

Commission Chamber, City Hall
Millville, New Jersey
January 20, 2009, 5:30 p.m.

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

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 City Clerk stated the purpose of the meeting is a demolition or rehabilitation of structure known as Block 567 Lot 3, 1106 Brookdale Terrace.

The City Attorney, Richard McCarthy, stated that he and Construction Official, Milt Truxton, prepared the complaint and notice of hearing and the necessary documents and same will be processed with certified and regular mail to Bertha Marshall, Careb Camp Marshall, 4633 Rustic Ridge Road, Valdosta, GA.

The City Attorney also noted that CJG Properties was also copied as an interested party.

Construction Official Milt Truxton was sworn in by Mr. McCarthy indicating the property was the subject of a fire on September 9, 2008 and was a total loss.

Mr. Truxton indicated there was no response regarding the notices, however he did receive one phone call.

Mr. Truxton indicated this is a dangerous structure, unfit and economically unfeasible for rehabilitation.

Mr. Truxton stated he recommends the property be demolished.

Mr. McCarthy asked if there was any person present to be heard regarding the demolition proceedings for 1106 Brookdale Terrace with no response.

Mr. Truxton presented pictures to the governing body, and discussion took place regarding the time period for demolition by the property owner before the City of Millville would proceed accordingly and place a lien against the property.

Mr. Truxton indicated the condition of the property, and due to requests by the neighbors, he would recommend a fourteen day period rather than the thirty days.

Resolution No. A-6382 authorizing the structure located at 1106 Brookdale Terrace to be repaired or demolished, and all debris removed from the property with said repair or demolition to be completed on or before February 3, 2009 and failure to do so would authorize the City of Millville to proceed accordingly

with demolition of the structure, removal of all debris, and for a lien to be placed against the property by the following vote. Yeas: Shannon, Parent, Vanaman and Quinn.

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

Commission Chamber, City Hall
Millville, New Jersey
January 20, 2009, 6:00 p.m.

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

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 City Clerk/Administrator noted that there was an addition to the agenda under Revenue and Finance correspondence from Brian Rosenberger, Tax Assessor, concerning abatement procedures and delinquent taxes dated January 20, 2009 setting forth conditions in accordance with NJSA 40A:21-12 and NJSA 40A:21-15.

Commissioner Shannon referenced ice skating at Corson Pond and noted that it is very important that everyone understand that if the green flag is flying it is safe for ice skating, but if the red flag is flying, people must stay off of the ice.

Commissioner Shannon also noted that Dr. Kim Ayres, Planning Director, would be giving a report on the progress concerning the Millville Gardens Project.

There being no further business Mayor Quinn declared the public hearing open for agenda items only and asked if any person present wished to be heard.

There were no public comments, however, Paul Porreca stood up from the audience and conversed with the Mayor regarding Resolution No. A-6376 and the statements were inaudible.

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

Commission Chamber, City Hall
Millville, New Jersey
January 20, 2009, 6:30 p.m.

STATUS REPORT ON 102 W. FOUNDRY STREET
 Millville Gardens Acquisition, Relocation, Demolition and
 Redevelopment

- 1) **Relocation of Tenants:** When the City acquired this property on October 4, 2008 there were 53 tenants living in the complex. The first step in the relocation process was the preparation of a Workable Relocation Assistance Plan which must be filed with and approved by the State Dept. of Community Affairs. This plan was prepared by Triad Associates. The City entered into professional services contracts with Triad to submit the WRAP and to also handle all case management for the relocation of the existing tenants. Triad has extensive experience in the relocation field. The relocation office was set up in the Neighborhood Center on N. Buck Street, within walking distance of the complex. Triad assigned Ms. Judy Perez as the liaison for this project.

As of Jan. 16, 2009 there were 17 households remaining in Millville Gardens. Of this amount the City has initiated eviction proceedings against 3 tenants for nonpayment of rent. Additionally there are 4 claims pending approval at the Jan. 20, 2009 City Commission meeting. Accordingly there are 10 households that have not yet found an alternate place to live or who have not completed their relocation process. It is anticipated that these remaining 10 households will be relocated by March 1, 2009. All remaining tenants have received a 90 day notice to relocate from the complex.

It appears that 4 of the households living in Millville Gardens were able to become first time homebuyers as a result of the City's acquisition, purchase, and relocation assistance. All of the homebuyers elected to purchase homes within the Third Ward neighborhood.

- 2) **Redevelopment:** Our Request for Proposals was completed in December and was available to potential redevelopers in mid-December. We have made it available upon request through email as well as in person or by mail. We have received a lot of calls from potential responders. All RFP's must be submitted by Tues. Feb. 3rd at 10:00am. Once they are received a committee is in place to review all of the responses, select redevelopers for an interview process, and to then complete the selection process by making a recommendation to the city commission. The Third Ward Neighborhood, the Board of Education, and the City are all represented on the review committee. There have been reports in the Millville News that 2 proposals have been received. This report is inaccurate. No RFP responses have been received.

- 3) **Property Management:** Since the city's acquisition on October 4, 2008, the property has been primarily managed under a contractual agreement with Holly City Development Corporation. There has been one person on site daily since acquisition. We have utilized the existing office within the complex. Emergencies and night calls have been taken by the Housing Authority. The management contract with Holly City enables us to keep a close watch on the property conditions. The City is the registered landlord for 102 W. Foundry Street with the State of New Jersey.

With the reduction in the number of tenants down to a total of 17 households, the need for a full time person on-site has diminished. Accordingly, as of Jan. 19th, tenants will be able to report problems 24/7 through Derek Leary. His cell phone is posted at the office site and he has informed the tenants individually. Emergencies will still be handled by the Housing Authority. We have one apartment that is kept in good condition and is available for emergency placement.

The City Parks Department cleaned up and mowed the grounds as soon as the city acquired the property. All empty units were boarded and we have continued to board each unit as soon as they become vacant. There have been few complaints and a greatly reduced demand on police resources since we have taken ownership. The city water and sewer utilities have also provided services to the complex.

The billing and collection of rents has been handled by the City's Tax Collection and Finance Departments. This has gone very smoothly. All relocation assistance payments have been processed by the Planning and Finance Offices.

There are a total of 5 completely vacant buildings with several others with only 1 or two occupancies. All utilities are turned off as tenants vacate the units. The CCIA has provided bins for the disposal of white goods on site.

- 4) **Demolition:** Our ultimate goal since declaring this property a public nuisance has been the demolition of all structures. With the help of the Engineering Department, the RAD staff is developing demolition specifications. We are planning to advertise the availability of the specs at the 2nd meeting in February, with bids being returned the 2nd meeting in March. We would like demolition to proceed in early Spring, possible the beginning of April. We are seeking grant funds from the state's Neighborhood Stabilization Program funding in the form of \$1 million collars to cover the cost of

demolition, mobilization, stabilization, utility disconnects, and pre-development site work. This would of course positively impact the funds in the bond ordinance. Any grant funds would eliminate the need to draw down the earmarked funds in the bond.

The City will be utilizing several sources of citywide recycling credits with the Cumberland County Improvement Authority. In addition, the CCIA will provide containers on site and will provide the transportation of those containers to the landfill for construction materials as a result of the demolition. The demolition contractor will be responsible for source separation. We are working to insure that the demolition specs have the right language in them to make the contractors responsibilities clear.

5) **Summary:**

Relocation: 10 households remaining as of 2/1/09
Full relocation projected for 3/1/09

Redevelopment: RFP's due back 2/3 by 10:00 am

Property Management: Being handled by City of Millville thru Derek Leary
No longer an on-site manager; emergency assistance thru The Housing Authority

Demolition: Specifications should be ready and authorized by 2/17;
City applying for \$1 million in Neighborhood Stabilization Funds as a grant toward demolition

Collaboration: Many of the city departments have collaborated and Cooperated in order to make this process work as smoothly as possible. This has helped reduced our expenditures for operations.

Report submitted on Jan. 20, 2009

Kim Ayres, Ph.D.,
Planning Director

NEIGHBORHOOD STABILIZATION FUNDS

Nation wide funding as a result of Title 3 of the
Housing and Economic Act of 2008, signed by President Bush on July 30, 2008

This program provides targeted emergency assistance for state and local governments to respond to the foreclosure crisis. NSP funds are being treated by HUD as a special allocation of the CDBG program. The funds are being provided to the state of NJ, which received just over \$51 million to distribute to neighborhoods that are threatened by a high amount of foreclosures. The funds are seen as a way to offer stabilization from abandoned, foreclosed or blighted properties so neighborhoods do not spiral downward during the economic crisis.

Eligible uses of these funds:

- Purchase and rehabilitation of foreclosed or abandoned properties
- Establishment of land banks
- Demolition of blighted structures
- Redevelopment of demolished or vacant properties

Because only 8 properties fit the criteria for this program across Millville, the city's application will be for the Demolition and redevelopment of 102 W. Foundry Street. The funds will cover the cost of demolition, compact or of soil and site work for a developable site, utility disconnects, regarding and predevelopment site work. Some funds may be available to apply to the redevelopment of this property.

The funds should be disbursed by march 1, 2009. The City will have 18 months to encumber these funds. Funds must benefit households with income at or below 120% of area median income.

