Transcript of proceedings taken on January 10, 2007 at 10:00 a.m. at the Mary Roebling Building, 20 West State Street, 2nd Floor Conference Room #218, Trenton, New Jersey 08625.

APPEARANCES:

Board Members:

James A. Carey, Governor's Authority Unit
Ambar Abelar, Public Member
Marilyn Davis, Labor & Workforce Designee
Lisa Migliaccio, UEZ Staff
Kathleen Kube, Chairwoman Designee
Patrick Bruck, Deputy Attorney General
Donna Pearson, Public Member
Michelle Richardson, DCA Designee
Lewis Hurd, Public Member
MS. KUBE: Good morning, I will start the meeting. First of all I would like to wish all of you a happy new year as we begin with another year with Enterprise Zone Authority. Today is Wednesday, January 10th, 2007. I will ask Lisa to read the notice of public meeting and to take roll call.

MS. MIGLIACCIO: In compliance with open public meeting, at least forty-eight hours of notice of this meeting was sent by way of the Secretary of State to the following newspapers, the Star Ledger, the Trenton Times, the Trentonian, the Courier Post, Atlantic City Press, Asbury Park Press and the Bergen Newspaper. We will now have roll call.

(Roll call and all were present)

MS. MIGLIACCIO: You now have a forum.

MS. KUBE: Thank you, Lisa. We will begin by approving the minutes of the December 13th, 2000 Authority meeting. May I have a motion please.

MR. HURD: I will make a motion.
MS. KUBE: Motion by Mr. Hurd.
MS. PEARSON: Second.
MS. KUBE: Second by Ms. Pearson.

Any questions, comments or concerns from any of the members? Hearing none, all in favor please signify by saying aye.

(All members in favor with one abstention)

MS. KUBE: Any opposed?
MS. RICHARDSON: Abstained.
MS. KUBE: One abstention by Ms. Richardson. Motion carried. We will move on to new business.

First agenda item is Mount Holly's request for $300,000.00 for West Rancocas Redevelopment Business Center year one, and Kevin Mizikar who is the coordinator is here with us this morning.

I know this isn't going to be a rather lengthy presentation so I would ask for each of you if you come up to speak, please identify yourself, give the spelling of your name and good luck to you.

I will just tell you this project was on the agenda a year ago July and was tabled at that time if I recall correctly,

Mount Holly did not have a developer and so we are revisiting it at today's meeting and I'll ask Kevin to please begin his presentation.

MR. MIZIKAR: Thank you, we appreciate the opportunity to speak in front of the Authority today. This is a request for a year one totaling $300,000.00 in Zone Assistance Fund. This will be for the debt service payment on a two million dollar bond, year one of a ten year project with the total principal and interest on the bond of 2.55 million dollars. It is planned at this time that we will come back to the Authority in the future should this project be approved to continue our payments on the bond. With this funding we're seeking to acquire thirty-six properties, all of which are in the urban enterprise zone. These properties comprise three point seven five acres and we're looking to develop a business center as part of the major redevelopment effort within the township.

The property is located adjacent to
the Mount Holly bypass which is County Route 541. Of the thirty-six parcels that I just mentioned the current ownership breaks down to seventeen owned by the Township, fifteen owned by property management companies and four of them being owner occupied.

As evidenced by success in acquiring the seventeen properties, we're seeking this funding to continue the acquisition through the fair market of the parcels that remain that are not currently owned by the Township. With the seventeen parcels that are not owned by the Township are eighteen total parcels that are not owned by the Township, there are fifty-one residents within these units and DCA has approved and passed a workable relocation assistance plan and we'll get into the larger redevelopment process later on in our presentation of this project.

The West Rancocas Business Center Project is part of this larger redevelopment area that the Township is working on. This area that we're looking
to redevelop use to be the highest crime area within both the Township and Burlington County, although it's a small percent of the Township, a little over one percent of the total land area. In the early nineties we had sever problems in there with crack, the crack epidemic and the associated crime that goes along with that.

A redevelopment study was undertaken per state criteria in 2000 and the study found that there was density reported overcrowding in individual units, as I said it was the highest crime rate in the Township, forty percent of the town's crime came from this single area. That the community layout, Asian criminal activity, there's a lot of back alleys, a lot of places for people to hide, for people to conduct criminal activity easily and the master plan of the Township actually citated the blighted conditions of this neighborhood in 2000.

