Quinn: "Merry Christmas maybe..."

John Cherovich: "Maybe I won't even say it..."

Commissioner Parent: "thanks John..."

John Cherovich: "but, while I'm here let me just expand on one more thing. Mr. Porreca and his son come here and talk an awful lot and they talk about real estate an awful lot and they talk about contract an awful lot. Not to offend you people, but the Porreca Family, the Cherovich Family bought quite a few properties over the years too, if you look at the tax records at Cumberland County we're probably in the top 2 or 3 purchasers, builders and sellers of real estate in Millville. The Porreca Family is even greater involved and have been for generations. When Judge Porreca and his son come before you and talk to you about real estate deals and about contracts listen to them. They bought and sold, built, bought and sold more real estate than all five of you put together or ever will. That's a fact. Judge Porreca's been involved in contracts all his adult life, a lot of real estate contracts, judgeships and so forth, listen to these people. Okay, if you want to do something instead of paying your consultants millions of dollars, when the Judge comes down with his group to get copies made at City Hall, give them to him for free, don't charge him. He's doing you a service and he's not charging you for a feasibility study. You couldn't afford him. He's spending too much time on it. Thank you."

Paul Porreca, Jr. "Paul Porreca, Jr., woo, that's a lot of stuff. Everybody's making good points. I think that the people that live in this district and are anticipating a lot of money and improvements in their districts are making great points. I think they're going to love having everybody in the town pay to improve their neighborhood. I think it's improper, I think it's divisive, I think it separates the town. I think one of the things that came about tonight was that both parties, the parties that are in favor of the RAD and the parties that question the RAD and want more things answered have agreed that it doesn't do anything. There is exactly the same possibilities for those neighborhoods with or without the RAD. There's no increase in tax ratables at this time. The Target is built, Goodmill is built, the money is earmarked and ready to give them for their improvements that you promised them. There's no reason for the RAD. You can take all of that money, put it in the general fund and spend it the same exact way that you're spending it now. The only people that are making money out of this deal are the consultant and the other people that you're paying to develop the RAD and I'd like to get a job doing part of that. So, if you put me in the next resolution I'd appreciate it, because then I would be able to pay my taxes. I'm a beneficiary of the zone also, I own property in whatever that drawing is, I don't know how it was drawn, but it looks kind of odd to me. I would had just

drawn a big circle and said okay that's the area, instead of the triangles and the dividing lines and the movements and everything else. But, I own a lot of property in that zone. I don't want your money. I want you to charge me less everywhere. I want you to take that money, as you been promising as was spoken over here, for the years that I've been coming here, that when we get the ratables back your taxes are going to stabilize or decrease and now you're going to take those ratables and not put them into the general fund. Just to reduce it to a lower level, there's been a lot of technical stuff said tonight and some of it takes a lot of explanation and a lot of learning and a lot of reading to understand it. Not only do I pay taxes to the City of Millville and not only does everybody that lives in Millville pay taxes to the City of Millville. Tenants pay it, because they pay it to the landlord, the landlord pays it to the City, the people that own the houses pay it, everybody pays the property tax. Not only do they pay it to the City, but they pay it to the county also. The county is going to come to Millville and say we have to have "x" dollars that you have to send us regardless of where you get it. If you're not taken it from those big businesses that have located and taken money to locate in these proposed RAD Districts then the rest of the population has to make that difference up. It's the same with the schools. If you're not taken it from the target and you're not taken it from the Goodmill, that money that has to go to the schools for their budget will have to come from the rest of the citizens. So, all of the taxes are going to go up again and again and again. We know that expenses are going up, we have tried to or have said that we were going to level the tax rate and pay for those increase in spending through increased ratables and now you're taken those ratables away and you're going to put them in a fund that can be spent discretionarily and not just for the running of the City. The ideas are commendable, they're great, they're fantastic. I want to live on the top of a mountain in a six thousand square foot house, but I can't afford it. So some of the things that you would like to do sometimes have to wait..."

Mayor Quinn: "yeah that's true."

Paul Porreca, Jr.: "they have to wait, you just cannot do everything all at once. So, it's important to take a step back at this time and say wait a second, why are we spending money on consultants? Why are we spending money on new positions in the government? Why are we spending money on things that don't produce anything and aren't necessary? You can spend the same money in those neighborhoods, if that's what's important, to spend money in those neighborhoods and that's what you feel is important. You can do without the RAD, without the consultants, without the new positions to operate the RAD. All it does is divide the City, hey we're in the special zone, hey, we're not, we're paying for you. It doesn't do a good thing for people. Thank you."

David Moore: "How you doing tonight? My name is David Moore, I live on South Second Street. The reason I'm here is, because basically I was in my pajamas about 25 minutes ago and I was flicking through the stations and I was watching the station. I heard a statement by the Mayor Quinn saying that three hundred people or I heard somebody say there was three hundred people here and you're going to vote tonight, five men were going to vote, because we elected you on the outcome of this tax. And Channel 13 is enough, people watch television. That's enough to get the word out. I'm here to say no it's not..."

Mayor Quinn: "and we're covered by three daily newspapers for heaven sakes..."

David Moore: "it's not enough, it's not enough..."

Mayor Quinn: "well, what do you do go han...okay, you tell me..."

David Moore: "well, I'll get it out there. Let me tell you this, I'm a minister, I speak at many churches. I talk to the inner City kids that play on the basketball league with the Word of Life that we play at Vineland High School every year. I'm out there with the kids, 3rd Street, Wade East, all the Delsea Gardens, I go out there, they know who I am. My..."

Mayor Quinn: "would you want to live where they live?"

David Moore: "I don't see, that's the thing, this is the thing, I live on 2nd Street, I live in a bad area. But, my family, I've been married 20 almost 22 years. The Reeves and the Wright's, people know them, my aunt works, she was right here in City Hall for all these years and she went over to the Police Station. I've signed recommendations to many of the police people that are on the police force. I didn't know anything about this, all I do know is that my relatives are from Millville, I finally moved to Millville in 2004, even though I frequented the place and it's great it looks fantastic. But, here's the story, somebody moves to Millville in 2004 and it's documented, everybody who's moved to Millville since 2004, if anybody's here now that just recently moved to Millville, you won't know what I'm talking about. But, if you recently moved to Millville, everybody and you can look at my taxes, went up sixty percent, sixty percent. That's crazy. If you were running a business and it's unheard of and it's going to keep going up. I guarantee that I can get a group of people that moved into Millville since 2004 that are crazy. I moved into Millville knowing my taxes, bought a house, I don't even use the school system, my kids are home schooled and my son's in Cumberland County College now on the President's List in his second year. I, my taxes go to that, that's fine. But, my taxes keep going up higher and higher and I can't afford my house anymore. You keep...my wife, my wife's not home tonight, because instead of working two nights a week, she needs to work four nights and Saturday. You're not talking for the people. I'm telling you that right now, people are coming in here right now, saying, because they can afford it, maybe they've been here for fifteen years. But, I tell you look at the paperwork, because I have, I have many, many houses that have not went up comparable to me, not even close. And all of the people that just recently moved in have had the same exact thing has happened to them. It's a travesty, it's bookkeeping. If you bet a bet and somebody comes out there and says, I'm going to give you this and now you owe me that. I'd like to spend other peoples money too, it's great, we can build and build, it looks great, but you got to get some control. You said something about looking at the budgets. Looking at the...when you...if you run a business and I've been in business 26 years, so I know what I'm talking about. You don't look at budgets periodically or every fifteen years, it's an ongoing basis. If things ain't balancing and checks and balances aren't coming out right, you need to go to the drawing board. You can't just steel people's money. You can't just keep raising taxes. You can't do it. You can't do it. It's...it doesn't affect you. Sixty, so you're going to raise my taxes again another fifteen percent. Give me the opportunity to mount people, give me that opportunity, because I tell you if someone runs opposed to what you stand for here, they will win. I'm telling you if you get enough people out there, the people you're talking about that don't vote, the people that don't come out. If you get them to vote, you'll lose, because of the things that are said right in this room. And I'm telling...my taxes will not go up anymore. Will not. I will do what I have to do, because I can name

law offices, lawyers, I know many, many. Friends of mine that I talk to, I can't afford it any longer and it's crazy and when you came into City Hall when they first started doing it, well, they're only adjusting it, you'll see it next...you'll see it in the next quarter. Then every time they send it out it keeps going higher, higher and higher and higher and you come again, well, you can appeal it. Well, now honey, we can make ends meet, I don't need to appeal, we'll make ends meet, we'll do what we have to do. Another lie, up and again, oh, well you can appeal it. Well, now it's past the appeal and now you got to appeal to the County in January. But, let's come out with an article in the paper, it's going to raise again, we're going to keep, you can't run a business that way. Because, if you ran a business that way, you'd close. I would love to fix my house, instead of me fix it, can I raise you're taxes to fix my house. Can I fix my roof that's leaking, that I have to beg, borrow and steal to get seal-it to fix it. Can I do that? No. Because, you keep taken the money from me. Sixty percent, it's not a joke, sixty percent. How can you raise it any higher? How come my taxes doubled in less than two years? It's impossible. It's impossible, you can't do it. It's mismanagement and I tell you, if you vote tonight and you can't table it to let people vote, I will do what I have to do and get whatever I have to do, I guarantee you, guarantee you they will know. People will know."

Commissioner Shannon: "Thank you."

David Moore: "absolutely."

Robert McQuade: "Hi, I'm Robert McQuade, 511 North 6th Street, I have a...first I got to give you something from a 9th Grader that wants me to give it to you. It has to do with books..."

Mayor Quinn: "this...Bob, is this about the Revenue Allocation District, because we haven't closed that up..."

Robert McQuade: "You haven't closed that out?"

Mayor Quinn: "No. Anybody else on Revenue Allocation District? Bob you'll be first when we get to the public people. Seeing no one we'll close that portion of the meeting, which only took about 2 hours I guess or so. And closing comments from the Commissioners. Commissioner Derella."

Commissioner Derella: "Thanks Mayor. I know I've made my comments previously. It's hard to disseminate some of the comments that were made at the microphone, a lot of things were said. Our professionals made a wonderful presentation. It has been a 3 year process. We as a group do attend the meetings in the neighborhoods, I personally do walk through the neighborhoods. I go with the inspectors, I listen to the phone calls, I talk to the people, as do the other Commissioners. This is important for those neighborhoods and for this City and we would not have ventured this far and worked this hard to postpone or not do something that, hopefully we truly believe in, because I do. The residents who live in those neighborhoods spoke and they spoke loudly, some were against, I think the majority when we're out there face-to-face and listening to them in their meetings support this project. The key thing is, you know, these are new tax dollars coming in. New tax dollars to the district that will help cover the cost of Phase I, which is the critical part of this entire project."

