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1 MS. KUBE: Good morning, I will start
2 the meeting. First of all I would like to
3 wish all of you a happy new year as we
4 begin with another year with Enterprise
5 Zone Authority. Today is Wednesday,
6 January 10th, 2007. I will ask Lisa to
7 read the notice of public meeting and to
8 take roll call.

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

18 (Roll call and all were present)

19 MS. MIGLIACCIO: You now have a
20 forum.

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

25 MR. HURD: I will make a motion.

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1 MS. KUBE: Motion by Mr. Hurd.
2 MS. PEARSON: Second.
3 MS. KUBE: Second by Ms. Pearson.
4 Any questions, comments or concerns from
5 any of the members? Hearing none, all in
6 favor please signify by saying aye.
7 (All members in favor with one abstention)
8 MS. KUBE: Any opposed?
9 MS. RICHARDSON: Abstained.
10 MS. KUBE: One abstention by Ms.
11 Richardson. Motion carried. We will move
12 on to new business.
13 First agenda item is Mount Holly's
14 request for \$300,000.00 for West Rancocas
15 Redevelopment Business Center year one, and
16 Kevin Mizikar who is the coordinator is
17 here with us this morning.
18 I know this isn't going to be a
19 rather lengthy presentation so I would ask
20 for each of you if you come up to speak,
21 please identify yourself, give the spelling
22 of your name and good luck to you.
23 I will just tell you this project was
24 on the agenda a year ago July and was
25 tabled at that time if I recall correctly,

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1 Mount Holly did not have a developer and so
2 we are revisiting it at today's meeting and
3 I'll ask Kevin to please begin his
4 presentation.
5 MR. MIZIKAR: Thank you, we
6 appreciate the opportunity to speak in
7 front of the Authority today. This is a
8 request for a year one totaling \$300,000.00
9 in Zone Assistance Fund. This will be for
10 the debt service payment on a two million
11 dollar bond, year one of a ten year project
12 with the total principal and interest on
13 the bond of 2.55 million dollars. It is
14 planned at this time that we will come back
15 to the Authority in the future should this
16 project be approved to continue our
17 payments on the bond. With this funding
18 we're seeking to acquire thirty-six
19 properties, all of which are in the urban
20 enterprise zone. These properties comprise
21 three point seven five acres and we're
22 looking to develop a business center as
23 part of the major redevelopment effort
24 within the township.
25 The property is located adjacent to

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

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

22 The West Rancocas Business Center
23 Project is part of this larger
24 redevelopment area that the Township is
25 working on. This area that we're looking

1 to redevelop use to be the highest crime
2 area within both the Township and
3 Burlington County, although it's a small
4 percent of the Township, a little over one
5 percent of the total land area. In the
6 early nineties we had sever problems in
7 there with crack, the crack epidemic and
8 the associated crime that goes along with
9 that.

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

24 In 2005 this area was declared very
25 in need of redevelopment and from that

1 time, actually since the inception of Mount
2 Holly being designated urban enterprise
3 zone, this has been one of the main
4 projects we're looking to undertake, the
5 redevelopment of this neighborhood, so it's
6 been in every zone development plan since
7 Mount Holly became designated.

8 In July of 2005 as, Kathy previously
9 mentioned, the Authority raised concern
10 over this project and asked additional work
11 to be completed by Mount Holly prior to
12 voting on the project. Since that time a
13 lot of work has been done in coordination
14 with various aspects of the local community
15 and various aspects of the state. The
16 notable changes are the litigation that was
17 pending in July of 2005 has been dismissed.
18 The project cost has changed from 4.4
19 million dollars to 2.5 million dollars.
20 The project area has decreased in size from
21 eighty-eight parcels to thirty-six parcels.
22 We have a contract with the developer who
23 is Keating Urban Partners and Mike
24 Sencindiver here with me to help you better
25 understand what we have done to help the

1 residents and move forward with the overall
2 redevelopment of this project. A workable
3 relocation assistance plan has been
4 approved and we have representatives from
5 Triad Associates who is the lead in helping
6 us relocate individuals that may be
7 impacted by this project and also have,
8 that is Jerry Velazquez and I have Jim
9 Maley here who is special counsel that is
10 working with the litigation and also
11 helping with the relocation assistance plan
12 as well. And we also have certified the
13 zone assistance funds will not be used for
14 any public taking of properties within this
15 area.