In 2005 this area was declared very in need of redevelopment and from that
time, actually since the inception of Mount Holly being designated urban enterprise zone, this has been one of the main projects we're looking to undertake, the redevelopment of this neighborhood, so it's been in every zone development plan since Mount Holly became designated.

In July of 2005 as, Kathy previously mentioned, the Authority raised concern over this project and asked additional work to be completed by Mount Holly prior to voting on the project. Since that time a lot of work has been done in coordination with various aspects of the local community and various aspects of the state. The notable changes are the litigation that was pending in July of 2005 has been dismissed. The project cost has changed from 4.4 million dollars to 2.5 million dollars. The project area has decreased in size from eighty-eight parcels to thirty-six parcels. We have a contract with the developer who is Keating Urban Partners and Mike Sencindiver here with me to help you better understand what we have done to help the
residents and move forward with the overall redevelopment of this project. A workable relocation assistance plan has been approved and we have representatives from Triad Associates who is the lead in helping us relocate individuals that may be impacted by this project and also have, that is Jerry Velazquez and I have Jim Maley here who is special counsel that is working with the litigation and also helping with the relocation assistance plan as well. And we also have certified the zone assistance funds will not be used for any public taking of properties within this area.

At this time I would like to turn it over to Mike Sencindiver so he can give you a brief discussion on the overall development process that's going on in this neighborhood.

MR. SENCINDIVER: How are you. Thank you for the time. You have a hand written note, it's Michael Sencindiver, S-E-N-C-I-N-D-I-V-E-R, I'm with Keating Urban Partners. I'm sitting here really
because the Township a number of months ago, if not a year ago, put together a request for qualifications and a request for proposal seeking a redeveloper for the west end. And the west end redevelopment area is not just The Gardens, although I think that is a misnomer, it also involves a school that has been acquired, essentially going to be acquired by the Township that the school system really has no use for as well as another piece of property called the Regency Property which has been acquired there to cause a larger project to occur.

When we got involved, one of the reasons why there has been changes and actually the area that we’re talking about today has grown a little bit smaller, is because what we did was we came in and we had meetings with the Garden residents as well as with the Township public, and looked at what was originally planned as a large kind of a big box concept out there and thought that that was maybe inappropriate, and as we started to meet
with the Garden's residents, it became
really apparent that what the town needed
and what the residents needed was a number
of new residents. While it would take out
of service some of these residents, some of
these homes need to be put back in these
homes, make them affordable and so on and
so forth.
So we have had a number of meetings
with the residents as well as with the
Township. The residents meetings we
articulated I think within the application.
We have had three of those and had some
small individual meetings since then.
We had those meetings to really get
the input of the residents, what did they
really want. Did they want housing? Did they
want larger commercial area? Did they
want a smaller commercial area? How many
of these residents might ultimately be
interested in putting in, working in a
small retail or a small area that had an
office over, excuse me, under a home and we
got a relatively good percentage of people
that had offices, had retail units
elsewhere in the county and in the region that would love to come back, work closer to home, own one of the affordable units, have a small retail mom and pop downstairs and essentially provide service for this particular area.

So generally what we started to do, to look at the plan a little bit differently rather than a large big box. And specifically the piece of property that Kevin is talking about right now is this small four corners right in here, right out on the bypass. In relationship to the larger project, it's relatively small, as you can see. In your hand-outs all of these are in smaller form but it delineates what the project is and the homeowners involved there.

What the housing here was, way back when, was housing for Fort Dix and McGuire. When Fort Dix and McGuire essentially started to deal with housing elsewhere, it got sold and believe it or not each one of these little units became subdivided and were sold as homes. The condition of those
homes is poor.

So really what this project entails is a larger piece of the project, it involves again this piece of property here to the left which is vacant ground which the Township has acquired, essentially a strip in here which is the school that is no longer used and vacant and really which was the Garden Project which goes from the bypass out to Rancocas Road.