The City is applying as part of a consortium of county municipalities including the City of Vineland and Commercial Township. One application with each specific project will be submitted in a county-wide collaboration.

A public hearing on this application was held on January 19, 2009.
A report on the current status of Millville Gardens has been received from Kim Ayres.

**NEIGHBORHOOD STABILIZATION FUND
PUBLIC HEARING
JANUARY 19, 2009
4:00 PM
Commission Chambers**

A public hearing was held on January 19, 2009 for the purpose of explaining the Neighborhood Stabilization Program and the intended use of funds by the city of Millville. The public hearing was duly advertised in the Daily Journal. The hearing was opened at approximately 4:10 pm.

Kim Ayres, Planning Director opened the meeting by providing background on the Neighborhood Stabilization Funds. These funds are from Title 3 of the Housing and Economic Recovery Act of 2008, signed by President George Bush. A total of \$4 billion was distributed to the states by the federal government for the purpose of addressing

the impacts of foreclosure and abandoned properties in at risk neighborhoods. The State of NJ receive over \$51 million from this program and they are charged with distributing the funds to the states.

The County of Cumberland asked Municipalities to join together in an application for these funds. The application will be sponsored by the Cumberland Empowerment Zone and will be submitted on behalf of any of the municipalities that choose to participate. Currently the City of Vineland, the City of Millville and Commercial Township are participants.

Millville is requesting \$1 million for the demolition of 102 W. Foundry Street. These funds would be utilized for the actual demolition, utility disconnects, property stabilization, and pre-development site work. Any remaining funds would be applied to the actual redevelopment of the site.

The program specifies that households making 120% of median household income for the region must benefit.

If these funds are received, the city will not have to utilize approx. \$500,000 set aside in the bond funds for this purpose.

There was one member of the public in attendance, Mr. Paul Porreca Jr. Mr. Porreca asked several questions about the use of funds which were answered by Kim Ayres.

Kim indicated that there were numerous foreclosures throughout the city; however there were only 8 that met the criteria for this grant and were located in the targeted neighborhoods. None of the banks holding the mortgages were local banks and the program requires you obtain the properties at a discount of at least 5% and up to 15%.

There was no further comment on the project.

The public hearing was closed at approximately 4:35 pm.

Respectfully submitted by:

Kim Ayres
Planning Director

Commissioner Shannon: *"Dr. Ayres, if I could ask just a couple questions. The million dollars in the Neighborhood Stabilization Funds, would this help pay down the Bond in any way?"*

Kim Ayres: *"What we're going to do is, there's some funding available through the Housing and Economic Recovery Act of 2008. Title three of that Act, which was signed by former President Bush in July of 2008 set aside four billion dollars across the country for activities to stabilize neighborhoods that have been impacted by foreclosure, blight, and abandoned properties. This money from the federal government was delivered down to the States and New Jersey received an allocation of fifty-one million dollars. And so, the City, as part of a partnership with the County, are applying for...each of the cities who wants to participate in that consortium has developed the project and will be applying as one entity under the Empowerment Zone. And our request is going to be for a million dollars that we would put toward the full cost of demolishing the structures, of disconnecting all the Utilities and all the work that has to go into preparing the site for that. All of the work that goes into having a stable site once that's done, compaction and all that, filling in the basements, and then it may be possible that we'll have some funding left over after all that's completed to put toward the actual redevelopment cost on site. So, we're applying as part of that County consortium for a million dollars. And, if we did receive that, we have set aside in the Bond approximately five hundred thousand dollars toward demolition costs, we would not have to tap into that money at all. So, it would be a direct savings to the City."*

Commissioner Shannon: *"Okay, and the final thing. On the RFPs themselves, the City of Millville is actually putting the RFPs out to the developers, correct?"*

Kim Ayres: "Yes."

Commissioner Shannon: "Because a couple of times I read in the paper where Mr. Dice from the Housing Authority was actually given authority by the City of Millville to solicit developers. I didn't seem to understand that, and I thought that was incorrect."

Kim Ayres: "No, we actually developed the RFP ourselves. It's out in the public. It's been distributed widely throughout the region. I think the Housing Authority and Mr. Dice may even be partnering with someone to respond to that RFP, but as big a partner he's been in everything else, we have handled the RFP ourselves. But, nothing has been received. I've seen that reported several times, too, and nothing has been received back as of this date."

Commissioner Shannon: "Okay, thank you."

Commissioner Parent: "Yes, Mr. Mayor. I have an announcement to make tonight. It's on a personal matter. I talked to the Commissioners earlier that I will not be seeking a sixth term as a Commissioner. So, I've enjoyed my twenty years and five terms here. Some people say, you know, 'why don't you wait until the last minute,' but that's not my style. I don't wait until the last minute on anything. So, I'll have a statement later as the weeks go by and the months go by, but I just think I owed it to the Commissioners to let them know, and to the public, and to those who are thinking about being candidates who have asked 'what am I going to do? What am I going to do?' I said, when I come back from Florida I will make my announcement. You can see that I was in Florida, and I made my announcement this evening. Thank you. Thank you, Mayor."

The Fire Activity Report for the month of December 2008 was ordered received and filed, by the following vote. Yeas: Parent, Shannon, Vanaman and Quinn.

The Tax Collector's Report for the month of December 2008; Accounting Report for the month of December 2008; Zoning Report for the month of December 2008; Millville Development Corporation - Main Street Millville 2008 Summary were ordered received and filed, by the following vote. Yeas: Parent, Shannon, Vanaman and Quinn.

Marianne Lods, Millville Development Corporation Executive Director presented the following report:



Millville Development Corp – Main Street Millville 2008 Summary

Jan 2008	Executive Director attended one week of certification training for Main Street in Washington, DC.
Jan 2008	Two new artists have moved into the Arts District to live and work – Blair Seitz, International Photographer, and Ari Rom, Glassblower & Framework Artist.
Jan 2008	3 rd Friday Shop -new sports clothing shop at 321 N. High St.
Feb 2008	Eclectic Antiques re-opened at 114 N. High St. after renovations to the building.
Feb 2008	Riverfront Framing opening at 201 Buck Street.
Feb 2008	Kraity Eleganza opening at the Village on High.
Feb 2008	Art Calendar Magazine names Millville and the Glasstown Arts District as one of the Top Ten Great Towns for Working Artists. The story has been picked up by Gannett News Service and will be on Fox 29 TV on March 4 (news program).
Mar 2008	Millville Main Street hosted a tour of 45 people from towns and cities across America attending the National Main Street Conference in Philadelphia on Monday, March 31. The attendees arrived at 1 p.m. at the Riverfront Renaissance Center for the Arts and heard speakers regarding the development of the Arts District historically and looking into the future. The tour guides showed off High Street and the river front development on a walking tour. On the 500 block they met with the owner of LaBottega of Art and the Village on High. The tour ended at 4 p.m.
Apr 2008	Executive Director and Assistant Arts District Coordinator attended the NJ Governor's Conference on Tourism and participated in excellent workshops.
Apr 2008	Executive Director notified that she successfully passed the National Main Street Certification exam (Year 1 of 2).
Apr 2008	American Red Cross headquarters opening on 21 E. Main St.
May 2008	Assisted the Cumberland County Cultural & Heritage Commission with the Teen Arts Festival held in Millville. 300 students participated.
May 2008	Co-sponsored the MultiCultural Event with Millville Schools on May 2 featuring a great Many of talented youth as well as professional.
May 2008	Co-sponsored with the Chamber of Commerce the Barbara Wold Business Seminar entitled "Racing to Success." Ms. Wold is an international retail and customer service expert.
May 2008	Created a 2008 Events brochure featuring all major events in the Glasstown Arts District, WheatonArts, MAAFM, and City of Millville. Distributed to hotels, local businesses, Tourism Information centers and in packages distributed to new home owners and for the future visitors to NJ Motorsports Park.
May 2008	Little Luxurica Boutique opening at the Village on High.
May 2008	Bail Bonds opened on S. High next to Police Department.
June 2008	Brain Church Opening at 129A N. High St.
June 2008	Received an \$8000 cooperative marketing grant from NJ Office of Travel & Tourism for the 2008 4 th Annual Summer Fest.
June 2008	Hosted the 4 th Annual BikeFest and Tour de Swamp poker Run on June 7. Largest crowd for this downtown event. Raised over \$3000 for the Summer Art Creates Excellence youth program.
June 2008	Hosted the second Plain Air Art Competition with 20 artists from New Jersey and Pennsylvania. Many of the artists painted along High Street and the Maurice River on June 14 and 15.
June 2008	JGSC Group consulting firm has just put online our market analysis survey: millvillesurvey.com . The survey is part of the Smart Growth grant the city received. The results will help identify new businesses to attract and more accurately identify the media marketplace.
June 2008	Coin Laundry opening at 403 N. 2 nd St.
July 2008	Hosted the 4 th Annual SummerFest featuring the South Jersey Regional Chili Cook off. Approximately 6,000 people attended adding tourism dollars to Main Street businesses.
July 2008	The MDC/Main Street was notified by the NJSCA of an FY09 grant in the amount of \$25,286 for general program support.
July 2008	The 9 th Annual Art Creates Excellence Program (ACE) began on July 7 and ended on Aug 8. 60 youths ages 7 – 18 were served by this great program. The majority received full or partial scholarship from us due to our NJSCA grant and other granters.
Aug 2008	Riverfront Framing relocates to Village on High.