Commissioner Shannon: "If I could Mr. Mayor, I would just like to make a quick comment and I know we've been here for quite awhile. But, I think it was very important that the people had their

opportunity to speak for and against the RAD and I know that it's been awhile, but I do want to compliment each and everyone that spoke this evening that, you know, they came and kept it professional and sort of kept it sort of short of a boxing match tonight and that was sort of refreshing. But, I like to keep things simple and I look at this RAD as a way to make the City of Millville a better place to live. I also have attended those meeting and I've listened to the neighborhood groups and some of the points that were brought up tonight were very good points. One of them being that if we didn't even create the RAD, we would still have that money. That's probably a great point that was made, that was a great point that was made. But, unfortunately I'm afraid that if we don't go through with the RAD, the long-term is not going to be addressed in the neighborhoods. This is not going to be a quick fix using the RAD to go in and redevelop and regenerate these neighborhoods. This is a time consuming process and I look at a fifteen year period is not straitjacketing the future Commissions. I'm saying that the professionals have given us a plan to work through this to revitalize these core neighborhoods in our City, being the Third Ward, Center City and South Millville and I think it's a viable plan. It should be pointed out that, again, if people would look at the numbers and understand that \$102,476.00 is what we were collecting along the 47 corridor. As Don pointed out earlier 1.5 million over a 15 year period, over a 15 period now, this area will be producing 22.9 million dollars. Again, you know the breakdowns, the 50.4%, 15.3 and 34% for the neighborhoods. But, let's remember something, if we don't have that project we don't have anything to work with the way I see it. We can't do any neighborhood rehabilitation. We can't move forward with any initiatives that we already have in place. The Weed and Seed Program, Community Development Funds, the Street Patrols, the possibility of partnering with AHOME, the Millville Housing Authority and other nonprofits. To be able to go into existing neighborhoods where there is blight, there are cancer spots and we know that. But, how do we get rid of that? It's by partnering with the Housing Authority, with AHOME and to have the leverage that this RAD will give, meaning the money to be able to redevelop. Less density in the Center City area, the Third Ward area, absolutely, because in my opinion I think we need to go back to, which I don't think is a bad thing, get away from the duplexes and multi-family residences in the City of Millville and go back to single-family homes with a strong emphasis on homeownership. I personally do not think that is a bad thing and tonight with my yes vote, and I'm glad to hear Mr. Van Hook say he's going to put his money where his mouth his, I wrote them down five homes rehabbing and selling them in those target areas and I think that's great, because I would encourage private investment, which we haven't had in those three areas in a long time. In those three core areas there has not been the private investment and that's why this Commissioner will talk-the-talk and walk-the-walk and grab the bull by the horns and go in and help these core communities. So, I encourage those that are not with us to re-evaluate your position. Bring us that private investment dollar to these areas. Bring the dollars of those people that you represent to invest into these areas and truly help us make Millville a better place to live. Thank you."

Commissioner Parent: "You know a lot has been said tonight, pros and cons and you know I've been sitting here and listening to everyone's comments and you know my position really hasn't changed since I've been involved in this City since 1989. And I've seen what happened to this City prior to that. I ran for City Commission, because of those reasons and I keep going back to the history, to the history of what this City looked like, folks, 15 years ago. How soon we have forgot what this City looked like. You

look at the riverfront, old gas station, a trashy junkyard that was sitting there, a Nestor building that was full of graffiti and boarded up, a YMCA building that was boarded up. Downtown High Street there was no sidewalks, there was not curbing, it was an absolute disgrace to every citizen in this City. We heard a comment this evening about Urban Enterprise Zone. If it wasn't for the Urban Enterprise Zone, folks, you would not, I repeat, you would not have a downtown district. If it wasn't for Urban Enterprise Zone, you would not, again, you would not have a riverfront. This past Saturday, and we're criticized at times, because of what takes place along the riverfront that this City sponsors. We sponsor it folks, because there's a lot of people in this City that just doggone can't afford to go to Atlantic City. They can't go to Philadelphia, they can't go even to the shore. They can walk to that riverfront. I said before that riverfront belongs to the people of this City. It is yours, that's why we made that investment, that was my commitment as a Commissioner. I don't want to see Economic Development in that corridor that we have right now. It's a beautiful, beautiful place to be. Last Monday we had the 911 Ceremony take place at the riverfront and do you know who showed up? The people from our neighborhoods, you walk there, you took part in it. I didn't see some of the other people who keep complaining about what's wrong with the City there, at all. Not one. Not one. There are people in the Center City and Third Ward and South Millville that are Millville people. I don't care where they came from, I don't care what their colors are or what religion they are. They are Millville people, folks. We have a responsibility and a commitment to every citizen, every child, every senior who lives in those areas. We have a responsibility for them. Putting together a RAD Program has been taken months, if not years to put together. It's not new, it's new in New Jersey, but it's not new throughout the Country. It's been proven in other parts of this country. We have a funding source that is going to be committed to those people who are referred to as "those people" not Millville people. Well, sometimes you know, I guess I'm pretty happy just to be part of those people, not them people within our neighborhoods. I think it's special, because those of us who grew up in those neighborhoods knew what it was like and let me tell you folks it hasn't changed a whole heck of a lot, the Third Ward. It really hasn't, we still have our little fights up there and, you know, which happened for years, we're not going to change that. You know, our Center City has changed, its changed, we have to improve on those neighborhoods. We have to do something. To sit back and think that the private sector is going to come in there and rehab every home in our areas, is false. It's not going to happen. It's only a band-aid, that's all it is. We have to come in with a lot of surgery within those neighborhoods to make them productive, to give the children, to give the people, who are here, the quality of life that they deserve. They deserve it, they deserve it as much as I or anyone else who lives in the outside district of Center City, our Third Ward, our South Millville, they deserve it. We can debate for months, we can debate for years of how to fund and how to do it. What's the best way, what isn't the best way? Well, there's a commitment and there's an investment that we have to make. The threats of throwing us out of office, do what you want to do, you know, that's another two and half years, that's fine. But, you know, there's still a responsibility from every Commissioner, of everyone who sits up here, to do what we feel is the right thing for the majority of the people and the future of this City. Silver Run School is outstanding with the teachers and Judy... Where's Judy? I think I saw Judy in here, Kessler, a little earlier. You know, everybody saw Judge Judy on TV and you know, everybody's going to jail, well we have, we have Judy here. We have a Judge Judy who gives her time as a Vice-Principal of Silver Run School, who gives her time to make the quality of life a little bit

better for the children who go to that school. And you know something folks, they don't get paid for it. They volunteer. We have hundreds of people who volunteer throughout this City. Go to our neighborhoods to see what they do. They volunteer their time and effort to help this City in anyway they can. That's what they do. It's easy to sit out there and complain about what we do. It's simple, because we're the elected officials and when we say something, nobody believes us, because we're the politicians. You know, you read the papers, you see it on TV, we're the politicians. Nobody believes us. Anyone can get to that microphone and say whatever they want, the press will write it and it will be law without being challenged, without being challenged. We are challenged with everything that we do, and that's okay, I don't have a problem with that. That's the way it should be. We should be questioned, I don't have a problem with ever being questioned. But, the question is, how much time have some of the people given to this City as a volunteer to make this City better? Where are they at, where have they been? And we can say, well, who benefits, who doesn't benefit, who gives the time, who doesn't give the time? You know, we give a lot of time, the City Commissioners. And we just don't sit up here, as City Commissioners, most of us are all involved with things that happen throughout this City, whether it's sports, athletics, schools, we give those times to the people back. I know that, I look at Joe Derella and I kind of see myself in Joe sometimes, but I got a little more hair, I don't know what's going to happen in another couple of years with Joe. But, you know, give so much time to the City, give so much time to his family, give so much time coaching young people throughout this City. He's a giver. And I see Commissioner Shannon to the left of me doing the same exact thing, who gives their time to the City to make it a better place to live. Commissioner Hollingshead, Volunteer Firefighter, Volunteer Firefighter, he saved a child's life years ago. He gives back his time. Mayor Quinn, same thing, he's a giver of his time, not just being a Mayor or a City Commissioner. So, when people get up to the microphone and we have difference of opinion, that's okay. But, you know something, the question is, what have you done lately to help this City? I think that's the question has to be answered by many people. What have you done lately to benefit this City? Well, I'll tell you what I'm going to do, I'm going to vote in favor of the RAD Program, because I think it's a right program. I think it's going to benefit not only those neighborhoods, I think it's going to benefit the City as a whole in the long-term. That's my feeling and you can disagree all you want. But, that's my feeling. I'm still going to continue working for the City, I'm going to continue working in those neighborhoods, I'm going to continue working in the outer perimeter of the City. That's what we do. So, you know, we do care, we care about taxes and we care about people. We really care about the people, not just money. So, Mr. Mayor, thank you very much for your time."

Mayor Quinn: "John..."

Commissioner Hollingshead: "Well, I don't know what else to say that hasn't already been said, Commissioner Parent is a tough act to follow. But, we are committed to this RAD, we think it's the right thing to do. It's very important that we revitalize the Center City Neighborhoods, it's important to do that as it was to revitalize the downtown district and we're committed to it and, again, like Commissioner Parent said, you know, we live here. We're not passing laws and live in another town. We live right here, you see us in the Wawa's, you see us in the Walmart's, you see us everywhere, the supermarkets, you see us everywhere you go. We pay those same taxes. Do we like tax increases? No, we don't like tax increases. I don't like paying taxes either. My wife retired, I'm

on a semi-fixed income, if you will. It's not easy and we understand that and we sat here for 3 hours and we heard pros and cons and we have listened to you. But, as far as I'm concerned I'm committed to this RAD, I think it's the right thing to do and we just hope you understand and that we can disagree. But, in the end, hopefully it's the right decision and we think it is and hopefully you will too. Mr. Mayor..."

Mayor Quinn: "First of all I want to reiterate what Mr. Moore was saying. I don't know if he lived in New Jersey before, but if you live in New Jersey you know you pay high property taxes. I don't care what City you live in. The average property tax paying in this state, and it's a fact, is \$6,000.00. The man who is the head of the League of Municipalities, Bill Dressel, said to me one day, Mayor, I have a three bedroom rancher with a bath and a half and I live in Robinsville, New Jersey and he said I pay 15 thousand dollars a year in taxes on that house. So, then I didn't feel so bad when I heard what he was paying. Not that it's good that we have to pay any of this kind of tax and as I said at one of the last meetings, if we were in West Virginia or some other state we wouldn't even be worried about taxes, because property taxes are miniscule. They are miniscule. But, New Jersey has six hundred and some school districts, 566 municipalities, there's too much duplication of service. Another factor, in the time that Mr. Moore said he came back to Millville in 2004, that was just the time that the state dumped on the City almost one million dollars in pensions that they had been paying. So, that was a brand new debt that we all inherited. One million bucks dumped to all of us, the State said we're not paying it anymore, we made some bad financial investments or whatever. Leave it to the City now to pay it. And as we've talked about these neighborhoods, you know, we've been there, we're there every month and then sometimes more. And the people who live in those neighborhoods, and God Bless you who serve on those neighborhood committees, because you're wonderful people who really care about this community, tell us how difficult it is and we listened. You know what, we went from 69 police officers to 80 police officers. That ain't cheap! The Public Service Budget folks, 7.5 million of the 16 million that's collected as far as the revenue collected locally. That's a big amount of money. Did you see what happened in City Park last night? Somebody had a gun, somebody shot the gun and a kid got a bullet in his hand. We didn't have that 20 years ago folks. We weren't dealing with drug dealers on every other corner 30 years ago. You know, it's like, what do you want to do? You have to have police. I don't know if 80's the right number. But, by God, listening to the people in the neighborhoods my heart went out to them. Where I live I don't really have to have much police, Emil and I and our families live in an area where we don't see police very often, we don't need them. But, you folks that are in Center City, South Millville and Third Ward you need them all of the time. And we've got to have them there for you and that is a heck of a cost, a heck of a cost for police. Eighty police costing us 7.5 million in the Public Safety Budget. I don't know, hey, maybe we can be like Upper Deerfield Township and let the State Police come take over and you're going to love us. We can lower those taxes so quickly, let's take 7.5 million bucks out of the budget and let the state police handle it. Upper Deerfield is the third largest income maker in Cumberland County of ratables. It's a good township, a lot of ratables. I said to my friend it's the air up there and one day I said what's your local purpose tax and he said zero. I said ZERO, what are you kidding me? He said no, we don't have any police. Well, that's nice, so they have no police and we pay for our police and we all pay for the same police. Is that fair? I don't think so, but I know the township people don't know where'd they get the money to

pay for police. But, these are facts you have to look at. I just want to wrap up, you know, thank God there are people from all over who come downtown on Third Friday's, because they help sustain me. All I hear from them, every single one of them is Mayor, I can't believe what a beautiful town you have and what a great job, you guys that serve on that town council done. That is all I hear constantly. Because, we've taken High Street, which ten years ago had probably over 50% of it closed up. We revitalized it. Did we do it with sort of a RAD? Yeah, you could call it a RAD, we used UEZ and we bought Frank's Men's and Boy Shop building, we put the RRCA in there and that was the hub, that is what brought back downtown Millville to become the Arts and Entertainment District. The properties, Richie Allen, a good friend of mine, bought a property for about... What 30 thousand, Rich or Lew, 30 or 40 thousand dollars, High and Sassafras Street. I guarantee you now that property is worth 250 thousand. Look at the values of the increase. Why are they important? They're important to all of us as taxpayers, because of our ratable base. Ten years ago was 660 million dollars. Actually, no, I have to give credit, it was actually higher than that, it was 676 million and I took it down, because the school decided they wanted to change Prudential into a school. So, we lost the ratable, so we actually went backwards with ratables for the first few years, and the AARP building, that was a ratable, that became a school. And it's been proper, I'm not ripping the school board, they were things that was the right thing to do, but by the same token we lost ratables. Six hundred and sixty million dollars ten years ago, today we have 1.3 billion, now I have to tell you that's not an easy thing to explain, because we had a reval, which raised up the property values of a third of the people, lowered the properties for a third and kept a third the same. So, the reval had some affect, but the 55 million dollar shopping center that is in the progress of happening now, you have Lowe's and you have the Acme, there was I think 15 million...Don?"

