

Conference Room No. 2, City Hall
Millville, New Jersey
September 5, 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 noted an additional resolution concerning transfers and installation and removal of streetlights.

Commissioner Shannon reported on the forthcoming recreation and special events.

Commissioner Derella noted the Revenue Allocation District Ordinance would be introduced this evening and that Mr. McManimon, Bond Counsel for the City of Millville would provide an explanation under reports of Commissioners.

Mayor Quinn noted he would be presenting proclamations to Marion Smith for over 60 years of service in the retail industry on High Street, including Bozarth's News Agency and Colonial Flowers.

Mayor Quinn also noted he would be presenting a proclamation to Alan Lipitz, who has worked and owned Knowles Pharmacy for the last 34 years.

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 5, 2006, 7:00 p.m.

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

The invocation was delivered by Reverend Dan Sooy followed by the salute to the flag.

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

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

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

Resolution No. A-5554 authorizing Transfers within the FY2006 Budget Appropriation Reserves was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

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

COPY OF BILLS SEE PAGES

THROUGH

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

Paul Porreca addressed the Board of Commissioners expressing his concerns regarding the cancellation of items on the agenda under the resolution for taxes, water and sewer and noted one of the properties on there is the Harris Property at South 15th Street canceling over forty thousand dollars in taxes and stated his organization will provide comments and recommendations regarding the sale of lots and putting properties back on the tax roles.

Mr. Porreca also made reference to the UEZ Fund and his analysis indicated the Board of Commissioners are on a feeding frenzy for both consultants and lawyers and that many millions of dollars have been expended over the past five years and he will be addressing this issue in the future.

Mr. Porreca also urged the Board of Commissioners not to pass the professional service contracts noted on the agenda related to the Revenue Allocation District until the Ordinance has been passed.

Mr. Porreca referred to the informational sheet and noted the numbers for this type of project are big and should provide a detailed explanation in some candid detail how this is going to effect the property taxes in Millville.

Mr. Porreca also noted that Eminent Domain is listed in one of the resolutions and obviously this is still a consideration and is on the table for utilization by the Board of Commissioners.

Mr. Porreca suggested the map designating the potential uses for Eminent Domain should be clearly defined.

There being no further comments Mayor Quinn closed the public comment portion of the agenda and called upon the City Clerk/Administrator for petitions and letters.

The City Clerk/Administrator read a letter from the Mayor of Shuangliu County to Mayor Quinn thanking the City of Millville representatives, public officials and residents for the fine hospitality during their visit to the City of Millville.

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 Mel Brody submitting his resignation as a member of the Millville Development Corporation due to family and personal reasons and expressed his sincere appreciation for the opportunity to serve as a member of the Board.

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

The City Clerk/Administrator read correspondence from Mayor Quinn appointing Yvonne Bruman as a member of the Millville Development Corporation to fill the unexpired term of Mel Brody ending February 1, 2009.

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 the following letter from the Millville Board of Education:

MILLVILLE BOARD OF EDUCATION
110 N. THIRD ST.
PO BOX 5010
MILLVILLE, NJ 08332

August 21, 2006

To: Stanley Shewlakow & Members of the Planning Board Mayor Quinn & City Commissions

From: Facilities Committee (Mike Beatty, Charles Flickinger, Mike Whilden, Joseph Pepitone), William Herman, Bryce Kell, Dr. Shelly Schneider

Subject: Land use and Development Regulations

We are writing in reference to Chapter 30 Land Use and Development Regulations, Article VI - Conventional Development Review Procedures, Section 30-46 Impact Evaluation Standards and Documentation. It has come to our attention that some members of the planning board are considering the elimination of that part of the regulation.

The Board of Education would like to state that we are not in favor of removing this regulation. As the City of Millville continues to expand, it is vitally important that we have all the necessary information about future developments so we can adequately prepare the district's school system for any influx of additional students. The planned development on Nabb Ave, is an excellent example of the school district working with the planning board, city and the developer to accommodate the needs of the school system. Without this dialog, the school system would have been without land to build an additional elementary school needed for this size development.

As you may be aware, several of our school facilities are presently at their maximum use of space. The Senior High has a functional capacity of 1,200 students. Last year there were over 1,500 students attending this school. We have added another temporary classroom unit containing 11 additional classrooms to accommodate the additional students. While we continue to work closely with the New Jersey State Construction Corporation and the New Jersey Department of Education to try to mitigate and improve our facilities, it appears we will not have sufficient time to complete this task based on the potential number of new homes now planned for the city. A new high school is desperately needed to accommodate the expected number of new students. The current fiscal status of the State has delayed any new construction until a new funding source is appropriated. We need future developers to supply the potential impact to our school system at a very early stage in the overall planning process. As the present regulations states, the documentation presently required can help us determine any future facilities needs that the district might have.

We would like to suggest a joint meeting of the planning board and the school facilities committee to discuss the long term effects of city development and the current review procedures mentioned above. Please let us know if this is something you would consider beneficial along with some possible dates & times of a meeting. Thank you in advance for your cooperation.

Cc: S. Burke
J. Koru
All board members
L. Thompson
K. Warker

§ 30-46

MILLVILLE CODE

§ 30-46

[3] Storage capacity of water tanks and water pressure capacity.

(7) Method of calculating capacities.

- (a) Capacity of the water pipe and storage capacity shall be determined by the same formula used for calculating sewer capacities, per § 30-46C(2).
 - (b) The resource capacity of the aquifer and status of saltwater intrusion shall be subject to approval and determination by the New Jersey Department of Environmental Protection.
 - (c) The storage capacity of water tanks capacity shall be determined by the same formula used for calculating sewer capacities, per § 30-46C(2). Water pressure capacity shall meet the requirements for fire-fighting protection.
- (8) Data for determining potable water demand. The data summarized in Tables B and C, or alternate factors documented by the applicant and acceptable to the Planning Board, shall be utilized by the applicant in projecting potable water demand.
- (9) Potable water impact standard. The available capacity of all elements of the water system shall be sufficient to service the projected demand of the proposed development. If insufficient capacity exists the project shall not be approved until mitigation measures are established and approved by the Planning Board which will increase the systems capacity.
- (10) Documentation to be submitted by the applicant. All projects that will require potable water shall submit with their application a water impact evaluation analysis containing the capacity and demand data and analysis of any issues related to groundwater protection. The report shall discuss, as necessary, what mitigation measures will be implemented to increase capacities or resolve other water quality issues.

D. Public services and schools.

- (1) Public services impact evaluation purpose and scope.
- (a) The purpose of the public services impact evaluation is to enable the City to anticipate the need for additional public services that will be required by new development and prepare or coordinate for any increased service requirements.
 - (b) All applicants proposing development involving 10 dwelling units or more or nonresidential - development (commercial, industrial, institutional, or recreational uses) that involves a building or buildings 10,000 square feet of space or greater shall submit with their preliminary application information indicating the public services that will be required by their development, including police, fire protection, health, administrative, or other services. An estimate of revenues to the City generated by the development shall be included.

§ 30-46

LAND USE AND DEVELOPMENT REGULATIONS

§ 30-46

- (2) Public services impact standards. No development subject to the public services impact review requirements shall be approved by the Planning Board if the service impacts generated by the development will exceed the fiscal and operational capabilities of the City to provide service's to the development.
- (3) Documentation to be submitted by the applicant. Applicants proposing development at the magnitude, defined in § 30-46A(1) shall submit with their preliminary application the following:
- (a) Estimated population and/or number of employees added by the project;
 - (b) Description of public services that will be required;

- (c) Description, if applicable, of services that will be provided through private auspices; and
 - (d) Estimated annual revenues and costs to be generated to the City based upon current tax programs and tax rates.
- (4) Schools impact evaluation purpose and scope.
- (a) The purpose of the schools impact evaluation is to assess the impact of all residential development on the local public schools and enable the long-range planning for school facilities, operating programs and services that may be required as a result of added school population.
 - (b) All applicants proposing residential development shall comply with the schools impact evaluation requirements.
- (5) Schools impact standards. The capacity of the public school facilities serving Millville households shall be sufficient to serve the projected student enrollment added by the development. Capacities shall be according to data furnished annually by the Millville Board of Education. If insufficient classroom space exists to accommodate the added enrollment, the development shall not be approved until mitigation measures are established between the applicant and the school authorities and approved by the Planning Board.
- (6) Documentation to be submitted by the applicant. Applicants proposing residential development shall submit with their preliminary application the following:
- (a) Estimate school-age and preschool-age children likely to reside in the housing. A substantiated estimate of the percentage of the school-age population likely to attend private schools may be included.
 - (b) The development's location in relation to existing busing routes.
 - (c) The current available school capacities.

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 the following letter from Dr. Kim Warker:



August 24, 2006

Facilities Committee
 c/o Mr. Bryce Kell
 Millville Board of Education
 110 N. Third Street
 Millville, NJ 08332

RE: Impact Assessments Planning Board

Dear Bryce,

As we discussed on the telephone late last week, the Facilities Committee has obtained some faulty and very misleading information. There is no intention whatsoever by the Planning Board or Planning staff to eliminate required impact evaluations by developers or to make any changes in sharing information with the Board of Education.

To the contrary, we require a series of impact statements from developers which include community and school facilities and estimations of the number of new school children by each development. These requirements are mandatory for any development submitted for 25 or greater lots. We require this information for planning purposes even though charging any type of direct fee due to impact is

illegal in New Jersey. With the amount of development proposed in the last several years, the Planning Board has prioritized this type of information rather than consider eliminating it. In fact, it was the Planning staff that suggested to the Nabb Avenue developer the need for a school site as part of that project and requested that they work with the Board of Education to site and size it appropriately.

The confusion may surround Section 30-46 referenced in your letter. This section was discussed by the Board within the last year with some changes recommended but not yet adopted. The proposed change was to increase the threshold for submission of impact statements from 10 dwellings to 25 dwellings and from an industrial building of 10,000 to 50,000 sf. The board felt this placed an undue burden on small property owners who were subdividing, but were not having any significant impact on our public services. For this reason the thresholds were upgraded but certainly not eliminated.

Other language in this section was also proposed for modification to be in compliance with the law which does not permit a board to deny an application based on the availability of classroom space. Language for proposed changes to Sections D(5) and D (6)(a) is attached. These changes were recommended by the Board but have not yet been fully adopted. You will see that these changes force the applicants to communicate with the Board and utilize your data.

In addition to this section, all Planned Unit Development projects must submit a complete community facilities and fiscal impact statement as part of their general development plan submission. These are detailed analyses which include an estimation of the number of new school children that can be expected as a result of the project.

I am not sure why you would write that you will not have sufficient time to work with the state offices to complete plans to improve and development school facilities due to the potential number of new homes proposed. I am sure this is an ongoing, annual task for the Board. The present facilities needs are not driven by what is proposed, but by what is in place presently with the overcrowding a result of past rather than future growth. These needs I'm sure have been identified for a long period of time prior to the recent development projects. I have also worked with your consultant in the past year on projections provided to the state in order to have an accurate base line of need for the future. While many projects are in the pipeline, few have been constructed to date and the larger projects are all phased over 10-12 year periods providing time to understand impact and begin the process of planning for it.

Please advise the Facilities Committee that it is not the intention of the board to make any changes to our impact requirements or to our existing procedures of sharing development information with the appropriate staff.