- Aug 2008 Del Rio's Restaurant at 112 N. High St opening.
- Aug 2008 OnePlanet One World opening in Village on High.
- Aug 2008 Copper Plate Studio/Gallery opening in Village on High.
- Aug 2008 Boide 2 shop opening at 508 N. High St.
- Aug 2008 \$100,000 in building rehabilitation was completed at 201 – 209 N. High Street by Lam Chun Cheng.
- Aug 2008 Main Street hosted the first Vintage Car association and racers from NJ Motorsports Park on High Street on Aug 8.
- Aug 2008 Main Street helped the Chamber of Commerce with their Downtown Car Show which drew a record crowd of 8 000.
- Aug 2008 Board of Directors approved 2009 proposed budgets for operating costs and for tourism and marketing program.
- Sep 2008 Riverfront Framing expands into a 2nd building at Village on High.
- Sep 2008 Fancy Lamps at 517 N. High St. opening.
- Sep 2008 Everything Flashy opening at 319 N. High St.
- Sep 2008 The building at 301 N. High Street was sold for \$500,000 and will be opening as a Chinese restaurant in the near future.
- Sep 2008 A group of merchants sponsored and ran an Arts, Antiques and Music Festival on Sept. 7. This project has been submitted by Main Street to include in 2009 events. It was quite successful for a first time and drew about 3,000 people.
- Sep 2008 The Farmers Market closed on September 6 after 15 weeks. It was a good season.
- Sep 2008 The market analysis being done by JGSC Group and funded by a NJ Smart Growth Grant concluded the online survey. Results will be prepared and examined soon.
- Oct 2008 Let's Decor8 opening at Village on High.
- Oct 2008 Two buildings were purchased in October. State Farm Insurance purchased the property the owner was renting for \$295,000 and the 301 N. High was purchased for \$500,000.
- Oct 2008 Received final payment from the NJ Office of Travel & Tourism for the grant for Summer Fest (\$1000 – total was \$8000).
- Oct 2008 K.Hovhannian Four Seasons at Millville will be a sponsor of Soul of the Season. A cash prize of \$2000 for a Shopping Spree in the Main Street Millville "Glasstown Arts District" will be given to 1 winner at the event in December. Shopping must take place within the Arts District. This will be a good stimulus for businesses.
- Oct 2008 Have 8 of our Main Street retail shops online at www.shopmainst.org (a link with National Main Street) to help stimulate online shopping. Encouraging all retailers to link.
- Oct 2008 The Riverfront Renaissance Center for the Arts has hired a new executive director, Amy Sullivan of Egg Harbor Twp.
- Nov 2008 The completed market analysis done by JGSC Group and funded by a NJ Smart Growth Grant was presented at a public meeting on Nov. 13 at City Hall. There were dozens of downtown stakeholders in attendance along with elected officials, Main Street Millville volunteers, and residents. The information gathered will help us to better target our marketing and advertising and to recruit and retain businesses.
- Dec 2008 201—206 N. High Street (formerly Foglio's) has been renovated from one to four retail spaces. They range in size from 1200 to 2000 sq. ft.
- Dec 2008 Home & Gift opening at 208 N. High St.
- Dec 2008 Jimmy's Tailor Shop & Formal Wear opening at Vine St.
- Dec 2008 The 8th Annual Soul of the Season event was held on Dec. 13. The evening was filled with live entertainment, horse and carriage rides, and Santa's Village. Many families attended to celebrate the season and shopping was very brisk.
- Dec 2008 Due to the national decline in retail sales, many of our retailers offered deeper discounts for holiday shoppers. There is a very mixed report coming from our retail businesses. Some report that sales for 2008 are actually up but the cost of doing businesses (especially this summer) increased dramatically; thus, net profits are lower.

Summary

2 Retail Properties expanded.

- 201 N. High from 1 single unit to 4 retail spaces (1 open, 2 under way).
- 501 N. High (Village on High) from 11 cottages to 13 (fully occupied).

17 Businesses Opened in 2008

See details in the month by month listing.

1 business relocated and also expanded.

Riverfront Framing

4 Businesses Closed in 2008

- 3rd Friday Shop
- Aunt Sissy's
- Del Rio's Restaurant
- Eclectic Antiques
- Flynn Interiors
- Hair Cut Stadium
- High on Chocolate

Kristina's
O'Daley's
Pastinas
Reflections of the Past
ShowTime Costumes
SkyLine Antiques
The Artist House

- Net growth of 3 businesses
- Private investment in commercial properties purchased is **\$1,845,000.**
- Private investment in building rehabilitation is **\$178,600.**
- 2 Façade projects completed
- **\$90,013** Private investment in façade rehabilitation
- **\$10,000** Public investment in façade rehabilitation
- 2856 Volunteer hours + 1040 Professional Volunteer hours = **3896 Total Volunteer Hours**
- **\$57,120** Private Volunteer Hours in Wages (using formula from Main Street NJ @ \$20 per hour) + **\$52,000** (Main Street NJ formula @ \$50 per hour) = **\$109,120**
- Total Private Reinvestment including volunteer hours = **\$2,222,633**

There are **92 first floor businesses** on High Street from Broad to Smith Streets. In the remaining Main Street/Arts District there are another **68 businesses** for a **total of 160 businesses.** The year end **vacancy rate on first floor High Street is 14%. The entire Main Street business vacancy rate is 11.5%.** (See attached spread sheet.) In 2007 there were 101 1st Floor spaces with 95 filled, thus a vacancy rate of 6.5%. However, 6 new spaces were added to availability of 1st floor spaces in 2008 equaling 107 with 92 filled.

We expect to lose two to four retail stores in early 2009. We have encouraged our landlords to examine rents, and consider adjusting them down to help retain businesses through difficult times.

Although we are very sorry to lose any good business, there are five retail businesses planning High Street locations in the early months of 2009.

Artists

The Arts District gained two new resident artists in 2008. Blair Seltz, International photographer, and Ari Rom, glassblower and flame work artist. Blair opened a business in the Village on High and Ari works out of a studio. Sadly, Pioneer Artist #13, Donald Cossaboon-DeGregorio, passed away in June at a very young age. He is missed by us all.

Main Street

The 4 Main Street Committees have been working diligently on a Wayfinding signage program, business recruitment and retention, events and promotions, artist recruitment, communications and technology.

Millsville received national press coverage during the end of March and early April due to the National Main Street tour entitled Arts: Catalyst for Development. 45 people from all over the country attended the afternoon tour. Fox News out of Phila. covered the event, also.

The City Commission adopted a resolution giving support to Main Street Millsville for another four years (til September 2012).

Professional Achievement

The Executive Director, Marianne Lods, attended and graduated her first year of National Main Street Certification Program held at the National Trust in Washington, DC. She will attend year two in January 2009 and upon completion will be a Certified Main Street Manager at the National Main Street Conference in March.

Print Media Coverage

Throughout 2008 there were 164 news stories appearing in the dailies and weeklies in the greater Cumberland County area. Some of these were the result of reporters initiating the stories and many were from press releases sent by individual businesses, groups of businesses and our ad agency. Additionally, there were numerous features and stories in more distant print publications, however, we do not always receive them and are unable to clip them for the media book.

News stories and features on businesses get more attention and have an almost immediate impact, businesses tell me. Since March of 2008 we have had a couple spread page of photos and business stories starting with the National Main Street Tour and then for the Thursday before each 3rd Friday in The Daily Journal and their 6 weekly papers in Atlantic County.

Inquiries

- Artists – possible relocation or to show work – 7
- Business start up – interested in retail business development – 19
- Visitors (individuals and groups) – 27
- Visits to our website directly from the www.visitnj.org site – 100 +
- Unique Visitors to our website, www.GlasstownArtsDistrict.com - 21,800. Number of visits – 32,386 in 2008. That compares with 18,706 unique visitors and 27,685 visits in 2007.
- Video on Demand (Comcast) – a 3 minute video showing the Glasstown Arts District, WheatonArts, MAAFM and NJMP ran for 4 months, June – September and had over 2,000 unique visitors each month.

A report from the Tax Assessor regarding abatement procedures and delinquent taxes prior to the adoption of Ordinance No. 35-2008 was ordered, received, filed and the proper officials authorized to execute same, by the following vote. Yeas: Shannon, Parent, Vanaman and Quinn.

Commissioner Vanaman: *"May I, under the Revenue and Finance portion, not necessarily speaking for Joe, but since everybody just got their first half-year tax bills in the mail, I did a little analysis of my own bill. So yes, it is true,*

Commissioners pay taxes. Some of us pay a lot. Looking at my bill, comparing the, and this is, once again, an estimate for the first half of the year, and it will be final for the second half of the year, but the thing that catches my eye, if the total of the taxes that I'm willing to pay for the first half, the municipal tax is 31.9% of the total. 31.9, that's the part that you can holler at us about. The school is 24.7%. The County makes up the difference with 43.4%. So, there you have it folks, no matter how many times you read in the newspaper about the County taxes, they are taking, for the first half of the year, they are taking forty-three cents of every dollar you send in. May I follow up with one more question?"

