

Commission Chamber, City Hall
Millville, New Jersey
July 1, 2008, 5:42 p.m.

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

Resolution No. A- 6183 proposed Development Agreement/Recapture Ordinance, Goodmill LLC and Contract Negotiations:

- a. NJ Civil Service Association
Cumberland Council No. 18
 - b. Millville PBA Local No. 213
 - c. Millville FMBA Local No. 63
 - d. Millville Police Supervisor's
Association
 - e. City of Millville Administration Unit
- was adopted, by the following vote. Yeas: Shannon, Parent, Derella, Vanaman and Quinn.

CLOSED SESSION

There being no further business in closed session Mayor Quinn declared the closed session meeting closed, by the following vote. Yeas: Shannon, Parent, Derella, Vanaman and Quinn.

Commission Chamber, City Hall
Millville, New Jersey
July 1, 2008, 5:42 p.m.

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

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.

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

The City Clerk/Administrator noted additions to the agenda, including an amendment to Ordinance No. 17-2008 requiring re-advertisement and a deferred public hearing until July 15, 2008.

A Resolution authorizing Alcoholic Beverage License renewal for Texas Roadhouse Holdings, LLC t/a Texas Roadhouse for the period July 1, 2008 through June 30, 2009 was added as Item No. 6.

A Report of Bid for "Replacement of Well No. 2A" under New Business will result in further review and removal from the Agenda, the anticipated award of the contract until a later date.

A Report of Auction held on June 26, noting receipts in the amount of \$16,938.00 was added as item No. 7.

Commissioner Shannon expressed sincere appreciation to the Millville Police Department, Chief Grennon, and his Parks Department Crew including Superintendent Richard Romanik and Supervisor Liz Nicke for a successful block party on the riverfront on June 28, 2008.

Commissioner Shannon noted there was an excellent turnout and was appreciated by the participants.

Commissioner Parent reported on the forthcoming meeting at Millville City Hall on July 2, 2008 from 4:00 p.m. to 7:00 p.m. regarding Route 49 and Route 55 interchange improvements by NJ DOT and also noted the forthcoming July 8, 2008 meeting being conducted by the City of Millville Engineering Department regarding improvements to Columbia Avenue, Dock Street, Broad Street, and new traffic pattern configurations.

Commissioner Derella noted the FY09 Budget process is continuing, that the CFO is closing out the books today, July 1, 2008, and we will have more detail in the next few weeks.

Mayor Quinn asked if there was any person present who wished to be heard to discuss items concerning the agenda.

There being none, the meeting was adjourned subject to the call of the chair by the following vote. Yeas: Shannon, Parent, Derella, Vanaman and Quinn.

Commission Chamber, City Hall
Millville, New Jersey
July 1, 2008, 6:00 p.m.

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

Reverend Jonathan Merki delivered the invocation followed by the salute to the flag.

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

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

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

COPY OF BILLS SEE PAGES

THROUGH

The City Clerk/Administrator stated there were no items under Communications.

Commissioner Shannon thanked the Millville Police Department, Commissioner Vanaman, and Chief Grennon for their assistance with the Block Party out on the Riverfront with over 1,500 people in attendance.

Commissioner Shannon also expressed sincere appreciation to Liz Nicke and Rich Romanik for their participation.

Commissioner Parent introduced Executive Director Paul Dice from the Millville Housing Authority for comments regarding Holly Berry Court:

Mr. Dice: *"Thank you for the opportunity to address you today. We have submitted a request for a tax abatement in connection with a low income housing tax credit project. This is a method of funding for the Holly Berry Court and this would be involving the raising of all of the residential units, not the community center and office area, but all of the residential units and what we're asking for is in connection with the New Jersey Housing and Mortgage Finance Agency that requires that a PILOT, payment in lieu of taxes, be secured. Our financial*

people that have been working on this project have determined that a PILOT in the amount of 6.28 percent is what would be needed in this particular project for a fifteen year period. That 6.28 equates to, in Year One, \$19,589.00 and in Year Fifteen, going to \$29,630.00. Those numbers again, \$19,589.00 in Year One, going to \$29,630.00 by Year Fifteen. What would happen in this low income housing tax credit project by Year Fifteen is that once we got past that, this would be assessed the way any other project would. So, for our developer to, this is the same developer that we worked with for the Glasstown Residences, which we just opened, and we thank you all for your participation at the Grand Opening, Sam Bitonti, Development Corporation. This company will also be involved in this, the Holly Berry Project as well. And we look to make application to the New Jersey Housing and Mortgage Finance Agency to secure low income housing tax credits for this. And again, I'm repeating myself, the PILOT is necessary to proceed with that. So we respectfully request that. We had submitted a letter, which had been read into the minutes, I believe about a month ago, and one of the things I would like to point out is that this particular project, the number of bedrooms units would not change dramatically. The impact, we feel, on the local economy would not be anymore of a burden than it is right now. The same number of bedrooms would be there. We believe roughly the same type of demographic, although slightly higher paying because of the tax credit situation, the people would have to pay more. So, of the fifty-five units that we have right now, or fifty, I'm sorry. What we plan to do is have fifteen of those remain as public housing. The balance would be tax credit projects, and that is a slightly higher paying income requirement for that. So, there's going to be a different mix, but we do not feel that there's going to be a burden such as in the school system or in the infrastructure of Millville. And so, we respectfully request your assistance with the tax abatement."

Unknown Person: (inaudible question)

Mr. Dice: "Oh absolutely. The PILOT, right now, while the percentage is higher is considerably less than what would be on this newer project."

Commissioner Derella: "If I'm correct, in our meetings and my discussion with Commissioner Parent, as he is the liaison with you, Mr. Dice, the current payment of last year was \$3,242.00, and I believe that previous years it was actually in the negative because of the rents and repair and the cost it was to try and keep that project up. Now, it is also my understanding that there has been an issue with some Police presence that happened to be down there, you guys have relocated your offices down there, which is going to create a much better management style, and I hope the other Commissioners understand that there's going to be an increase in income requirement to be in about forty of those apartments."