Yours truly,



Kim Warker Planning Director

Copies: Mayor and Commissioners Lewis N. Thompson
Richard McCarthy
Dr. Shelly Schneider
George W. Bush

Proposed Zoning Ordinance Revisions

Section 30-44 Completion of the Application

B (1) Fifteen copies of the application form completed as required
B (2) Fifteen copies of the site plan, subdivision plan, or subdivision plats as required

Section 30-45 Plat and Plan conformity and details

C (21) delete existing and replace with:

An environmental Impact statement in accordance with the requirements of Section 30:46-E shall be submitted

Section 30-46

A (2) Delete existing and replace with:

Impact Mitigation: applicants are encouraged to propose ways to Mitigate the identified impacts of their projects as part of the Application process.

Mitigation may occur in several ways, Including the phasing of the project based upon public investment, Voluntary contributions or private solutions to rectify capacity

Shortfalls or enable public resolution of capacity shortfalls.

- D (1)(b) delete 10 dwellings; replace with 25 dwellings
Delete 10,000 sf space; replace with 50,000 sf

D(2): delete

D (5): School impact standards: delete and replace with:

Applicants are requested to analyze the existing capacity of public School facilities to adequately serve the distribution and number of School-aged children projected from the new development. Applicants Should utilize all available data on existing school capacity furnished by The Millville Board of Education as well as available information on Proposed renovations, expansions, or new construction by the Board Of Education. If insufficient classroom space exists to accommodate the Project's projected added enrollment, the applicant shall make re-commendations for mitigation measures.

6(a): add

Applicants must use the most recent edition of the Urban Land Institute/Center for Urban Policy Research (Rutgers) multiplier tables in Order to project the number and distribution of school age and pre-School children

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

Commissioner Derella made the following comment:

"Quickly, Mr. Mayor I would like to follow-up with Mr. Thompson's comments. Again, there was some misinformation, Kim Warker does a nice job filling in and making, correcting the information that was inaccurate from the school board. The school board does receive updated reports from the Planning Board and Zoning Board in regards to the impact studies that are provided by all of the developers in the City of Millville. They have an opportunity to read, comment and get back to Kim Warker, so that there's good dialogue between both parties to make sure that we're on the same page. We are unfortunately unable to pass on what's considered to be impact fees to developers. We can request and we can do certain things within the structure, but we cannot force specific fees on them. So far developers at the Planning Board level, which the Mayor was sitting and I sit on currently have been very supportive in the needs of the City of Millville. They've gone back to the drawing board on several occasions, they've actually come and made suggestions on what they could do to help with recreation, to help with the school, to do those things. The one change that was proposed and has not been adopted has been raising the impact studies requirement from 10 dwellings to 25, 10 is quite small and causes an undue hardship, at least in my opinion and some of the board members opinion for the smaller person, who's trying to develop a small parcel of land. When you get to 25 and up those impact studies will be required and continue to be required. The same with the commercial building, if something under 10,000 square feet, not a huge impact and we're looking to raise that to 25. That has been suggested, has not been proposed or adopted yet."

The City Clerk/Administrator read correspondence submitting the name of Scott Keyek as a volunteer member of the Millville Fire Department.

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

Commissioner Shannon reported and provided a summary of the youth activities in the City of Millville during the summer of 2006.

Commissioner Shannon also reported the Memorial Service for the September 11th Tragedy would be held Monday evening, September 16, 2006.

Commissioner Shannon also noted the Holly City Striders will begin their Annual Program on September 18, 2006 at Lakeside Middle School.

Commissioner Parent reminded everyone that school starts this week and to please drive safely.

Commissioner Parent also extended sincere appreciation to the Millville Police Department for their support during the Car Show and Annual World Series.

Commissioner Parent also noted former Mayor and Commissioner Rob Shannon received recognition during the Babe Ruth World Series of the forthcoming dedication to him at the Cedarville Road Sports Complex.

Mayor Quinn presented a proclamation to Marion Smith for her 60 years of service and working downtown in the retail district since she was 17 years old at Bozart's News Agency, 309 North High Street and Colonial Flower Shop with her late husband Al and late son Barry.

Mayor Quinn also presented a proclamation to Alan Lipitz, owner and Proprietor of Knowles Pharmacy for over 34 years and recognized Mr. Lipitz for his personal service as an independent pharmacy, his service as a member of the Chamber of Commerce, Zoning Board of Adjustment, Millville United Way, Millville Kiwanis Club and for his creation of the Millville Crime Stoppers Committee.

Commissioner Derella made the following comments:

Vice-Mayor Derella: *"We do have on the agenda this evening the introduction of the Revenue Allocation District. Tonight, for as part of my Commissioner's Report I have Mr. Ed McManimon here who will give us an overview briefly on what the RAD is about and where we're going with that and when we have the public hearing, which will be the next meeting, we will be able to even go into more detail at that time. Mr. McManimon."*

Mr. McManimon: *"Thank you. Let me first explain who I am and what I do for the City and why I am involved in this. Our firm has been the City's Bond Counsel for a number of years, which means we provide advice and services in connection with their Capital Program and when they finance it. Sometime ago the City undertook this process of evaluating the redevelopment area in determining what was the best way for them to proceed to undertake the projects they had in mind and to provide a sustainable identifiable revenue source. Pat Henry from the Atlantic Group, who is also here and Bob Greenbaum from...Bob Goldsmith, sorry from Greenbaum's firm and Don Ayres, the Director of Economic Development have spent a great deal of time in evaluating a number of ways in which they could ensure that this area, which they felt had deteriorated in a way that it needed some aggressive action and a long-term plan so that they could achieve development in this area, the Center City area. New Jersey has had weak development powers for a long time, since 1949, and the purpose of the redevelopment power was to give government a much broader way to interact with private industry to take blighted areas, that are now called redevelopment areas, but the blighted area statute defined areas that were in need of governmental assistance, because the normal ways of which commerce evolved didn't*

make this area return to a vibrant way. So, the redevelopment powers existed for a long time to help communities like Millville solve the problems that they believed exist in the Center City District. Now, we also had a law that was called the Tax Increment Financing Law, which actually sunset in 1984 and what that law was designed to do was to take the incremental increase in taxes from an area and make them available as a source of payment to provide for debt service on bonds that otherwise would not be there, if you didn't undertake this process of development and so a base year in which you had an amount of taxes that would be collected would be capped and then the increment, the increase of activity from an area that otherwise wouldn't have had any increased activity was designed to be used as a revenue source to support how to develop that activity. That law sunset and in 2001 the legislature re-enacted, but it was called the Revenue Allocation District Law, because the amount, the types of revenues that you could use for that purpose were broadly defined to include more than taxes and it would depend on the nature of the community in terms of whether there was other revenues that would be available, but it's called a Revenue Allocation District. Now, getting to Millville, basically, back I think in 2003, the City undertook an investigation of the Center City District to determine whether it met the standards of the statute for what would be called an area in need of redevelopment. So, they undertook the process that the statute requires to make that determination and they made that determination and later in that year they enacted a Redevelopment Plan, which is done by Ordinance and the Redevelopment Plan is a land use plan that allows for certain types of uses in that area. They may or may not be consistent with the Master Plan that existed before that, but the redevelopment plan supersedes the Master Plan and becomes the Master Plan for that area. Generally, the uses are developed in a way that's designed to induce development, whereas what existed before didn't do that, which led to the blight or the deteriorated condition of a property as defined by the statute. So, the City of Millville did all of that and with the assistance of Bob Goldsmith and Pat Henry they undertook the analysis of what was the best way then to create the activity in that area and it was determined that in addition to the regular and very broad redevelopment powers the best thing to do was to establish a separate district, it's called the Center City Revenue Allocation District and it prepared a map, it developed a land use plan, a preliminary Revenue Allocation Plan was prepared. The statute requires that the City introduce an Ordinance to establish the Revenue Allocation District consistent with and pursuant to a preliminary Revenue Allocation Plan and that was prepared. It's a very comprehensive document that lays out land uses, it lays out the background, it identifies the, what I'll call the PILOT Projects that would come in there to create the initial fusion of activity and there are two such projects, it's the Goodmill Project and the Target Project and those projects will be the anchor around which increased activity will develop in that area and procedurally it's fair to say it's been a nightmare. This is the very first Revenue Allocation District in the State of New Jersey and the statute is cumbersome. When they enacted it in 2001 they put forth a process of what's called the Preliminary Approval by the Local Finance Board. It presumed that this preliminary plan would be submitted to the Board of Commissioners and it would be used as the basis to introduce an Ordinance and then an application would be submitted to the Local Finance Board. Because, the type of practice we have I routinely appear before the Local Finance Board, so, about a year ago the City asked our firm, McManimon and Scotland, to join Pat Henry's firm and Bob Goldsmith's firm to present the application to the Local Finance Board, because the Local Finance Board itself wasn't familiar with what they should be receiving and so I was asked with our firm to set the stage for doing that and that's what

we've done. In all candor, the process has taken a great deal of time, it's probably some of the reasons why these additional fees are indicated for Pat Henry's firm, The Atlantic Group and for Bob Goldsmith's firm, because, and our firm, we've had to submit five separate Supplemental Substantive Submissions to the Local Finance Board. We've had meetings after meetings, with the staff, we actually appeared before the Local Finance Board in February of this year and we actually submitted the application a year ago, almost, eleven months ago and because they were not sure of the precedent and what this would do, they've asked for a lot of information, much beyond what we presumed the statute required, but in a way in many cases a fairly redundant fashion over and over again identifying what this was. Now, the statute says that the Board of Commissioners in this Ordinance is required to include, when they enact this Ordinance, which is what they're attempting to do tonight by introducing it, that this Ordinance has to include a map that designates the area within the municipality. That map has been prepared, Mr. Don Ayres has been intimately involved with every step along the way, that map and all of these documents have been submitted to the Local Finance Board and they are part of the Ordinance tonight. A map designating the area, a certification by the Municipal Assessor that upon the basis of the property assessed and it says at October 1 and we used October 1 last year, because that's when we submitted, the total taxable property value within the district does not exceed either 15 or 20 percent as the case may be, in this instance it's 20 percent was used as the basis for the plan. The designation of a district agent who's going to coordinate all of this activity and the City designated itself, it had the opportunity to designate the New Jersey Economic Developmental Authority itself or Improvement Authority and they chose to designate themselves, which is certainly the advice I gave them, because I think that was a better way to go. The designation of all or any percentage of the eligible revenues that would be pledged to the district, not necessarily pledged to the bond and in this instance they chose to designate fifty percent. Now, generally, Tax Increment Financing Districts or New Jersey Revenue Allocation District's take all of the revenue and they use it to support the activities in this area and the general basis for that is because those revenues would not have occurred at all, but for the development. It would have sat like it was before and you take these increase revenues and you use them to create activity in that area that would be an inducement for entities to come in there and locate when they wouldn't before. The City in this instance chose to only take fifty percent. Now, I know the question earlier from His Honor, referenced that means that fifty percent is not coming to the general public. But, fifty percent of this revenue is being kept in the Revenue Allocation District and the best explanation I ever had of that was by Don Ayres and if I could ask him to do it again I would, I don't think that's his plan tonight, but when I came down here to start this process and determine why a RAD, rather than just redevelopment powers, he said, because this is an area of the City that needs the government to direct its energy and to be sustainable and this is an identifiable long-term sustainable revenue that remains in this district so that it's useable to fix this area up as opposed to just for the general purpose or whatever the City determines. I'm not saying that whatever occurred in the past might have been the basis for that, but the view is if you direct revenue to that area instead of leaving it up to future governing body's to decide how much of the general revenues are used in that area, that will make that area work. The RAD, the Revenue Allocation District process does that, because it directs and pledges whatever the amount of revenue that the Board of Commissioners decide will be used just for that area and because there are other services that are going to come if you have the