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

21 MR. SENCINDIVER: How are you. Thank
22 you for the time. You have a hand written
23 note, it's Michael Sencindiver,
24 S-E-N-C-I-N-D-I-V-E-R, I'm with Keating
25 Urban Partners. I'm sitting here really

1 because the Township a number of months
2 ago, if not a year ago, put together a
3 request for qualifications and a request
4 for proposal seeking a redeveloper for the
5 west end. And the west end redevelopment
6 area is not just The Gardens, although I
7 think that is a misnomer, it also involves
8 a school that has been acquired,
9 essentially going to be acquired by the
10 Township that the school system really has
11 no use for as well as another piece of
12 property called the Regency Property which
13 has been acquired there to cause a larger
14 project to occur.

15 When we got involved, one of the
16 reasons why there has been changes and
17 actually the area that we're talking about
18 today has grown a little bit smaller, is
19 because what we did was we came in and we
20 had meetings with the Garden residents as
21 well as with the Township public, and
22 looked at what was originally planned as a
23 large kind of a big box concept out there
24 and thought that that was maybe
25 inappropriate, and as we started to meet

1 with the Garden's residents, it became
2 really apparent that what the town needed
3 and what the residents needed was a number
4 of new residents. While it would take out
5 of service some of these residents, some of
6 these homes need to be put back in these
7 homes, make them affordable and so on and
8 so forth.

9 So we have had a number of meetings
10 with the residents as well as with the
11 Township. The residents meetings we
12 articulated I think within the application.
13 We have had three of those and had some
14 small individual meetings since then.

15 We had those meetings to really get
16 the input of the residents, what did they
17 really want. Did they want housing? Did
18 they want larger commercial area? Did they
19 want a smaller commercial area? How many
20 of these residents might ultimately be
21 interested in putting in, working in a
22 small retail or a small area that had an
23 office over, excuse me, under a home and we
24 got a relatively good percentage of people
25 that had offices, had retail units

1 elsewhere in the county and in the region
2 that would love to come back, work closer
3 to home, own one of the affordable units,
4 have a small retail mom and pop downstairs
5 and essentially provide service for this
6 particular area.

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

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

1 homes is poor.
2 So really what this project entails is
3 a larger piece of the project, it involves
4 again this piece of property here to the
5 left which is vacant ground which the
6 Township has acquired, essentially a strip
7 in here which is the school that is no
8 longer used and vacant and really which was
9 the Garden Project which goes from the
10 bypass out to Rancocas Road.
11 So when we got the feedback from the
12 residents and the town, it became pretty
13 apparent to us that really what they wanted
14 was residential, they wanted replacement.
15 They didn't want to have the homes knocked
16 down and not really have any new homes, so
17 the concept was to build enough units that
18 you could have a mix of units, affordables
19 within those, within the constraints
20 associated with the RAP, as well as some
21 four market products out in here and reduce
22 what was going to be a large bike box area
23 out in here and to cause a small business
24 center to occur which is now located this
25 region that Kevin was talking about.

1 We're in the process right now, after
2 we got the feedback from the residents as
3 well as from counsel and we spent a lot of
4 time reviewing a lot of properties and a
5 lot of projects around the state, to show
6 them what apartments can look like, what
7 apartments over retail and office can look
8 like and so on and so forth, and we have
9 now got the Township I think looking at
10 essentially putting together a plan that is
11 going to respond to not only the Garden
12 residents but the town's residents in whole
13 as well as the needs of the town.

14 This we just got back as your all
15 aware as developers, developers draw pretty
16 pictures and they look great and when you
17 first come in and your pitching something
18 to a township, you draw a lot of pretty
19 pictures and that's what we did but the
20 hard work is really started and come back
21 and the full survey from the utilities
22 standpoint, from an environmental
23 standpoint, from a wetlands delineation
24 standpoint we got back about a month ago,
25 so we are now at the table with the town as

1 well as the residents to really put
2 together a plan that is hard and fast that
3 will deal with some of the constraints of
4 the site.