Mayor Quinn: "Sure."

Commissioner Vanaman: "I was going to do it a little bit later, but, with this new memo, this new procedure that the Tax Assessor has just set up, I know it's a little premature, but with the Circuit City situation, since their abatement was based on providing jobs, I think this portion of this new procedure certainly ought to have some affect there."

Mayor Quinn: "Absolutely."

Commissioner Vanaman: "That's all I have."

Richard McCarthy: "Well..."

Mayor Quinn: "And, as Dave mentioned, that was a very sad day for us to hear that Circuit City is going out of business totally, and it was one of our contributors to the sales tax. I certainly, you know, it's the economy, it wasn't anything that Millville people did, we shopped there, I'm sure, but just generally, Circuit City nationwide is going out of business and they were probably the number two electronics behind Best Buy, and it just shows how tough the times are, and it's very disappointing, and very sad to hear that when I got the call that they were going, and as Dave mentioned, not only do we lose sales tax, but the jobs that were there and were part of their whole process, and I'll tell you, it's really a shame. I guess this is just a sample of what we have to, unfortunately, expect from time to time."

Commissioner Vanaman: "One further thing, if I may, Mr. Mayor, with this large pile of paper I always have to dig through, I did submit the Municipal Court Report for the month of December."

The Municipal Court Report for the month of December 2008 was ordered received and filed by the following vote. Yeas: Shannon, Parent, Vanaman and Quinn.

The following proposed ordinance was read on first reading:

Ordinance No 11-2009

An Ordinance approving Vacating a Portion of Inglewood Avenue and conveying that portion to the adjacent property owners (approximately 0.51 acres of land)

Commissioner Shannon moved for the adoption of the proposed ordinance on first reading with final consideration to be given

on Tuesday, February 3, 2009.

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

Resolution No. A-6375 authorizing adjustments to the City of Millville's Tax and Utility Records was adopted, by the following vote. Yeas: Parent, Shannon, Vanaman and Quinn.

Resolution No. A-6376 authorizing insertion of additional item of revenue in the budget of the fiscal year 2009 for a total amount of \$1,092,363.00 which is now available as revenue from the NJ Urban Enterprise Zone Authority as follows:

- a) UEZ #09-65 Millville Main Street/MDC Operating Year 4 in the amount of \$135,803.00
- b) UEZ #09-81 Tourism Marketing Year 6 in the amount of \$706,560.00
- c) UEZ #09-82 Levoy Theatre Predevelopment Grant in the amount of \$250,000.00 was adopted, by the following vote. Yeas: Parent, Shannon, Vanaman and Quinn.

Resolution No. A-6377 authorizing grant application in partnership with the Cumberland County Empowerment Zone to the New Jersey Department of Community Affairs for Neighborhood Stabilization Program Funding from the US Department of Housing and Economic Recovery Act in an amount of \$1,000,000.00 for the demolition and redevelopment of 102 W. Foundry Street was adopted, by the following vote. Yeas: Parent, Shannon, Vanaman and Quinn.

Resolution No. A-6378 authorizing Interlocal Services Agreement between the City of Millville, the City of Vineland and Cumberland County College for operation of a Mobile Training Unit for the period covering January 1, 2009 through December 31, 2009 with the City of Millville's contribution in the amount of \$15,000.00 toward operating expenses subject to the availability of Urban Enterprise Zone Assistance Funds and the Cumberland County College designated as the "Lead Agency" was adopted, by the following vote. Yeas: Parent, Shannon, Vanaman and Quinn.

Resolution No. A-6379 authorizing purchases by the City of Millville, through the various City departments to obtain materials, supplies and equipment entered under contract or contracts, from vendors listed on Schedule A, without the necessity of advertising for bids (which is attached to and made a part of this Resolution) entered into on behalf of the State of New Jersey Division of Purchase and Property in the Department of Treasury pursuant to N.J.S.A. 40A:11-12 was adopted, by the following vote. Yeas: Parent, Shannon, Vanaman and Quinn.

Resolution No. A-6380 amending Resolution No. A-6262 to include the following two facilities to the existing list of Alternative Sludge Removal Contracts which said Resolution authorizes the City of Millville to enter into an Alternative Sludge Removal Contract for availability of services at the time when the Millville Sewer Utility has the need to divert its sludge from the Atlantic County Utilities Authority

- a) Cape May County Utilities Authority
- b) We Care Organics was adopted, by the following vote. Yeas: Parent, Shannon, Vanaman and Quinn.

Resolution No. A-6381 authorizing Water/Sewer Termination on February 2, 2009 due to failure to comply with the Water/Sewer Utility Ordinance was adopted, by the following vote. Yeas: Parent, Shannon, Vanaman and Quinn.

A motion was passed to authorize the City Clerk/Administrator to advertise for bids for the project known as "Wayfinding Signage - Phase I" with said bids to be returned to the Purchasing Board on Tuesday, February 24, 2009 at 10:00 a.m., Commission Chamber City Hall

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

A motion was passed to authorize the City Clerk to advertise Public Notice regarding application submitted to the New Jersey Department of Environmental Protection, Division of Land Use Regulation for a CAFRA permit for an upgrade to the Wastewater Treatment Plant and that a 30 day public comment period will commence on January 28, 2009.

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

Bingo License No. 212 on behalf of the B.P.O.E. No. 580 Elks Lodge for an on premise Basket Bingo to be held on February 20, 2009, 6:00 p.m. to 11:00 p.m. was ordered received, filed and the proper officials authorized to execute same, by the following vote. Yeas: Parent, Shannon, Vanaman and Quinn.

A motion was passed to authorize the City Clerk/Administrator to advertise for bids for the project known as "Cellular Antenna Lease Space on the City of Millville Water Towers" with said bids to be returned to the Purchasing Board on Tuesday, February 24, 2009 at 10:00 a.m., Commission Chamber City Hall.

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

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 Sutherland: *"Joe Sutherland, 51 Dorset Avenue, I'm here as the coordinator of Millville Municipal Alliance Committee, and our next meeting is January 27th, 6:15 at the Senior High School in the Guidance Office Area. What we're working on right now is our Talent Show. Sign up for that will be this Thursday, the 22nd from 6:30 to 9 at Memorial. There will also be a rehearsal on the 29th and the show itself will be Friday, January 30th at 7 p.m. Anyone that's interested in tickets, they will be available at Steelman's Photographic. They will also be at Memorial High on January 22nd and on Thursday, January 29th from 6:30 to 9 p.m. in the foyer by the main entrance. Tickets in advance are three dollars, they're five dollars at the door, and anyone that needs more information can contact me at (856) 305-7693. We're also working on the New Jersey State Elks Youth Pier Leadership Conference, we're taking eight students and a couple advisors up from February 6th to 8th*

for the conference and the kids always get a lot out of that and bring that back to share with other students in Millville. And, again, it's due to your cooperation that they were able to do this. And I would again like to thank you for all that you do for us."

Mayor Quinn: "Thanks, Joe."

Evan Shea: "Hi, Evan Shea, 102 Sheldon Ave, good evening everybody."

Mayor Quinn: "Good evening."

Evan Shea: "Thanks. It's nice to be able to watch the meetings on TV. Can't always get here. I think the last one got clipped again."

Mayor Quinn: "Yeah, I've heard that, Evan, from others, too."

Commissioner Parent: "What part of it?"

Mayor Quinn: "The end, I'm sure."

Evan Shea: "So, I know that's the second one that got clipped in the past couple months. So, I don't know who has the magic button, but..."

Mayor Quinn: "We probably need to get Comcast here, Lew. Because that has happened, I've heard that from several people. You know, to check and see."

Lewis Thompson: "We had them check with our IT people, and with Comcast, and I think they resolved the problem. It's been resolved."

Mayor Quinn: "So, hopefully tonight, Evan, it won't get clipped."

Evan Shea: "Alright, I had to put on American Idol...And, also, I would like to ask about something that another...somebody asked a couple of months ago. And I was watching every week waiting for the response. It had to do with the City debt. Somebody asked if their figures were right. They had done an OPRA Request I guess or something and they read some figures and someone said they would check on those to see if they were accurate. I never heard any response."

Richard McCarthy: "Commissioner Derella did respond about that the following meeting."

Evan Shea: "Oh, okay."

Richard McCarthy: "But I don't have a specific recollection of the figures, because he had a written document that summarized those figures when he responded to the individual who had made those comments at the prior meeting."

Lewis Thompson: "We have the information available in the office. We have the annual debt statements, the supplemental debt statements, and a yearly figure for that."