Don Ayres: "over 20..."

Mayor Quinn: "over 20 million in that. Before I got in government, the past administration was able to have the Cumberland Crossing Shopping Center and that was a good thing, because the Cumberland Crossing Shopping Center had Walmart. Walmart finally, and I think John talked about it. A lot of good points you made, John Cherovich, about the UEZ in the beginning too. That was the first time we ever had any UEZ money, because they went and did what you said, John, they did and they shouldn't have done and I agree with you. Because, they put the mall in it and it was supposed to originally be for downtowns and because they did that, Vineland now has 100 million dollars in Second Generation Revolving Loan Funds. Do you know where all that came from? From all of us, because we shopped in the mall and the money went to them. Nobody shopped in Millville Retail to speak of. That's a detriment and you had some good points, John, you made there. But, if you take a look folks, open your eyes, look at Wheaton Village, or Wheaton Plaza, it's beautiful. A man said to me that he was so happy with the way we treated him, with how wonderful everybody here in Millville has been to him, he said I'm going to expand it 50,000 square feet more. That's a ratable there that we will be able to have an additional ratable. Yes, it'll be a tax abatement, Judge, but it will be a ratable over that period of time. So, it's something that we are getting. We have a lot of new buildings, I mentioned the last meeting we have 25 now, new buildings being built. We didn't have 25 building built in the last 20 years. So, it's good things that are going on. Yeah, we're in tough spot, we had to go out and buy 800 acres at the airport, because we believed we needed an Industrial Park and we also wanted to get the Motorsports Park. So,

we needed to spend your money, the 800 acres of land, we had to do a bond to do that. But, that's for our future. There is interest, obviously the Motorsports Park, the governor spoke about that Saturday, he's excited about it. So, these are some of the things, it's not easy, no you're absolutely right and I, my heart goes out to everybody who has to pay the taxes. It's very difficult and I feel for the people, because as the minister said, if they get a couple of jobs, people have to work all of the time. Believe me, that's why the State of New Jersey is going to have to have a Constitutional Convention. Take your anger out on the people who push it down to us. We have no choice, we have nobody else to push it down to, except our wonderful residents who live in this City. We don't want to take on that million dollar pension. Why should we have had to do that? The State had always done it. But, they fouled up, so, oh, the City, you take it now. And believe me, because of drugs, you know and I know, 80% of the prisons are full with people who committed crimes related to drugs, there are illegal guns out there, there's all kinds of things happening that we didn't have years ago. So, we do need the 80 police officers and that other 7.5 million, so right there is 8.5, the 16 that we bring in that's been there. Yes, it was a major thing, especially in 2004 when that hit us, that pushed us up strongly. Anyway you've heard enough of me. I'll tell you what, I don't know about you guys, but I have got to make a 5-minute recess, I'm going to close, let's take a vote, we'll close, I'll close the public meeting, they want me to take a vote, before I can go to the restroom, but okay.."

Commissioner Shannon: "I would like to vote, before I break."

Mayor Quinn: "Okay, that's a good point. Okay, do we have a motion on the Ordinance?"

Mr. Thompson: "We have a motion on the Ordinance. We need a roll call."

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

Mayor Quinn declared a ten-minute recess, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

The meeting reconvened at 10:15 p.m. with the following members Present: Quinn, Shannon, Parent, Derella and Hollingshead.

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

Ordinance No. 28-2006

An Ordinance vacating a portion of Beck Drive, and to convey that portion to the adjacent property owners.

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

Director Derella seconded the motion.

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

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

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

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

Ordinance No. 29-2006

Ordinance approving the sale of real estate by the City of Millville in a Public Sale pursuant to NJSA 40A:12-13 regarding Block 580, Lot 7.01 and 7.02 with a minimum bid of \$10,000.00 per acre or \$36,690.00 for the lots, on October 3, 2006 at 4:00 p.m.

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

Director Parent seconded the motion.

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

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

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

Resolution No. A-5571 authorizing adjustments to the Tax and Utility Records was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5572 authorizing Water & Sewer termination on October 2, 2006, due to payment default pursuant to Section 56-18 and 56-52 of the Municipal Code was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5573 authorizing Subordination of Mortgage to Global Equity Lending for Block 281, Lot 7, 1025 N. High Street owned by Cain Machine, Inc. concerning cancellation of two mortgages with the City of Millville in the amount of fifteen thousand (15,000) and a Security Agreement covering personal property in the amount of one hundred thirty-five thousand (135,000) dollars to be refinanced with mortgage in the amount of two hundred forty-five thousand one hundred seventy-five (245,175) dollars and eleven cents held with Susquehanna Patriot Bank for a total amount of four hundred thousand (400,000) dollars was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5574 authorizing cancellation of mortgage in the name of Judith Shindel and Martin Shindel in the amount of twelve thousand four hundred six (12,406) dollars for 14 E. McNeal St., Block 287 Lot 19 was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5575 authorizing cancellation of mortgage in the name of Judith Shindel and Martin Shindel in the amount of one thousand (1,000) dollars for 14 E. McNeal St., Block 287 Lot 19 was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5576 authorizing Atlantic Electric to install additions to the street lighting system for 329 S. 3rd Street and 2126 Carmel Road was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5577 authorizing Atlantic Electric to install additions to the street lighting system for 49 street lights at the Newcombtown Crossing Subdivision located at Crest Avenue and

Newcombtown Road in accordance with the payment for said installation by the developer as approved by the City Engineer was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5578 authorizing Professional Service Contract with Metcalf & Eddy, Inc., to perform professional engineering services in connection with the identification of improvements required to the infrastructure of the Sewer Utility in an amount not to exceed one hundred nineteen thousand forty (119,040) dollars was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

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

Resolution No. A-5579 authorizing the endorsement of all sewer and water extension application forms for the "Holly Gate Major Subdivision" for the proposed 14 single family residential lots located off Cedarville Road West of Rieck Avenue in the R-15 residential zone on Block 52, Lots 73 & 74 proposed by Sherwood Forest Homes, LLC was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5580 supporting the Regional Buckle Up South Jersey Safety Belt Mobilization Program from November 13 to 17, 2006 regarding increasing awareness of the mobilization and the benefits of safety belt use was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5581 authorizing amendments to the FY2007 Temporary Budget was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

The City Clerk/Administrator read the following report from Purchasing Board regarding 2006 or 2007 Backhoe Loader:

September 19, 2006

TO: Board of Commissioners

FROM: Ronald J. Charlesworth
CFO/PA

The Purchasing Board received bids this morning for one (1) 2006 or 2007 backhoe/loader for our Streets and Roads Department.

Two (2) bids were received as follows:

Penn-Jersey Machinery:

Gross Bid	\$69,472.00
Less Trade-in	<u>12,000.00</u>
Net Bid	\$57,472.00

Trico, Inc.:

Gross Bid	\$72,500.00
Less Trade-in	<u>12,000.00</u>
Net Bid	\$60,500.00

I have reviewed the bids received and recommend we award a contract to Penn Jersey Machinery, 1330 Hurffville Road, Deptford, New Jersey 08096 in the amount of their low bid of \$57,472.00 to supply the City with one (1) 2006 Volvo model BL70 backhoe/loader.

Ronald J. Charlesworth

RJC/cac

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

Resolution No. A-5582 authorizing the award of bid for one (1) 2006 Volvo Model Backhoe Loader to Penn Jersey Machinery, Deptford, New Jersey for their low bid in the amount of fifty-seven thousand four hundred seventy-two (57,472) dollars was approved by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

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

The City Clerk/Administrator delivered a verbal correction for a statement made at the last City Commission Meeting noting St. John Bosco Church and St. Mary Magdalen Church combined Carnival Festival paid a fee in the amount of three hundred (300) dollars per day for 4 days totaling one thousand two hundred (1,200) dollars for said carnival.

An amendment to Bingo License No. 196 on behalf of St. Mary Magdalen Church was approved, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Bingo License No. 198 on behalf of St. Mary Magdalen Church to be held on October 21, 2006 was approved by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Raffle Licenses on behalf of St. Mary Magdalen Church regarding RL 791 and RL 792 were approved by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Heavenly Saints Motorcycle Club Ministry sponsored by Mt. Hill Missionary Baptist Church of Bridgeton to hold a Community Gospel Festival for Children in Need at the Cumberland County Fairgrounds on October 7, 2006 from 10:00 a.m. to 5:00 p.m. for a fee received in the amount of two hundred sixty (260) dollars was approved, by the following vote. Yeas: Shannon, Parent, 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.

Paul Porreca: *"Good evening, Mr. Mayor and Commissioners, my name is Paul Porreca. A couple of points, you know, as long...even though you've been in public life a long-time it's got to be a little disturbing when both sides of the aisle, when one can't disagree or one can't disagree with his government, the government can't disagree with the person without being attacked personally or chastised. It really is a shame and I wish the people who come up here and maybe even the few officials, not you fellows, you're terrific, that would avoid doing that and not accuse people of not being progressive or for improvements. We've never suggested that. What was suggested is that there are better ways to do it and maybe there are some more economical ways to do things. Okay. Enough said, you understand where we are..."*

Mayor Quinn: *"Yeah, I do."*

Paul Porreca: *"Anyway, I would like to ask the Solicitor, is there something magical about number \$17,500.00 with the professional service contracts?"*

Mayor Quinn: *"Yeah there is is..."*

Richard McCarthy: "yeah there is, pay to play legislation."

Paul Porreca: "The Pay to Play Legislation. I find it interesting that the two Resolutions passed last meeting in connection with the RAD for the Greenbaum, Rowe, each were \$17,000.00. Which keeps it under \$17,500.00 and all in connection with the same project. And the other thing...no, just a minute, and the other thing is that, historically in looking at the bills, looking at the vouchers, looking at the runs for purchase orders, I find that there's quite a few \$17,000.00 contracts with the same price..."

Mayor Quinn: "well, you know Paul, it's interesting, because none of us take any money..."

Richard McCarthy: "it doesn't help, because you accumulate them, so it doesn't help you a bit by making it one dollar less, because if you do more than one contract within a 12 month period, you kick in the Pay to Play. Now, you'll see in my Resolutions that I make reference to that..."

Paul Porreca: "it's still curious..."

Mayor Quinn: "yeah it is..."

Paul Porreca: "it's still curious, it's still curious \$17,000.00 and historically going back five years. You know, why is that the number? If it's added up anyway, then what's the point? So, why not put it in the resolution and that's the way it is, I just found that curious. Also, you know, you're talking about where do we save some money. The Atlantic Group alone has been paid \$237,000.00 in the last 5 years..."