So when we got the feedback from the residents and the town, it became pretty apparent to us that really what they wanted was residential, they wanted replacement. They didn't want to have the homes knocked down and not really have any new homes, so the concept was to build enough units that you could have a mix of units, affordables within those, within the constraints associated with the RAP, as well as some four market products out in here and reduce what was going to be a large bike box area out in here and to cause a small business center to occur which is now located this region that Kevin was talking about.
We're in the process right now, after we got the feedback from the residents as well as from counsel and we spent a lot of time reviewing a lot of properties and a lot of projects around the state, to show them what apartments can look like, what apartments over retail and office can look like and so on and so forth, and we have now got the Township I think looking at essentially putting together a plan that is going to respond to not only the Garden residents but the town's residents in whole as well as the needs of the town.

This we just got back as your all aware as developers, developers draw pretty pictures and they look great and when you first come in and your pitching something to a township, you draw a lot of pretty pictures and that's what we did but the hard work is really started and come back and the full survey from the utilities standpoint, from an environmental standpoint, from a wetlands delineation standpoint we got back about a month ago, so we are now at the table with the town as
well as the residents to really put
together a plan that is hard and fast that
will deal with some of the constraints of
the site.

So generally what we're trying to get
is a number of new residential units as the
older residential units are acquired and
taken down, a small business center out in
here which contains retail as well as
office use as Kevin was talking about
today, and generally what that could look
like we think is really an area that would
look like this that would have some one
story retail, have some apartments over
retail, some office over retail and
actually some what we call live-work units.

The thought process about what those
could look like, pretty pictures again but
generally this is kind of what we're trying
to shoot for from a township standpoint as
large opening, a new gateway off the bypass
and so on and so forth.

The existing conditions are pretty
difficult and we have been working with
Triad frankly in the utilizing the
realization assistance plan and have had
some very good success in regards to the
larger project.

When we met I think with the
Governor's authority unit a month or so
ago, the question was pretty significantly
put to us, we're worried about
condemnations, which we would be interested
in, and don't want to fund the money--the
concept that we have as a redeveloper in
the Township is that we don't want to be
naive, we have not approached this in any
way as trying to be taken. We negotiated
fair value with everybody, the Township has
been actually very fair and we're starting
to see the process really start to move
right now.

If I may, rather than take up too much
of your time, I would like to turn it over
to Jerry Velazquez who we hired from Triad
to explain the relocation assistant plan,
just to generally update you as to how
that's going and tell you a little bit
about the plan and essentially the leap
from the larger step from the state's
requirements and the Township has agreed to with us to accommodate us. Jerry.

MR. VELAZQUEZ: From our perspective--

MS. KUBE: Begin with spelling your name.


As Michael said, we were hired to put together the RAP plan, the RAP, the Relocation Assistance Plan. One of the things we wanted to do, we collectively, wanted to make sure that the residents were involved in the RAP, putting the RAP together and we created the RAP as a result of door to door interviews and as Michael said three resident meetings that were held to talk to the residents directly about the type of things they wanted, the places they wanted to move to, whether or not they wanted to relocate back on the site.

Many do want to come back on the site, some do not want to come back on the site and essentially we worked with the
residents throughout the process.

One of the things that the developer and the Township have agreed to is the benefits are going to be paid to the residents, are going to be above and beyond what the state requirements are, both for the renters who will remain renters and the renters who may purchase a home. For those of you who are not aware, relocation benefits can be utilized to move to another rental unit or they can be utilized to purchase a home, a lump sum payment for a down payment to acquire a home, and in both of those cases the developer and township have agreed to go above and beyond what the state relocation benefit cap is.

And that was again the result of a conversation that we had as a group and really wanted to be realistic about our opportunity to move people from where they were to a nice home or a nice rental unit in the future and wanted to make sure that there was an opportunity for people to come back to the site if they wished to do that.