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

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

23 The existing conditions are pretty
24 difficult and we have been working with
25 Triad frankly in the utilizing the

1 realization assistance plan and have had
2 some very good success in regards to the
3 larger project.

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

18 If I may, rather than take up too much
19 of your time, I would like to turn it over
20 to Jerry Velazquez who we hired from Triad
21 to explain the relocation assistant plan,
22 just to generally update you as to how
23 that's going and tell you a little bit
24 about the plan and essentially the leap
25 from the larger step from the state's

1 requirements and the Township has agreed to
2 with us to accommodate us. Jerry.

3 MR. VELAZQUEZ: From our
4 perspective--

5 MS. KUBE: Begin with spelling your
6 name.

7 MR. VELAZQUEZ: Gerard Velazquez,
8 V-E-L-A-Z-Q-U-E-Z, I am the vice president
9 of Triad Associates.

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

23 Many do want to come back on the
24 site, some do not want to come back on the
25 site and essentially we worked with the

1 residents throughout the process.

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

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

25 So we have an office on-site, the

1 office is been operational for about two
2 months. We have interviewed about probably
3 twenty to thirty residents. We already
4 moved four residents and we have a home
5 ownership seminar that's coming up actually
6 this Saturday we're going do bring the
7 residents in who are interested in
8 purchasing a home, we're bringing the
9 county in, bringing other non-profits in,
10 we are going to share with them
11 opportunities that exist for down payment
12 assistance, first time home buyers
13 assistance and really work with them
14 through the process.

15 Triad's background is in grant writing
16 and community redevelopment. My personal
17 expertise is in redevelopment both on the
18 economic development side and the
19 residential side. I have done a lot of
20 residential redevelopment so I have a good
21 knowledge of the programs that are out
22 there and ways that we can be creative both
23 with units outside of the property as well
24 as units that might be located back on site
25 for the residents. So again what we tried

1 to do in a tough situation, I am not going
2 to sit here, and I told the residents this,
3 it's not an easy thing to do, it's not easy
4 to ask somebody to move from where they are
5 to another location, but quite frankly in
6 the end, probably ninety percent of the
7 time, people end up in a better
8 circumstance than they are now,
9 particularly with the issues that Kevin
10 brought up. Nobody likes living in these
11 types of conditions, so our role
12 essentially is to help them get to a place
13 that's better than where they are today.

14 MS. KUBE: Thank you. Anything else?

15 MR. MIZIKAR: One thing I wanted to
16 stress to you as Mike and Jerry have just
17 spoke, is that they at often times, were
18 trying to help you better understand the
19 larger redevelopment area that's going on.
20 The zone assistance funding that is being
21 requested, meets the qualifications of the
22 state statutes and they'll be for
23 commercial development, there will be
24 retail and office spaces as have been
25 mentioned and it's just the smaller sub

1 sect that's on that top map. It has
2 nothing do with the overall redevelopment
3 of any one or acquisition of any properties
4 outside of this 3.75 acres as is in the
5 project request.

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

8 MR. ABELAR: I so move.

9 MS. KUBE: Motion by Mr. Abelar.

10 MS. DAVIS: I second.

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

14 MR. ABELAR: This is a excellent
15 project and very impressive, starting with
16 the location assistance program. I have
17 first hand knowledge of a number of this
18 type of program and this process. This is
19 even better, not only it is more money than
20 is required by the state, but also
21 relocates the people dislocated within the
22 same area. Also the public involvement in
23 this process. I read your submission and
24 there were meetings with the people
25 effected, effected negatively, so I commend

1 you for having those meetings.
2 Also the success in the litigation.
3 The courts apparently validated the town's
4 designation of this area as a blighted
5 area. And also the lack of use of the
6 eminent domain, no use of that power has
7 been used and that's a very good project
8 all around and I congratulate you, it's
9 very good.
10 MR. MIZIKAR: Thank you.
11 MS. KUBE: Any other questions?
12 MS. RICHARDSON: A quick question for
13 residents wishing to return. Is there a
14 contractual arrangement between the
15 residents or how does that work?
16 MR. SENCINDIVER: I can tell you how
17 it works physically right now. There is a
18 woman, I think Kevin actually submitted
19 it--
20 MS. KUBE: Just speak up a little bit
21 louder so the people in the back can hear.
22 A SPEAKER: Can you repeat the
23 question, please?
24 MS. RICHARDSON: The question I asked
25 is how does it work for residents that want

1 to return? Is there a contract? What is
2 the arrangement?