Mayor Quinn: "you know, how legal fees are now, come on, you know that..."

Paul Porreca: "well, I'm not, hey, I'm not suggesting that you pay more legal fees, I'm suggesting you not, okay..."

Mayor Quinn: "Do you want to be pro bono?"

Paul Porreca: "hey, I've been pro bono...oh, wait, that's a great point. I've been pro bono, you have some idea of how much time I've spent in City Hall, because you get reports, not because you're here, you're out shaking hands, which you ought to do as the front man. But, now that you mentioned it, I'm going to tell you something. People are saying, well, now you're againsters, you're just doing this, you're just doing that. I'm the guy who did the research and brought the law to the attention of the assessor, that on these tax abatements you can have added assessments during construction and prior to the abatement, which you have never done. Losing for the City thousands of dollars, okay..."

Mayor Quinn: "thank you..."

Paul Porreca: "well, okay, you wanted to know pro bono, I'm telling you, don't ask me to do it, I've done it..."

Mayor Quinn: "well, that's...I'm saying good thoughts..."

Paul Porreca: "no you haven't, okay, I'd like for you..."

Mayor Quinn: "we could save those other fees..."

Paul Porreca: "yeah, you know what I'd appreciate, rather than telling me that I'm against everything, or not you, but these other people saying, what are you doing up here knocking these projects and isn't High Street beautiful and don't you think... So, you know what I would appreciate you doing..."

Mayor Quinn: "What's that?"

Paul Porreca: "I'd appreciate you doing, calculating how much in added assessments and added revenue you're going to get this year when he puts this stuff on in October and then sit there at that Commission Meeting and all of you can say, thank you Paul Porreca for calling that law to our attention, you have just brought "x" thousands of dollars back into the City and up until you made that remark I didn't intend to say anything..."

Mayor Quinn: "no, and I wasn't being smart. I appreciate that and that's what I said, and this is my time, don't take away his time. You know, I appreciate sitting down and talking with you, you're very bright, we have good times. Obviously, we disagree on UEZ and things, but I'm saying to you, that's why I finally got you on my cell phone, now I can just hit that button and we can talk and I'd be happy to talk to you about things that will benefit the City..."

Paul Porreca: "Now, I'm going to give you a second one you haven't done anything about and I've told you what the law is, I did the research, I looked up the cases and I brought the law down here and nothing has been done yet. You have illegally granted tax abatements to several of the big businesses in town, because they filed out of time and that statute is extremely clear about when they have to file. What has been done about it? Zip. Months I've mentioned this and every month that goes by, you're losing money, which would go into the fund, which would reduce people's taxes, lower taxes. You've done nothing about it. Another thing, for YEARS, I have been harping about why do you have so much property in your portfolio. Give it away. No, no, no, you sell a property when somebody comes in and asks about it. You don't have an auction, you set minimum bids. That is ridiculous. You have, I don't know how much now, probably close to 2 million dollars after the reassessment probably or reval of property that you own that you have on a list that says the City of Millville does not need it for public purpose. Okay, if you don't need it and some private person owned it, you would be collecting taxes..."

Mayor Quinn: "but, what...if you were a person put on it..."

Paul Porreca: "if you were...how do you know, you set minimum bids. Why don't you get a program going? Why don't you give it to the real estate? Why don't you aggressively, actively, energetically do something to get rid of this stuff and I maintain you ought to give it away if you have to. And I don't want any of it, so don't lay that on me, Mr. Shannon..."

Mayor Quinn: "on the other side...you're very bright and on the other side of it, if a home goes on that lot that we gave away, with six children, do you really think you helped the City of Millville by us giving that lot away to somebody to build a house on, you know we don't get taxes that are beneficial from homes..."

Paul Porreca: "there is so much property that won't get houses built on it..."

Mayor Quinn: "okay, well that's fine..."

Paul Porreca: "Why don't you analyze it? If you find one that a house can be built on, maybe you don't give that one away. But, you have no business sitting on that, NO BUSINESS sitting on that property. That suggestion has been made four of five years. You've done nothing about it, you've done nothing about the tax abatements and there are others and as I continue to this in City Hall and as the winter comes that I have less to do on the farm I'll be here more often and perhaps I'll have another suggestion or two and I've got a lot of them about your UEZ Loan Program that we're going to have to put in a report, so that will help you overall. So, the pro bono thing, I have done it, so maybe you'll put me on a list with your neighborhood volunteers, some of whom maybe get paid, some don't, but I think that I have contributed my time too, Commissioner Parent, not in the past, lately. Now, let's see, one...on the time problem, we got a time problem here Mayor, because we were talking back and forth. So, we're not really criticizing, we're making suggestions, they have a potential to increase the City's revenue and I'd like to find out and I'd like to go on record with the clerk that when you have another hearing before the Local Finance Board on this RAD thing, we'd like to know about it somehow. I don't think it was advertised, but we'd like to know, because we want to attend and we want to give the other side and that's another point. You know, there are two sides to every story..."

Mayor Quinn: "absolutely..."

Paul Porreca: "and we certainly don't get two sides from this Commission, because you fella's vote 5 and 0 consistently. There's no discussion, it's just here's the Ordinance, no talk about it, unless it's in the backroom a half an hour before the meeting. So, there is no other side ever given. We intend to give that other side and I think it's a laudable, a laudable pursuit to give the other side, so the people can make a valued and informed judgment about what's going on. And I could go on and on and on. The only thing I would like to say is I would really like to hear somebody explain to me in terms I can understand, what was accomplished tonight when you passed that RAD. You accomplished committing to a lot of consulting fees. You committed to \$250,000.00 by your initial numbers of administration cost each year. And beyond that I fail to see, I mean I've heard all what was said, but if you try to boil it down to one sentence, nobody's told me, it's just a committed stream of money. You fella's were here, you commit that money and anyway I'm done the RAD's been discussed, I'm not going to take up anymore time. Thank you, you've been very patient."

Diane Mullee: "Diane Mullee, 1 Cleveland Drive, Millville. I would like to clarify something, I'm not against rebuilding downtown, I'm not against RAD. I ask questions to learn. I love driving downtown High Street when I come home from a doctor's appointment or whatever, I can go home a different way, but I choose to drive down High Street. I've lived here six years, but only recently have gotten involved with knowing what is going on in my City and that's shame on me. Now, that I have got involved, I'm not going backwards. What I do have a problem with, is this. With all of the building and the redevelopment it is raising property taxes and real estate prices. What is going to happen to those who fall between the cracks, who are being forced to carry the burden of those increases? What about the fact that affordable housing for seniors seems to now have a starting price of over one hundred thousand dollars. For whom is this affordable? Surely not for those of us on a fixed income of a monthly disability check or for those who have only a pension check on which to live. Ordinance No. 32-2006 provides for 150% increase for those of us who live in mobile home parks. I won't pretend to speak for everyone, but I

know many of us who live in mobile homes live there, because it is what is affordable for us. These mobile homes are the homes we hope to grow old in, let me rephrase that, not old, older. Now, though you are asking for an increase in the annual service fees of 150%, now I realize that this is a lot better than a 600% increase that was spoken of originally, but we are still talking about 150% increase. A 150% increase at one time in one fell swoop, I realize the City needs money, but please don't penalize those of us who don't have money and who are on a fixed, very fixed income and expect us to make up for the mistakes that were made by others. Leave us our homes and our dignity, don't force us to become only another class of homeless, because that is what you are doing. When we can't afford that 150% increase, we will have to move, but to where? Millville does not have enough affordable senior and disabled housing. If we will have trouble paying 150% increase, which is just an increase of \$30.00, how on earth can we afford places that started over \$100,000.00? And finally I challenge every single person on the board, including Mayor Quinn to live on six fifty to eight or nine hundred dollars a month fixed income, with no other income. Live on it for six months. Just that amount of money..."

Mayor Quinn: "very challenging..."

Diane Mullee: "challenge isn't the word..."

Mayor Quinn: "no, I said it's very challenging, I understand..."

Diane Mullee: "and then comeback after six months of living on that kind of money and then tell us you'll comeback and do the exact same kind of things you're doing. While it is great to revitalize the Third Ward, Center City, etc., it is unfortunately moving seniors and disabled out of their homes. Tim talked about going back to single family homes, but with the rising real estate prices and steadily climbing property taxes. Who will be able to afford them? Again, gentlemen, I challenge each of you to live on a fixed income that we have to live on and then comeback and tell us you'd still run things the way your running them. Please do not go forward with this 150% increase in service fees. Thank you."

Mayor Quinn: "Thank you Diane."

Betty Monteleone: "Hi, Betty Monteleone, Briar Drive. One thing I would like to address Mr. Parent and I'm not being rude. I want to explain the people who volunteer. They have the luxury of having the time. People I know have to work two jobs to just support their families, they don't have that luxury. You're not listening to me Mr. Parent..."

Commissioner Parent: "I'm sorry, Betty..."

Betty Monteleone: "I know, you didn't hear a word I said, I'll start over and take my minutes off..."

Commissioner Parent: "I heard every word, go ahead..."

Betty Monteleone: "they don't have the luxury of having the time to volunteer, because they're too busy trying to support their family. So, don't condemn those who don't go out and volunteer, because it's not always because they don't want too. So, that's one thing. And I want to ease everybody's mind, you don't have to worry about Eminent Domain in Millville taking your property, because they're going to do it by raising your taxes and they're not going to need to use Eminent Domain, because they're going to put you out

of your homes, because you can't afford to pay their taxes. So, don't worry about that, that's one problem solved. I have a little prepared statement I had wanted to make and I just wondered if you guys had thought about, if this whole thing doesn't fly with this program you just passed tonight with the RAD. How are you going to pay all this money back that you're borrowing? That's like me going out and borrowing 8 million dollars thinking I'm going to hit the lottery in about 3 or 4 years for 50 million. You can't, you shouldn't be borrowing money on things that you don't know that you haven't for sure got the money, it's all projected. And the other thing that you really notice and I come here I have nothing to gain, I don't have a business downtown, I don't live in that area to gain anything. I don't have anything. I came here before most of you sitting here. The only one I think, when I first started coming that's on this board was Mr. Parent. I've been coming here for years, you might call that a sort of type of volunteerism, I spent a lot of hours in City Hall researching. And most of these gentlemen wouldn't be sitting here had I not came to this mic and ran my big mouth, now that I can say I'm sorry for. I'm getting to the point, I can't afford to stay here either. So, I did have a little prepared statement and I just want you all to know that I do not have anything against improvements, or downtown or art, I just think in life people should pay their own way. If you want a business, you should work hard, people shouldn't be put out of their homes to support other peoples wants and desires. And that's my opinion. Okay. So, even though this is going to be a little bit of what I said earlier, so I'll be really fast. It's just obvious to me that you don't care what the taxpayers think, they're going to pay your salary, they have made it very clear that they've had enough tax increases and wasteful spending. They don't want a RAD zone, but that didn't stop you tonight, they don't want Eminent Domain, but that's not going to stop you. They don't want a new City Hall or a Justice System, but that's not going to stop you. They don't want 7 million dollars spent on the Levoy Theatre, but that's not going to stop you. They don't want you to be buying buildings for millions of dollars and then spend a million on 15th Street and then give millions of dollars to rehab it. You shouldn't be in the real estate business, because that's not what government was really originally supposed to be. So, it's gotten sort of lost and that's why people can't afford it. This list is much longer. It is easy for people living in Princeton, Philadelphia, California and etc., to admire what you're doing. Don't be flattered, the cost is not coming out of their pocket and they have no clue of the burden it's putting on the people living in Millville. People losing their homes, giving up medication and other necessities in life trying to hold onto their homes. How much do you expect people to sacrifice before you at least have a sense of guilt? I'm not talking about federal, state or City or County dollars. Don't try to muddle water with how expensive it is to live in New Jersey. I just want to address you as the Commission and how you have burdened the people of Millville. What are you thinking? You five are destroy... in an attempt to rebuild it. How do you think that the people continue to live with these tax increases and mistakes? They are your tax increases and your mistakes, because you have the final word. The article in the paper today about the City promising these businesses and neighborhoods in the RAD zone. What about your responsibility to the other neighbors? You don't see the total picture. By putting additional burden on other neighborhoods, you're creating a new group of poor people. The rich can afford it. There's a lot of programs in place for the poor. Such as free phone for phone services, rent assistance, help with the utilities, food, education, health, prescriptions, to name a few. Plus, an earned income credit on their federal tax. This list goes on. Tell me of one program that is available for the middle class. They must have for all of