So we have an office on-site, the
office is been operational for about two
months. We have interviewed about probably
twenty to thirty residents. We already
moved four residents and we have a home
ownership seminar that's coming up actually
this Saturday we're going do bring the
residents in who are interested in
purchasing a home, we're bringing the
county in, bringing other non-profits in,
we're going to share with them
opportunities that exist for down payment
assistance, first time home buyers
assistance and really work with them
through the process.
Triad's background is in grant writing
and community redevelopment. My personal
expertise is in redevelopment both on the
economic development side and the
residential side. I have done a lot of
residential redevelopment so I have a good
knowledge of the programs that are out
there and ways that we can be creative both
with units outside of the property as well
as units that might be located back on site
for the residents. So again what we tried
to do in a tough situation, I am not going
to sit here, and I told the residents this,
not an easy thing to do, it's not easy
to ask somebody to move from where they are
to another location, but quite frankly in
the end, probably ninety percent of the
time, people end up in a better
circumstance than they are now,
particularly with the issues that Kevin
brought up. Nobody likes living in these
types of conditions, so our role
essentially is to help them get to a place
that's better than where they are today.

MS. KUBE: Thank you. Anything else?

MR. MIZIKAR: One thing I wanted to
stress to you as Mike and Jerry have just
spoke, is that they at often times, were
trying to help you better understand the
larger redevelopment area that's going on.
The zone assistance funding that is being
requested, meets the qualifications of the
state statutes and they'll be for
commercial development, there will be
retail and office spaces as have been
mentioned and it's just the smaller sub
sect that's on that top map. It has nothing do with the overall redevelopment of any one or acquisition of any properties outside of this 3.75 acres as is in the project request.

MS. KUBE: Right. May we have a motion, please.

MR. ABELAR: I so move.

MS. KUBE: Motion by Mr. Abelar.

MS. DAVIS: I second.

MS. KUBE: Second by Miss Davis. Any questions, comments, concerns from anyone at all? Mr. Abelar.

MR. ABELAR: This is a excellent project and very impressive, starting with the location assistance program. I have first hand knowledge of a number of this type of program and this process. This is even better, not only it is more money than is required by the state, but also relocates the people dislocated within the same area. Also the public involvement in this process. I read your submission and there were meetings with the people effected, effected negatively, so I commend
you for having those meetings.

Also the success in the litigation. The courts apparently validated the town's designation of this area as a blighted area. And also the lack of use of the eminent domain, no use of that power has been used and that's a very good project all around and I congratulate you, it's very good.

MR. MIZIKAR: Thank you.

MS. KUBE: Any other questions?

MS. RICHARDSON: A quick question for residents wishing to return. Is there a contractual arrangement between the residents or how does that work?

MR. SENCINDIVER: I can tell you how it works physically right now. There is a woman, I think Kevin actually submitted it--

MS. KUBE: Just speak up a little bit louder so the people in the back can hear.

A SPEAKER: Can you repeat the question, please?

MS. RICHARDSON: The question I asked is how does it work for residents that want
to return? Is there a contract? What is
the arrangement?

MR. SENCINDIVER: What we have done
and just to give you a real solid example
in the way we have been treating this,
there is a letter in there I think in your
package from Mrs. Brooks. Mrs Brooks, she
is an elderly woman, she is a senior, she
was living with her son and two
grandchildren, and it's interesting for me
when you start to have these discussions
everyone says this is my family and this is
what I want.

When Mrs. Brooks got away and had an
individual conference with Jerry's people
and our people, Mrs. Brooks said I am
getting older and frankly it would be nice
if I could shed some of my relatives.

Now, I have to be honest with you,
she would never say that in a meeting with
her son sitting beside her and so on and so
forth. And frankly there was, her home was
just in disrepair. All of her energies,
she was still working in order to
support--all of her energies were there and
frankly the maintenance on the house was not done, there was water and so on and so forth. When we got in to look at it, we said you can't live here, these are horrible conditions. We said look, you will be the first. We don't want you to feel like you're being taking advantage. We will agree to acquire your house at fair market value when you say that it's appropriate. And we will rehab a home over on Joseph Street, which is in The Gardens area, and we will rehab that home and we will move you over there and you essentially will pay what your paying right now. And we won't acquire your home until you say you're comfortable saying you want to do that. So we got that in writing, she is represented by a guy that was slow but ultimately she grabbed her attorney by the throat and said I am going, I need to get out of the house, so we done that.

What we do do is and what we anticipate is a pocket of maybe thirty homes in a cul-de-sac which is actually kind of a nice area that the Township owns
a bunch of houses right now, is rehabbing a
transitional piece for the people that want
to come back into the project, maybe don't
want doing to go to Brooklyn where some of
the people have gone and we have given them
money because they wanted to go back to
North Carolina or buy a trailer and so on
and so forth, and we will work an agreement
that is really almost like a real estate
agreement, so it will be an option to
acquire their home with a rental in
Joseph's Place and so on and so forth.