Paul Dice: "Correct. You're absolutely correct with the numbers, and so if you compare that \$3,000.00 figure that Commissioner Derella just mentioned against an estimated \$19,589.00 for the first year, that would be the tax credit unit. And the only clarifications there, if I may add, is that we are in the process of moving. I haven't quite affected that just yet. I am pleased to report that our in-house staff, we have not had to go out and hire contractors, but we, through our in-house maintenance staff have been able to effect the repairs that are needed to the community to move the nine people from 309 Buck Street down to, and we sincerely hope that that is going to be part of what's going to anchor that community. It's

not all of the answers, but it's certainly some of the answers. And we hope to be able to be a part of the solution to what's happening down there right now, and reduce the reliance on the Police Force."

Commissioner Parent also noted the forthcoming Department of Transportation meeting on July 2, 2008 in the Millville City Commission Chambers being held from 4:00 p.m. to 7:00 p.m. concerning the Route 55 and Route 49 interchange improvements.

Commissioner Parent also noted the forthcoming meeting to be held July 8, 2008 in the Commission Chamber, City Hall for discussion of proposals to be explained by the Millville Engineering Department and the redesign of the Brandriff Avenue, Columbia Avenue, Dock Street, and Broad Street traffic circulation plan.

Commissioner Parent also submitted the status report for abandoned/vacant/nuisance properties as per Ordinance No. 18-2005 11-204 submitted by Milton C. Truxton, Construction Official/Director of Inspections which was ordered received, and filed by the following vote. Yeas: Shannon, Parent, Derella, Vanaman and Quinn.

A motion was passed to receive and file Holly City Development Corporation, Block 549, Lot 6, Resolution of Need from Municipality; Tax Abatement Resolution, Agreement for Payment in Lieu of Taxes (PILOT):

a)Correspondence to Richard McCarthy from Ivy C. Evans, COO of Holly City Development Corporation, May 9, 2008

b)Correspondence to Richard McCarthy from W. James Parent, June 24, 2008

c)Correspondence from Paul F. Dice, Executive Director of Millville Housing Authority, June 25, 2008

The correspondence was ordered received, and filed by the following vote. Yeas: Shannon, Parent, Derella, Vanaman and Quinn.

Commissioner Derella: *"Yes, Mr. Mayor, just briefly we continue to work diligently on our budget, we are in the final stages of closing out the 2008 budget, going through line-by-line developing what we will have in surplus and how that will impact the upcoming budget. We finished up our meeting this week with the court and their expenses and everything went well there. We have a couple more departments to meet with this Wednesday, tomorrow, to go through some finalization things there and then we'll work diligently through the Revenue and Finance team to try to get our budget to exactly where we want it to be which is that estimated rate that we had proposed and put into place. Progress."*

Mayor Quinn: *"Thank you, Commissioner Vanaman?"*

Commissioner Vanaman: *"Yes, as I mentioned last week, in our end of the year meeting, we had six of our Police candidates successfully complete the Academy, after twenty-one grueling weeks, and they've been out on the street, they're with their PTO's, Training Officers, they are Kevin Gandy, Brandon Kavanaugh, Joe LaBonne, Jr., Michael Parsons, Felix Rivera, and Bill Stadnick, III. If you happen to see the new recruits out there somewhere, say hi to them, welcome them aboard, and that brings us back up to full strength, and we're looking forward to kicking some more butt. Also, in conjunction with what Commissioner Parent was saying about the meeting that's Tuesday here from 4 to 6, there's a lot of interesting concepts that Engineer John Knop and Sergeant Rabbai have put together*

regarding traffic movement within the Center City Area, trying to improve the flow as it comes down Wheaton Avenue and ultimately how it gets out to the West Side of town, so it could impact you in regards to if you live on Broad Street or Dock or Columbia. So please make a point to come out to that meeting next week. So that you don't say later that you didn't know anything about it. One final thing, while we're on traffic. This weekend, although it's not supposed to be a big issue, as far as a crowd, this weekend will be the first event being held at the Racetrack. Members only, if you pay \$5,000.00 you can go. The first public event, I believe, is the following weekend and since we're talking about traffic, this is all going to be a thing with growing pains, we have no idea, overall, what the traffic situation is going to be. We're confident that we should be able to handle it, but I urge all of you to keep one thing in mind: the Racetrack is completely bounded by County Roads, and the County has done absolutely nothing to help Millville over the last several years. So if you have a problem with traffic next week, don't look at us, please. We will be working on adjusting the issue. But we need all of you to tell the county that it's time to do something for Millville. Progress."

Mayor Quinn: "Okay, I wanted to just say that I want to thank Commissioner Vanaman's department and Chief Grennon and all of the officers for an excellent job this past Third Friday. We had a tremendous turnout of people, had a wonderful group of Special I Officers that have come on board along with our regular officers, and I thought the men and women of the Police Department handled themselves very well and it was a very nice evening and my hats are off to them. And I just wanted to let you know that today, the reason that I dressed this way is it is the first day of the City's New Year. See, we run on a Fiscal Year, so July 1, it's like Happy New Year, except July 1. The real reason is I'm leaving as soon as this is over to go to the Gala of who is now the Mayor Bob Romano, he's been about a forty year friend of mine, and he and his wife told me that I had to come over and celebrate his inauguration party at the Centerton Country Club, and it isn't T-shirt and cut-off jeans, unfortunately, it's black tie. So, we'll be there and I'm looking forward to seeing him and I know that, I was talking to Jason, who covers Vineland, and he was complimenting the things that have been happening in Millville, and he wants to catch up with us, I guess is basically what he said, and do those things, and certainly Bob, as I said, has been a friend of mine, I wish him well. It's a big undertaking to take on a town with 60,000 people and all the things they have going on, but I'm sure he'll do well with his people. At this point in time, Mr. Clerk do we have any Ordinances on First Reading?"