this, and now you want to add another burden to the middle incomes in Millville, which will create...which will increase a number of poor people in Millville, as they can't afford to give any more. Who do you think is going to buy from the shops downtown and eat in the restaurants. Since the City's made up of mostly poor and middle class people and that jobs that are coming are low income or maybe a few middle income. Where's the gain? The City cannot continue to survive with so few paying, not only do you want to create the RAD zone that will take the tax dollars away from the budget, which you say is 20% of the City. What about all the tax exempt properties such as, churches, healthcare, daycare, parks, government, county, etc. that are exempt. Plus, all of the companies that we are giving abatements to. What percent of the City is paying now? Do the math. The cost is not the amount of service provided, that's not the cost, if the money taken in to pay for these services is not distributed equally. You want to make it and you want to make it worse. This City cannot survive another 3 years with this City Commission. As a person, I like you all, I don't like having to stand up here and tell you this. As you know, I don't mix words. I dislike what you're doing to the quality of life of the families and the senior citizens that live in Millville. For God's Sake get your priorities right. If you're listening to other people, stop and stop now. Maybe you need to hire one of your high paid consultants to tell you how to fix the mess you have made and cut the budget..."

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

Betty Monteleone: "and you can tell I'm nervous, because I don't like telling you guys that, because like I said I like you all. I just don't like what you're doing to the poor people in this City."

Robert McQuade: "Robert McQuade, 511, North 6th Street. First of all a 9th Grader wanted me to give you guys this. She's complaining that the schools giving too many books to take home and she explains the whole thing..."

Mayor Quinn: "well, there's 3 school board members there, we have nothing to do with the schools..."

Robert McQuade: "well, she wanted me to give it to you anyway, so I'm going to do that..."

Commissioner Hollingshead: "give it to the City Councilor first, give it to..."

Robert McQuade: "and she wanted me to give it to the Mayor, sir..."

Commissioner Parent: "we have a program, where it goes this, so we can receive and file. Thank you."

Robert McQuade: "Now, I agree with them with the high tax rates. It's getting ridiculous. Three times in a year? It's, it's terrible..."

Mayor Quinn: "Bobby, can I ask you a question?"

Robert McQuade: "Yes, sir?"

Mayor Quinn: "Do you still live on 6th Street?"

Robert McQuade: "Yes I do."

Mayor Quinn: "and you own that house?"

Robert McQuade: "yes, I do."

Mayor Quinn: "and what is your taxes?"

Robert McQuade: "my taxes are \$4,000.00 a year."

Mayor Quinn: "okay, that's \$2,000.00...okay, just curious, go ahead..."

Robert McQuade: "they were only fifteen when I went there..."

Mayor Quinn: "How many years ago?"

Robert McQuade: "And I can understand that you have to raise your taxes, you know, if somebody wants a raise in your job, you have to raise taxes, you have to, for cost. Raising your taxes is like somebody asking for a raise for their job, everybody wants a raise for their job. But, this is getting, it's hard. Like Betty said, there's so many people working 2 jobs, 3 jobs, I'm working 3 jobs. Okay. I've had a rough year this year anyway. I've lost my father, my grandmother, my uncle, my fiancé walked out on me, all that after the election last year, okay. Now, I'm getting back on my feet, but then I get this hit with these taxes and guess what, I didn't even know my taxes went up, because it's included in my mortgage. What it was, when I refinanced, my tax bill was coming to me, but I was just writing the check, send it in and not paying attention to it. Neighbors came to me and said, Bob, I can't take it no more, I got to sell my house. What are these guys trying to do? Are they trying to push us out of Center City? Do they want to send these houses and give them to Section 8 people and subdivide them? It seems like they want to keep all trouble and the renters in Center City and outer skirts are going to be 200, 300, 400, 500,000.00 homes. I'm just telling you what they're telling me. They're coming to me."

Mayor Quinn: "What we did tonight is exactly the opposite. We're investing in Center City..."

Robert McQuade: "Well, I understand that, but they don't understand that..."

Mayor Quinn: "well tell them..."

Robert McQuade: "I have one right here, he's right there, he doesn't understand. Okay. If I was...you getting Target and them, I understand Target's going to come in and the rest of them, but they get one year for free taxes, then eventually as it progresses for the five years they put them up to a certain level to where you're going to have them at. Everybody's coming to me and they think Target's coming in and getting five years free taxes like T-Fal did..."

Mayor Quinn: "well, Target is actually in a PILOT, but Kohl's would be getting 5-year Tax Abatement..."

Robert McQuade: "Kohl's is going to get 5-year..."

Mayor Quinn: "???? 20, 40, 60, 80..."

Robert McQuade: "okay, well I understand some of these things, but they don't. But, the thing is that's coming in, is they say, if I want to build a home, and I buy me a new piece of property. Are they going to give me a one year tax free for building my property

here? It does add value to the City. Or if I want to open a business downtown, like maybe down towards the Westside of town, right past the old Wawa, maybe I want to open a deli out that way or something. Are they giving me tax free for 5-years?"

Mayor Quinn is inaudible.

Robert McQuade: "What you're doing...what you guys are getting at, you're getting hit into, you're becoming known as the 5 Florio's, as tax raising. Okay. Five Florio's they say. I like you guys. Actually I wished I had a chance, if I got on I would have loved to work with you. Jimmy, I've known you since I was a kid at Auction Time..."

Mayor Quinn: "absolutely, you were my best customer..."

Robert McQuade: "I watched you every night when my mother was out selling her shirts. I don't like working 3 damn jobs to pay my bills, but I do it. I'm on my own. I make..."

Mayor Quinn: "and you're a good worker too, Bob, you do a good job..."

Robert McQuade: "thank you, I hope the Chief thinks that way too. So, I'm just speaking, they told me...I've had a lot of people come knocking on my door. I'm not home very much, I work, I get up at 4:30 in the morning, I head to Pomona Air Force Base, I don't get home until 2:30, I get home at 3:30 and I've got people, I've got to run to the mall, because I work there part-time. I got people on my doors leaving me letters and stuff. What are you going to do about this? Do you want me to vote for you next time? What are you going to do? This is ridiculous. I don't even know if I'm going to run next time. I would love to run next time, because I would love to work with you..."

Mayor Quinn: "well, I would love to see you, you know..."

Robert McQuade: "what they...what somebody gave to me and brought to my attention and they're not with you. They're very displeased with you and they would like a recall, a special election and a recall and that's what they've come to me and I've talked to several people, such as Bill Herman and others..."

Mayor Quinn: "Bill Herman was one of the people that came to you?"

Robert McQuade: "I talked to, no, Bill didn't come to me, I had to call Bill and I asked him what he thought..."

Mayor Quinn: "What did he say?"

Robert McQuade: "he would be willing..."

Mayor Quinn: "he would be willing to participate in a recall?"

Robert McQuade: "I was talking to Bill, and he would be willing to look at what I have. I should rephrase that, he would be willing to look at what I have here..."

Mayor Quinn: "Can you tell us who is getting this recall petition?"

Robert McQuade: "They, the, the..."

Mayor Quinn: "Who are they?"

Robert McQuade: "Well, the citizens..."

Mayor Quinn: "Do you have any names of these citizens?"

Robert McQuade: "Well, here's one right here, Tom, me, I don't want to do it. I love you to death, I don't want to do it, but I can't afford the tax hike. But, I love what you're doing downtown. It's like a Catch 22, I love what you're doing and I want to see the Levoy backup, it would be nice to see plays there, it's beautiful walking down there. I love it all. But, can't you just raise the taxes a little bit at a time? Why do you have to go 3 times in a year.

Mayor Quinn: "Well, Bobby, I mentioned some of the big major increases that we were hit with. Obviously, we certainly hope that we don't have to continue raising taxes, well, in a large amount of money. You have limited things. The things that are helping us are the ratables that have come in and even the RAD, you're still going to get 11 million dollars of new ratable money that would be coming into our regular budget, besides the 11 million that's going to the Center City for the Revenue Allocation District. So, we're getting new ratables every day. As, I mentioned the other day, there's over 25 buildings now being built in Millville and they are in the tax abatement, because we're UEZ. But, let me explain to you, Suzanne Olah, put together a list for me, because after the Judge had talked about the tax abatements and all that and we got all the tax abatements that had been given, I don't know what the period of time was. But, she put those together and what we've said in the past is, with a tax abatement, the money just comes to the City. It doesn't get spread out to the school and the county until the 6th year. And the way she put that together I was able to show it and the Judge, I wanted to show him. We have, it was 80 thousand dollars more money that we actually received, by giving the tax abatements that we would have had we not given the tax abatement. I'm not saying that will continue, but during that period of time. Because of the fact, once you get to the 40% most of the time in the past, although this year is different. It was about a third, a third, a third. So, if you get the 40% of your tax abatement money that comes to the City, you now are getting more than what your final share would be once it's in the final phase of the 6th year and not necessarily is going to hold true now, because of taxes that are differently split up because the schools have the Abbott District. But, in the 60 and the 80 percent are much, much higher than you will get for that period of time. When it goes to the 6th year, then you split it between the school and the county and the City. So, you know, but, you know, there's different issues that you can look at on that. I guess the key, Bobby would be if the people like your neighbor and people like that, I would be happy to try to talk to them and explain to them and I'm sure Commissioner Derella would too, of how the system works. What potential ratables we have coming on and where we need to go and we aren't going to be dumped on by the state again with that million dollar pension..."

Robert McQuade: "well, yeah, I understand that, I know the State's cutback on funding, I work for the state and they cutback where we are at. It's just that it's a hard hit 3 times in a year. They're worried about like, if you're going to do it again next year, are you going to hit 3 times or..."

Lew Thompson: "Mr. Mayor, if we could, to correct the statement of raising taxes 3 times in one year..."

Mayor Quinn: "that's not true..."

Lew Thompson: "there's an explanation that needs to be made regarding the calendar year, the fiscal year, school taxes and particularly county taxes and those proportion of situations. I think it's probably more applicable, Suzanne is here today, who is our Tax Collector and very astute in the fiscal year situation that we have and it may, in a short version, if she would be so kind as to explain that there are not 3 increase in one year."

Robert McQuade: "Can I get that in writing though..."

Everybody's talking at once and is inaudible.

Lew Thompson: "She'll give you the explanation."

Mayor Quinn: "Do you have any more questions, Bob?"

Robert McQuade: "No, ??????"