That's the way it's worked. We just
finished Cathy Williams which was just like
pulling teeth but it was just trying to
solve problem after problem after problem
that she had which were not large but they
were very significant to her, and she was
in a leased home which was again a terrible
condition and Jerry's people found her a
home, so we actually signed a lease and she
moved out and so on and so forth.

But all of the homes that were
negotiated, all fair market values, all
appraisals and so on and so forth and all subject to real estate agreements.

I hope that answered some of it.

MS. RICHARDSON: Thank you.

MS. DAVIS: I have a question. How many jobs do you think will be created for this project? And, two, will you hire locals?

MR. MIZIKAR: Depending on the real estate agreements, whenever we fill up the business center, I anticipate, you know, at a minimum fifteen to thirty jobs. I mean that would be, I mean, one job per location, and I just want to be very conservative with my numbers and not misrepresent anything, but certainly thirty to forty-five jobs, I mean even if you are just talking a small retail establishment or a small office environment with two people in each location. I think we're talking about thirty-five thousand square feet of commercial space as planned right now. And of course we will be looking to both hire people who are living in the current community that's being redeveloped
in Mount Holly, you know, the larger community as we always do with our projects.

As Mike mentioned earlier, part of the reason that we have shifted gears from last July in determining what we're going to do commercially is because of the meetings with the residents and better understanding what kind of employment they need and what kind of working conditions that they are already in within the community or in the surrounding communities, so, yes, that's definitely our goal.

MS. DAVIS: Are you looking at any training programs to help residents so they can be a value to--

MR. MIZIKAR: Well, the UEZ program has a training program in place, well, it's basically up run by the Burlington County College by the previous project in I believe it was 2000, so, yes, we constantly refer people to this program. And, you know, as we come to understand what businesses are going to move into this
eventual commercial development area, we
would look to provide training for those
that are interested in working there.

MS. DAVIS: I would like to look at
the retail skill center at the Garden
Center Mall in Elizabeth--Jersey Garden
Mall, thank you, I am not a mall person,
there is a retail sales center where they
have training of local residents.

MR. MIZIKAR: Okay, and we do work
with I believe a Miss Fox, a Burlington
County representative from The Department
of Labor down in Westhampton, so.

MS. PEARSON: Not hearing from the
home owners that are left in this
development that you haven't worked out in
any kind of deal with--

MR. MIZIKAR: There is four actual
what I call owner occupied homes in this
area and I can't speak specifically to each
one of those home owners as to what
conversations they have had with Jerry's
staff that is located within the
neighborhood, but the offers were certainly
extended and the agreement, the couple
sheets that are on Triad letterheads has been extended to each one them. So there is only four owner occupied within this area.

MS. PEARSON: Can anybody address where they are now? My concern is I would like to just have a continual update. There is something about relocating people and uprooting people and knowing the history of this case, it was great uncomfortability for a lot of people regarding this. And you have to recognize the fact that this is a fantastic project I have had clients in that area, yes, it does need redevelopment and it does need help, my concern is that there were owner occupied units in there and as in any area like that there are people who struggle to maintain their homes and as long as they're getting enough money to relocate or to come back to the area. I realize you have the agreements here but what is above the state limit is a loan, although it's no interest but it's still a loan?

MR. SENCINDIVER: That's actually a
soft second what it is, what it really is.
When we first had the big public meeting to
discuss the RAP, it was confusing to a lot
of residents, because it really needed was
to be in bullet form. We went back to the
Township and said state benefits won't get
anybody in. We won't get anything. The
fact of the matter is you don't want to
hoodwink people, you have to be able to
have enough money to go and acquire a home
and with the other programs, you figure
those out so you can acquire the home,
which is the reason why they brought it up.
So we said look, we need to augment this
and it's a soft second so it's a no
interest loan that sits for as long as that
person owns that house. So if someone goes
to Willingboro or someone goes to another
town and acquires a house, it still sits as
a soft second. The only time that that has
to be repaid is if the house is sold. And
if the house appreciates, the way that the
market has had, maybe not over the course
of the last five years, but in the normal
course of a appreciation, it's not that the
Township is looking to get that appreciation, the Township is saying pay me back my sum. So if the house is appreciated by forty, then they get all the appreciation in the house and they just have to pay back that twenty if they want to sell the house. So the concept is it is not a windfall to a person but there is potentially the ability by acquiring the house to do what you and I do which is as the market starts to ramp up, to still get the appreciation in that home.