The following proposed ordinance was read on first reading:

Ordinance No. 19-2008

An Ordinance amending the Municipal Code of the City of Millville, Chapter 39, Motor Vehicle and Traffic Regulations, Article X, Schedule 21: Parking Reserved for Handicapped Persons - deleting 214 S. 5th Street, Permit #P582667.

Director Vanaman moved for the adoption of the proposed ordinance on first reading with final consideration to be given on Tuesday, July 15, 2008 after due publication as provided by law.

Director Derella seconded the motion.

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

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

Ordinance No. 16-2008

An Ordinance amending the Municipal Code of the City of Millville, Chapter 30, Land Use and Development Regulations, Article XII, Section 30-106 - Schedules of district regulations.

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

Director Vanaman 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, Vanaman and Quinn.

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

Ordinance No. 17-2008

An Ordinance amending the Municipal Code of the City of Millville, Chapter 11, Bureau of Permits and Inspections, Article XIV State Uniform Construction Code, Section 11-92 - Construction Permit Fees.

A motion to amend the ordinance to remove section 11-92 (I) (3) and remove "For non-profit corporations constructing or rehabilitating housing units for occupancy by low or moderate income households pursuant to NJSA 52:27D-126d" and authorize the re-advertisement of the ordinance as amended with a Public Hearing on July 15, 2008.

Director Parent moved for the adoption of the proposed ordinance as amended.

Director Shannon seconded the motion.

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

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

Ordinance No. 18-2008

An Ordinance amending the Municipal Code of the City of Millville, Chapter 56, Sewer and Water, Article VII Sewer and Water Connection Fees, Section 56-66. Connection fee imposed. Re: Connection Fee waived for construction of public buildings and public improvements constructed for or constructed by the municipality within its boundaries.

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, Vanaman and Quinn.

Resolution No. A-6184 authorizing adjustments to the Tax and Utility Records was adopted, by the following vote. Yeas: Parent, Derella, Shannon, Vanaman and Quinn.

Resolution No. A-6185 authorizing a professional service contract with Quality Control Labs, Inc. for laboratory analysis for the Millville Streets and Roads Department Landfill Monitoring Wells - 2008-2009 in the amount of \$19,350.00 was adopted, by the following vote. Yeas: Parent, Derella, Shannon, Vanaman and Quinn.

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

Resolution No. A-6186 authorizing a Professional Service Contract with Quality Control Labs, Inc. for laboratory analysis of wastewater and sludge parameters for the Millville Sewer Utility Testing Services in the amount of \$21,711.00 was adopted, by the following vote. Yeas: Parent, Derella, Shannon, Vanaman and Quinn.

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

Resolution No. A-6187 authorizing a professional service contract with Westfield Architects & Preservation Consultants for architectural services as required for Phase I Roof Stabilization at the Millville Historical Society in the amount of \$14,715.00 was adopted, by the following vote. Yeas: Parent, Derella, Shannon, Vanaman and Quinn.

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

Resolution No. A-6188 authorizing Alcoholic Beverage License renewal re: Texas Roadhouse Holdings, LLC t/a Texas Roadhouse meeting the renewal conditions for July 1, 2008 through June 30, 2009 was adopted, by the following vote. Yeas: Parent, Derella, Shannon, Vanaman and Quinn.

The City Clerk/Administrator read the following report from the Purchasing Agent regarding bids received for the project known as "Millville Sewer Utility FY2009 Service Contract for Repairs and General Maintenance of the Mechanical and Electrical System in the Plant and Pump Stations".

COMMISSIONERS

JOSEPH J. DERELLA, JR., Vice-Mayor
Director of Revenue & Finance

CITY OF MILLVILLE



"A MAIN STREET NEW JERSEY COMMUNITY"

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MAUREEN P. MITCHELL
Chief Financial Officer

JOHN W. KRAUSE
City Treasurer

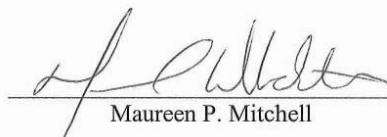
July 1, 2008

TO: Board of Commissioners

FROM: Maureen P. Mitchell
CFO

The City of Millville Purchasing Board received bids this morning for FY2009 Service Contract for Repairs and General Maintenance on the Mechanical and Electrical System in the Sewer Plant and Pump Station.

I have reviewed the one (1) bid received and make a recommendation to the Board that we award a contract to Deltronics Corporation, 22 Easterwood Street, PO Box 446, Millville, New Jersey 08332 for the hourly rates stated in their bid.



Maureen P. Mitchell

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

Resolution No. A-6189 authorizing award of bid for the project known as "Millville Sewer Utility FY2009 Service Contract for Repairs and General Maintenance of the Mechanical and Electrical System in the Plant and Pump Stations" was adopted, by the following vote. Yeas: Parent, Derella, Shannon, Vanaman and Quinn.

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

The City Clerk/Administrator read the following report regarding the award of contract for the project known as New Replacement Well No. 2A for the City of Millville.

CITY OF MILLVILLE



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Chief Financial Officer

SUZANNE L. OLAH
Tax Collector

BRIAN P. ROSENBERGER
Tax Assessor

July 1, 2008

TO: Mayor and Commissioners:

**RE: Award of Contract for project known as:
"NEW REPLACEMENT WELL NO. 2A
FOR THE CITY OF MILLVILLE"**

On Tuesday, July 1, 2008, the Millville Purchasing Board received bids for replacing Well No. 2 in the Millville Water Utility water distribution system which has recently failed due to age. Six (6) bids were received ranging from a high base bid of \$509,000.00 to a low base bid of \$434,000.00. Each bidder also provided additional amounts for four (4) proposed options.

The bid documents have been referred to the City Engineer, Water Utility Superintendent and the City's Consultant for review. Pending a complete review of the bid documents submitted, I hereby recommend at this time that the award of this contract be deferred until the next regularly scheduled City Commission Meeting.