Suzanne Olah: "I can only hope everybody is half asleep along with the tax collector. Just to make it real brief. When we sent the billing out for the 3rd and 4th quarter billing of 2006, everybody's bill showed a rate of a \$1.143 for the municipal portion. That was an estimated rate, because the budget was not adopted yet. We had to estimate on what we thought the budget may come in at, that's statutory, that's a procedure that we have to go through. The budget has been introduced at a rate of \$1.17, you've already experienced a \$1.14 of that increase. If we get the state aide the next billing going out will be under the \$1.17, it will be based on a percentage that is a \$1.17 calculated out to a percentage or with the state aide, if it's \$900,000.00, a \$1.10. So, your next billing is not going to be an increase again, over the increase you just experienced in 2006, because under State Fiscal Year billing, when we bill on the 3rd and 4th quarter, that increase is the estimate increase on the budget that's going to be adopted. So, hopefully, if we estimated correctly, which by the introduction of the budget shows that we were very close to what the budget was introduced you will experience equal quarters. When we went through the reval in 2005 and the bills went out and we did that estimate, because we didn't have a lot of factors in place, the estimate was extremely low. The bills went out with an estimated rate of \$.85 when we introduced the budget and the budget was finally adopted it was \$1.02 and you see the extreme difference in the two rates, that's why you experienced another spiking in your billing quarter. So, this billing, you've already experienced a large portion of the increase of what we are talking about with the introduction of the budget on your 3rd and 4th quarter billing. So, there's not going to be another increase on top of what you've already experienced. Hopefully, I've been able to explain it enough that, yes, your taxes did go up, you did experience that increase in 2006 3rd and 4th quarter, but that was estimated on what the budget would come in and the budget has been introduced close to that estimate."

Joe Sutherland representing the Millville Municipal Alliance noted the forthcoming activities.

Thomas Corraliza: "How you doing? Me again, Thomas from Millville. I got a question and hopefully you guys will be able to explain it to me a little bit more. I'm a business man just like you guys are. I put money in the bank, I get interest off of it, I make money. I don't know how many people who lives in Millville with a loan. But, all the people in Millville paying taxes and that

goes into a bank. Wouldn't there be enough money to make, instead of raising people's taxes?"

Mayor Quinn: "The interest on the money you mean, to be enough to..."

Thomas Corraliza: "Well, I mean, you take enough money from people in taxes every year. Don't that get interest on it in the bank?"

Commissioner Derella: "We can only take the amount of money from the taxpayer to meet the budget needs..."

Thomas Corraliza: "yeah, but..."

Commissioner Derella: "we don't collect excess..."

Thomas Corraliza: "oh no, I ain't saying, I ain't saying excess. I mean if you guys collect 20 million dollars in taxes from everybody who lives in Millville and that's put into a bank. Wouldn't that gain interest on it?"

Commissioner Derella: "It doesn't all come to us at one time. It comes in quarterly payments..."

Thomas Corraliza: "but, you still get interest off of it wouldn't you..."

Commissioner Derella: "and when it comes in...we get some and we use that the following year to try to go from ?????? plus to offset..."

Thomas Corraliza: "I mean..."

Commissioner Derella: "but it doesn't go into the bank, 20 million dollars doesn't sit there for a year. We collect interest and use it..."

Thomas Corraliza: "well, I mean, I'm just curious, I mean the reason why is because my mother's worth over a million dollars and she lives off of her interest."

Mayor Quinn: "correct..."

Thomas Corraliza: "and she lives in the Florida, she moved out of Millville actually and now she lives in Florida. You know and I think the way things are managed and the way money is managed, I mean, I think I might go with Mr. McQuade's recall. I mean just..."

Mayor Quinn: "well, obviously, you know, you can do what you want to do, but I mean if you understand what Commissioner Derella is saying, I mean I have a business and you know, I have payroll. I have people that have to be paid. So, I bill a client, as I'm sure you do too..."

Thomas Corraliza: "right."

Mayor Quinn: "The client pays, hopefully, and then we pay our expenses..."

Thomas Corraliza: "but, we still make money off of it..."

Mayor Quinn: "we do, there's no question about it..."

Thomas Corraliza: *"that's what we're in business for..."*

Mayor Quinn: *"but, this is not a money making operation..."*

Thomas Corraliza: *"we put our money in the bank to make more money..."*

Mayor Quinn: *"but, you know what, but you and I have an advantage. You know what? We can do, we can pay whatever we want, I don't pay full family medical. Do you?"*

Thomas Corraliza: *"yes I do."*

Mayor Quinn: *"but, you're a better man than I, because I can't afford it. I mean, there'll be a lot of people looking for a job with you..."*

Thomas Corraliza: *"but, you know something, I was brought up in the projects and that money wasn't given to me, I made money..."*

Mayor Quinn: *"oh no, me neither pal..."*

Thomas Corraliza: *"I made money off of my money with a hundred dollars..."*

Mayor Quinn: *"yeah, I did it the old fashion way too, I worked for it."*

Thomas Corraliza: *"thank you."*

Mayor Quinn: *"thank you."*

Kathleen Stiles: *"Good evening gentlemen, almost good morning, I'm Kathleen Stiles. I must commend Commissioner Hollingshead, he is such a humble man and he does not brag, he does not say I did this, I did that, he just does it and sits there and smiles. So, I'd like to commend you John, it's a pleasure."*

Commissioner Hollingshead: *"thank you."*

Kathleen Stiles: *"now, about RAD, I think it's great and I'll tell you why I do. It's going to get rid of all of our slums. It's going to, maybe we won't even need our Chief of Police..."*

Commissioner Parent: *"oh boy..."*

Kathleen Stiles: *"we certainly aren't going to need anymore policemen, because we won't have anymore crime. It's all going to go away and we're going to get money and we're all going to be happy. That's it gentlemen, go home and go to bed."*

Mayor Quinn: *"I like that, that's good Kathy, thank you."*

Brian McGahhey: *"Brian McGahhey, Plum Street. I was going to make three comments tonight. One was on personal tax, I'm going to leave that one alone, the Judge did good on that. The first thing, my trivial complaint from last meeting, the time clock, Mayor, you know I respect you asking people to keep their comments to five-minutes in a public hearing even though you legally have to let them talk for as long as they want. But, that thing kept beeping, it's intimidating. You got to get rid of that thing. He's the highest paid clock keeper in the State. Enough said on that..."*

Lew Thompson: *"?????"*

Brian McGahhey: "good thank you. The other thing is, in at least two Commission Meetings now, I've heard City Officials make a statement, it's shameful, tonight it was against the Eminent Domain thing, that people are against Eminent Domain. I personally, in my heart, feel that Eminent Domain for private use is not right and to have a City Official sit here and tell me that it's shameful that I speak up against that. I take offense to that. I not only think it's shameful that the City Official says that, I think it's un-American to use Eminent Domain for private use and that's my feeling."

Ron Harvey: "Ron Harvey, Chief of Police, 18 S. High Street.

Mayor Quinn: "You're not signing up on this petition drive are you?"

Ron Harvey: "I won't take five-minutes. Kathy, if you think there won't be more crime, you still believe in the tooth fairy. I'd like to thank the Commissioners, I know probably four or five years ago we had 69 police officers, now we have 80. We hired 4 people, put them in the academy, we lost one the second day. Just like, for instance, last night, we had an incident over at the park, you know, and it was the same group that were playing basketball. They got into an argument over the basketball game and the guy went to the trunk of the car and got a gun, come over, he shot, it ricocheted and it hit the guy in the hand. Guns are prevalent out on our streets in America, not just in the City of Millville. You pick up the paper and look what's going on, you know, around us in the County. We've been very fortunate in the City of Millville that we haven't had some of the incidents like Vineland, Bridgeton and some of the other outlining areas. We had a Gun Buyback Program last weekend at the AME Church. We got 60 guns off the street where they would be guns illegally used out on the street. They are 60 guns that aren't going to be used against the citizens or the police. But, the point that I'm trying to make is that Millville is a nice town, not because I'm the Chief of Police or you are the Commissioners or the citizens. The citizen's care and we have these meetings with the Neighborhood Groups, they voice their concerns. We tried to address what their concerns are and if you just look around, people that are coming into our town are the majority of the ones that are committing some of the violence and they're leaving. I haven't told the newspapers yet, I'm sure they'll want a report, but while I was here I got a phone call. The guy involved in the shooting last night, they just arrested him in Philadelphia. So, it stinks where they have the mobility to go from one jurisdiction to another and that's what happens. You know, they go here and commit a crime and they move on and we have a lot, but we're addressing some of those problems. But, to mention what the Mayor said about the Public Safety Budget being 7.5 million dollars. If that's what it is, that's what it is. But, any municipality in any City in the State of New Jersey and probably across the country, public safety is the biggest budget, because they have the most employees and..."

Mayor Quinn: "????? would say that also."

Chief Harvey: "and, that's all..."

Mayor Quinn: "and they work 24 hours a day, 7 days a week..."

Chief Harvey: "exactly."

William Eissinger: "William Eissinger, 156 South 2nd Street. Gentlemen, I will not come up and say about poor taxes again. Because, I'm tired of going after you people to stop the taxes. I'm

tired. You don't listen, you make promises, 3 years in a row you make promises. I only want one promise from you Mr. Mayor..."

Mayor Quinn: "What's that Bill?"

William Eissinger: "Will you ever put anybody out of their home under domain."

Mayor Quinn: "per se I would not. No."

William Eissinger: "Will any of the rest of the City Council do so? The reason I ask this, the reason I say I'm not going to fight taxes anymore. But, I live in that zone. Bring a fat paycheck when you come and buy my house..."

Mayor Quinn: "well, you know what, Bill, you bring up a good point. I mean, and we don't want you to leave that zone, we want to make that zone better for you and for all of the good people who do come here. That's what we're all about. And I give Emil a lot of credit tonight for stepping up and saying he's going to invest in 5 homes in the Center City zone and actually I needed to talk to John sometime. I actually had a person, a developer come and was interested in the entire block that John's in and I said, I'm not doing Eminent Domain..."

John?: "if the price is right..."

Mayor Quinn: "well, that's what I told him, I said John will talk if the price is right, but lets take that and that's a right good example. I mean I've actually had, what he wanted to build would've been a beautiful 85 Room Senior Complex with some Commercial under, made on the bottom of it. But, as he talked to me and I know how Eminent Domain and we all... I mean I've never seen Emil so upset in his life as up at Lakeside Middle School one night when he accosted me about the Eminent Domain and I didn't know what he was talking about, but it happened to be they had put a mark on his car wash facility..."

Emil Van Hook: "but, I didn't accost you..."

Mayor Quinn: "well, you were yelling and screaming at me,

Mr. Van Hook was inaudible.

Mayor Quinn: "well, anyway you were approaching me and you were a little upset, let's say that..."

Mr. Van Hook: "yeah I was, ????"

Mayor Quinn: "well, but let me explain what happened..."

Commissioner Shannon: "excuse me Mr. Mayor. Can we allow Bill to finish?"

Mayor Quinn: "Yeah sure, I'm sorry Bill, go ahead..."

Commissioner Shannon: "He's got the podium and..."

William Eisinger: "that's okay all I wanted was a promise, because..."

Commissioner Shannon: "I DON'T MEAN, I DON'T MEAN TO GET AGGRAVATED, but my God I'm suppose to be home when the streetlights come out..."

William Eissinger: "that's all Mr. Mayor."

Commissioner Parent: "thanks, Bill."

Paul Porreca, Jr.: "Paul Porreca, Jr., Eminent Domain... How did the City get title to the veterinary clinic?"

Mayor Quinn: "that was not through, Eminent Domain. Right Joe? That did not happen. Although, Paul it looked like it was going to and at the last second that thing changed, it didn't have to go..."

Richard McCarthy: "let me explain..."

Mayor Quinn: "the City has title to it, had title to it..."

Richard McCarthy: "initially, initially there were two properties where Eminent Domain was initiated. That was the billboard and the Animal Hospital. The Animal Hospital proceeding, however were subsequently dismissed, because of the fact they were able to reach an agreement and they resolved whatever differences. The only property that actually went to completion through the Eminent Domain process was the billboard."

Paul Porreca, Jr.: "So, how did the City get title to it? I did the search, the City had title to it..."

Richard McCarthy: "yeah, the..."

Paul Porreca, Jr.: "if, if the veterinarian owned it..."

Commissioner Derella: "Can he finish it?"