And I think that's a very good question, it was a point of confusion at the meeting, people were saying we can't pay the interest, you're going to rob us, you know, sit down and come in for individual interviews and you will understand that's how it is. Because a lot of people say I own my house and I want to be able to give my children something, they say that in a meeting. And when you get into an interview, they'll say I would rather take the fifty, sixty thousand dollars now and put it into a bank account
and go rent over at the seniors, qualify over at the senior's tower, which is not far away. It's all really personal and frankly it only occurs in those small rooms with the individual.

MS. PEARSON: I understand how that process works. If we could just be apprised of the progress of that because this wouldn't be the first of these type of projects that we may or may not have come before the agency so at least we will have an understanding of how it works out.

MR. MIZIKAR: If nothing else this a phase project, this is year one so if nothing else on an annual basis--

MR. VELAZQUEZ: We are going to concentrate on that. We are going to concentrate right now, the holidays are a tough time to get the interviews. We have had great success, Jerry's group has had great success even over the holidays in transition period, but we're going to concentrate right now really on developing really good programs for the poor in this particular area, the poor owner occupants.
Part of our problem is that a lot of these homes that were acquired as investment properties, so someone would own seven, eight, Harry actually owned fifty or sixty or something like that, didn't do any maintenance, people are paying a lot of money. When we started doing the interviews, paying nine hundred bucks rent which is outrageous, you know, frankly when you look at the condition of the property.

So our attitude is mostly to deal with the people that live there, the tenants, we're really focused on the tenants as well as the owner occupied units. Frankly if we do get down to the last straw, we don't want to be naive where we have a landlord and we move the tenant and so on and so forth and the landlord says it's not enough money, I want two million dollars, then we'll have a consultation and approach it a different way but we'll keep you up to date.

MS. PEARSON: Okay.

MS. KUBE: I just want to confirm for the record one more time that no zone
assistant funds will be used for any
endemic purposes.

MR. MIZIKAR: That's fair.

MS. KUBE: Any other questions,
comments, concerns? If none, all in favor
please signify by saying aye.

(All members in favor of motion)

MS. KUBE: Any opposed? Any
abstentions?

Motion carried, congratulations.

I will make a note that Jim Carey
from the Governor's Authority Unit is
present today.

The next agenda item we will talk
about is Union City's request for
sixty-three thousand seven hundred for
commercial district improvements, phase
two, Amada Avila, A-V-I-L-A, is here from
Union City.

MS. AVILA: Good morning. We are
here to submit a request to the board for
$63,700.00 to hire a company to come in and
steam wash the sidewalks. The city of
Union City has replaced the old sidewalks
with new sidewalks to the tune of two
million dollars from state grants. As you probably might remember, this is a sample of what the city is doing to inform the citizens that we're not going to tolerate anymore the throwing of gum on the sidewalks, because they are brand new sidewalks in here you have the correct and incorrect way of doing it. Brand new sidewalks and unfortunately and to our distress they're covered with gum marks and as you know they look so unsightly. So we're considering the possibility of giving out summonses. We are working on that. We send out mailings, we print posters, we're constantly trying to get the help of the citizens to please not to throw gum, but it's like an avalanche, so we're addressing the problem because the problem as I said before unfortunately the people throwing gum, and we don't think that that's acceptable behavior but unfortunately we have to clean the sidewalks to maintain them in good order. So this is the amount to do all the UEZA area and this project will go out to bid.
MS. KUBE: Do we have a motion please?

MS. PEARSON: So moved.

MS. KUBE: Motion by Ms. Pearson.

MS. DAVIS: Second.

MS. KUBE: Second by Miss Davis. Any questions, comments or concerns? All in favor signify by saying aye.

(All members in favor of motion)

MS. KUBE: Any opposed? Any abstentions? Motion carried.