This award will be subject to certification of available funds by the City Treasurer's office.

Adolf Tarasevich

Adolf Tarasevich
Asst. Municipal/Environmental Engineer
Planning & Zoning Asst.

RECEIVED & FILED

JUL -2 2008

JAMES F. QUINN
MAYOR

A motion was passed to receive and file the correspondence and to authorize the award of bid for the July 15, 2008 meeting by the following vote. Yeas: Parent, Derella, Shannon, Vanaman and Quinn.

A motion was passed to authorize a Social Affair Permit for a Wine Tasting to be held at the Riverfront Renaissance Center for the Arts on September 27, 2008 from 6:30 p.m. to 12:00 a.m. by the following vote. Yeas: Parent, Derella, Shannon, Vanaman and Quinn.

A motion was passed to authorize a Special Event on Public Lands Sponsored by the Soldiers for Christ Missions for Community Outreach to Promote Health and Safety on July 19, 2008 from 11:00 a.m. to 4:00 p.m. subject to receipt of certificate of insurance and any conditions set forth by the Traffic Safety Bureau, by the following vote. Yeas: Parent, Derella, Shannon, Vanaman and Quinn.

The City Clerk/Administrator read a report from the Purchasing Agent regarding the Public Auction held on June 26, 2008 with receipts in the amount of \$16,930.00.

There being no further business Mayor Quinn asked if any person present wished to be heard.

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

Joe Forcinito addressed the Board of Commissioners concerning a grading issue at his property on Newcombtown Crossing and detailed his concerns concerning the Developer, easements in his back yard, and grading that has caused problems with his property.

Mr. Forcinito noted he has conversed with the Engineering Department and that the matter would be taken care of.

Mr. Forcinito also expressed his concern regarding the performance bond potentially being released before the matter can be corrected.

Commissioner Derella responded to Mr. Forcinito that he would have the Engineering Department contact him directly and would visit the property tomorrow to assess the issues at hand and provide a response.

Mr. Forcinito also asked about the installation of handicapped ramps concerning some of his neighbors properties that are too steep and do not appear to be in conformance with the regulations.

Commissioner Derella responded that Mr. Truxton is very meticulous in his inspections of the property and he will have that checked out by the Construction Official's Office as well.

Michael Creshmare from the Toastmaster's Organization addressed the Board of Commissioners asking for support and announcement of their membership requirements that they are the only Toastmasters Group South of the Atlantic City Expressway and that they currently have 20 members and meet in the City of Millville.

Mayor Quinn indicated he would assist the Toastmasters Group with advertisement on the QBC TV Channel.

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

Paul Porreca: *"Good evening, Mayor, my name is Paul Porreca, I live at Porreca Drive. Commissioners, I get very disturbed when I hear things like that, because it reminds me that I was a member of the Toastmaster's Club in 1956 at Georgetown Law Center, they promoted it, and we met in conjunction with a group of law students from George Washington Law School at a downtown restaurant in Washington, D.C. As these gentlemen know, when you say uh or eh, that is called a whisker. And there were a lot of whiskers, so these guys have a lot of work to do. I'd be happy to attend some nights just to renew, or just to remind me of my youth. It was a terrific experience and I want to tell you, it helped me a great deal in developing some of my meager public speaking skills. I, at the*

break after your Agenda Meeting, one of the staff was kind enough to let me look at the nuisance and vacant property report. I have a kinship to this report because it hadn't been filed for many years until I raised it about two years ago, and now it is sporadically issued. But, I have to say, and I don't want to get into the detail of it, there are no dates and there is really no good indication of what happened unless it says 'demo'. But 'no change', 'remove', don't know what that means, 'work in progress', really doesn't tell you a lot. Plus, without reviewing the Ordinance, which I have reviewed in the past, my memory tells me that this does not comply with the Ordinance in every respect. And I would urge the Commissioner in charge and the Solicitor to get some kind of a format developed that complies with the Ordinance and then do it and then have the report adequately and fully prepared. Because this, frankly, tells you very little. It's devoid of dates, when it started, did it start, and what happened, really. So it's not very instructed. Hmm. Whisker. What we used to do, you who went to Catholic School will know, the nuns used to have a clicker, when you would kneel down and when you would stand up. Every time during a speech at a Toastmaster's gathering, if you were to say, uh, a person there had the clicker. And you want to talk about being unnerved, it cures you in a hurry of the uh's and the whiskers. Enough of the Toastmaster's. The last time I was here, Commissioner Derella responded to some of the remarks that I made, which I appreciated, and he has also been very forthcoming in some of the questions that I had asked. And I thank him for that. But when I asked for the opportunity to reply, because I felt that some of the responses that he made were not entirely accurate, I wasn't permitted. You'll recall that, even though it was two meetings ago, I couldn't make your last meeting. So after the meeting, we talked, the three of us. And I think the Mayor agreed that really was not particularly fair that that process was allowed, whereby the meeting is shut off to the public, a Commissioner says something that is contradictory, and you indicated that you might change the process a little bit, and I was just wondering if you had, or what's being considered..."

Mayor Quinn: "You'll see that soon."

Paul Porreca: "I'll wait. And, without going into details recalling the meeting, which, I know you have things to do, and everybody else does on a summer evening, without testing everyone's memory, it is suffice to say that I respectfully disagreed with some of the Commissioners, particularly the assertion that everything had been done to correct some of the admitted mistakes that we had pointed out, and that they were done as promptly as possible. I don't think that either statement was accurate, I'm not going to go into the details, unless somebody wants me to, and I'm prepared to do that. I don't think there's really any purpose to it. I can discuss it with Commissioner Derella. As an aside."

Mayor Quinn: "Thank you."

Paul Porreca: "You'll agree also, however, to look into how much the parties on the river, which we had a report from Commissioner Shannon from this past party, how much the parties on the river and Third Fridays and other Special Events, like concerts, are costing, including overtime, holiday pay, for security, setup, cleaning associated with the events, and then see if we can get some of that money back from the UEZ. How's that coming?"