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

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

19 Now, I have to be honest with you,
20 she would never say that in a meeting with
21 her son sitting beside her and so on and so
22 forth. And frankly there was, her home was
23 just in disrepair. All of her energies,
24 she was still working in order to
25 support--all of her energies were there and

1 frankly the maintenance on the house was
2 not done, there was water and so on and so
3 forth. When we got in to look at it, we
4 said you can't live here, these are
5 horrible conditions. We said look, you
6 will be the first. We don't want you to
7 feel like you're being taking advantage.
8 We will agree to acquire your house at fair
9 market value when you say that it's
10 appropriate. And we will rehab a home over
11 on Joseph Street, which is in The Gardens
12 area, and we will rehab that home and we
13 will move you over there and you
14 essentially will pay what your paying right
15 now. And we won't acquire your home until
16 you say you're comfortable saying you want
17 to do that. So we got that in writing, she
18 is represented by a guy that was slow but
19 ultimately she grabbed her attorney by the
20 throat and said I am going, I need to get
21 out of the house, so we done that.

22 What we do do is and what we
23 anticipate is a pocket of maybe thirty
24 homes in a cul-de-sac which is actually
25 kind of a nice area that the Township owns

1 a bunch of houses right now, is rehabbing a
2 number of those homes, so it's a
3 transitional piece for the people that want
4 to come back into the project, maybe don't
5 want doing to go to Brooklyn where some of
6 the people have gone and we have given them
7 money because they wanted to go back to
8 North Carolina or buy a trailer and so on
9 and so forth, and we will work an agreement
10 that is really almost like a real estate
11 agreement, so it will be an option to
12 acquire their home with a rental in
13 Joseph's Place and so on and so forth.

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

24 But all of the homes that were
25 negotiated, all fair market values, all

1 appraisals and so on and so forth and all
2 subject to real estate agreements.

3 I hope that answered some of it.

4 MS. RICHARDSON: Thank you.

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

9 MR. MIZIKAR: Depending on the real
10 estate agreements, whenever we fill up the
11 business center, I anticipate, you know, at
12 a minimum fifteen to thirty jobs. I mean
13 that would be, I mean, one job per
14 location, and I just want to be very
15 conservative with my numbers and not
16 misrepresent anything, but certainly thirty
17 to forty-five jobs, I mean even if you are
18 just talking a small retail establishment
19 or a small office environment with two
20 people in each location. I think we're
21 talking about thirty-five thousand square
22 feet of commercial space as planned right
23 now. And of course we will be looking to
24 both hire people who are living in the
25 current community that's being redeveloped

1 in Mount Holly, you know, the larger
2 community as we always do with our
3 projects.

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

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

18 MR. MIZIKAR: Well, the UEZ program
19 has a training program in place, well, it's
20 basically up run by the Burlington County
21 College by the previous project in I
22 believe it was 2000, so, yes, we constantly
23 refer people to this program. And, you
24 know, as we come to understand what
25 businesses are going to move into this

1 eventual commercial development area, we
2 would look to provide training for those
3 that are interested in working there.

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

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

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

18 MR. MIZIKAR: There is four actual
19 what I call owner occupied homes in this
20 area and I can't speak specifically to each
21 one of those home owners as to what
22 conversations they have had with Jerry's
23 staff that is located within the
24 neighborhood, but the offers were certainly
25 extended and the agreement, the couple

1 sheets that are on Triad letterheads has
2 been extended to each one them. So there
3 is only four owner occupied within this
4 area.