growth that you hope for, the expectation is that instead of keeping all of it in and the irony is the Local Finance Board wanted us to have all of the revenue in the RAD, not half of it into the general City coffers, but the view is that there are expenditures that the City is going to incur and it will be a good thing, because it's going to be the result of activity there, economic activity that was otherwise lacking and because of that there ought to be revenue to be used to support those activities, as well as the revenue specifically dedicated to that. This Ordinance directs fifty percent of the revenue to the taxing district, meaning the county, the City and the school district. The other fifty percent, although as noted earlier forty-five percent, you know, I could explain the details, which I'll do at the public hearing, because the county gets five percent of any long-term financial agreement payment in lieu of tax. Five percent of that money goes to the county and the rest of it then is used up fifty percent by the City and fifty percent of that remainder to the taxing district. Then there has to be a statement of whether the municipality intends to issue bonds and in the preliminary plan prepared by Mr. Henry's firm and Mr. Goldsmith that identifies that there are a number of projects. Infrastructure improvements to make sure the projects are able to be supported by an infrastructure that can handle them that the City will issue bonds to support those, it's about eight million dollars in the preliminary plan and the incremental revenue, the fifty percent revenue that's going to come into that district is more than enough to pay the debt service on those bonds. So, you'll get the improvements, they'll be paid for by these incremental revenues, as opposed to the taxes that are currently coming in and then there's additional revenue that's going to be available from these improvements that will be used by the City generally and by all of the other taxing entities. So, this Ordinance says that and then it says a proposed Preliminary Revenue Allocation Plan. The Preliminary Revenue Allocation Plan that was submitted to the Local Finance Board is also attached and included in this. Finally, on July 12th, representatives from the City and our firm and Mr. Henry's firm and Mr. Goldsmith appeared and the Local Finance Board approved the Preliminary Revenue Allocation Plan and authorized the establishment of the Center City Revenue Allocation District for the City, so we are introducing this Ordinance as a product of all of that effort and we started in October at the Local Finance Board in 2005 and ended in July 2006 with a great deal of effort. I believe the State is going to look at this as a model for other communities and unfortunately you've had to bare the expense of that and there's no question that you had to bare that and I think that this group sustained that effort, because they believed in it and felt it was going to benefit the City for a long time and specifically this district, which they think needs government to focus its energies on and provide sustainable, identifiable revenue to it. So, that's the basics."

Vice-Mayor Derella: "Thank you Mr. McManimon. There'll be more, again, on the following reading with the public hearing. We'll, obviously entertain questions and go through that. The City has spent, since 2001 investigating and working diligently in regards to this opportunity that we feel is very important to address the concerns in our oldest neighborhoods. The ones with the oldest housing stock, the neighborhoods with the oldest infrastructure, they're the neighborhoods that have the highest crime, that have the serious issues. We as a Commission over the last, you know, ten years have identified and set out long range plans in what we wanted to try to do. We've had a vision through the help of our administrative staff to try to accomplish those and one thing that has been neglected, not just by this administration, but by past administrations in the late 70's and 80's has been these

critical neighborhoods that were the important part of what Millville was really about and we feel it's very important to find a way to dedicate funds to help rejuvenate that part of the City as we're doing with the downtown, the riverfront and other areas and with that, progress."

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

The following proposed ordinance was read on first reading:

Ordinance No. 27-2006

An ordinance establishing the Center 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 re: 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 first reading with final consideration to be given on Tuesday, September 19, 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 first 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 first reading with final consideration to be given on Tuesday, September 19, 2006 after due publication as provided by law.

Director Parent 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. 29-2006

An Ordinance approving the sale of real estate by the City of Millville in a Public Sale pursuant to NJSA 40A:12-13 re: 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 pm.

Director Shannon moved for the adoption of the proposed ordinance on first reading with final consideration to be given on Tuesday, September 19, 2006 after due publication as provided by law.

Director Parent 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. 24-2006

An Ordinance amending the Municipal Code Chapter 50, Police Department, Article 1, Millville Police Department establishing the number of Department Superior Officers.

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

Director Shannon 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 comments from the Commissioners.

Commissioner Parent made the following comments:

"We were going to explain some of those questions that were being asked. This has been a six, seven month process of some restructuring of the local Police Department. We did have a consultant on board, who's highly recommended. Also, we utilized other law enforcement agencies from around the State of New Jersey in helping us to structure and restructure our Police Department along with Chief Harvey. This is a tremendous need for our citizens. Our City has been asking for a much cleaner and safer community. We are recognizing that and we are doing something about it under the direction of Chief Harvey and our two captains and our lieutenants and our sergeants. I assure the public that there are just not going to be police officers sitting in the Police Department, they are on the road, they will be on the streets, we have a very young Police Department, it's kind of staggering, I think in the past five years we've had maybe 36 or 37 new police officers out of 80. So, that's a considerable amount of young police officers. It's important to us to have our sergeants and lieutenants out on the streets working with our young Police Department. This is important to our neighborhoods, our neighborhood meetings that we have attended over a number of years have all asked for more police presence within their neighborhoods. I know, I have spoken to many of them, they now see more police officers, there are more arrests within our neighborhoods and the work has just begun. I do want to thank our City Commissioners for recognizing those needs of our Police Department and supporting the Captain and one more lieutenant. I also want to commend Chief Harvey, this has been a difficult, long process run, I know, but I want to thank you and also the members of our Police Department in putting this package together, Ron, I don't know if you have any comments, if you want to make any comments, please..."

Chief Harvey: *"If I may. With the addition of the one lieutenant it's going to give me the availability to have a lieutenant on each shift. Presently, we have two sergeants with no accountability other than to one lieutenant that works day shift. With the availability of the extra lieutenant I'll have a lieutenant on each shift so basically the way I'm staggering the hours for the sergeants and their days off there will be a supervisor working 24 hours a day 7 days a week, so on weekends, there will be a*

supervisor working instead of a patrolman in charge of a shift, like we've had in the number of years past. With the other lieutenant, he'll be able to take some of the responsibilities off of the one lieutenant and they'll be able to split their duties. There's a lot of new things that are happening with the Weed and Seed, also we're in the process with moving forward with the accreditation process, which spells out the procedures and duties of each police officer, how they're handling things and it will also limit the liability factor with lawsuits and it should give us a dramatic or a drastic reduction in our liability with our insurance."

There being no further comments Mayor Quinn declared the public comment portion closed and asked for a 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. 25-2006

An Ordinance amending the Municipal Code, Chapter 39, Article X, Motor Vehicle and Traffic Regulations, Schedule 21 regarding Handicapped Parking - adding 210 South Park Avenue- Placard HC6708

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

Director Shannon 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. 26-2006

Ordinance amending the Municipal Code, Chapter 39, Motor Vehicle & Traffic Regulations, Article VII, Section 39-54.10 through 39-54.17 regarding Glasstown Center Parking Facility bounded by Sassafras Street Route 49 (Main St), High Street and Buck Street.

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-5555 authorizing Temporary Emergency Appropriation amending the FY2007 Temporary Budget to include a

grant in the amount of fifteen thousand fifty-three dollars and (15,053) and seventy cents for the Edward Byrne Justice Assistance Grant and the You Drink & Drive You Lose in the amount of three thousand (3,000) dollars was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5556 authorizing adjustments to the Tax and Utility Records was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5557 authorizing professional consulting services with Cumberland County College Center for Leadership, Community and Neighborhood Development of Vineland to provide individual and community capacity building workshops and technical assistance as part of the 2006-2007 Weed and Seed Strategic Plan for residents, neighborhood organizations and non-profit organizations in the amount of three thousand seven hundred fifty (3,750) dollars was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

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

Resolution No. A-5558 approving fireworks display on Wednesday, November 22, 2006 at 7:00 p.m., Union Lake Park, for the traditional pep rally and celebration event sponsored by the Millville Board of Education, subject to any conditions set forth by the Fire Official was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5559 authorizing cancellation of mortgage in the name of Otley William Heulings and Paula Lynn Heulings in the amount of seven thousand (7,000) dollars was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5560 authorizing cancellation of mortgage in the name of Ja-Mart Properties, LLC in the amount of fifty thousand (50,000) dollars was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Resolution No. A-5561 authorizing open-ended contract be awarded to International Salt Company, LLC through the County Cooperative Pricing System for supply and delivery of rock salt to the City of Millville at their bid price of forty-five (45) dollars and ninety-one cents per ton for the period covering August 10, 2006 to June 30, 2007 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-5562 authorizing open-ended contract be awarded to Hanson Aggregates BMC Inc. through the Cumberland County Cooperative Pricing System for the supply and delivery of ice control sand to the City of Millville at their bid price of nine (9) dollars and seventy-five cents per ton for period covering August 10, 2006 to June 30, 2007 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-5563 authorizing a Professional Service Contract with Greenbaum, Rowe, Smith & Davis, LLP in connection with the establishment of the Revenue Allocation District (RAD) and approval of final Revenue Allocation Plan (RAP) in an amount not to exceed seventeen thousand (17,000) dollars was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

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

Resolution No. A-5564 authorizing a Professional Service Contract with Greenbaum, Rowe, Smith & Davis, LLP in connection with legal issues related to redevelopment, eminent domain, and environmental matters with redevelopment projects proposed from time to time, for designated redevelopment areas in an amount not to exceed seventeen thousand (17,000) dollars was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

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

Resolution No. A-5565 authorizing a Professional Service Contract with the Atlantic Group to perform professional planning and redevelopment services regarding the implementation of the Revenue Allocation District (RAD) and approval of the final Revenue Allocation Plan (RAP) in an amount not to exceed thirty thousand (30,000) dollars was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

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

Resolution No. A-5566 authorizing Conectiv Power Delivery Company to install 36 additions to the street lighting system and remove 34 from the existing street lighting system was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Raffle License No. 790 on behalf of the Cumberland County Ducks Unlimited NJ State Committee for an On Premise Raffle to be held on September 29, 2006, 6:00 p.m. to 10:00 p.m. was approved, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

A Carnival sponsored by St. Mary Magdalen Church and St. John Bosco Church, to be located at St. John Bosco Church grounds, on September 27, 28 & 29, 2006 from 4:00 p.m. to 11:00 p.m. and September 30, 2006 from 11:00 a.m. to 11:00 p.m., subject to conditions set forth by various officials was approved, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

A Catering Permit on behalf of TNSL Lambert Inc., September 27, 28 & 29, 2006 4:00 p.m. to 11:00 p.m. & September 30, 2006, 11:00 a.m. to 11:00 p.m. at St. John Bosco Carnival, 2 Hillcrest Avenue was ordered, received, filed and the proper officials authorized to execute same, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

An amendment to Raffle License No. 781 date of September 30, 2006, 6:00 p.m. to November 4, 2006, at 6:00 p.m. on behalf of

Millville Moose Lodge was approved, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

Correspondence was received concerning a potential land sale re: Block 298, Lot 23, 105 W. McNeal Street from Jeffrey Esposito submitting a bid for two thousand (2,000) dollars and was referred to the appropriate officials for review and recommendation, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

An application from Homier Distributing Company for a Tool Sale to be held at Cumberland County Fairgrounds on September 21, 22 & 23, 2006, 10:00 am to 8:00 pm and September 24, 2006, 10:00 am to 6:00 pm was approved, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

A request for Records Disposal from the City Clerk's Office of various records from 1989 to 2005 was approved, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

A motion was passed to authorize the City Clerk to advertise for bids for a 2006 or 2007 Backhoe Loader. Said bids to be returnable to the Purchasing Board on Tuesday, September 19, 2006 at 10:00 a.m., Commission Chamber, City Hall after due publication as provided by law, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

A motion was passed to have a five-minute recess, by the following vote. Yeas: Shannon, Parent, Derella, Hollingshead and Quinn.