Commissioner Shannon: "We have Liz working on that, she's going to be giving us a four year window of what we've done in the past. We have spoken to Don Ayres about possibly looking at some of these events being sponsored with UEZ funding, although it would have to go into the MDC, you know, that kind of thing, so we've had discussions about that."

Paul Porreca: "So that's in progress."

Commissioner Shannon: "I will have a detailed report for you, probably by the next meeting."

Paul Porreca: "Thank you very much. While we're on your department, how's the work going on the land sale?"

Commissioner Shannon: "How are we doing?"

Paul Porreca: "I don't give up."

Commissioner Shannon: "As a matter of fact, I had a discussion with Mr. Rosenberger today. And, basically, it's just a matter of, we've got to advertise and have the sale. Because we've had the requests, we have a continued list, that is always readily available, that people want those properties. Unfortunately, Mr. Porreca, we haven't had a lot of interest in a lot of the properties we have on that list. We've had them up for sale. Now, over the past, you and I have disagreed on the starting price. Okay, so that may be something, at this point, we may want to reconsider. Because, you know, we have that assessed value, and that's where the starting points, well, the bidding starts."

Paul Porreca: "Right."

Commissioner Shannon: "So, maybe that's something we're going to look at, because a lot of the properties that we have left, now, that haven't been targeted by the City as possible future use, you know, site for wells, or whatever, maybe that's something that we do need to look into now, because a lot of these lots aren't buildable. Things of that nature, so you don't go to the adjoining property owner. It's something that we're going to have to discuss a little bit further. But, you know, we're to the point now where there aren't a lot of pieces left that would be, you know, buildable type lots."

Paul Porreca: "Thank you."

Commissioner Shannon: "We will be moving forward on that, again, I had just discussed it with Mr. Rosenberger just today."

Paul Porreca: "And, as you said, we disagreed on a point, that I made that you always have the right to reject all bids, so, by not giving them a minimum, it gives you a chance, so. But, that's a matter of opinion and judgment, so we just happen..."

Commissioner Shannon: "...And, again that's something we will be discussing because, again, we've had a lot of these properties up for sale three, four, or five times, and really haven't had any interest at all. So, that's something, again, we'll open that up and have a discussion about that."

Paul Porreca: "Thank you very much. I heard, a couple of meetings ago, and I can't remember specifically what it was, that Kevin McCann had given a report on the Glass Group

bankruptcy and litigation. Is there a report and I missed it? or isn't there?"

Mayor Quinn: "Rich..."

Paul Porreca: "Or did I hear it wrong?"

Richard McCarthy: "I wouldn't call it a report. First of all, the bankruptcy matter I handled, and he's not involved in the bankruptcy matter. And we've received moneys through that process. And there is a document which indicates the amount of money we received with respect to both those loans from the bankruptcy. And that's available at some point...I have a copy, Mr. Derella..."

Paul Porreca: "I remember that, that was announced. I remember that, I forget what..."

Richard McCarthy: "Okay, because we had received some money this year, earlier this year, which, I think was the payment on that. There was a status report that, as to where they were with the discovery process. We are not at a stage where it is going to trial yet. And so, I had given a brief report when that question was first raised based on those communications, which we've received from Kevin McCann's Office. It's really his associates that are handling the case. And so, he provided the status report on where they were with discovery and things of that nature, but I don't think that's really what you're looking for."

Paul Porreca: "You're correct."

Richard McCarthy: "And I don't have...it's not at a stage where we can give you what you're looking for."

Paul Porreca: "Fine, then the report's not in. Is he also handling whatever chance there is against the supposed personal guarantees that were given?"

Richard McCarthy: "This suit is against two individuals."

Paul Porreca: "How about the trust fund that may or may not be there?"

Richard McCarthy: "That's in there too."

Paul Porreca: "That's there, so it's all encompassed"

Richard McCarthy: "Yeah, it's all encompassed, that's the nature of the litigation."

Paul Porreca: "Millville will bide the event, as they say."

Richard McCarthy: "That's what you're going to have to do, unfortunately, the other people are controlling this, not you and I. The court system is."

Paul Porreca: "I'm happy with that. I was re-reading the agreement, the Municipal Development Agreement, with Goodman, and there was a clause in that agreement, and I have it with me, that says in the construction of the soccer fields there will be a need for the construction of roads and a 500-car parking lot. But, who's going to build the roads and the parking lot is as yet undetermined and we're going to have further negotiations. That's a big item. And I'm back to my concern that Sambol

Construction is doing both the soccer fields and the City's work on the roads. Much opportunity for confusion and grey lines. So my question is, were the negotiations that are referred to in the Municipal Development Agreement conducted? And if conducted, what was the result, and was the result committed to writing?"

Richard McCarthy: "Everybody's going to have to refer to me for that one, the answer to that, there is a tri-party arrangement that involved the soccer fields. Which involved the soccer association and the City (end of Tape 1) the Regional Shopping Center and all the components that went to that was a giant compared to the soccer fields. While some of the issues related to the soccer fields have been resolved at that point in time, they all had not been resolved because of the fact that it involved a third party, which was the Soccer Association, which was not a party through the Municipal Development Agreement. And of course that adds to the complications, too, and I think that being a lawyer and a judge, you can appreciate those and that's why there's that generality in that Municipal Development Agreement to bring it to a close. Having said all that, there were a number of discussions that took place with City Officials over a period of time that involved the Soccer Association, that involved the Engineering Department, that involved the developer, and the details concerning a lot of the things that were not addressed to the Municipal Development Agreement were worked out in the context of that. Now, was it all reduced to writing? It was reduced to a site plan that the parties agreed to. But I'll have to defer until...you need to give me some time to go back and to check with some of the people that were the principles involved in those negotiations, worked out the details, of what's being...I don't even know where we are, in terms of building. Are we finished yet or are we just nearing completion on the soccer field?"