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

25 MR. SENCINDIVER: That's actually a

1 soft second what it is, what it really is.
2 When we first had the big public meeting to
3 discuss the RAP, it was confusing to a lot
4 of residents, because it really needed was
5 to be in bullet form. We went back to the
6 Township and said state benefits won't get
7 anybody in. We won't get anything. The
8 fact of the matter is you don't want to
9 hoodwink people, you have to be able to
10 have enough money to go and acquire a home
11 and with the other programs, you figure
12 those out so you can acquire the home,
13 which is the reason why they brought it up.
14 So we said look, we need to augment this
15 and it's a soft second so it's a no
16 interest loan that sits for as long as that
17 person owns that house. So if someone goes
18 to Willingboro or someone goes to another
19 town and acquires a house, it still sits as
20 a soft second. The only time that that has
21 to be repaid is if the house is sold. And
22 if the house appreciates, the way that the
23 market has had, maybe not over the course
24 of the last five years, but in the normal
25 course of a appreciation, it's not that the

1 Township is looking to get that
2 appreciation, the Township is saying pay me
3 back my sum. So if the house is
4 appreciated by forty, then they get all the
5 appreciation in the house and they just
6 have to pay back that twenty if they want
7 to sell the house. So the concept is it is
8 not a windfall to a person but there is
9 potentially the ability by acquiring the
10 house to do what you and I do which is as
11 the market starts to ramp up, to still get
12 the appreciation in that home.

13 And I think that's a very good
14 question, it was a point of confusion at
15 the meeting, people were saying we can't
16 pay the interest, you're going to rob us,
17 you know, sit down and come in for
18 individual interviews and you will
19 understand that's how it is. Because a lot
20 of people say I own my house and I want to
21 be able to give my children something, they
22 say that in a meeting. And when you get
23 into an interview, they'll say I would
24 rather take the fifty, sixty thousand
25 dollars now and put it into a bank account

1 and go rent over at the seniors, qualify
2 over at the senior's tower, which is not
3 far away. It's all really personal and
4 frankly it only occurs in those small
5 rooms with the individual.

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

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

16 MR. VELAZQUEZ: We are going to
17 concentrate on that. We are going to
18 concentrate right now, the holidays are a
19 tough time to get the interviews. We have
20 had great success, Jerry's group has had
21 great success even over the holidays in
22 transition period, but we're going to
23 concentrate right now really on developing
24 really good programs for the poor in this
25 particular area, the poor owner occupants.

1 Part of our problem is that a lot of
2 these homes that were acquired as
3 investment properties, so someone would own
4 seven, eight, Harry actually owned fifty or
5 sixty or something like that, didn't do any
6 maintenance, people are paying a lot of
7 money. When we started doing the
8 interviews, paying nine hundred bucks rent
9 which is outrageous, you know, frankly when
10 you look at the condition of the property.

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

23 MS. PEARSON: Okay.

24 MS. KUBE: I just want to confirm for
25 the record one more time that no zone

1 assistant funds will be used for any
2 endemic purposes.

3 MR. MIZIKAR: That's fair.

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

7 (All members in favor of motion)

8 MS. KUBE: Any opposed? Any
9 abstentions?

10 Motion carried, congratulations.

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

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

20 MS. AVILA: Good morning. We are
21 here to submit a request to the board for
22 \$63,700.00 to hire a company to come in and
23 steam wash the sidewalks. The city of
24 Union City has replaced the old sidewalks
25 with new sidewalks to the tune of two

1 million dollars from state grants. As you
2 probably might remember, this is a sample
3 of what the city is doing to inform the
4 citizens that we're not going to tolerate
5 anymore the throwing of gum on the
6 sidewalks, because they are brand new
7 sidewalks in here you have the correct and
8 incorrect way of doing it. Brand new
9 sidewalks and unfortunately and to our
10 distress they're covered with gum marks and
11 as you know they look so unsightly. So
12 we're considering the possibility of giving
13 out summonses. We are working on that. We
14 send out mailings, we print posters, we're
15 constantly trying to get the help of the
16 citizens to please not to throw gum, but
17 it's like an avalanche, so we're addressing
18 the problem because the problem as I said
19 before unfortunately the people throwing
20 gum, and we don't think that that's
21 acceptable behavior but unfortunately we
22 have to clean the sidewalks to maintain
23 them in good order. So this is the amount
24 to do all the UEZA area and this project
25 will go out to bid.