The Board of Commissioners reconvened with the following members present: 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.

Diane Mullee addressed the Board of Commissioners and asked why a prayer is conducted at the beginning of the meeting when there is supposed to be separation of church and state.

Mr. McCarthy indicated he sees no constitutional impediment and there is no restriction on government not to have prayer at the beginning of the meeting.

Ms. Mullee also addressed the Board of Commissioners and asked about impact fees and why they are not permitted.

Commissioner Derella and City Attorney, Richard McCarthy confirmed there is no constitutional or statutory authorization for municipalities to collect impact fees, however they reaffirmed that municipalities may require impact studies to be conducted by developers.

The City Attorney, Richard McCarthy, noted the municipal land use law provides for four categories concerning development regulations, dealing with sewer, water, drainage and streets and roads.

Mr. McCarthy confirmed that these are the only areas that municipalities may require from developers and that they may not charge impact fees.

Ms. Mullee also questioned certain items regarding transfers on the agenda and requested an explanation regarding the State Contracts through the county for delivery of salt and sand.

Betty Monteleone made the following comments:

"Betty Monteleone, Briar Drive. There is a lot of questions, five minutes couldn't possibly do it. But, I do have a couple of comments, I got your budget and I looked over it, not really the one I wanted, but I got the adopted copy and I think you need to get yourself an advisory. I mean we've got, we're hiring outside consultants for everything else and I think maybe the board needs a consultant, this Commission. Because, everything on here, even though if you didn't spend the money you had in there you raised it and then you turn around and you raise our taxes. That's not right. And you're paying for things like this. I'm not against improvements, I'm not even against UDAG, I'm just against the way it's handled. While you're creating and helping these older neighborhoods, you're destroying your other neighborhoods, because there's people that are living in those neighborhoods cannot afford to pay these taxes. They can't, they can't keep their houses maintained, because they don't have the incomes to pay the tax increases that you guys, in the years you have sat here, every years, put up on them. I don't know, as I said before, when you lost touch with reality, but a couple who have to buy their own medical insurance have to pay thirteen hundred dollars a year and that's without eye or dental, and I know you don't have any control over that, but that's thirteen hundred and it's going up three...I mean a month, I'm sorry, a month I'm sorry..."

Mayor Quinn: "you got a good deal there..."

Betty Monteleone: "so, now it's going up three hundred, so it's sixteen hundred a month that it's going to cost them for their medical insurance, which they have to have or they're going to lose their home. Now, you add four hundred dollars a month, minimum, for taxes. You're talking almost two thousand a month. You've got to earn three thousand a month just to pay your health insurance and your real estate tax. That's not right and you know you have no control over health insurance and I'm not saying that. I'm just saying that to give you an example of where your families in Millville are standing. When you raise these taxes and when you say okay you're going to benefit, because you live in an older neighborhood, you're going to help these people fix their houses up, so they become more valuable, you're going to give them money to help them repair them, you're going to give the businesses... furthermore, I didn't know High Street was a blighted area now. Everybody's bragging about how good it looks, why is it blighted? You know, so maybe this thing was done in 2001 or whenever, maybe you should be required to resubmit this whole thing, because Millville has changed in the last three years. So, maybe it's not as blighted as you think and you say you're going to get plenty of opportunity to discuss this at the next thing. There's no discussion, you guys have made up your mind. Why do we have to be the example? Nobody's done this in New Jersey. Why does Millville have to take on the burden of being the guinea pig to see if this works or not? I don't want my home bonded for more money, I'm bonded to the City up the gazoo. I don't go in debt myself and I don't like five people sitting here going in debt on my house and that's all the bond is. It's money I agree that I will pay back through my real estate tax. So, I don't see where you guys are coming...I mean what proof do you have that this has worked anywhere? What state has this been successful with? Where? Show us some proof. Say, yes, we did this, wherever, and it is the best thing

down the pike, it's really working. But, you're putting the burden, whether you want to admit it or not, on other people that live in this City, to help pay for these things that you're doing in these areas and it's not right. I know at the last City Commission Meeting, I really wasn't here, but I understand that you were pretty upset, because people don't understand UEZ dollars and how it can be spent. But, it can be spent different than the City is spending it. It can be done in second generation loans. Not just giving away, not just wasting. If you did it in second generation loans, when there is no more UEZ area, you will have a lot of money coming back in second and third generation loans. The way you're spending it, it's not going to come back in second and third generation loans, because you're not doing it wisely. Okay."

Emil VanHook made the following comments:

"Mayor and Commissioners, Emil VanHook, 79 Sunset Drive. I find it interesting tonight and actually it's kind of a follow-up to what Betty said, about your minds being made up on the Revenue Allocation District. It's interesting that you passed three resolutions tonight, one of which may not be directly associated with RAD, but two are, professional service contracts to implement the RAD, when you haven't even passed it yet. Aren't we putting the cart before the horse gentlemen? Or is it a foregone conclusion that you're going to vote for this no matter WHAT the people in Millville say and I think the fact of the matter is THAT'S what the case is. Because, you've made up your minds, you're going to do it and you're already putting the lawyers in place to implement it. Secondly, the third resolution, consultant to perform professional legal services, connection with legal issues related to redevelopment, Eminent Domain and environmental matters, etc. Eminent Domain keeps coming back to this Commission and Eminent Domain and I submit to you gentlemen, is nothing but legal thievery. I was at the last meeting of the riverfront project, as were you Mayor, although the other Commissioners didn't bother to attend and it was stated again and again, by yourself and others, there's going to be no more Eminent Domain..."

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

Emil VanHook: "TAKE IT OUT OF THE RESOLUTION. I challenge you to make a motion to reconsider this resolution and remove Eminent Domain. But, you're not going to do it. We recently got a list of professional service contracts and you gentlemen have been on a spending binge when it comes to professional service contracts. You haven't spent thousands, you haven't spent hundreds of thousands. You've spent millions on professional service contracts and incidentally the contract for the Police Department was three thousand dollars..." End of Tape 1

Tape 2 begins as follows:

Emil VanHook: "locating the City Hall and things of that nature, I'm sorry, Jim, I think that's where it's all going to go..."

Mayor Quinn: "you're welcome to your opinion..."

Emil VanHook: "and I cannot imagine that the Board of Education is not here tonight when they realize that this amount of revenue is being diverted away from the education of the children of this community."

Paul Porreca: "Paul Porreca, Porreca Drive. I recognize Mr. Mayor that there'll be a public hearing on the RAD, but it's kind of

late then for you to discuss and make any changes or accommodation to the Ordinance itself so, and it's particularly enlightened, Mr. McManimon's discussion, I hope you'll bare with me. One of the major problems that I have with the entire Urban Enterprise Zones and the Central Business District, etc., is this constant speaking, and Mr. McManimon made quite a point of it, that they are blighted areas that are deteriorating and are in need of rehabilitation. That's the statutory language and if you could call the woods and the forest and the endangered species area, etcetera, etcetera, up around the lake blighted and deteriorated then you have a real imagination..."

Mayor Quinn: "oh, they call the Cumberland Mall blighted and deteriorated too, Paul..."

Paul Porreca: "it doesn't make it right, but it's even closer than the forest..."

Richard McCarthy: "I don't believe those sections are in the RAD, they're outside the RAD..."

Commissioner Parent: "they're outside the RAD..."

Paul Porreca: "the Goodmill and Target are in the RAD..."

Richard McCarthy: "the Goodmill and Target, but not the residential..."

Paul Porreca: "I didn't say the residential, that was woods too, let's go on, you know...and the same thing, I don't want to get into it now, because we'll get into it later, is the West Main Street UEZ. If you can call West Main Street and out to Nabb Avenue and the nurseries out there etc., deteriorated and blighted, what you have to do is go to the definition advanced by Mr. Greenbaum and the Atlantic Group, which said, if it is and this is almost a quote, if a piece of property is not bringing in the most taxes that you can get from it, then it's deteriorated and blighted. Now, that's the definition that has been finally trumped up by a prostitution of the original intent of the statute and incidentally on that West Main Street deal, you know you're trying to get Center City going commercially, for which I applaud you, and what you're going to do is if you leave the UEZ at Nabb Avenue is you're going to promote a commercial district to compete with High Street. Just food for thought. Now, real quick, I think just a few points, most of what I'm going to say to you I glean from a reading of Mr. McManimon's reply to the Division of Local Finance, which I have read and I trust that you gentlemen have read and will read before you go adopting this Ordinance, because it's a treasure trove of information and proposals and it bares reading, so whatever I say has come out of Mr. McManimon's discussion. I was intrigued by his comment that most municipalities take a hundred percent and keep it in the RAD when we're the first one, so I don't know how the rest of them could be taking a hundred percent and the other thing..."

Commissioner Derella: "he said the Local Finance Board wanted us to do that, Judge, not other municipalities..."

Paul Porreca: "What he said was most municipalities take it all, he then said, later on in his conversation..."

Mayor Quinn: "I think Judge there's the tax increment financing that goes on through what, 40 states, Don, most of the United States..."

Pat Henry: "all states in the DC and what he was referring to, Mr. McManimon, was the National practice, not the New Jersey practice, which..."

Mayor Quinn: "but, it's confusing..."

Paul Porreca: "he did not say that..."

Mayor Quinn: "I understand Paul..."

Commissioner Parent: "let's not, Point of Order Mr. Mayor, I think Mr. Porreca has the floor, Paul would you please continue, you have the floor sir, not someone from the audience."

Paul Porreca: "thank you, sir. As far as the county's concerned the statute requires that five percent go to the county, of course, and none goes to the schools, and while there was an effort by the City to give some to the schools, which I read about, Mr. McManimon was told by the division that because Millville is an Abbott District then no money from the RAD can go to the schools. Yet in the bond proposals that I read in the later years, it shows payments to the school. So, I guess there ought to be a reconciliation about that either you can or you can't or maybe you can after a certain period of time. That's not what I read in the Division of Local Government and the problem with that as I see it is that the Abbott Districts may go...it might be a problem for us as the legislature addresses these things and while hopefully it'll be phased, if now we're stuck with a law that says, because you're an Abbott District you can't have any money, is there going to be an amendment that lets us do that. I think it's something that we should be concerned about..."

Mayor Quinn: "Yeah, that's a good point, Paul..."