Evan Shea: *"Okay. You don't happen to remember if he agreed with the stats that the person..."*

Richard McCarthy: *"He did not agree."*

Evan Shea: *"He did not agree. Okay, thanks. Thanks. And I guess nobody remembers..."*

Richard McCarthy: *"The numbers?"*

Evan Shea: *"Yeah."*

Richard McCarthy: *"No."*

Commissioner Parent: *"No."*

Evan Shea: *"Okay. Can somebody tell me, if someone wants to bring a petition to add or remove a change to a law, who does someone contact in town?"*

Commissioner Parent: *"Municipal Clerk."*

Evan Shea: *"Municipal Clerk? Okay."*

Lewis Thompson: *"You submit any petitions for changes to the Municipal Clerk, and they're reviewed by the City Attorney and myself in accordance with the Statute and the procedures that are necessary to be followed."*

Evan Shea: *"Okay, thank you. Also, I just wanted to clarify something I saw on the meeting last night, last time rather, a couple of weeks ago regarding abatement number three. If I heard it right, it was for, you can just tell me yes or no if this was right, it was for a business on a property that pays about \$600 dollars a year in taxes and their abatement plan actually had no plan for any new employees?"*

Mayor Quinn: *"That was Jacquet, wasn't it?"*

Commissioner Vanaman: *"Yeah, that was actually..."*

Mayor Quinn: *"It was Jacquet."*

Commissioner Parent: *"It was Jacquet, I think I have..."*

Commissioner Vanaman: *"I was going to talk about that again tonight, I decided not to. That was number ten."*

Evan Shea: *"That was number ten."*

Commissioner Vanaman: *"That was ten of ten."*

Evan Shea: *"Okay."*

Commissioner Vanaman: *"And I made the comments because under the Ordinance is that the application specifically stated that no one will work in the building. It was simply just an addition where he could store equipment. There would be no water and sewer hookup, no employment, and I made the statement that the assessed value is only twenty-seven hundred dollars, which would have been a little over six, seven hundred dollars taxes. And I thought at that amount he should just pay the bill."*

Evan Shea: *"Thank you. I agree, I agree, Mr. Vanaman. Also, I would also like to ask about a plan, I guess it was about three months ago, the Commissioners set aside twelve thousand dollars to do a study about selling a piece of land to some hotels on the Waterfront."*

Mayor Quinn: *"Correct."*

Evan Shea: *"And that went through, and the study was done, I assume?"*

Mayor Quinn: *"Yes, and they expect to..."*

Commissioner Shannon: *"RFPs."*

Mayor Quinn: *"RFPs are going out soon, right Commissioner?"*

Commissioner Shannon: *"I don't want to give the wrong date here. Kim, are you aware of the actual date on the RFPs for the Overlook?"*

Kim Ayres: *"I think they're available now."*

Commissioner Shannon: *"They are available now. Okay, we had the study come back. From that, we developed the RFPs, the RFPs are going out. So, they're able to be picked up now for the Overlook Site."*

Evan Shea: *"Okay, and RFP stands for?"*

Commissioner Shannon & Mayor Quinn: *"Request For Proposals."*

Evan Shea: *"Okay."*

Commissioner Shannon: *"On that site itself."*

Evan Shea: *"So, was a certain hotel chosen from the study?"*

Commissioner Parent: *"No, not yet."*

Mayor Quinn: *"No, we're waiting..."*

Commissioner Shannon: *"They..."*

Evan Shea: *"Through the study..."*

Commissioner Shannon: *"In that study, they suggested a few different types, but our RFP does not require that specific. We wanted to open it up to as many developers as possible."*

Evan Shea: *"Okay."*

Commissioner Shannon: *"You know, like it laid out what that site could contain, the parking that would be needed, things of that nature. So, we were able to better put an RFP out to get as much as we could for that property."*

Evan Shea: *"Okay. Thanks. I guess I also would like to say that the last time when I saw the meeting on TV it was most*

entertaining because of the public input, and there was one point brought up by Mr. Porreca regarding voting in good conscience on a certain abatement. I guess, because there was no real way to know whether or not this abatement was promoting a business or if the money was just kept by the business owner. And, I would just like to say, that sounded like a valid point to me. And, it was so valid that it almost got Mr. Quinn to put that one on the table, but you guys moved that through anyway. And the last thing I'd like to say tonight is that there were many speakers last time at the meeting, I noticed, and then at one point someone asked if there were any more comments from the public, and one of you said, 'I hope not.' And I just didn't appreciate that. At that point, I think, the dialogue back and forth, you can never get too much of it. Keep it going, and thank you for your time."

Mayor Quinn: "Thank you."

Michelle Post: "Well, hello everyone. It's my first time here, it's nice to see some familiar faces, especially in the audience, too. My name is Michelle Post. I live at 818 Hogbin Road in Lawrence Township. Millville mailing address. The reason I'm here tonight is to introduce myself to the Commissioners. We...my, well, I should say, myself formed a organization called 'Track Racket', and it's to deal with the impact of the noise that's generated from New Jersey Motorsports Park onto the neighbors that surround this park. We had our first meeting in Cedarville last Thursday. I didn't know how many people were going to show up. Could have been three, could have been ten. We had over fifty people attend that meeting. This was an exploratory type of meeting. Just, I'm taking the temperature, basically of the residents that are impacted by this noise. And, it's really to find out to what degree their quality of life is being affected by this noise. So, like I said, over fifty people showed up, and there is a definite consensus that this noise is unbearable. It's much more that they ever thought it would be from what was told to them. And this is, I'm not saying, this is what was told to us at the meeting. So, there is a fever out there right now. And, this fever can certainly turn into an epidemic if smart and deliberant and expedient action isn't taken soon to abate the noise. Now, but like I said, we just formed this organization, and, I'm sorry, I'm a little nervous on here, but we just formed this thing and we do want to work with the City Commission, we want to, Commissioners, we want to work with the track, we want to work with the residents, we want to have a solution to this. We are not, and I'm going to repeat this, and I do hope this gets written. We are not against the track. We know what it's going to do for this area. And, I think all the residents can agree to that. But what we are adamantly opposed to is the amount of noise that is affecting the quality of life to taxpaying residents that actually live within a three mile radius of the track. Within two miles it's really impacted. These people are really, really suffering, and last year it was only a half season that started, what, in the middle of July and went through November. And people were astounded by the amount of noise that this park generated. That, they were just incredulous, they said, 'they said, they said it wasn't going to be that loud'. Well anyway, this year, it's going to start in April and go through November. That's eight months, more or less, seven days a week, starting at 7:00 in the morning for the loudspeakers, 8:00 in the morning for the noise. That goes on all day. That's all I'm going to say tonight. I do want to, at

some point soon, set up a meeting that we can all get together. I don't know how that is done, so I'm hoping that if I contact the, you Mr. Quinn, is that the...?"

Mayor Quinn: "You can, sure."

Michelle Post: "Okay. And then we can hopefully get some of the residents and with the track and start bringing this to everyone's attention. Okay? Thank you."

Mayor Quinn: "Thanks, Michelle."

Paul Bonney: "Good evening. Paul Bonney, 2633 South Second Street. I just wanted to comment on it too, is this stuff that's in the paper. I'm the maintenance director out there at the race track, and just on the side of what it has, you know, affected the City of Millville is that, just in my department alone, we have twelve full time employees. Other departments, you know, I don't know what the count of their departments are, but I know it's quite a bit out there. If it wasn't for the race track being here, I wouldn't even be living in Millville. Because, if it wasn't for me getting the job there, I was ready, my house was for sale and we were moving to Tennessee. So, now I'm glad at that part, that I can stay here in Millville. But, to look at it over the big picture of what's happening out there is that, it's just who it affects the most. Is it because, I know I read in the paper that Liberty Village can hear it like it's in their back yard. I only live right down the street from them. And, yes, can I hear it? Absolutely. Is it deafening? No. You know, it doesn't affect my quality of life where I live, and I'm right down the street from them. I can hear 55 with vehicles and trucks all hours of the night or day. I can hear the boats in the river in the summer time. It's just, you know, it's there. So, yeah, you know, other houses are closer. You know, they're going to definitely get the noise, too. You know, more than I will. You know, it just all depends, you know, how you look at, you know, the big picture of it. It's like Liberty Village, that was all woods at one time. I rode my cycles in there. Now it's a big white fence with houses. It looks like a prison. This is only my personal opinion. But, if you look, and stand back and look at it, it's a fenced in community for Senior Citizens to feel safe. So, there's two ways to look at everything. So, but it does help. It has benefitted me and my family, and the twelve guys that work under me. So, thank you."

Mayor Quinn: "Thank you, Paul."

Michelle Post: "Can I say something?"

Mayor Quinn: "No, the way this is set up, it doesn't get a debate, you speak once and then you go back the next meeting."