1 MS. KUBE: Do we have a motion
2 please?
3 MS. PEARSON: So moved.
4 MS. KUBE: Motion by Ms. Pearson.
5 MS. DAVIS: Second.
6 MS. KUBE: Second by Miss Davis. Any
7 questions, comments or concerns? All in
8 favor signify by saying aye.
9 (All members in favor of motion)
10 MS. KUBE: Any opposed? Any
11 abstentions? Motion carried.
12 Next we are going to go to Consent
13 Agenda. Mr. Abelar has asked that we take
14 agenda items 6C and 6D separately, so this
15 I will need a motion for agenda items 6A,
16 6B, 6E, 6F, 6G, 6H, agenda items seven and
17 eight, if I could have a motion for them
18 separately.
19 MS. KUBE: He wants two items, both
20 are taken separately, and they'll be agenda
21 items C and D, I'm asking for a motion for
22 everything else with the exception.
23 MR. HURD: So moved.
24 MS. KUBE: May we have a second?
25 MS. PEARSON: Second.

1 MS. KUBE: Mr. Hurd and Ms. Pearson,
2 okay. So we have a motion for everything
3 else. I have a motion can I have a vote?
4 All in favor signify by saying aye.
5 (All in favor of motion)
6 MS. KUBE: Any opposed, any
7 abstentions? Motion carried.
8 Now agenda item 6C. I need a motion.
9 MS. DAVIS: So moved.
10 MS. RICHARDSON: Second.
11 MS. KUBE: Any questions, comments or
12 concerns? Hearing none, all in favor
13 please signify by saying aye.
14 (All members in favor of motion)
15 MS. KUBE: Any opposed? Any
16 abstentions?
17 MR. ABELAR: I am opposed to 6C.
18 MS. KUBE: 6C he wants to vote "no"
19 on. 6D also, fifteen thousand for
20 Antoinette Chocolatier project.
21 MS. PEARSON: So moved.
22 MR. HURD: Second.
23 MS. KUBE: Motion by Ms. Pearson,
24 second by Mr. Hurd. Any questions,
25 comments or concerns? All in favor signify

1 by saying I.
2 (All members in favor of motion, one abstention)
3 MS. KUBE: Opposed?
4 MR. ABELAR: Opposed.
5 MS. KUBE: Opposition by Mr. Abelar.
6 Motion carried.
7 MS. KUBE: Next agenda item under old
8 business. If any other commissioners have
9 any comments for the record? Any
10 questions? Sorry. And then any comments
11 from the public?
12 One thing I would like to say if I
13 could, starting in February we're working
14 with Commerce's Office of Business &
15 Economic Development to the account execs
16 will be going out to take looks at
17 projects, to review them, to see if they're
18 going along, if things are being done as
19 what was originally planned in the
20 proposal.
21 I would like to introduce if I could
22 those people who will be taking on these
23 added responsibilities from Commerce;
24 Mr. Lloyd Oxford, Mr. Ed Dietz, Fleeta
25 Barnes, Maryanne Buga, Larry Doyle, Michael

1 Mangin, Joanne Ritter, thank you. We're
2 laying this training out now, our field
3 reps, Joe Tortoreta, Terri Benson and
4 Muriel Patterson, will be working with
5 these individuals. We're going to go
6 through a couple trainings sessions and
7 probably start in February. I will be
8 sending a note out to you to kind of give
9 you an idea of what kind of information
10 we're looking for.

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

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

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

24 MR. ABELAR: What is the criteria to
25 go out and check this project?

1 MS. KUBE: We will be sending
2 something to you, it's to go and look at
3 every kind of project and not necessarily
4 old ones, new ones, still open projects,
5 just to see that the zones are doing what
6 they indicated there. They said what they
7 would do when they proposed, when we voted
8 on them and to kind of like dot our Is and
9 cross our Ts.

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

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

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

18 MS. KUBE: Okay, I would like to get
19 it started first and I have been sending
20 you some documents, things that we're kind
21 of cleaning up regarding ethics.

22 There is something else I will be
23 sending to you in terms of businesses that
24 are maintaining their tax obligations, so
25 we're trying to get everything together and

1 I think we're making some headway and it's
2 a new year.
3 Okay, any other comments from anyone?
4 Hearing none we have a motion to adjourn.
5 MR. HURD: So moved.
6 MS. RICHARDSON: Second.
7 MS. KUBE: All in favor?
8 (All members in favor of motion)
9 (Meeting was adjourned at 11:00 a.m.)
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C E R T I F I C A T I O N

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