Next we are going to go to Consent Agenda. Mr. Abelar has asked that we take agenda items 6C and 6D separately, so this I will need a motion for agenda items 6A, 6B, 6E, 6F, 6G, 6H, agenda items seven and eight, if I could have a motion for them separately.

MS. KUBE: He wants two items, both are taken separately, and they'll be agenda items C and D, I'm asking for a motion for everything else with the exception.

MR. HURD: So moved.

MS. KUBE: May we have a second?

MS. PEARSON: Second.
MS. KUBE: Mr. Hurd and Ms. Pearson, okay. So we have a motion for everything else. I have a motion can I have a vote? All in favor signify by saying aye.

(All in favor of motion)

MS. KUBE: Any opposed, any abstentions? Motion carried.

Now agenda item 6C. I need a motion.

MS. DAVIS: So moved.

MS. RICHARDSON: Second.

MS. KUBE: Any questions, comments or concerns? Hearing none, all in favor please signify by saying aye.

(All members in favor of motion)

MS. KUBE: Any opposed? Any abstentions?

MR. ABELAR: I am opposed to 6C.

MS. KUBE: 6C he wants to vote "no" on. 6D also, fifteen thousand for Antoinette Chocolatier project.

MS. PEARSON: So moved.

MR. HURD: Second.

MS. KUBE: Motion by Ms. Pearson, second by Mr. Hurd. Any questions, comments or concerns? All in favor signify
by saying I.
(All members in favor of motion, one abstention)
MS. KUBE: Opposed?
MR. ABELAR: Opposed.
MS. KUBE: Opposition by Mr. Abelar.
Motion carried.
MS. KUBE: Next agenda item under old
business. If any other commissioners have
any comments for the record? Any
questions? Sorry. And then any comments
from the public?
One thing I would like to say if I
could, starting in February we're working
with Commerce's Office of Business &
Economic Development to the account execs
will be going out to take looks at
projects, to review them, to see if they're
going along, if things are being done as
what was originally planned in the
proposal.
I would like to introduce if I could
those people who will be taking on these
added responsibilities from Commerce;
Mr. Lloyd Oxford, Mr. Ed Dietz, Fleeta
Barnes, Maryanne Buga, Larry Doyle, Michael
Mangin, Joanne Ritter, thank you. We're laying this training out now, our field reps, Joe Tortoreta, Terri Benson and Muriel Patterson, will be working with these individuals. We're going to go through a couple trainings sessions and probably start in February. I will be sending a note out to you to kind of give you an idea of what kind of information we're looking for.

I don't necessarily see that we're going to be doing planning, more to look at a project, see if it's going the way it should be, okay. And so we're looking forward to that. And that will be under the direction of the field reps, Joe, Terri, Muriel did an excellent job laying that out for them and we're looking forward to working with you. Maryanne?

MS. BUGA: Just for the record it's Business and Economic Development.

MS. KUBE: I'm sorry I thought it was just the Office of the Business Advocate.

MR. ABELAR: What is the criteria to go out and check this project?
MS. KUBE: We will be sending something to you, it's to go and look at every kind of project and not necessarily old ones, new ones, still open projects, just to see that the zones are doing what they indicated there. They said what they would do when they proposed, when we voted on them and to kind of like dot our Is and cross our Ts.

MS. RICHARDSON: Will we get updates on the findings in these venues or separate reports?

MS. KUBE: I don't know, I may do it under separate cover with memos, unless you would prefer that it be done--

MS. PEARSON: We will see how it works first.

MS. KUBE: Okay, I would like to get it started first and I have been sending you some documents, things that we're kind of cleaning up regarding ethics. There is something else I will be sending to you in terms of businesses that are maintaining their tax obligations, so we're trying to get everything together and
I think we're making some headway and it's a new year. Okay, any other comments from anyone? Hearing none we have a motion to adjourn. MR. HURD: So moved. MS. RICHARDSON: Second. MS. KUBE: All in favor? (All members in favor of motion) (Meeting was adjourned at 11:00 a.m.)
CERTIFICATION

I, RICHARD A. MERLINO, being a Certified Shorthand Reporter and Notary Public within and for the State of New Jersey, do hereby certify that the foregoing is a true and correct transcript of the proceedings.

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