John Redden: "Good evening. John Redden, 20 Sharp Street, Millville. Also Chief and Executive Director, CEO of Millville Rescue Squad. I'd like to make some comments about track noise from probably two different perspectives. Number one, everybody is probably aware that cars can't run on the track unless our services are engaged to be ready. If there's cars on the track, we'll have anywhere from twenty to thirty people trackside ten hours a day, seven days a week. In anticipation of this, and knowing that racecars can be noisy, we purchased a lot of very expensive equipment. Special racing ear muffs. Last year, I

believe they wore them about five times. There were about five times that, out on the track, during certain race events, we needed to wear those muffs. Now, we're trackside. We've probably got, probably here tonight with me is a group that's maybe put a thousand hours at the track at trackside, and wave your hand if you can still hear me without turning your hearing aids up. I mean, it's noisy, for sure, trackside, but it hasn't been deafening, and it hasn't caused any ear damage to our guys. But from another perspective, our operational facility at the Rescue Squad is about two miles from the track. We're a twenty-four hour operation that runs all the emergency services for the City of Millville and emergency medical services as well as some other communities, and we transport about fifty thousand people twenty-four hours a day. We have a full time building department, and a full time Training Academy. Less than two miles from the track, it has not disrupted our business. You guys would have heard from me if it did. If we couldn't manage the emergency services for the City two miles from the track because of the deafening noise, I would have been here many months ago appealing to you for help. Can we step outside and hear it? Do we know when there's racing going on? Absolutely. It's almost like a white noise. I think there's, maybe there's different levels of what's bearable. We can hear it, yes. Does it disrupt the business? Is it unbearable? Absolutely no. I could say that the racetrack has resulted in the hiring of sixty-five people for Millville Rescue Squad. They put a lot of people to work. It certainly had a definite positive economic impact on many people from this area. I just don't see that the noise is that much of a factor."

Mayor Quinn: "Thank you, John."

Joe Sutherland: "Joe Sutherland, can I make a comment about the track?"

Mayor Quinn: "Yeah."

Joe Sutherland: "Okay, 51 Dorset Avenue, I live very close to the track, and not one time this summer has the noise from the track disrupted anything that I've done. When I come home after work, until a friend of mine mentioned to me that the cars were running, I didn't even notice the noise. And then when he did, I could hear it, but it was not loud. And, I think that's fairly close to the track."

Mayor Quinn: "About a mile and a half."

Joe Sutherland: "And, you know, sometimes I'll come out of my house just to sit in the backyard and listen to the cars. And, you know, for me, when I lived on Second Street, I got a lot more noise from just trucks and cars going up and down the street than I get from the track. And, that's all I've got, thank you."

Mayor Quinn: "Thank you."

Randy Harry: "Good evening, Mayor, Mr. Mayor and Commissioners, Randy Harry, how are you, I live at 2404 South Second Street down in beautiful scenic Maurice River. I've been there twenty years, and I am the track Purchasing Director, and I don't know if you guys remember Dallas Airmotive when they were here?"

Mayor Quinn: "Yeah."

Randy Harry: "And, you know, for twenty years until they closed, I used to wake up in the mornings and I used to hear them engines hum. And I used to say, 'wow, shut that place down'. But, you know, I had friends that worked there. They had great jobs. They had beautiful jobs. Really good paying jobs at Dallas Airmotive. And the engines were loud. They were very loud at times. And, you know, I'm like Paul Bonney, I love working in Millville, I love living in Millville, I love driving five minutes to work instead of half an hour to Mt. Laurel or Philadelphia or something. And, you know, just in support of the track, noises are all around us. Everywhere we turn there's noises. And I live on South Second Street, I hear those trucks, man. Man, more and more of these trucks are coming down that way back and forth. But, it's our economy. It's a compulsive growth. You know, growth can be measured in many ways. You know, it can be noisy, it can be quiet. And, you know, things are going to be noisy. But, we have noises all around us. Everywhere we turn, not just the track. There's noise everywhere. And, just in support of New Jersey Motorsports Track, it's, you know, it's something there that's, it's good for this area. It's really good for Millville. I've spoken to people all over. From the north, south, I took a friend out here, never been to Millville. He thought it was great. He'd love to move down here. And so, you know, we've got a good thing going here, a really good thing. Thank you."

Mayor Quinn: "Thank you."

Doug Weil: "Doug Weil, 1032 Cedar Street. I'm pretty close to the racetrack and I work out there as the Safety Manager, and I've got over fifty guys in my department when we're really busy. Okay? So that's along that line. But I'd also like to kill two birds here. I mean, I put up with twenty-five years where I lived with a lot of noise. I got the Youth Complex across the street. The loudspeakers with kids screaming, my kids included. Not complaining, I loved it. Twenty-five years I've listened to that. Eleven o'clock at night sometimes. Then I got eighty Collies that live right directly across the street that bark and yelp and scream. Howl and whine at three o'clock in the morning when it's too cold. And I've been here complaining about that and never got anything, and I've learned to live with that. I've been there over twenty-five years. So I just feel that I think people can learn to live with a little humming in the background. To me, its beautiful music, you know? You've got to listen to this stuff and live with it. You know, you can't cry about it. And it's just my point of view. Thank you."

Mayor Quinn: "Thank you, Doug."

Jack Calkin: "Hello. My name is Jack Calkin, I live on 1334 Fairton Road, which is on the Millville side of town, and basically I just want to say, I don't work at the track. I'm totally for the track, I love everything that the track is doing. I've actually started two businesses because of the track. One's an advertising business for racecars, and I have some pretty prominent sponsors on my vehicles, and also a Youth Racing League I've started for young kids for go-kart racing. If the track wasn't there, this would not even be an option. So, the kids, I have six kids in my league right now, they totally love it. I can't wait for spring for the track to open

to get these kids out there, and hopefully it'll grow from there. I can get a lot more families out there with their children so they can enjoy this unique experience that we have in this community. I just want to say that I agree with everybody about the road noise, the trucks, and I hear it. it's like a, it's like they said, it's like a white noise, but it's just...it's not that bad. I do want to say that on Fairton Road, when you make the bend and come around, there was a section of the road, because I live right near that, that was awful. It was bumpy and they just fixed it. And that is, it's unbelievable. I just...anybody who had anything to do with that, thank you, because that road is super quiet now, when the cars hit it, you don't even hear them. That made more noise than anything. I could care less about the track, it's that road was awful. So, thank you, whoever did that."

Mayor Quinn: "We have to give credit to the County in all honesty."

Jack Calkin: "The County, okay, well it's wonderful. So, if anything I could have griped about that. But, as far as the track goes, it's A1, definitely. Alright. Thank you."

Mayor Quinn: "Thank you, Jack."

Christina Rivera: "Hi, I'm Christina Rivera, 428 Caroline Lane. I was here last meeting, as you all know, that are sitting up here, I didn't get meet you, Commissioner Parent, hi. I'm back again this week, I'm going to be a familiar face from this point forward in Millville. I am a part of the new growth here. I've never been a part of Millville ever in my life. I have no family here, I've just moved from Philadelphia, again, to make a better life for my kids. I'm hearing a lot of discussion about things from a big City. I'm used to the noise. I actually like hearing the 55 noise from the back of my house, simply because I grew up in a big City with noise all of the time. It kind of is calming, as shocking as it may be for some, for me, it's calming. As time goes on, and I hate to be the bad one here, or the Devil's advocate, you'll get used to the noise. You'll tend to not hear it. You know, and I can say myself, a big decision for me moving here was, I wanted to be within a gated community for my kids. I know someone said there's some sort of isolation there with the white picket fences around, but I did not want to move to a five acre piece of land and be that isolated from society. I wanted to stay within, again, because I was from, up until five months ago, a huge City. Now, I did mention last week, I drive, I was driving an hour and a half to make great money every day and now I'm only driving a half an hour to make great money. One concern I do have, and I've made a friend in Commissioner Vanaman, thank you, moving forward, what I ask from City Council and from the Mayor is to maybe come up with a plan how to, over, you know, as we're growing and developing the City of Millville, which, I agree with, which I understand, and I want to be a part of, and I want to be proud of it. Is that moving forward you think of, you know, how it's going to directly affect the middle class and what we can do as, I guess, a community or as, you know, the citizens of Millville, to come up with ways to alleviate the burden that the middle class, I feel, is going to be affected by by bringing in the new businesses. I understand the abatements will directly affect people. But, I think the middle class, and it's not just Millville, it's the government itself, are working tirelessly. Friday comes, before you know it, Monday's here. You don't

spend enough time with your family anymore. You know, you're spending your weekend cleaning, shopping. You don't need to hear this, but we're all living the same life. And, unless you're rich and unless you're poor, you're the ones that are feeling it. So all I ask is that moving forward, that we devise some sort of system, some sort of plan, and I'm going to refrain from how I feel, what I think should be done, but if we could think collectively together, what we can do to help people like myself that's tired. I'm tired. Unfortunately, I wasn't born into money, and I've got to work hard for it. I'm full of grace, if you can't tell. I would just appreciate moving forward if you could keep this in mind. Make it a part of your agenda to figure out how we can, again, together get money to alleviate our taxes going up. I don't mind paying the eight thousand dollars of taxes I've got to pay. As I've stated, I'm saving money with tuition. But as I get old, it's going to be really tough to keep up with, and I will be forced to move out of Millville as I get older. I don't want to have to face it. I've moved fifteen years of my life. I don't want to do it again. So please keep that in mind."

Mayor Quinn: "Thank you, Christina, we appreciate it."

Christina Rivera: "Thank you."

Mayor Quinn: "Interesting, I happened to go the Governor's State Address, and I was sitting next to a resident from Little Falls, New Jersey, and we compared our property taxes in which mine are about ten, his were twenty. Twenty thousand bucks to live in Little Falls, New Jersey. But, you know, it's the State of New Jersey, which is so tough, and, you know, it's just the way the taxes are just so reliant upon property taxes. Just as an example, it seemed, to me, to be an awful lot of money also. Anyone else who would like to speak?"