Commissioner Shannon: "We're still working. Right in the middle."

Richard McCarthy: "We're still working on it, right in the middle, okay, right in the middle. They are working off of plans, which all those parties agree to. And, based on my recollection, I wish John Knoop was here, because he can probably give you more to this than I can give you. But, those were protracted discussions that took place over a period of time that I think it would still be worked out in the early part of this year, and that finally got resolved in the early part of 2008 with respect to these soccer fields. So, that's the best answer I can give you tonight to your question. We will follow up with the principles involved and give you a more definitive answer as to where that is."

Paul Porreca: "Well you've answered a big part of it. In other words, yes, the Municipal Development Agreement left those things open and I don't criticize that, it is what it is. But, the big open end is, were the negotiations conducted and what's the bottom line of the negotiations because the work is being done, and who negotiated to pay for what, in the light of the anticipation in the agreement is of interest to me and, I think, should be of interest to the general public. They ought to know who's footing what bill for what so, you've answered the question. Yes, the negotiations were conducted. Yes, there was a writing, it's in the form of a drawing. And, the drawing will spell out who Sambol bills for what part of what road and what part of other work that it does, because the two projects are meshed, and that is fraught with difficulty, in my opinion as a lawyer and a judge."

Lewis N. Thompson: "I will tell you that there is nothing written on file in the City Clerk's Office as to any terms and conditions, and/or in Finance."

Richard McCarthy: "Nothing in my office either."

Paul Porreca: "Unfortunate. One last thing on Goodman. That same Goodman MDA exempted Goodman from any COAH requirements, of course your people know, but the public doesn't know that the Council on Affordable Housing is a big, big, problem for every City and every developer. And, given these new rules, because COAH just came out with new rules, I think. And, I just wonder what the impact on the City is, and I don't expect anybody to have an answer in the City here, tonight because it's terribly complex. But I think we ought to know what the impact is of the exemption of those folks from the COAH requirements because I think they're now going to go, the State wants you to impose COAH requirements on industry and business, don't they?"

Commissioner Derella: "It's very confusing, Mr. Porreca, we sat through some of the information from the Commissioner when he was down here for UEZ informational setting, and it is actually frightening with some of the things that are trickling down from Trenton, imposing a 2% cost on a developer on the amount of his project needs to go into a housing trust fund if the City doesn't have a housing trust fund in place, then the State takes over that money 'til you prove what you're going to meet your COAH requirements and then feed it back, we, fortunately already have a housing trust fund in place, because we foresaw that. I know that Dr. Warker-Ayres, who I asked to hopefully will be able to attend the next meeting has worked up figures on what Millville's would be based on what's on the books currently and we'll move forward from there. But, she has been following this every minute of every day and has attended several meetings with COAH in Trenton trying to follow this thing through. The State's not being very cooperative with development, or anything in regards to what they're imposing on some of these people."

Paul Porreca: "I feel compunction to apologize for the Supreme Court of the State of New Jersey that rendered the Mount Laurel decision. I think it was ludicrous to be perfectly honest with you, and way out of the boundaries of that they should have done and what they did do and the subsidized housing, which is what its all about. And they can call it what they want, dress it up with affordable, dress it up with low income, whatever they want. It's subsidized housing. And the word subsidized means that somebody else is paying for it. And I think that Millville with five or six hundred, Mr. Dice and Mr. Miller, with five or six hundred subsidized units should be compared with some of our neighboring municipalities that don't have as many and may be bigger. So I think that we should be looking real carefully, and I applaud the Millville Housing Authority for the work it's been doing ever since Mr. Dice got here. They better take a look at how much subsidized housing can we handle, and this COAH thing is going to bankrupt you if some other program that the State's giving you doesn't bankrupt you, that one will."

Commissioner Derella: "One of the things we did find out is that you're not required to build those unless a development occurs. That's what they said. Haven't seen it in writing yet, but it's not there yet. And, it also is frightening that the biggest imposition will be on the communities like Millville,

Vineland, and Bridgeton because we have the space where things can occur."

Paul Porreca: "And the infrastructure."

Mayor Quinn: "Yes, exactly."

Commissioner Derella: "Correct. So, there are a lot of problems with this..."

Paul Porreca: "And you aren't talking to Corzine because promoting a hundred thousand subsidized homes."

Commissioner Derella: "In ten years, 110 thousand."

Paul Porreca: "And guess where they're going to go."

Mayor Quinn: "They're not going to be up where he lives."

Paul Porreca: "Thank you, and goodnight. Watch your whiskers, Mayor."

Mayor Quinn: "Oh I shall, sir. Thank you very much."

Robert Tesoroni: "Good evening, Mr. Mayor, Commissioners, Bob Tesoroni, Howard Street. For clarification purposes, I'm going to start off as an executive board member of Millville First, and I have a final report here, which was submitted by an executive board member, Miss Diane Reindhart, that I would like to pass to you."

Robert Tesoroni read the following report:

**The Millville Housing Authority
Final Report
June 24, 2008**

JUL 6 2008

LEWIS N. THOMPSON
CITY CLERK

A meeting was held on June 2nd with the MHA to resolve the issues Millville First presented during the April 28th meeting. In attendance was Paul Dice, Ivy Evans, Mitch Moore, Dale Finch, Larry Miller, Pam Kipers, Paul Porreca and myself.