Paul Porreca: "Okay. The other thing is that there's a, you read this and of course it talks about improvements. Everybody likes improvements and recreation area, etc., some other things. However, if you read if you read the fine print it says many of these improvements, like the recreation areas, will not be implemented until the airport RAD goes into play and that's not even on the drawing board yet, but that's what this document says, we're going to make these improvements, but we're not going to make them until after the airport comes on board, because that would give us a greater revenue stream to pay off the higher amount of the bonds. That's the way it works and that's what all of this is, is the creation of the revenue stream to pay off the indebtedness that you're going to incur to do these projects. Mr. McCarthy responded to differences on a couple of those resolutions, but I think Mr. Van Hook made a good point when he said, how about you adopt the Ordinance and see how that goes, maybe you'll make some changes and maybe the need for services will be different. Although I didn't hear a response to what I asked, which is okay, that exactly what is it that is contemplated being done and the first resolution says that the funds for Greenbaum are to be in connection with the establishment of the zone. That's a done deal. The zones been established. So, why do we have to pay \$17,000.00 for services in connection with the quote, your resolution, the establishment of the zone. I guess nobody wants to answer that, but I got another question for you and that is would anybody like to take a stab, a wild guess at how much you have spent in the last five years on consultants and lawyers? Okay. Administration, the RAD cost for an administration bill of \$500,000.00. It calls for restoration of the Levoy Theatre of \$7,000,000.00 and calls for RAD bond tax exempt bonds over fifteen years of \$21,000,000.00, just a comment.

Administration cost, \$250,000.00 a year, of which \$100,000.00 is consultants. So, apparently more than this \$17,000.00 is going to go to consultants according to your submission to the division of Local Government. Then it says that's the first projection and that the administrative cost will be further projected after we find out how we did the first couple of years. Maybe they'll go down. Then it talks about only \$800,000.00 in bonds issued for the Center City and then an additional \$11,000,000.00 only after the airport Revenue Allocation District is implemented. I didn't quite understand that. But, probably the thing that is most troubling is the discussion under No. 9 of Phase II Neighborhood Projects, Table 3, No. 9, Neighborhood Acquisition and Demolition and there's over \$3,000,000.00 and then it talks about Eminent Domain and how the City feels, quote, feels strongly that acquisition of key properties is warranted and that the redevelopers will exhibit an interest in projects that will provide public benefit including affordable housing, etc. So, all of that to me portends that there will be Eminent Domain exercised to "buy and demolish" key properties to the tune of about \$700,000.00. Let's see, just, I just pulled a couple of pages out, we talked about...well, streetscape is going to wait for the airport, recreation updates are going to wait for the airport, restored theatre cost, \$7,000,000.00, I find all kinds of bond figures in here going from \$800,000.00 to \$12,000,000.00. One more thing when you do more development, retail shops, etc. I have two comments about that and I think I'm done. One is, you're again, just like your Nabb Avenue deal with, if you give tax abatements and tax breaks to commercial interest to locate at Nabb Avenue, you're competing with downtown. The purpose of Urban Enterprise Zone was to revitalize downtowns. Not to take farmland on Nabb Avenue and give a tax abatement to a business out there, so it could compete with downtown. Now, this development is also going to compete with High Street, I mean it's a given. And I find something else interesting, in the one instance it says that the Third Ward is too densely occupied, alright, and it says what that density is, this 8 to 12 units per acre. Then in the next sentence it says, but when we get to the riverfront we want density of 12 to 14 per acre. Now, how can you...."

Mayor Quinn: "condominiums and ???? Paul, I mean we've already talked about it..."

Paul Porreca: "well, it's density per acre Mayor..."

Mayor Quinn: "I understand, you also realize value, condominiums..."

Paul Porreca: "well, sentence one, 12 to 14 is too high or 6 to 8 too high, 12 to 14 is recommended, I'm just reading out of your report..."

Mayor Quinn: "I understand..."

Paul Porreca: "and, and you can explain anyway you want, but that's what it says. And there's another chart about money and another chart about money and here's the one that got me was all of their fiscal projections, unless somebody wants to ask me a question about what's in your report here. All their fiscal projections say they're based upon a four percent annual increase in taxes. Your increase was twenty percent last year..."

Mayor Quinn: "we're five years ahead, I guess..."

Paul Porreca: "yeah, yeah, so they're doing, you know they're doing, you better look at the financial projections, because if

they're saying this is how things are going to go based upon this data and the data sure doesn't wash with history, then something is wrong with the projection, I would think. Because, you can't have 2 and 2 and get 5. So, you better look at their projection. Thank you very much for your patience and your understanding sir."

Barbara Morrow: "Good evening gentlemen, I'm Barbara Morrow and I live on 12th Street in Millville and I'm a member of the Center City Neighborhood Group. I've been a member of the Center City Neighborhood Group for approximately 8 or 10 years. When we started out in Center City we spent days in the summer cleaning the filthy streets of Millville the year you got elected. We begged for extra policemen to help maintain the order in our community and we asked constantly for more recreation for the children that live in our neighborhoods. Our neighborhoods are densely populated. I don't understand all this about taxation and Eminent Domain and all that, but I do know we need changes and with this new program, this RAD program, the money that's coming from the PILOT Program, I believe it is to the new mall, I think it will really help all the neighborhoods in our City. I'm sure the people that live in the outlying neighborhoods that have the nice sidewalks now, the nice curbs, they're not interested in what's going on in downtown. But, I am, because I know without a good downtown, without every area in this City of Millville being safe and nice we will not attract good people to come to our City, nor will we attract good businesses. I think what's happened up on Delsea Drive is a miracle. I come out of that Wawa and I look over there and I think, at first I hated to see all of those trees go down, because I'm a North High Street person and Third Ward person. But, then I looked and I thank God that a lot of the women, like myself, who may be alone or who were alone at an early age, can find some employment while they go to college or maybe move up in the retail business. It's certainly better than working in a factory, shift work, which thank God I didn't have to do. I read an article in the Atlantic City Press that said, New Jersey's overall business climate is not viewed favorably. I understand that in Millville you have to come up with a new program, you are attracting new businesses and we think it will benefit the entire City in time. Thank you very much."

Kathleen Stiles: "Kathleen Stiles, good evening gentlemen. I have two or three things I would like to ask. One is regarding and I know I had an opportunity before and I didn't take it. On page 9 of the agenda the No. 2, the Carnival for out to St. John's that's combined with St. Mary's, is there a fee charge there? Do they have to pay anything to the City?"

Lew Thompson: "Game of Chance are regulated by Legalized Games of Chance for anything that are out there for the Carnival's, if they have games, then they would require fees, other than that..."

Kathleen Stiles: "they didn't have to get a permit per se?"

Lew Thompson: "they contact the Traffic Safety Bureau, the Police regarding regulations as far as people getting in and out in egress and the Traffic Safety Bureau and the Chief check that out to make sure that there is proper safety procedures out there in the area depending on the number of people that would be there. When it was held at St. Mary's we obviously had special officers and police in the area to handle traffic control. If there are carnival rides and there were some of those things, they're also regulated by the state for safety standards as well, with all the kiddie rides or things of that nature so no one gets hurt..."

Kathleen Stiles: "that I understand, but my question is did the Church have to pay the City of Millville any fee?"

Lew Thompson: "they're holding that on their own grounds, no."

Kathleen Stiles: "they don't have to, thank you. I'm going back to my favorite subject, S 15th Street. I know I bring this up all the time, but I have some questions here. We paid 1.6 million dollars to Mr. Harris. We bonded 2.4 or 5 million. What happened to the .9 million that was left over in that bond?"

Commissioner Derella: "We haven't utilized it yet..."

Kathleen Stiles: "it's there?"

Commissioner Derella: "We need to do repairs and some retrofitting as far as a gas station, gas pumps, relocating those and all the things that are required for a complex."

Kathleen Stiles: "I guess we do have to do some repair according to Bruce Turner, the Architect, who submitted I believe his report to the City. In that report it looks to me as though we have an awful lot of things wrong out there, we have the mechanical, electrical and structural engineer association saying that...and the roofing manufacturer consultant that we need a new roof, we need replacement of doors, hardware, toilet rooms, they're not barrier free compliant, outside stairs not protected from snow and ice, inside stairs non-code compliant, not to mention that the existing spaces do not conform to Fleet Maintenance or their proposed program for space. This means they do not have the same amount of space even after combining the two bays out there in the building that they have now in the existing building. The doors are too small, they must be repositioned. The distance for the workers between bays does not afford interaction amongst co-workers. For instance, the inconvenience getting equipment and their tools, the inside walls are damaged due to leaking roof seams, not to mention mold. Where is the money coming from to make this a safe, convenient, desirable place for our dedicated City workers? Where are we headed gentlemen? We have a beautiful High Street, I'll grant you that, we've cleaned up the riverfront, but we need schools, we need additional police, we need fire expansion, we need traffic flow controlling. It's not properly controlled, it can't be. We're doing so much construction in this community, all these projects that we have in developments, there's going to be people, there's going to be cars, there's going to be kids. We can't accommodate what we have now properly. We have kids going out to Senior High in sardine cans, I call them, those trailers. I don't want my grandchildren in a trailer, God forbid if there's a fire. Can you imagine being roasted in a trailer? You know, we're not planning things right. Every inch of Millville is being used and mutilated. We're turning into a Cherry Hill and that really alarms me. We allowed the UEZ zone in a rural area. We made that zone for the convenience of the developer and it was quoted as saying a City within a City. Who needs it, we don't need that. We don't need that out there. What are you doing to our community, you know? Then we had the ridiculous remark by a member of our Planning Board that the ground isn't any good any how out there for farming. My God???? brothers would like to hear that if they were around, with all the apples, peaches and cherry orchards. Made a good living, educated all their children from there of what they made on that ground that's no good. It just overwhelms me, the direction that we're going and I'm very concerned about it. Ms. Morrow talks about what's been done in Center City and we have cleaned up High Street and Buck Street and the riverfront. But, if we move out with this

program into the areas that are left, what are you going to do after you take care of it and clean it up? Are you going to put all those people on buses and ship them out of town? Because, they're still going to be there. Well, you know, they're there, we can't get rid of them and actually the Police Department's having one heck of a job controlling them, that's where most of their time is spent. Between 2nd Street and 6th Street and Main Street and Broad Street. If you listen to the scanner that's all you hear. So, clean up the area, make it look nice and let them stay there and wreck it at our expense. I mean what are we going to do? Those people are there. They're not going anywhere and that's where our high crime rate is."

Mayor Quinn: "Okay, thank you Kathy. Ma'am we've got many other people who want to speak tonight, you're going to have to wait until the next meeting. You've already spoken..."

Mr. DeGregorio: "some people get to speak twice..."

Mayor Quinn: "no, no one is speaking twice from now on at all, no. The judge told people that I don't allow freedom of speech and this is an example, you have a chance to speak on agenda items at the beginning of the meeting and you have a chance to speak on public hearings and you have a chance to speak now. We have many other people that still want to speak and I'm not letting that person speak. The next person please."

Mr. DeGregorio: "I'll remember at City election time..."

Mayor Quinn: "Well, I'm certainly looking forward to it, so please..."

Mr. DeGregorio: "I would just like to say thank you..."

Mayor Quinn: "you're welcome..."

Mr. DeGregorio: "to you five gentlemen, none of you agreed to do the best job in the world, but you volunteered and ran and won. I think you're doing a great job despite what the bean counters in the audience say and those that have already tried their shot and mucked things up. I think you're doing an exemplary job. I think that you're bringing us on to the level of Deptford and Hamilton and Cherry Hill. Places where people want to live. People don't want to live in Millville, the people that lived here that I know that are my age, 20, 30 and under are scrambling to try to get out of here. I came back and I want my friends to come back and you're making it so they can. You're bringing in businesses through these things that these people are complaining about that can pay more than Walmart, they can pay more than the malls retail and eventually even more businesses will come in. In fact I heard NASA was supposed to be coming to the airport to start a space rivet. That's brilliant. So, these people that want to nay say you and talk trash and be very disrespectful, Mr. Van Hook, you owe these men more respect..."