There being no further comments Mayor Quinn declared the public comment portion closed and asked for comments from the Commissioners.

Mayor Quinn: "I have a couple of comments. First of all, Michelle, one of the things I think that we do see, the other Michelle, the benefit from the Motorsports Park is we put out an RFP for a hotel on the Riverfront, which, I don't know whether we had gotten any interest in it without the Motorsports Park. We have two new hotels that are coming to the northern end of town near Route 55. Those will bring, even with their abatements, they will bring great tax revenue to the City within the five year period, and, of course, less than that as they start kicking in. And, also, we put in the three percent sales tax per room, so those rooms will also directly contribute immediately to the budget. And, I have to tell you, this, I'm trying to think, what day was it, I guess it was actually Friday. We had a call from the representatives with some people coming in from China to look at putting in some type of a glass facility in Millville. And I met with them, Commissioner Derella met with them earlier, and then I went with them on the trip, and we showed them the facilities and the expansion of facilities and things like that that they would like to do in Millville. And, they said to me, 'do you offer an abatement?', and I said, 'well, yeah, we do.', they said, 'well, if you didn't we wouldn't be here. Because we're going to Vineland next, we're going to Bridgeton after that, and then we're going to Elizabeth, New Jersey.' And the lady from the State who is

Chinese, Gene Chang, I believe is the name, had said to me, 'to be honest with you, Mayor, you wouldn't even be on the radar map if you didn't have the abatement, and secondly, we're still going to have trouble getting them because of proximity.' Let's face it, if you're going to be dealing in the New York area, chances are Elizabeth that has abatements, that has UEZ, will have, probably, an edge on us, so I don't know whether we're going to get them or not, but we were competing with three other communities who offer tax abatements. And, I don't know, maybe I lost the ability to communicate. Maybe, I've not been able to get this point across, but, Ladies and Gentlemen, Bob Romano is one of my best friends. He's the Mayor of Vineland. I have dinner with him, we go places together, we go to conventions together, we go to Trenton together, and everyday that I talk to him, I still say, 'Bob, you're still going to have abatements, right?' 'yes we are.' I say, 'okay, thank you very much.' You know, it is something that we are, because we're an Urban Enterprise Zone, we're able to have them. And, you know, people can say, 'well, we're losing all this tax money'. Folks, come on, think about it, think about Union Lake Crossing shopping center. You mean to tell me, if we didn't have the abatements they were going to come, they weren't going to go a quarter-mile north to Vineland, one of my best friends owns thirty acres of land they could have easily had in Vineland at Butler Avenue. That's what's going to happen. So, to sit here and say, 'oh, you've lost all this money giving all these abatements away', and yeah there's some, I'm sure there's some we've probably talked about. The bank, abatements, eh, they would have come whether we had it, Wawa would have come whether we had it. Union Lake Crossing shopping center would not have come. And, I know, somebody said Steve Durst made the statement that it was going to come. I don't know why he would ever have said that, because every time I talked to him, he's told me that without it, without the Target, PILOT, everything else, it wouldn't be here. But, I guess if you say something long enough, and you say it frequently enough, and you write letters about it enough that people then say, 'well, it must be true! I read about it.' I don't have any reason to ??????? you, I'm not here to try to spin anything, and all I'm trying to do is tell you what I live with with Don Ayres every single day. We have competition. And the State of New Jersey, take away abatements, it's tough. Because you're always competing with the neighboring community for ratables. That's all the time. Vineland has a hundred million dollars in second generation revolving loan money. They could outspend us, outbid us a lot of the times. So, we have to work a little harder to try to get what we can get to come here. But, we've done that, we've had some good success with that. You know, if Vineland and other communities were to stop it, yeah, then you wouldn't have to compete. But the way it's set up in this State, you should throw all of us out of office if we didn't offer the abatements to get the people here, because you wouldn't have them. It's the old story, you want half a loaf of bread now or do you want no bread? And, I'm telling you, you wouldn't even get a crumb of bread if you didn't offer the abatements at this point in time. It may change down the road, but at this point in time, with the way the economy is, and that they're out there, and that they're competing constantly with Vineland, and as I say, Bob is a great friend of mine, but he's smart enough to say, 'Jim, there's no way in heck I'm going to do away with an abatement. It just doesn't happen.' So, I mean, yeah, keep saying it, I guess, maybe some people do believe it, and maybe I'm wrong, maybe they're right. I understand the concept behind it, and it would be wonderful

never to have to give one, but, at this point in time, we do have to give them. And, I don't see how we would have drawn a lot of the businesses that we do have. There was a good point. I think the one Dave talked about, I don't know why in the world that little twenty-some hundred dollar facility, I guess it qualified..."

Commissioner Vanaman: (inaudible)

Mayor Quinn: "Pardon?"

Commissioner Vanaman: "Don't take my reply away."

Mayor Quinn: "No, I'm not. I'm just saying that I don't understand, but, apparently, from what Joe said, if it qualifies, it qualifies, and if it's six hundred bucks, it's six hundred bucks. But, David, now you can have your reply."

Commissioner Vanaman: "Oh okay. Thank you. Now why would the..."

Mayor Quinn: "...this is the counterpoint..."

Commissioner Vanaman: "I wanted to back up to where I would see if you're busy tonight because I would like to play poker with you, because you show your hand very easily. Because you, right in the very beginning, you talked about the hotels, and yes they're going to get abatements. And number one, they don't even have a plan yet, let alone a hole in the ground. And it may not be there for a year from now..."

Mayor Quinn: "That's true, they may not get them, you're right, Dave."

Commissioner Vanaman: "But it sounds like they've already been awarded an abatement the way you said it. Following the all or none philosophy that several of you have adopted that abatements have to be given all or none, that's why you've given me no choice but to vote 'no', because I can't vote 'yes' and 'no', because it's either all or none. So, I'm following the main rule. To get back to the Jacquet thing, yes, I'm listening, I hear you, and I do understand the abatement process, but I'm wondering if everybody else understands it if the guy clearly tells you, 'all I did was build a garage, I'm going to put some equipment in it, I'm not going to have any employees, I'm not creating jobs, I want a tax abatement,' and the answer is, 'ok'. I don't think it's right. I'm done."

Commissioner Shannon: "I would like to make a comment, because, the thing is, I've always been in favor of the abatements and, you know, the philosophical things can go back and forth, and, Dave, you talked about the all or none. And you talked about no employees and this and that for that one Jacquet business. From my understanding, and all the research that I was provided with, the businesses have to meet a certain criteria, and the criteria was met by those ten businesses and if those criteria are met, we cannot deny one over the other. My understanding is, if they meet the criteria, they're due the abatement. And that's my understanding of that. So as long as they meet the criteria that's laid out in that tax abatement, they receive the abatement."

Commissioner Vanaman: "Okay, we'll just continue to have a difference of opinion, that's all."

Commissioner Shannon: "Right. Okay. I wanted to make sure people knew where I was so they know where you were."

Commissioner Vanaman: "We're outside smoking."

Commissioner Parent: "I'm the guy in the middle. And, if I may, Mr. Mayor,"

Mayor Quinn: "Sure, please, Jim."

Commissioner Parent: "You know, I've been here a long time to see the good, the bad, the ugly, you know, what's happened to the City. To those who have just moved into the City, welcome. You know, we need your input, we need people who are going to be aggressive, and we want people to take part in government, that's very important. So, again, thanks for moving to the City of Millville. This evening we heard a lot about noise, noise pollution, Michelle, that has been a concern when the park was being built. And, my understanding is that they have met the criteria out there on the noise at the Motorsports, that it's within a certain range. This evening we heard the good and the bad about the Motorsports. I'm here to tell you the good. And, as John Redden indicated, the types of jobs that were created for the Millville Rescue Squad is just absolutely unheard of and unbelievable. And that's a credit to you, John, and the members of the Rescue Squad. You people do a fantastic job for the City and for the residents and the whole area. I can remember being here when the City of Millville had to support the Rescue Squad and with money, with Urban Enterprise Zone, with ambulances, what impact that would be to our community budget wise without you folks in the Rescue Squad. Again, you have saved the local tax payers absolutely millions of dollars over the years. So, again, we want to thank you for doing that. So our friends at the Motorsports, I'm sure that we have to sit down and talk and see what we can do, alleviating some of the noise if it's out there. A lot of vegetation has been destroyed in that area, we all know that. Whether we have to plant more trees, we'll do what we can, we'll keep working on that. It's a new facility. It's a new project that was built. A lot of trees were torn down. We have to rethink and over the years I'm sure that that noise will, whether we get used to it or not, you know, that's for us and our neighbors, either we have to live with it or do something about it. So, again, Michelle, we appreciate your remarks that you've brought to us this evening. Tax abatements, again, you know, we're going to argue that, whether they're good, bad, are the difference. I'm a firm believer that if it wasn't for the tax abatements that this City has provided over the years, your taxes would probably be out of sight without any question and the types of jobs that are going to be created by those businesses and industries that have come through this City. Without offering those types of incentives, it was vital to this administration, prior administrations, to go out and seek those types of businesses to bring jobs, three of us in the long term coming back to our community. We can have differences of opinion as Commissioners, and I think that's healthy. I think we respect each other. It doesn't mean we don't like each other, we just have difference of opinions. Somewhere down the line, and I think the Mayor's right, maybe we have to rethink tax abatements that we are looking at right now that don't have to be offered down the line. But, as long as they're offering,

as long as you're in the competition with the surrounding Municipalities, we have to play the game that's there. They are the rules, and we play by those rules. This administration has been aggressive, and should remain aggressive in bringing jobs and ratables to the City. That is the only way, the only way that we can help subsidize the taxes and stabilize taxes in any community. Without ratables, you're out of sight. So, no matter who sits here, and, you know, my term is ending in a couple months. So, whoever sits up here, I just hope that they'll have that philosophy, and don't lose the big picture. The big picture is the long term effects that we do, and decisions that administration and political people and the public officials make. Not the quick fix, but the long-term. And that's how we should all think. So, again, Mayor, I support those types projects."