Payment in lieu of Taxes

1. FY2006 Pilot with a \$145,960 utility deduction for labor & employee benefits stand as it is. FY2007 Pilot to the City considerably reduced this deduction which increased the payment to the City by \$9,000+
2. 909 Leonard Drive – Currently under Holly City Development Corp.'s control. This property is currently leased to Inglesia Pentacostal Church and is in the process of being subdivided for construction of single family homes under the CHOICE program. The approval for this program was granted in January 2008 and should have been deeded to HCDC at this time. Mr. Dice assured us that this transfer of ownership from the MHA to HCDC will take place after the June meeting of the MHA. Which puts this property on the tax rolls.
3. 202 and 204 Sharp St. and 211 N. 6th St. LOP "Welcome Home Program" will be looked into by Mr. Dice. By the Welcome Home Program criteria, these properties should have been on the tax roles with the MHA paying the taxes and insurance and the tenant paying the utilities, and not included in the PILOT.
4. 224 South Second Street – The utility expense of \$19,829.57 for FY2006 supposedly was for a maintenance garage on the property which was demolished. The City did not bill the MHA for the quarterly payments due during construction of this new "green" building. The MHA received their CO and their first bill with payment due on August 1, 2008. It seems neither the City or the MHA read the requirements specified by the HFMA of the State of NJ.

Restoring Order and Eliminating Crime

1. Mr. Dice is in the process of establishing training programs for MHA Project Managers and current tenants in the Rules and Regulations of Public Housing and Section 8 participation, including the "one strike" policy.

2. Mr. Dice and three employees of the MHA attended the presentation of the Glassboro Crime Free Multi-Housing Program. Chief Alex Fanfarillo gave the presentation and much of it is copied from the Section 8 HAP contract utilizing the "one strike" policy.

Scattered Sites

1. Of the original 30 scattered sites, 24 remain. Three of these properties are under a Lease to Purchase program. One property, 309 McNeal St., has been in the process of waiting for a settlement date since September 2007. Ivy Evans didn't give an explanation of the lack of progress on this property.
2. The intention of the MHA is to retain 15 of the scattered sites for Public Housing.
3. January 2008, HCDC received approval for the Choice Funding program and 5 scattered site properties should have been titled to HCDC and on the tax roles. Mr. Dice has assured us that this action will take place at the June meeting of the MHA.

It is my understanding that all the scattered sites have been put on the City tax roles for 2008 and this action is being appealed by the MHA.

Annual Report

1. Mr. Dice will look into the requirements of reporting annually to the City.

Ross Grant

1. Currently the MHA is not receiving any ROSS Grant funds. The discrepancies will be looked into by Mr. Dice.

The Millville Housing Authority is now operating on Project Based Accounting and Project Based Management. Each project more or less will be operating as it's own company or business with the Project Manager totally responsible for all aspects of the project.

In conclusion I felt confident that the MHA will be operating as it should under the direction of Mr. Dice.

Robert Tesoroni: "Now I'm going to shift gears, gentlemen, I'm no longer standing here as a member of Millville First, I'm standing here as a resident of the City of Millville. And I have two issues: number one, on a negative note, so we'll start with that one first. You never end on a negative note, do you Mayor?"

Mayor Quinn: "Try not to, I try to be optimistic."

Robert Tesoroni: "I'm going to read something from a publication: 'How to Use Your Tax Rebate: As you may have heard, the Fed has said each and every one of us would now get a nice rebate. If we spend that money at WalMart all the money will go to China. If we spend it on gasoline, it will go to the Arabs. If we purchase a computer, it will all go to India. If we purchase food and vegetables, it will all go to Mexico, Honduras, Guatemala. If we purchase a good car, it will go to Japan. If we purchase useless crap it will all go to Taiwan and none of it will help the American economy. We need to keep the money here in America. So the only way to keep the money here, at home, is to buy prostitution and beer, since those are the only businesses still in the U.S.' Now this is listed under the funny page. And we can laugh at that, and you know what, I worked in quite an environment before, so, the ears it's falling on are not virgin. But my question is, and here's another one: 'A chicken and egg are lying in bed. The chicken is leaning against the headboard smoking a cigarette with a satisfied smile on its face. The egg, looking a bit disgusted, grabs the sheet, rolls over and says, "well, I guess we finally answered that question."' If anyone needs it explained, read it a second time. My point here, gentlemen, is, we as taxpayers have taken out a full-page ad in this underground magazine, and this magazine is available in the foyer of this building. And I think it's inappropriate. And I stand before you and ask you to take corrective measures. I don't think we should be distributing this type of thing to the public from this

building, nor should we use tax dollars to advertise in this paper. And you can have this if you want, and there's a whole bunch downstairs. My last thing, and this is not as a member of Millville First, did we get that right, guys? Okay. Mr. Shannon, I have a couple questions and I think maybe you can answer them, because I'm a little confused. It doesn't take much to confuse me, at my age, and you'll find out one day when you get there. Whom are the Block Parties put on for?"

Commissioner Shannon: "I'm sorry?"

Robert Tesoroni: "Whom are the Block Parties put on for?"

Commissioner Shannon: "I would say the residents of the City of Millville and surrounding communities."

Robert Tesoroni: "Okay. Alright, and I was just confused, and you cleared that up, and what is or are the purposes of the Block Parties?"

Commissioner Shannon: "A little socialization and recreation for the City folks that want to come down and enjoy the Riverfront."

Robert Tesoroni: "Okay. Alright. That's all I have. Thank you gentlemen."

Mayor Quinn: "Okay. Thanks. Anyone else? Seeing no one, I will close the public portion of the meeting, and I will say I'm going to give the final comment tonight..."

Commissioner Parent: "I've got a comment."

Mayor Quinn: "You better go first, then."

Commissioner Parent: "I just wanted to extend our appreciation as the Commission to Paul Dice, the Millville Housing Authority, and I would especially want to thank Dale Finch as liaison back and forth. Dale and I have worked together on a number of concerns about the City and the Millville Housing Authority. I think that's very important that we now have a tremendous open line of communications and I personally want to thank Dale for that. I think what you'll see, and a lot has been said about Paul Dice, the people that you have to congratulate are the members of that board, of the Housing Authority by selecting a person like Paul Dice. I had the opportunity and the privilege to sit there with the interviewing process, and believe me it wasn't easy. But there's no question in my mind that they didn't make the right selection in Paul. One thing that they're doing is bringing together the City of Millville, the Commission, but also AHOME. At the last meeting we had at the Millville Housing Authority, I just think that you just had to be enthused about what's happening with the Housing Authority, members of their staff, the enthusiasm that they're portraying, and, of course, that comes from the top down. It doesn't come from the bottom up, and I think that you'll see a lot of positive progress and I just want to say we appreciate Paul Dice for his communications with us as a City, and I think good things are going to be happening. Thank you."