Mayor Quinn: "you have to stay with us, that's not proper..."

Mr. DeGregorio: "I'm sorry, I've never been to one of these before..."

Mayor Quinn: "I understand, but you direct us please, thank you..."

Mr. DeGregorio: "oh, who am I, my name is Donald J. Cossaboon DeGregorio, proprietor of Thundersun Forge on, 502 N. High Street.

Okay, I've lived here all my life, I've watched this place go from bad to worse, to worse and then I left and then I came back and now I'm watching it get better. I only want you to continue the good job that you're doing. Thank you."

Mayor Quinn: "Anyone else that hasn't already spoken?"

Commissioner Parent: "Donna if you see us after the meeting we'll answer some of your questions..."

Donna Mullee: "Jim no offense, but I wanted it publicly..."

Mayor Quinn: "well, you can do it at the next meeting."

Dottie Wilkerson: "I'm Dottie Wilkerson, I live in Center City and I belong to your neighborhood group and I'm proud to be in Millville. Mayor Quinn and his gang have really did a wonderful job and I don't care what anybody says, they don't run them down, they don't run my policeman's down, they're there when I need them. Thank you."

Mayor Quinn: "Anyone else."

Don Faurbach: "good evening gentlemen and ladies in the audience. I waited to the end, because I don't pay my taxes in Millville anymore..."

Mayor Quinn: "could you identify yourself?"

Don Faurbach: "What's that Jimmy?"

Mayor Quinn: "I need you to identify yourself to the public?"

Commissioner Parent: "Who are you?"

Don Faurbach: "Don Faurbach, 52 Spring Garden Road, actually it's a Millville address, it says Millville, New Jersey, but I don't pay taxes here anymore. But, my heart is still here. I had no intention to come up here and speak, you can tell the way I'm dressed, but I was handed this magazine when I walked in and I must be dyslexic, because I've always read magazines from the back. I didn't get any further than the inside back cover and it made me think about you guys. It says here you can't build a reputation on what you're going to do. Henry Ford said that and it just made me think about what you've done and I can only echo what some of the good things were said here tonight. As far as people concerned about property taxes, they should be concerned, they have every right to be. It's a statewide disaster. I live with it every day with my job and that's probably why I came up here to put my New Jersey Mayor's hat on. Mayor Parent, Mayor Quinn, it's a serious problem around the entire state. Every town that I go to is having the exact same discussions. So, you're going to have emotion, it's going to run high, I give the young man credit for coming out, you don't get a lot of that. I know what it's like to have a child say, I don't want to be around here anymore. I want out. But, what you've done, according to Henry Ford here is a lot. Not just you, those before you, I look around this wall and I see, you know, the people that I grew up as a little boy, as our Mayor's and the great things they did, old Chet up there. He'd get a kick out of all of this if he was around by the way. But, you've done a lot, you know, you've pioneered. Millville's on the cutting edge, I mean I hear it every where I go around this state. I go from County to County, meeting to meeting and it keeps coming up. Don Ayres is known throughout this whole state, I mean he gets phone calls, he got a

phone call last week from Galloway Township, they wanted him to come down there and speak. The RAD thing, you better believe you're the first ones. We at the Conference of Mayors and the League supported it, we want to see it happen. Congratulations. The one thing that makes me proud to be, you know, from Millville, I'm a Millvillian and a Thunderbolt is you guys never go at each other publicly. I go to these towns and the democrat get's up and he hates the republican and the republican hates the democrat. You don't do it. You work as a unit, you work as a team. Your Mayor constantly gives credit to everybody else and by the way, that's what a leader does, he delegates and he does a good job with it. So, you know, you're going to get accused, you're going to get, you know...that's the wrong word, not accused, I apologize, but you're going to be questioned. That's your purpose, that's the American way, you know, so I think you do a pretty good job with the questioning, I mean you don't fight back, you don't retaliate, you're there and you listen. You know, the riverfront incredible, what you've done in 25 years since we started talking about it is, it's written up all over the nation. You know, your long range plans, they're good to, what you plan to do with this whole region, it's just, everything is on the cutting edge. We battled over the river, but you know, you listened to the people and eventually you did the right things, you protected the river. You don't publicly snipe at each other as I said. Keep up the good work fellows, you're doing the right things, you're going to be questioned and those who question have every right to do that. Don't hold it against them, just listen to what they say and give them the best answers you can find, because they'll just be the truth and people will live with the truth. So, just keep doing what you're doing. As a person who works with Mayors and elected officials around the entire state, you are constantly being discussed, people envy you. You may recall when they came out with the UEZ's they were questioned just like RAD's, shortly thereafter everybody wanted one. You were in on one of the first ones, you're still there now. I commend you on behalf of the executive officers of the New Jersey Conference of Mayors', I'm wearing that hat tonight and keep up the good work."

Gary Wodlinger: "My name is Gary Wodlinger, I'm an attorney and I'm a resident and I do pay taxes here in Millville and my tax bill went up too. Usually I stand at this podium representing clients, some of which were talked about tonight, others that have been talked about previously at this podium. I'm not going to talk about that tonight, I'm simply going to make some observations. Where have you been and where are you going? I don't know if it fit the definition of blight, I know that Richard believes so. I certainly, believe so. But, here's what you had on Delsea Drive before Goodman's Property, you had an old Goodwill Store that was built as a furniture store with inadequate parking in the front, too much coverage of lot, it could be used for almost nothing, cars were always stacked around the side, you recall Delsea Drive got widened, which stole some of the parking that it had out front. Terrible building for this spot. You had an old car dealership that had closed, that turned into a body shop that had closed, it was falling down around itself and it had a paint mixing operation in the garage in the back. You had a gas station that it had sixteen different owners when Wawa opened it was rendered into economic futility and was closed and falling down around itself with leak issues and test wells to deal with the environmental issues connected with it. Maybe that's not blight. You had a restaurant there, an old Pizza Hut that is going to be rebuilt in modern and sent somewhere else. It was also the oldest model of it's kind in the chain. Maybe that's not blight. You had nothing but development just hanging over your state highway with the valuable land in the back not being able to be utilized at all. Maybe that's not blight. But, what do

you have now? You have 503,000 square feet of modern shopping center property going to generate a thousand jobs, an enormous amount of economic activity, revenue into the City that is somewhat controversial in the minds of some, not controversial in the minds of others, because most of us recognize that most, if not all of that revenue wouldn't be here at all without the efforts that you people engaged in and without the criticism that you're willing to take as you sit here from people who don't agree with you and that is the process Judge and may it continue. There's many of us that think you're quite wrong. I'm one of them, but you've always called me when you thought I'm wrong and often called me when you thought I was right and I respect that as well, we've had those conversations. In this instance we're not on the same page and I doubt if we're going to get there. But, I'm proud as heck as what you've done and now, you're being criticized for the following and shame on you. You want to engage in a program, which allows you to enhance code enforcement and public safety. Shame on you. You wish to engage in housing rehabilitation in the poorest sections of your community. Shame on you. You want to engage in a partnership with nonprofits to acquire and construct new affordable housing such as AHOME, I suspect and maybe the Housing Authority and some others. Shame, shame on you. You want to demolish blighted properties, well you've already achieved that, whether or not it fits the definition of people in this room, it fits the definition of the law and you've complied with the law and there were opportunities for public hearings and many people agreed with you during those public hearings. I don't think it should be shame on you, keep demolishing blighted properties. You want to create recreation improvements, I know how hard Commissioner Shannon is working on that with respect to the things he wants to do with the airport and other parts of this City. Keep it up. Street lighting and repair, fill the potholes, repair the streets, fix the lighting, make the neighborhood safer. Shame on you, you want to upgrade water and sewer utilities. What's wrong with you people? Why would you use the public money to do such things? And you're going to use the new Target Shopping Center as the first project to generate the RAD funds to do it. What an absence of foresight you have. I think we all know how silly this is really getting and how personal it's gotten for reasons that other people know and I don't completely understand and I've only lived here for 20 years. I'm still trying to figure it out. But, I think you're doing the right thing, I think you should continue to do it and we want to see you not bend when you're pushed real hard by people who are sometimes not stating things accurately or stating things out of context. I was very proud to watch people respond to misstatements tonight, rather than to allow them to go unanswered during the meeting, I think you should continue that. When I'm up here and misstatements are made by me, because I make mistakes too, correct me if I'm wrong, I'd be pleased to deal with those issues and I think everyone else should be. The public really deserves accurate information to be disseminated from this podium and from there and from the City when you hand out information such as this, they can really gather what's going on. If you achieve all of these goals with this RAD and with the expanded RAD that happens at the airport, if you're fortunate enough to proceed and go ahead and do those things, your legacy will be in a revitalized City. And yes tearing down slums with a high density and growing another part of the City with a high density, with high ratable properties, some of which might be age restricted will benefit the ratables of this City, will benefit the tax base of the City, will benefit the ability of the City to grow its taxes from people who can afford to pay them, while at the same time dealing with what may happen, which is the phasing out of Abbott over a period of time, which we're all scared of and which may happen and which this City and Vineland and Bridgeton and the 30

some other cities in this state have to prepare for. Whether the Supreme Court is going to allow that at the pace that some North Jersey politicians wish it to happen is something that I have a question about and I think it's not going to happen quite as quickly as they think. But, we have to prepare for it, so if you're going to be criticized for all of your goals in this RAD, take your criticism and stand tall and then maybe you...you know what, maybe you have made up your minds. If you have made up your minds to accomplish all of the goals that are set forth in the RAD, which are really statutory goals that were established by our legislature and signed by our Governor when this was permitted to happen. Good for you. Tell the public you have, tell Mr. Van Hook you have and maybe he'll think it's a good idea when he gives it some thought and maybe not. Thanks."

Mayor Quinn: "Thank you."

Paul Porreca, Jr.: "Paul Porreca, Jr., 2439 W. Main Street Millville, New Jersey. My taxes went up 21 percent, \$12,000.00 a year. I'm not happy about it. I think that the projects that you have undertaken, many of them, although I wouldn't have done them, have created areas that appear nice or look better or some people can take advantage of, I don't know if the whole City takes advantage of all of your projects that costs everybody money. But, I think that the bigger problem is that we can't afford it. Sure, you can get the money, you can take the money from people, because if they don't pay it they lose their house, so their choice is to either pay the taxes or lose their house or move out of town. But, I would love to have an infinite supply of money to do the projects that you do. That would be great. I'd love to give money downtown and plant flowers and change this and buy that property and move something that I don't like. But, I don't have the capabilities of doing it, because I don't have Eminent Domain, I don't have the law that says if I don't pay my taxes to you that you can take my house, because the taxes haven't been paid. That's the problem is the people of Millville are not getting a return that goes to everyone of the whole town for what they're paying and that's why you're seeing complaints. I'm sure that nobody can say, hey, the flowers are ugly, get rid of the flowers it's a terrible thing. Anybody can stand up and clap and say it's great, it's great, it's great, but the problem is that the cost to the people has to be watched. You can't spend today's dollars borrowed and expect people to pay it tomorrow. Let's go the way of Cherry Hill, Cherry Hill pays an average of \$12,000.00 per property, we're only at \$6,000.00 and people are hurting. Egg Harbor Township, same thing. We need to bring in development, we got to do this, we got to do that, development has to be here, because that's going to save us, their taxes has tripled, nothing is going down. Obviously, inflation and other things are going to cost money, but the problem is that your charging us for things that we don't absolutely have to have. They're not a benefit to the entire citizen, they're a benefit to a specific group of people, not everybody uses all of the stuff that you're paying our money towards and that's why people complain. You've got to watch the dollars, you've got to cut the cost, you have to supply essential services, not all the fluff. If there was an infinite supply of money in a perfect world, yeah, hey let's do this, let's do that, let's build bridges across rivers and make parks and playgrounds and everything else. There isn't, there isn't, I'm a real estate broker, I watch people get qualified right out of the house they want, because of the taxes. They want to buy a certain specific house, they make an offer, they go to the mortgage company, the mortgage company says sorry, \$600.00 a month in taxes, you can't afford it, \$500.00 a month, you can't afford it. Now, what does that do, eventually what that's going to do is