Mayor Quinn: "It's interesting, too, that I have yet to ever read, or ever hear, or ever see anyone going to Vineland, Vineland residents anyway, going against them giving abatements out. So, I think, I guess we're unique in Millville that we have that. And Bridgeton, also, I have never heard of that, and at the UEZ meetings, I've never had any of the Mayors of the cities who also are able to offer the abatements tell me that they have opposition to them. But, we do, and, you know, it's philosophical differences, and, you know, I really like Dave, he's got a great sense of humor. We laugh and have a good time together, but we disagree on some things. But that's healthy. Disagreement is a healthy thing to have. And, you know, I strongly feel the way I felt, I've told you that, but, you know, that's the way I feel. And, anyway I do want to comment about Commissioner Parent. I was very, very sad this evening when he told me that he's electing not to run again. Because, I've been here for almost twelve years, and so has Joe Derella, who's not here this evening, and Jim has been a mentor to us, Jim has been there with us shoulder to shoulder. And, before, Jim was the Mayor of the City of Millville in 1989 and did an outstanding job of setting up a lot of the things that you see that are going on in the City today. And, we're really going to miss you, Jim. I'm very sorry to hear that you aren't going to run, but I certainly know you deserve the opportunity to enjoy the rest of your life, and I wish you much success, and I thank you for serving the City for all those years."

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

Approved:

James F. Quinn
Mayor

W. James Parent

James T. Shannon

David W. Vanaman
Commissioners

Attest:

Lewis N. Thompson
City Clerk/Administrator

**BILL LIST
CITY OF MILLVILLE
MEETING JANUARY 20, 2009**

ACCESS SYSTEMS, INC.	6,000.00
ACE PLUMBING & ELEC SUPPLY	49.68
AGATE CONSTRUCTION CO., INC.	41,952.27
A&M PRODUCTS	465.48
ASG SECURITY LLC	363.00
AT&T	58.65
AT&T INFORMATION SYSTEMS	168.88
ATLANTIC CITY ELECTRIC	86,458.66
BERCO FLEET SERVICE INC	439.19
BERNAL MECHANICAL CONTR. INC.	80.00
BETHEL DEVELOPMENT CORPORATION	5,000.00
CENTER CITY GROUP	125.00
CIFALOGGIO INC	544.44
CITY OF MILLVILLE	140.00
CITY MILLVILLE SEWER OPERATING	4,291.16
CITY OF MILLVILLE UTILITY	15,422.00
COBRA ELECT	39.90
CUMBERLAND CO. CLERK'S OFFICE	88.00
CUMBERLAND COUNTY COLLEGE	3,750.00
CCIA	556.10
CUMBERLAND COUNTY S.P.C.A.	2,596.55
CUMBERLAND FIRE PROTECTION	1,874.20
CUMBERLAND TREE SERVICE, LLC	900.00
CUSTODIAN OF SCHOOL MONIES	639,225.00
RICHARD H. DANIELS, ESQ.	1,313.00
DAY FORD, INC.	13,495.00
DEERFIELD ELECTRIC	1,582.00

FEDEX	20.96
EMERGENCY PRODUCTS INC/FIREPWR	191.22
THE FLOWER FARM, INC.	18.00
GLOBAL TRACKING COMMUNICATIONS	399.99
GRAINGER	2,447.58
GRANTURK EQUIPMENT CO., INC.	375.11
GRUCCIO, PEPPER, DESANTO	6,041.00
H.A. DEHART & SON, INC.	1,983.76
HOWARD HEE	375.00
HOLLY CITY TIRE, LLC	452.00
HOWELL HARDWARE	1,137.36
INTERCON TRUCK EQUIPMENT, INC.	143.15
INTL ASSN CHIEFS OF POLICE	120.00
ITS MAILING SYSTEMS, INC.	1,250.00
LEITER P. DIDOMENICO	1,900.08
KEY EQUIPMENT FINANCE, INC	390.00
LANDSMAN UNIFORMS INC.	4,643.00
RICHARD LAPPINE	50.00
LAWMEN SUPPLY CO, INC.	141.58
LAWYERS DIARY & MANUAL	87.00
DEREK LEARY	93.32
JERRY A LEWIS ASSOC.	375.00
LILLISTON CHRYSLER/PLYM., INC.	590.13
LOWE'S CO., INC.	407.37
MAJOR PETROLEUM, INC	478.10
RICHARD C MCCARTHY ESQ	20,103.08
MC MANIMON & SCOTLAND, LLC	16,299.18
MGL PRINTING SOLUTIONS	124.00
MICROFLEX MEDICAL CORP	1,438.50
MILLVILLE CHAMBER OF COMMERCE	3,000.00
MILLVILLE DEVELOPMENT CORP	11,052.69
MILLVILLE ELITE ENTERPRISE LLC	182.00
MILLVILLE HOUSING AUTHORITY	400.00
MILLVILLE PUBLIC LIBRARY	42,333.33
MILLVILLE RESCUE SQUAD	4,833.33
WILLIAM R. MINTS AGENCY, INC.	13,581.00
MONTGOMERY, MCCRACKEN, WALKER	3,732.95
NEXTEL COMMUNICATIONS, INC.	3,940.77
STATE LINE MACHINE, INC.	1,419.22
NJ STATE LEAGUE MUNICIPALITIES	225.00
NORRIS SALES COMPANY, INC.	896.53
NORTHERN SAFETY CO., INC.	460.17
OFFICE BASICS, INC.	32.26
TODD OLIVER & SONS, LLC	220.00
ONE CALL SYSTEMS, INC.	118.80
PEDRONI FUEL CO, INC.	19,153.47
PENN-JERSEY MACHINERY, INC.	2,797.77
POLYDYNE, INC.	1,690.70
POSTMASTER, CITY OF MILLVILLE	360.00
PREMIER CHEMICALS, LLC	10,951.99
QUALITY CONTROL LABS, INC.	191.00
RACE REWARDS	766.00
RC WELL & PUMP SERVICE, INC.	420.00
REDCORN, INC.	2,250.00
JAMES F. REEVES	375.00
STATE OF NEW JERSEY	5,319.00
THYSSENKRUPP ELEVATOR	1,480.66
SHARP ELECTRONICS CORP.	175.20
SJ GAS COMPANY	24,497.66
SOUTH JERSEY SANITATION CO INC	116,829.82
SPIRIT ENVIRONMENTAL SERVICE	240.00
SYNERTECH INC, ENVIRONMENTAL	1,625.00
TAX COLLECTOR & TREAS. ASSN NJ	225.00
TAX COLLECTOR & TREASURER ASSN	150.00
TEPS POWER EQUIPMENT, INC.	239.33
THIRD WARD ADVISORY	20,000.00
TRACTOR SUPPLY	260.11

THE TRAINING SCHOOL	5,936.00
UNITED LAWN MAINTENANCE, INC.	75.00
URBAN ENTERPRISE ZONE	5,109.10
USPS	4,269.00
VERIZON CABS	193.32
VINELAND AUTO ELECTRIC, INC.	1,096.00
VINELAND GUIDANCE CENTER	175.00
VITAL COMMUNICATIONS, INC.	100.00
W. B. MASON COMPANY, INC.	1,174.29
WESTFIELD ARCHITECTS &	1,582.50
WEST GROUP, INC.	80.00
ALICE E WOOD	200.00
DANIEL H WRIGHT, JR	1,557.60
ZEE MEDICAL SERVICE, INC.	128.44
THOMAS P. BROWN	625.00
FOUNDATION TITLE	10,000.00
WES THOMPSON PLUMBING, HEATING	1,800.00
ATLANTIS, LLC	75.00
HOLLY CITY DEVELOPMENT CORP.	2,397.00
GARY COLON & BRUNILDA COLLAZO	2,550.00
MILLVILLE HORIZON, LLC	1,950.00
WILLIAM LOATMAN	1,424.78
MILV SAV & LOAN - MARTIN MARRERO	511.59
TOTAL VOUCHERS FOR 01/20/09	1,228,489.01
CITY OF MILLVILLE SALARY ACCOUNT	308,358.62
CITY OF MILLVILLE SALARY ACCOUNT	134,091.78
TOTAL SALARY FOR 01/20/08	442,450.40
TOTAL VOUCHERS & SALARY 01/20/09	1,670,939.41