Mayor Quinn: "Thank you. Anybody else?"

Commissioner Vanaman: "Since you want to be last, I'm next. Going back to this Ordinance that we did not adopt on second reading tonight, I saw several confused and blank stares

out there. Just to let everybody know it had been determined that there was a section in that Ordinance which was going to waive construction and inspection fees for any and all non-profits. It was determined to be an issue that we really shouldn't have adopted, and actually, I guess the Construction Official's Department had not really been kept in the loop on that, so once it was caught it was determined that we're going to take it out, and rather than spread that cost amongst all of the taxpayers. So, this Ordinance will come back two weeks from now with that totally stricken. Now, you may be last."

Mayor Quinn: "Thank you. I...this is no big thing...well, it is a big thing. Joyce Vanaman, who is one of my favorite people, said to me I must let everyone know that on Saturday, July 5, one of the finest employees that we have in the City of Millville, and I think we'll all agree to that, is celebrating her 50th birthday, Dr. Kim Warker-Ayres. So, Kim, happy 50th birthday, you never look a day over 30, and if you look at the marquee at the Levoy Theatre, that's on there now, "Happy 50th Kim". So we don't want to rub it in, Kim, that the big 5-0 is coming, but we do want to wish you a very Happy Birthday on July the 5th"

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

Approved: July 15, 2008

Mayor

Commissioner

Attest:

City Clerk/Administrator

**BILL LIST
CITY OF MILLVILLE
MEETING OF JULY 1, 2008**

ACMJIF	260,314.00
ACTION SIGNS & AWARDS	750.50
ADAMS, REHMANN & HEGGAN ASSOC.	13,086.92
ADVANCE TREADS INC	2,078.40
ARCADIS U.S., INC.	1,587.01
KIM AYRES	70.70
BEACON TITLE SERVICES AGENCY	367.84
BOND & COUPON	425,440.63
CINTAS FIRST AID & SAFETY CORP	28.25
CITY OF MILLVILLE	167.16
CITY MILLVILLE PAYROLL DED ACC	390,359.63
CIVIL SOLUTIONS, A DIVISION	1,275.00
CITY OF MILLVILLE PETTY CASH	200.00
COBBY'S AUTO PARTS, INC.	424.36
COBRA ELECT	50.12
COMCAST	77.59
CUMBERLAND CO. CLERK'S OFFICE	380.00
CUSTODIAN OF SCHOOL MONIES	1,022,414.00
DELTRONICS CORP	2,768.42
EDWARD DUFFY, ESQ.	2,119.00
EDMUNDS & ASSOCIATES INC.	35,340.00
EIC INSPECTION AGENCY CORP.	725.00
E. SAMBOL CORP.	8,379.00
EXECUTIVE BUSINESS PROD. CORP.	1,143.38
FEDEX	146.31
FIRST DUE EMERGENCY SUPPLY INC	83.00
FLIGHT LINE GIRLS, LLC	94.25
FORT DEARBORN LIFE INS CO	1,898.70
GALLO'S GMC TRUCK SALES, INC.	562.30
G & E TRAILERS	2,663.50
GENTILINI FORD, INC.	2,531.46
GRAINGER	474.00
GREENBAUM, ROWE, SMITH AND	3,789.50
GREENBERG TRAUIG, LLP	7,985.66
HOWELL HARDWARE	1,133.44
KIDS BOLT RUNNING CLUB	5,000.00
LANDSMAN UNIFORMS INC.	20.00
JERRY A LEWIS ASSOC.	375.00
MCMANIMON & SCOTLAND, LLC	1,200.00
MIG ENVIRONMENTAL, LLC	1,350.00
WILLIAM R. MINTS AGENCY	1,250.00
CONSOLIDATED POLICE & FIREMANS	9,136.20
NATIONAL FIRE PROTECTION ASSN	96.03
NEW URBAN NEWS	63.00
VERIZON	319.75
TODD OLIVER & SONS, LLC	30.00
JOHN PANGBURN FENCING	355.00
QUALITY COMMUNICATIONS, INC.	800.00
QUALITY CONTROL LABS, INC.	2,248.00
R.D. WOOD SCHOOL	8,500.00
DEBRA REED	92.20
SIEMENS WATER TECHNOLOGIES CRP	3,396.00
T & F CAMERA SHOP INC	240.99
TEPS POWER EQUIPMENT, INC.	138.98
THIRD WARD ADVISORY	5,000.00
TRI-CITY PAPER & JAN. SUPPLIES	479.40
TROUT PRINTING & PUBLISHING CO	80.00
TURF EQUIPMENT & SUPPLY CO LLC	251.64
THE TWO 15 GROUP, INC.	1,300.00
UNITED LAWN MAINTENANCE, INC.	400.00
VERIZON WIRELESS	2,587.64
VINELAND AUTO ELECTRIC, INC.	442.54
WARNOCK FLEET, INC.	66,612.99

WATER ENVIRONMENTAL FEDN.	112.00
W. B. MASON COMPANY, INC.	1,269.90
WILSON WEB SERVICES	442.90
ZEE MEDICAL SERVICE, INC.	59.26
KATHERINE BAILEY	2,950.00
CHESTER CUFF	1,500.00
LOUIS PLATT	393.00
EDWARD L. BEHM, JR.	855.00
LANDIS TITLE CORPORATION	1,945.22
TOTAL VOUCHERS FOR 07/01/08	2,312,201.67
CITY OF MILLVILLE SALARY ACCOUNT	273293.33
TOTAL VOUCHERS & SALARY 07/01/08	2,585,495.00