Paul Porreca, Jr.: "well, I was still in the middle of my question. If the City of Millville had title to it, they owned. If they owned it, how did they get it? If they did not, at least threaten Eminent Domain and completed to get the title?"

Richard McCarthy: "well, I'm going to explain it to you. I already answered your first question, that the Eminent Domain was initiated by the attorneys representing the City with respect to the Animal Hospital. Part of the proceeding allows for Declaration of Taking to occur, which in fact did occur. So, that's why it showed up in the title that actually was transferred to the City. Within a short period of time, thereafter, all of that was revoked and cancelled, because they reached an agreement. They were no where near the end of the process. But, the process starts with a number of procedures and one of the earliest procedures is the Declaration of Taking and the end process is where the actual money, the final resolution of what the value is determined, is then established and then the money is ultimately paid. In the interim the money has to be deposited in the court system. It never got to the point where, it was about maybe a third to a half of the way through the process. It never got to the completion stage, but because of the Declaration of Taking, which allows you to transfer title, it was transferred, but the end result was it never went through the whole process. And they worked out an agreement, by mutual consent and they resolved the entire matter. The one that went through was the billboard."

Paul Porreca, Jr.: "I would have to object to mutual consent, when there's a taking and your title is already in the City, whether or not you've got a position that you can negotiate from as to whether or not you want to sell your property. I think that if the title has been transferred by a taking through the courts, then your

position to be able to negotiate the sale of your property has been compromised at that time. That's just my opinion. Who paid the taxes, while the City owned it?"

Richard McCarthy: "the taxes were all paid after it was cancelled, because the proceedings were cancelled so that in affect that acted as if there was no ownership of the City."

Paul Porreca, Jr.: "Okay. That was my question. My comment is that things happen slow in real estate, so right now you're seeing a high collection rate in taxes, but I'm going to predict that will change and that your collection rate is going to begin to decline and that we're going to see more problems with people, either having to be forced to sell their houses, or being foreclosed.

End of Video Tape 2

Beginning of Tape 3

Paul Porreca, Jr.: "they say fine, you qualify for a hundred fifty thousand dollars mortgage, as long as the taxes do not exceed this amount. Once those taxes exceed that amount, they no longer qualify for a hundred fifty thousand, they now have to start dropping in their purchase price. When the customer base reduces, the value of the houses in the town decline. Now, we've been on a great incline, it doesn't all have to do with what's been done in Millville, because it's been happening everywhere. All of New Jersey, all of the country mostly has had an increase in real estate prices. We're now going to go into the decline and you're still raising taxes, it's a major problem. It's going to hit you at a later date. You got to start thinking about it. You can't continue to raise the taxes. It's not how you spend the money, it's the spending itself. You can't go around saying, it's happening everywhere, because you guys got control of it, you don't have to spend the money, you don't have to go and tell everybody you're going to be everything for them. The government's job is not that. People do not appreciate when they're given things. I can take you to hundreds of examples of people not appreciating what's given to them. But, if they earn it and have to work for it and they do it on their own, they'll appreciate it."

Mayor Quinn: "thank you..."

Paul Porreca, Jr.: "you want to talk...I'm not going to stand here, it's late, my son already went to sleep, I missed him, I don't even like coming to these things, I'm not going to sleep tonight, because it's all going to be going through my head. You want to talk about how people don't appreciate things, call me up, I'll give you my cell number. I will tell you all about the Section 8 people, how they don't appreciate the fact that their rents getting paid and I can give you examples all over the place. But, the more government assistance you give to people, the worse your going to make the situation. Because, what you're going to get is people that can't afford it and don't appreciate. Think about those things. We're on the way down right now. We're right at the plateau. Things are going to start to drop out, the bottoms going to fall out, the soft landing that's been predicted is not coming. It's going to be a major big problem and you're going to have some big things on your hands, so I would be very careful."

Emil Van Hook: "In deference to Commissioner Shannon and I apologize if I spoke out of turn, Commissioner, but the Mayor spoke to me..."

Commissioner Shannon: "I understand that, I was actually trying to correct the Mayor and I'm sorry."

Emil Van Hook: "However, and I promised everybody that I wouldn't get passionate about Eminent Domain tonight and I wouldn't get all excited and I'm not going to get excited..."

Mayor Quinn: "no, you've been a very good..."

Emil Van Hook: "but, I think the fact that you brought that up and I wasn't about to, but let's, now that you brought it up. Let's tell what the real story is. The map of the Riverfront Program was presented and your consultants have a new building on my property..."

Mayor Quinn: "but, when you said to me they condemned my property, I'm thinking 120 High Street, they're going to take my property. But, it was the car wash building and then when I went and asked them, they said that was not a condemnation thing. They thought you, as the property owner would get better utilization out of that property..."

Emil Van Hook: "well, let's take, alright, well, let's get a little history. Would you like the old gas station that was run down and busted up back?"

Mayor Quinn: "???????????????? My grandmother lived right in..."

Emil Van Hook: "I mean come on. It may not, it may not, Mayor, it may not be much, but it's mine..."

Mayor Quinn: "and it's fine, no one said they were going to do Eminent Domain on it..."

Emil Van Hook: "and I don't, and I don't and it's not for sale."

Mayor Quinn: "and I respect that..."

Emil Van Hook: "and the other thing, just a minute. And the other thing is you have the access to my property of 120 N. High Street and it looks like it's going to, because you're connecting it with a hotel..."

Mayor Quinn: "Well, let me tell you that, because I know that upset you and your son..."

Emil Van Hook: "and we've only been there since 1907..."

Mayor Quinn: "and if you had been there one year longer then you'd have a hundred years, well you probably..."

Emil Van Hook: "probably not. But, I promised everybody I wouldn't get passionate. I didn't bring it up, you brought it up and now that we brought it all up let's lay it all out..."

Mayor Quinn: "let me and I'm glad, because I want to explain it to you. That's what I wanted to do, because I want you to know that if that connection were to go through there is certainly some type of a wide opening, so that you can get vehicles in there, that's not going to block..."

Emil Van Hook: "make a note of that Mr. Clerk..."

Mayor Quinn: "that's right."

Emil Van Hook: "thank you."

Mayor Quinn: "Bob, how are you?"

Bob Testeroni: "The hours late and I'll make it quick..."

Mayor Quinn: "That's okay..."

Bob Testeroni: "Bob Testeroni, Howard Street. I heard the word apathy a lot in the last few weeks, because of the number of people that do or do not attend these meetings and get involved. It's not apathy. It's submission. About the gentleman who spoke just a little while ago about that and said I've given up on fighting my taxes. They're submitting. And why are they doing that? I asked you a question, when I stood before the mic before on the RAD issue. I said can you hear me and you acknowledged you could. I have an underlying reason for asking you that. What I meant is are you listening? And the answer to that is no. Not one of you listened tonight by the way you voted. Had you been listening, there was a recommendation made to this Commission on a way to do it and your own expert said over there and acknowledged that it could be done by bonding it and yet you still voted. I believe in this and this is the way I'm voting. Gentlemen you have forgotten who you're representing. You work for me, I'm a taxpayer in the City of Millville, I vote and you work for me and we've forgotten that. We've gone from a democracy to a dictatorship in this town. We start talking about Eminent Domain and making these changes, I can't believe it. If the ??? as it was explained at the last Commission Meeting, I wasn't here, but I watched it. It was explained by a prominent attorney, some people respect him. I hold my reservations on that. That the litmus test would be the old Pizza Hut is the oldest building within that change, the oldest style building, I'd say about 30 years old. If that's a litmus test gentlemen, let's raise all of High Street, because every building on High Street, with the exception of those little trailers they put on the far end, are over 30 years old. And it scares the hell out of me that you may be anticipating taking peoples homes from them. Now, you sit there and you say you won't, but you said you weren't going to raise our taxes. So, if I'm a little skeptical you'll have to excuse me. Are we engaged with any other municipalities in shared services at this time?..... I take that to be a no."

Mayor Quinn, Richard McCarthy: "Yes we are, with the County of Cumberland and the school board..."

Bob Testeroni: "we are, for the school board. Just the school board?"

Mayor Quinn: "and the County of Cumberland..."

Bob Testeroni: "no other shared services..."

Mayor Quinn: "well, we've been actually talking about shared services with the townships recently, in fact three townships approached me about shared services as well..."

Bob Testeroni: "well, when you've been listening to Governor Corzine, because he's about to drop the hammer on us, and I don't blame him. How do we justify an Administrator of the School Board that has a few thousand kids in it making more money than an Administrator of a School Board that has tens of thousands of kids in it. It doesn't equate."

Mayor Quinn: "No, it doesn't Bob, you're right..."

Bob Testeroni: "and he's going to cut aide to us if we don't comply and I don't blame him. Abbott is gone. Gentlemen if you don't see it, that light you see at the end of the tunnel, it's not the end of the tunnel, it's a train getting ready to run over top of us and we've got to open up our eyes to this. Nobody's opposed, nobody here is opposed, Millville First, all the other taxpayers, they're not opposed to the changes that you're making in Millville. But, we're running way to fast with these changes. It costs money. It was a nice explanation that we got on our taxes not going up really three times. If every time you get your tax bill, it's more than the last one, gentlemen, it went up. I don't care how you explain it away. It went up. And we can point the finger. The finger was pointed at the last Commission Meeting over the police and fire, I've been in the police and fire pension fund for 25 plus years. Let me tell you something about the police and fire that you know. I don't need to tell you, but we're going to go on record with it. A little over five years ago, Christie Whitman borrowed from the Police and Fire Pension Fund, that put us on the track that we're in. But, let's not blame her, she told us you don't have to pay, that's how she got it through, everybody gave their blessing, because we didn't have to pay into it. But, come five years from now, you're going to start paying, you're going to pay 20, 40, 60, 80, a hundred percent until it's fully funded back again by you. Governor Corzine come in and that's why we got the 1% increase in our sales tax, because he said we're funding that money, we never should have took it. We knew that was coming. So, why, what did we spend that money on?"

Mayor Quinn: "You'd have to ask the state, I don't know, they didn't give it to us..."

Bob Testeroni: "no, not the state, I'm asking the City, because we pay into that..."

Mayor Quinn: "you worked in corrections, didn't you?"

Bob Testeroni: "yes, for the State, I work for the State..."

??????: "municipalities."

Bob Testeroni: "the Chief sitting here is from police and fire. The City pays that. The State does not pay for the Municipality's Police and Fire Pension Fund. Check it out. You pay into it yourself..."

Mayor Quinn: "yes..."

Bob Testeroni: "and we didn't pay into it and now the bill come due. We bought that furniture, we watched that advertisement on TV, buy your furniture today and pay for it in five years. In five years it's worn the hell out and now we're sitting here saying, oh shoot, we got to pay for this. Did we think it was going to be better five years from now than it was then?"

Mayor Quinn: "this is you and the State of New Jersey. Am I correct?"

Bob Testeroni: "I'm in the State of New Jersey, but I'm talking about the municipal. The State of New Jersey did the same thing, the Governor said we're paying that back in and so are the Municipality's."

Commissioner Derella: "The Public and Police Pension System..."

Bob Testeroni: "Police and Fire..."

Commissioner Derella: "Well, there's two, there's Public Employee Pension System and Police/Fire Pension System. We pay for our employees, but we also now have to contribute to the 650 million dollar deficit that's there. So, added cost have been passed back to the residents of each municipality to cover the 9 thousand dollars per police officer and fire fighter and the 12 hundred dollars per municipal and state and county worker that is not funded due to the issues you said by the state."

Bob Testeroni: "but, because we stopped paying them, we stopped paying five years ago. We were paying, when they retired that's when you started paying and we stopped paying..."

Mayor Quinn: "Who's we?"