depress all the prices of the real estate in Millville. It doesn't matter who wants to be here, how many people want to come, if you can't get qualified to buy the mortgage, because the taxes are too high, you're not coming here. So, it's a problem, you've got to watch your step. I don't think that everybody that stood up here tonight criticized your programs or said that they were terrible programs, they said that maybe there's a better way to do them. Maybe we need to look at how this money is being spent or how this affects the taxpayer of Millville and whether or not there is a broad base enough improvement to everyone in Millville, not just a specific group or certain area of town. I think that's the kind of stuff that's important, not who's praising who and who's not praising who, but an overall look of how this money is being spent and how it's going to cost us in the future and to say hey, if we give a developer a benefit today, tomorrow we will pay less in taxes. It never happens. I haven't seen it happen. I haven't even seen a spreadsheet show it's going to happen. You can look at Cherry Hill, you can look at Egg Harbor Township, you can look at any of these places that, and some of them did not give developers any benefits to come into those towns and they still came. They're coming here now, not because of the benefits all of the time, in fact I talk to a lot of these people and I've sold property to them and many of them didn't even know they could get tax abatements, they didn't even know they were in UEZ zones and yet they're still taking the benefit of them, because they found out after they started to build. So, it's not the most important thing to give money away, to give incentives to people, they will come when the population is here, when they can make a profit. They don't always project into their scenario's those costs that you're going to give back to them, because they go away eventually. So, if they don't continue to get them, how are they going to survive? They're going to close their doors and you're going to have empty stores. What are you going to do with them? When they stop paying taxes are you going to foreclose on them and take the store over? A lot of these things need to be looked at. Great, plant flowers and do everything, but do it only if you can afford it. Don't take peoples savings, don't take their houses away and find out how this stuff is going to benefit us in the future, not just by looks, not just by who talks about you in another town, but by the people that have lived here and are paying taxes here now. Thank you."

Mayor Quinn: "Thank you, Paul."

Gladys McGraw: "Gladys McGraw, 504 Columbia Avenue, Millville, Third Ward Advisory. You know, I sat here tonight and listened to both sides, you know, I'm a taxpayer too and I can understand all about the taxes, but and you we have butted heads from time to time, almost everybody up on the panel, except for Tim, who just got us our lighting in the Third Ward, thank you Tim. After, you know, many years of trying to get that, but tonight I just want to say that tomorrow morning our school on Archer Street begins a day with 270 of those children from those families and those parents are the parents that sent 70 Children to Wood School's summer program with an 85 percent attendance rate for five weeks this summer. Those parents sent children to the SHINE Program this summer and those parents sent their children to Timmy's program this summer. That's a very humbling thing when you talk to these parents in the Wawa and outside your school and their so excited, because they just got a job at Target. So, we can say a lot of things about whether was it a good idea...I think it was a tremendous idea, because it's going to bring us something. You know, it's bringing our parents jobs and they're jobs that the parents in my neighborhood can walk to. A lot of them don't have cars and with the loss of Wheaton's and West Company and Millville Laundry it really put that neighborhood out of

commission over there and so now, it's you know, it really is a humbling experience to have parents come up and say, oh, Mrs. McGraw, I got a job at Target. So, I just want to thank you for that."

Brian McGahhey: "Brian McGahhey, Plum Street. I came up here for a trivial matter, but I'm glad Mr. Wodlinger spoke first, he omitted a very important part of his clients, blight out there at the soccer complex, that was not blighted, but it is now. I hope he gets his client to honor the MDA. What I really came up here for is, I come to these meetings here all the time and something really irritates me about these meetings. Well, at the last meeting Commissioner Derella spoke about the auctions we have and I'd like to recommend that you auction that timer off and make a little money for the City, because it's a waste in here, thank you."

Mayor Quinn: "Thank you very much. Anyone else who has not spoken that would like to speak. Seeing none, I'm going to close the public hearing and ask the Commissioners if they have any comments, before we wrap it up."

Commissioner Shannon expressed sincere appreciation to Rose of Vineland Fireworks for her dedication and fireworks donations to the Millville Babe Ruth World Series.

Commissioner Derella: "Mr. Mayor, briefly, Mr. Wodlinger did touch on a few things that I was going to mention in regards to the RAD. Two different people can read this thing and come away with different thoughts and that's what makes democracy a great thing. He did mention the code enforcement, the housing rehabilitation of one hundred forty units, we currently have over 200 that are requesting help in regards to renovation, we have several properties in all of those neighborhoods that are in very poor condition, that are boarded and secured that we clean on a regular basis and this particular RAD can help us solve a lot of problems. When it comes to density, yes along the riverfront we would like to see it a little higher, it's recommended by the EDSA, our consultants who are handling that project and are moving forward with great strides. Why do we want it there, because we want to try to concentrate as many people as possible so that they can utilize our downtown and make it even more thriving than it already is. The other issue with the neighborhoods, we want to decrease density, the problem with the density there is rental units. We have over fifty percent in those neighborhoods are rental units, those things were converted in the late 70's and into the 80's, so the density there has been magnified, because a single family home or what we call in the City of Millville a half double, is now a four or a three and there's where our issues have begun. AHOME has been a great partner to the City of Millville in regards to trying to buy properties and converting them back to what they were, single family homes. We will continue to partner with them, even if the RAD doesn't occur, as many times as we possibly can, so that they can continue their quest. To date they have 27 homes that they have completed and sold to qualified buyers and all of those homes are still in very, very good condition. The homeowners that take over do maintain their properties. So, again, the RAD is a new project, it's something new in the State of New Jersey and I consider it to be an honor to be the first ones going after it. I know Mr. Ayres and the Mayor may not want to make comments this evening, but we've studied this and working towards it. Can we tweak some things? Absolutely and we will continue to do so. In regards to philosophies the one thing that Millville First and their prime spokesman, the Judge, said at several meetings ago. There's a difference in philosophy and that is one thing that I agree with you one hundred percent. There

definitely is a difference in philosophy. Our philosophy has been and will continue to be to try to be as progressive as possible and try to keep the City moving forward in the most constructive financial way possible. Every City in the State of New Jersey is faced with a tax dilemma. The entire state, we've read it, we had a gentleman stand up two meetings ago holding an article, kind of like pointing the finger at the City of Millville being the City that's being overtaxed, when the article really read the entire State of New Jersey. We will continue to work, we have cut our operating expense by 8.6 percent. We are working diligently to get that under control. We will work diligently with our contracts as they come up. We have worked closely with the school board in their facilities committee. We have worked with the developers. Crystal Village has offered to put acreage aside for a new school. If Holly Ridge, The Preserve at Holly Ridge ever occurs, they've also consented in trying to help the school board. In regards to the Abbott District, the Abbott Rules and Regulations set a low limit as far as what they can request from the City and from the taxpayers. The City has always, always, we have never been able to deny the school boards request from local taxes. The City Commission when the voters vote down a budget have looked to pair it down, it goes to the County Superintendent, he can override, but we do work very closely with them. And as far as abatements and the RAD and things like that, that will not affect the school board and their budget. When they request and need things the Abbott Districts are allowed to request and they receive, so again we will continue to be progressive, to look into the future and to try to make sure that the City continues to grow and prosper."

Commissioner Parent: "If I may Mr. Mayor. Comments were made this evening in reference to maybe our neighborhoods. Third Ward, South Millville, Center City, you know, we can go back all the way to 1989 some of us on neighborhood meetings and why they were put together and why we meet and bring government to the people. Everyone in those neighborhoods aren't bad people. There are some outstanding citizens who live in those neighborhoods who have a genuine care about the City, who have a genuine care about their children. Who have a genuine care about the safety of those children who play on those streets, who play in their yard. We have a responsibility as a City Commission to provide safe and clean neighborhoods. We're going to disagree on how we go about doing it, but they deserve it. They deserve it as much as I deserve in my neighborhood, as much as anyone else deserves it on any part of this City. We have a responsibility to every citizen, to every child in this City. That's all they've ever asked, clean and safe community. This administration, years ago, made that promise that we will do what we have to do to make sure that we provide those services to all of our citizens and we'll continue doing it. Do we have a difference of philosophy? No question. We'll meet that. We listen to your concerns, we listen to your recommendations. The people of this City elected us in the last election and you're still going to hear it, everybody out there didn't vote for me. I agree. Everybody out there didn't vote for every Commissioner up here. You didn't like, maybe what we were doing. You had your own philosophy and feelings about how this City was being run. The majority of the people of this City, every Commissioner received over fifty percent of the vote, over fifty percent of the vote, every Commissioner, unheard of. Why do we now want to change the direction that this administration has set forth and you people are going to disagree with us from now until Election Day and we're going to sit up here and we'll go toe to toe when we have to on the issues. In no time will we get personal, I don't think that's the way this administration has ever been and I'm sure that you people out there will feel the same way. We just have a difference of opinion and

we'll work through that, so don't feel bad that you're listening to our end of it, don't feel bad if we're sitting up here listening to your end of it. We're not going to agree on all of those issues. So, again, you know, again, I just want to thank this administration, the courage of every Commissioner up here on trying to do the right thing that maybe some people just doggone don't agree with. So, again, I say to my colleagues stay the course, because I think we're doing the right thing. Thanks Mr. Mayor."

Mayor Quinn: "I happened to ride around town recently and I thought, you know what this is amazing and I want you to go look too. There are probably, Gary how many buildings are going up in this shopping center?"

Gary Wodlinger: "there's 33 different stores, I can't remember the exact number..."

Richard McCarthy: "sixteen..."

Mayor Quinn: "sixteen buildings, thank you Richard. There's sixteen buildings being built right up there at the blighted area that Gary talked about. A defunct gas station, an out of business body shop, etc. There's sixteen there, there's Dunkin Donuts, a new building, seventeen, there's the auto parts place that's out in front of Lowe's that'll be eighteen, National Tire and Battery that'll be nineteen, Long Horn Steakhouse will be twenty. That's twenty new buildings folks, we didn't have twenty new buildings in twenty years and you're sitting here, oh my God, what are you doing to us. What we're doing is trying to bring Economic Development to the City. What frustrates me is people don't understand the budget money that you pay, what that goes for and what the UEZ money and the Millville Development Corporation money goes for. The UEZ money goes for watering the plants and making the things look beautiful, not your tax dollars. These are things, it's hard to understand and I understand that, we have the other source of funding, which is the UEZ. I have to tell you I have a sister-in-law who was on the Township Committee in Kingsburg, New Jersey. Probably, next to Camden, one of the poorest communities in the State of New Jersey, they asked me to come up and they said we hear you're doing a great job in Millville come talk to us. I went up and sat down and talked to them and my heart bled for them. I said you have no hope. They said what do you mean and I said you don't have a UEZ. No. I said you have nothing you can do. I didn't know what to tell them. Because, what's giving us the success to do this revitalization has been the UEZ and without it we would be another Kingsburg and God Bless you if you want to go take a look at it and see what it looks like. Those people I felt bad for them and by the way their property taxes are worse than ours and it's like Joe said, read the paper, read it today. This is the worst state in the United States of America. We all live in this State, God, right now I wish we all probably lived in Florida somewhere, where they had a heck of a lot lower taxes and you wouldn't be yelling at me and I wouldn't have to be up here saying, what are you doing State of New Jersey. You know, we'd all have low taxes. I talked to people that live in West Virginia, a lady has a million dollar home and pays \$1,200.00 a year in taxes. How do they do it? You know what I mean. Maybe the Governor and the legislators ought to go look, they ought to go look at Maryland and the County, the County Government, look in Maryland they have 24 counties and that's their school system. Here we got six hundred and some and we don't even have that many municipalities. That's how nuts it is. There's five hundred sixty-seven, Don, municipalities?"