Bob Testeroni: "The City of Millville. Every municipality in the state stopped paying, because the Governor's Office said you don't have to pay, that's how we got it through and now we have to pay. But, we'll go on from there. We have a problem too, with the growth in Millville and maybe we ought to talk to Vineland, because they just passed Ordinances most recently to restrict growth in that City, because their infrastructure is not supporting the growth. Our infrastructure is not supporting the roads, I mean it takes me 20 minutes to get out on the highway when it use to take me two minutes. The roads aren't supporting it. The school systems, we have to be ashamed of ourselves that our kids are out there in trailers. Aren't we? And what are we doing about it? We're blaming the State, the State's not giving us no money. They're going to cut aid to us, they're not going to give us more, so we have to look to take care of ourselves. It's nice that we wanted to put that dock in, it's nice that we wanted to improve High Street. I'm walking on cobblestone now, but I remember when it was concrete there that wasn't that old. It didn't fit in with the architect. Architects love to make changes, but it cost you money. And it's nice to spend that money if you have it, but you don't do it in your house and I don't do it in mine. You spend it when you have it. You have the things that you need and the things that you want, the things that you want have to wait. We're buying things that we want, as opposed to the things that we need. What are we giving to the children in this City? They have come here with tears in their eyes, asking this Commission to give us some kind of recreation. And what did we do? We talk about progress. We took their fields from them. That's what we did. Did we not? Do they have their soccer fields yet?"

Commissioner Derella: "No."

Bob Testeroni: "The children have nothing in this City. What are we thinking about? We allow homes to come in, single dwelling homes and we do away with the duplexes. That's a great idea. But, the problem you run into with single dwelling and you said it yourself Mayor. Are we going to give them a piece of property that they're going to have six kids come into it? Look at what it'll do to our school system. But, we're building homes that have 3 and 4 bedrooms. Do you think that just one couple is moving into those homes?"

Mayor Quinn: "Bob, it's 11:31 and you've gone over 5 minutes. I mean I like you, I'd like to..."

Bob Testeroni: "okay, I have a recommendation to the Commission. When you come up with something like RAD. We said we'd

put it out, we do the minimum that the law requires, we put out in the newspapers, we do it on TV. If you're sending out the tax bill and you know you're anticipating this big change. Why can't you include a little flyer in the tax bill? Everybody's getting it."

Mayor Quinn: "It's certainly something we can look at, Bob..."

Bob Testeroni: "It wouldn't cost you anymore money."

Mayor Quinn: "Thank you."

Bob Testeroni: "Thank you for your time."

?????: "They just wanted to know, in Vineland, why Vineland had a 2% drop in their taxes?"

Commissioner Derella: "I can explain that, they had a 2.5 cent decrease to get to the rate where we're at, which is a \$1.14, add their \$.07 cents to their trash tax and they are at a \$1.21."

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

Adopted: October 3, 2006

Mayor

Commissioners

Attest:

City Clerk/Administrator

**BILL LIST
CITY OF MILLVILLE
MEETING OF SEPTEMBER 19, 2006**

ACE PLUMBING & ELEC SUPPLY	76.44
ACTION SIGNS & AWARDS	1,029.00
ADAMS, REHMANN & HEGGAN ASSOC.	20,045.49
STEVE ALCORN	899.00
AMERICAN BORING SYSTEMS INC	4,100.00
AMERICAN PLANNING ASSOC.	745.00
A&M PRODUCTS	352.92
ARAMARK UNIFORM SERVICES, INC.	1,171.32
ARBRISCO ENTERPRISE, INC.	6,908.00

ARCH WIRELESS, INC.	15.13
ARSENAL SOUND CO.	4,975.00
AT&T	36.85
AT&T INFORMATION SYSTEMS	76.26
ATLANTIC CITY ELECTRIC	113,356.55
BEAVER'S TREE SERVICE	1,000.00
THE BENSON HOTEL, LLP	652.52
BIRCH'S COMMUNICATIONS	54.00
MATTHEW CAEZ	100.00
ANTHONY CAMPBELL	149.00
CAPE MAY COUNTY TRAINING CTR	4,000.00
CATERINA SUPPLY INC.	1,169.30
HENRY CIFALOGGIO, INC.	320.00
CINTAS FIRST AID & SAFETY CORP	31.20
CITY MILLVILLE PAYROLL DED ACC	39,085.25
CITY OF MILLVILLE UTILITY	405.00
ATLANTIC CITY ELECTRIC	4,130.17
GEORGE CORNISH	100.00
CCIA	422.05
CUMBERLAND PAINTING &	2,050.00
CUMBERLAND REMINDER	3,703.00
CUMBERLAND TREE SERVICE, LLC	850.00
CUSTODIAN OF SCHOOL MONIES	580,564.00
CUSTOM GRAPHICS, INC.	1,496.09
JASON D'AMBROSIO	149.00
RICHARD H. DANIELS, ESQ.	97.75
DARE'S FEED & PET SUPPLY	89.97
LINDA A. DEDRICK-VALENTINO	200.00
DEERFIELD ELECTRIC	2,053.00
DELTRONICS CORP	72.48
TERRI DELVICARIO	50.00
DI COCCO FAMILY SHOP, INC.	52.85
ROBERT DOAK	149.00
DOMINO'S PIZZA, INC.	698.00
DUBELL LUMBER CO.	495.72
EXECUTIVE BUSINESS PROD. CORP.	666.85
TERRY FAWCETT	50.00
LAWRENCE FAWCETT, JR.	149.00
FEDEX	134.78
FLIGHT LINE GIRLS, LLC	68.00
FRANKLIN TRAILERS, INC.	3,018.45
GALLO'S GMC TRUCK SALES, INC.	63.69
GARDEN STATE HIGHWAY PROD. INC	640.00
GARRISON ENTERPRISE INC	11,250.00
JOHN GARTON	149.00
GENTILINI FORD, INC.	536.30
GIANCOLA MOTOR CAR, INC.	1,041.30
GRANTURK EQUIPMENT CO., INC.	135,380.00
GRAPHICUS COMMUNICATION, LLC	901.20
GRUCCIO, PEPPER, GIOVINAZZI,	2,050.50
H.A. DEHART & SON, INC.	2,789.64
SCOTT HALEY	149.00
RONALD A HARVEY	246.04
HOWARD HEE	149.00
DANIEL HOFFMAN, ESQ.	200.00
HOLLY CITY TIRE, LLC	426.04
INDUSTRIAL SUPPLIES INC	116.98
DOUGLAS INFERRERA	149.00
GARY JONES	149.00
JRB ASSOCIATES, LLC	2,730.00
KEY EQUIPMENT FINANCE, INC	218.52
RICHARD LAPPINE	100.00
LATORRE HARDWARE INC	15.64
JERRY A LEWIS ASSOC.	618.75
SUMNER N LIPPINCOTT	149.00
LOWE'S CO., INC.	593.34
MACALASTER BICKNELL CO., INC.	1,120.99
GREGORY MAINES	50.00

MATTHEW BENDER & CO INC/LEXIS	230.50
RICHARD C MCCARTHY ESQ	7,149.99
MCCLURE'S POWER SYSTEMS, INC.	385.70
WM. J. MCLAUGHLIN III	149.00
JOSEPH E. MCMAHON	149.00
MGL FORMS SYSTEMS	374.00
RAYMOND MICHAELS	149.00
MILLVILLE AUTOMOTIVE, INC.	1,335.91
MILLVILLE CHAMBER OF COMMERCE	75.00
MILLVILLE DEVELOPMENT CORP	20,805.98
MILLVILLE GLASS CENTER, INC.	285.00
MILLVILLE PUBLIC LIBRARY	38,333.34
MILLVILLE THUNDERBOLT CLUB	75.00
WILLIAM R. MINTS AGENCY, INC.	1,794.00
HAROLD MOSER	149.00
MOTOROLA, INC.	312.00
MUNICIPAL COURT ASSOCIATION OF	60.00
NAT'L ASSOC CHIEFS OF POLICE	50.00
THE BANK OF NEW YORK	64,939.85
NEXTEL COMMUNICATIONS, INC.	6,092.95
WILLIAM NICHOLS	149.00
VERIZON	8,071.25
NJ STATE DEPT OF HEALTH	93.00
NJ DEPT OF HEALTH & SENIOR SER	435.00
GEORGE PARENT	149.00
PEDRONI FUEL	52,744.64
PENN-JERSEY MACHINERY, INC.	956.26
DOUG PETTIT	100.00
PHOENIX COMMUNICATIONS, INC.	148.10
CHRIS PITTINGER	149.00
PREMIER CHEMICALS, LLC	9,166.17
THE PRESS & SUNDAY PRESS, INC.	208.00
JULIO PUMAREJO	257.60
QSCEND TECHNOLOGIES, INC.	195.27
QUALITY LINCOLN MERCURY, INC.	25,637.78
QUINLAN PUBLISHING CO., INC.	156.81
REDCORN, INC.	4,500.00
DEBRA REED	50.00
JAMES F. REEVES	899.00
RENTAL MAT SERVICE, INC.	58.98
JAMES RILEY	50.00
IAN ROBERTS	50.00
RUTGERS, THE STATE UNIVERSITY	660.00
BRIAN SHAFFER	149.00
CHARLES SHAFFER, JR	100.00
SJ GAS COMPANY	898.11
SOUTH JERSEY HEALTHCARE	2,729.20
SJ OVERHEAD DOOR, INC.	102.50
DAVID SMITH	45.00
SOFTCHOICE CORP.	4,185.00
SOUTH JERSEY NEWSPAPER	700.00
SOUTH JERSEY SANITATION CO INC	93,727.82
WILLIAM STADNICK, III	149.00
STAPLES, INC.	313.76
STEELMAN PHOTO SUPPLIES	409.58
ROBERT STEIN	100.00
STEWART BUSINESS SYSTEMS	310.40
JOSEPH SUTHERLAND	1,500.00
TEPS POWER EQUIPMENT, INC.	679.44
THIS & THAT UNIFORMS, LLC	1,741.00
CHRISTINE TONETTA	50.00
THE TRAINING SCHOOL	6,452.00
TREASURER, STATE OF NJ	1,580.00
TREASURER, STATE OF NJ	250.00
TREASURER, STATE OF NJ	36,822.63
TREASURER, STATE OF NJ	5,801.60
RICHARD TUCKER	149.00
BRUCE D. TURNER, ARCHITECT	6,300.00

UNITED ELECTRIC SUPPLY, INC.	671.80
UNITED PARCEL SERVICE	20.64
UNIVAR USA INC.	894.00
ARTHUR UPHAM	149.00
TRACY UPHAM	100.00
URBAN ENTERPRISE ZONE	4,486.93
DAVID VANAMAN	149.00
SCOTT VANAMAN	50.00
VINELAND GUIDANCE CENTER	700.00
GARY L WALLEN	149.00
WAWA FOOD MARKETS	228.45
WESTERN TERMITE & PEST CONTROL	270.00
DALE WETTSTEIN	149.00
WE'VE GOT YOU COVERED, INC.	1,715.00
THOMAS WILLIAMS	100.00
WYBLE ADVERTISING, INC.	700.00
XPRESS ELECTRONIC SERVICES INC	1,022.00
DIEAL ELECTRIC, INC.	76.00
EXOTICS CUSTOM MILLWORKS, LLC.	1,187.50
THIRD WARD ADVISORY COMM, INC	900.00
JOYCE DELANCEY	1,250.00
ROBERT C. JACKLE	33.03
LIFE CENTER ACADEMY	466.69
MICHAEL I. SCHNECK	24,935.04
TOTAL BILLS FOR MEETING 09/19/06	1,417,674.52
CITY OF MILLVILLE SALARY ACCOUNT	269,658.19
CITY OF MILLVILLE SALARY ACCOUNT	256,341.27
TOTAL SALARY FOR MEETING 09/19/06	525,999.46
TOTAL BILLS&SALARY FOR MTG 9/19/06	1,943,673.98