Don Faurbach: "566, going down."

Mayor Quinn: "566 municipalities. 606 school district..."

Gary Wodlinger: "613."

Mayor Quinn: "613, thank you Gary, I'm off on that too. But, that's absurd, but that's why the taxes are so high. It's like we are too big and not consolidated and not able to do the things that need to be done. But, I, the Judge and I, we spoke the other day and I know we're going to get together and I said to him that I've always admired his intelligence, I want to sit down with him and try to look at things in the budget, you know, our budget, that we can address. Maybe there's ways of using UEZ money, for instance, Timmy's parties as Betty alluded to and using UEZ money to pay for the parties, which are things that draw people here and people like to have. If we can take that out of the budget and use UEZ money, then we won, we had a win. So, these are things Judge, you and I, I'm sure Mr. Derella and Lew Thompson, we can sit down and look at. Thank you."

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: September 5, 2006

Mayor

Commissioners

Attest:

City Clerk/Administrator

**BILL LIST
CITY OF MILLVILLE
MEETING OF SEPTEMBER 5, 2006**

ACES/ANIMAL CARE EQUIPMENT	436.72
ACTION SIGNS & AWARDS	2,576.50
ADAMS, REHMANN & HEGGAN ASSOC.	4,300.00
ADVANCE TREADS INC	1,343.40
A.M./P.M. SERVICES	198.00
AMSTERDAM PRINTING & LITHO	140.11
ARSENAL SOUND CO.	500.00
AT&T INFORMATION SYSTEMS	2,241.14
ATLANTIC CO UTILITIES AUTHORITY	31,809.75
ATLANTIC CITY ELECTRIC	45,570.98
DON AYRES	169.82
BARLOW CHEVROLET	74,608.60

BELLMAWR TRUCK REPAIR INC.	1,167.83
BERCO FLEET SERVICE INC	3,815.79
BERNAL MECHANICAL CONTR. INC.	1,402.00
BOND AND COUPON	25,000.00
BRIGHTLINE CHEMICAL	1,748.25
CANON BUSINESS SOLUTIONS	788.00
A.F. CARVOLTH & SON CO.	146.09
CATERINA SUPPLY INC.	2,259.15
CIFALOGGIO INC	705.69
CINTAS FIRST AID & SAFETY CORP	305.22
CITY MILLVILLE PAYROLL DED ACC	279,874.79
CITY OF MILLVILLE-SELF INS 'B'	1,044.00
CITY OF MILLVILLE UTILITY	5,105.00
CLARKE CATON HINTZ, INC.	860.63
COBRA ELECT	70.00
COMCAST	588.02
ATLANTIC CITY ELECTRIC	1,504.40
COUNCIL DEV. FINANCE AGENCIES	800.00
CUMBERLAND COUNTY COLLEGE	13,000.00
CCIA	1,465.46
CUMBERLAND REMINDER	193.00
CUMBERLAND VALVE INC	436.51
CUSTOM GRAPHICS, INC.	660.00
THE DAILY JOURNAL, INC.	1,209.96
RICHARD H. DANIELS, ESQ.	2,000.00
ROBERT H. DAVENPORT	1,137.50
DEAF SERVICES, INC.	201.18
DECISION ONE	1,136.00
DEERFIELD ELECTRIC	5,312.05
DELTRONICS CORP	5,785.28
DERICK I. GLENN	1,400.00
DLT SOLUTIONS, INC.	3,460.00
DOCUMENT CONCEPTS, INC.	495.12
EARTH CARE CO OF PA	21,825.39
EDMUNDS & ASSOCIATES INC.	250.00
ELI JOURNALS	97.00
ELMER DOOR COMPANY, INC.	144.20
EXECUTIVE BUSINESS PROD. CORP.	2,092.92
FEDEX	349.48
GENERAL AIRE SYSTEMS, INC.	571.38
EMERGENCY PRODUCTS INC/FIREPWR	5,045.50
FLEET CAPITAL LEASING, INC.	164.89
FLIGHT LINE GIRLS, LLC	79.50
THE FLOWER FARM, INC.	50.00
FORT DEARBORN LIFE INSURANCE	1,800.75
FRANK MARONE COMBO	600.00
FRO-ME-A-PARTY	320.00
GALLO'S GMC TRUCK SALES, INC.	28.75
GAYLE CORPORATION	3,819.82
GENTILINI FORD, INC.	274.69
GIANCOLA MOTOR CAR, INC.	276.20
GLOUCESTER CO. POLICE ACADEMY	1,780.00
GRAINGER	452.25
GRANTURK EQUIPMENT CO., INC.	6,389.28
GRAPHICUS COMMUNICATION, LLC	531.00
GRUCCIO, PEPPER, GIOVINAZZI,	3,022.50
HACH COMPANY, INC.	886.32
HANSON AGGREGATES BMC, INC.	1,066.59
MICHAEL HARVEY	681.81
E P HENRY CO	1,438.56
DANIEL HOFFMAN, ESQ.	800.00
HOLLY CITY DEVELOPMENT CORP.	7,066.66
HOLLY CITY TIRE, LLC	746.20
HOWELL HARDWARE	2,165.55
NCS ENTERPRISES, INC.	13.50
LANDSMAN UNIFORMS INC.	2,962.65
LANGUAGE LINE SERVICES, INC.	6.75
LAWN TECH	1,815.63

JERRY A LEWIS ASSOC.	2,180.00
LILLISTON CHRYSLER/PLYM., INC.	34.20
MICHAEL LIPPINCOTT	475.00
ANGEL R. LOPEZ	193.25
LORMAN EDUCATION SERVICES, INC	349.00
LOWE'S CO., INC.	366.91
MAIN STREET SUPERMARKET	7.50
MARC PUBLISHING CO, INC.	127.50
MATRIX SECURITY SYSTEM LLC	476.36
MATTHEW BENDER & CO INC/LEXIS	461.20
THE MAHONEY BROTHERS	5,000.00
METCALF & EDDY, INC.	677.00
MILLVILLE AUTOMOTIVE, INC.	963.42
MILLVILLE BOARD OF EDUCATION	11,413.60
MILLVILLE DEVELOPMENT CORP	46,483.63
MISSION COMMUNICATIONS, LLC	230.00
MUNICIPAL CLERKS ASSN OF NJ	60.00
MCAA OF NJ	100.00
NETWORK CABLING, INC.	39,473.90
BILL NEWMAN	595.00
VERIZON	8,879.77
NJ CONFERENCE OF MAYORS	380.00
NJ PUBLIC SAFETY ACCREDITATION	250.00
NJ STATE LEAGUE MUNICIPALITIES	75.00
OLIVER'S TWIST	75.00
OTIS ELEVATOR CO. CORP.	1,604.04
PACE & ASSOCIATES, INC.	609,251.62
PARDO'S TRUCK SERVICE PARTS	22.20
PENN VALLEY PUMPS CO., INC.	20,342.00
BILLY PERRYMAN	325.00
PHOENIX COMMUNICATIONS, INC.	288.00
POLE TAVERN EQUIPMT SALES CORP	555.35
POLYDYNE, INC.	6,270.00
POSTMASTER, CITY OF MILLVILLE	2,349.00
PREMIER CHEMICALS, LLC	5,512.95
QSCEND TECHNOLOGIES, INC.	585.81
QUALITY COMMUNICATIONS, INC.	2,262.50
QUALITY CONTROL LABS, INC.	5,217.05
QUALITY FIRST, INC.	170.25
QUALITY LINCOLN MERCURY, INC.	79.50
QUINLAN PUBLISHING CO., INC.	195.89
MATT RABBAI	65.00
RADIO SHACK	29.99
RICARDO RAMOS	190.25
DEBRA REED	1,005.00
JIM RHUBART	950.00
SERVICE TIRE TRUCK CENTER, INC	3,885.34
SHEPPARD BUS SERVICE, INC	1,430.00
SIRCHIE FINGER PRINT LAB INC.	417.65
SOUTH JERSEY HEALTHCARE	3,304.72
SJ PAPER PRODUCTS, INC.	224.00
SOUTH STATE INC	7,203.57
SPARK ELECTRIC SERVICE, INC.	919.20
STAPLES, INC.	1,268.67
JOSEPH SUTHERLAND	200.00
TEPS POWER EQUIPMENT, INC.	325.50
THIS & THAT UNIFORMS, LLC	928.00
MICHAEL THOMPSON	21.39
TREASURER, STATE OF NJ	8,117.01
TRICO, INC.	67.91
UNITED LAWN MAINTENANCE, INC.	1,984.50
UNITED PARCEL SERVICE	8.57
VERDICON, INC.	1,465.50
VITAL SERVICES GROUP	400.00
WAWA FOOD MARKETS	50.00
WINNER FORD OF CHERRY HILL INC	20,065.13
WOODRUFF ENERGY COMPANY, INC.	426.25
WYBLE ADVERTISING, INC.	1,209.83

ED ZADROGA	1,387.35
HENRY ALLEN	23,100.00
BLANCHE CAMERON	1,000.00
HARRIET CHEESMAN	13,750.00
RICHARD DE ALMEIDA	14,250.00
RICHARD DE ALMEIDA	4,500.00
JEFFREY ESPOSITO	25,325.00
MATILDA JENSEN	20,950.00
IRENE C. RILEY	24,225.00
DENISE ARRIGO	250.00
THOMAS P. BROWN	250.00
DONALD E. FRANSKO	575.00
EDWARD J. LEE	18,750.00
BALL FOSTER GLASS CONTAINER CO	23,271.30
MICHAEL FABRIKANT & ASSOCIATES	2,415.88
JACQUELINE M GAVIGAN, ETALS	155.87
LOUIS A. HENDERSON	267.22
STEVE LEVICK	99.42
MAUREEN NUZZI	992.70
OCWEN LOAN SERVICING, LLC	1,228.00
PAUL D. ROMANIK	285.38
LAWRENCE & KARNE YUNK	253.47
LORETTA GARRON	110.00
TOTAL BILLS FOR SEPTEMBER 5, 2006	1,606,500.63
IDA (DIRECT) (WIRE)	1,005.00
IDA (DIRECT) (WIRE)	39.00
TOTAL WIRES FOR MEETING 9/05/05	1,044.00
CITY OF MILLVILLE SALARY ACCOUNT	270,975.35
CITY OF MILLVILLE SALARY ACCOUNT	260,207.16
CITY OF MILLVILLE SALARY ACCOUNT	256,432.62
TOTAL SALARY FOR 9/5/06 MEETING	787,615.13
GRAND TOTAL FOR 09/05/06 MEETING	2,395,159.76