

A CONFERENCE MEETING OF THE CITY COUNCIL OF THE CITY OF ORANGE TOWNSHIP HELD IN THE COUNCIL CHAMBERS, CITY HALL, 29 NORTH DAY STREET, ORANGE, NEW JERSEY, ON TUESDAY, JANUARY 3, 2012 AT 7:00 PM.

| 1) ROLL CALL | PRESENT | ABSENT |
|--|-------------|-----------------------|
| Hon. Hassan Abdul-Rasheed (West-Ward) | _____ | <u>Arrived@7:09pm</u> |
| Hon. Elroy A. Corbitt (At-Large) | _____X_____ | _____ |
| Hon. Linda Jones-Bell (East Ward) | _____X_____ | _____ |
| Hon. Edward B. Marable, Jr. (South Ward) | _____X_____ | _____ |
| Hon. Rayfield Morton (At-Large) | _____X_____ | _____ |
| Hon. Donna K. Williams (At-Large) | _____ | <u>Arrived@7:11pm</u> |
| Hon. Tency A. Eason (North- Ward) | _____X_____ | _____ |
| Council President | | |

ALSO PRESENT

| | | |
|---|-------------|-------------|
| Shinell Smith, Deputy Clerk | _____X_____ | _____ |
| Hon. Eldridge Hawkins, Jr., Mayor | _____ | _____X_____ |
| Joseph Wenzel, Assist. City Attorney | _____X_____ | _____ |
| Dwayne D. Warren, Legislative Research Officer | _____X_____ | _____ |
| Valerie Jackson, Acting Deputy Director of Admin. | _____X_____ | _____ |
| Shirley Bailey, Clerk's Office | _____X_____ | _____ |

PLEASE STAND FOR A MOMENT OF SILENCE

SPECIAL NOTICE: Please be apprised anyone wishing to discuss Agenda or General Items shall sign one (1) book. There will be two (2) columns in the book, one (1) for Agenda Items and one (1) for General Issues. Each person signing the book will check Agenda Items or General Issues. If they check only Agenda Items or General Issues, they will be allowed to speak for five (5) minutes. If they check General Issues and Agenda Items, they will be allowed to speak for ten (10) minutes.

- 2) The Deputy Clerk announces that the requirement of N.J. S.A. 10:4-9 et. Seq., "Sunshine Law" has been met. A notice of this meeting was sent to the *Star Ledger* and published in *The Orange Transcript* on July 14, 2011, posted on the Bulletin Board in City Hall and filed in the Office of the Municipal Clerk.

3) **MATTERS FOR DISCUSSION**

- Presentation by- CBAC

Council President Eason stated the CBAC would not use their PowerPoint presentation. She said in order to use PowerPoint; the set-up would have to be prearranged with Mr. Godfrey, TV-35 Manager, so that it could broadcast correctly.

Harold Johnson – CBAC

Mr. Johnson requested a future date for the CBAC to give their presentation, he said they had worked hard on the PowerPoint and wanted to use it in their presentation. He

agreed the CBAC would come in before the Council Meeting on January 17, 2012 to make sure everything is set up properly.

- **Presentation by- Valerie Jackson, Director of Planning and Economic Development regarding Tax Abatements.**

Valerie Jackson, Deputy Director of Administration stated Mr. Tom Banker would give a presentation to better explain tax abatement.

Tom Banker provided a brief outline of what he will be discussing. He said by no means is this exhaustive of all tax abatements. (SEE ATTACHED)

Ms. Jackson stated there would be a public forum on tax abatements in the near future. She said the presentation tonight was at the request of Council President Eason.

Councilwoman Williams asked Mr. Banker regarding RPM, oftentimes there are un-rented commercial spaces and she wanted to know if there could be arrangements in the lease agreement that the space would be rented.

Mr. Banker stated that could be a subject for discussion, however, he thinks the easier side would be the financial side that you certainly could within the financial agreement establish a basis that says whether or not you rent this space out, you are obligated to pay x amount for it. He said if there is no rent, there is no PILOT.

Mr. Banker said from a practical side, (actual occupancy) he does not know that there is a way to compel someone to fill space. You could talk to them about lowering the rent, but if there is no market, there's no market.

Councilwoman Williams asked if when we rename an area and we know it is going to be competitive with our Main Street area, are we extending an opportunity to the current commercial property owners to take advantage of the PILOT program.

Mr. Banker stated long term tax abatement is available in urban enterprise zones as long as the property under went substantial rehabilitation; secondly, the five year program is available, not exclusive to rehab but also available in redevelopment areas (i.e. Main Street is eligible for a five year program), and finally, almost always, the guy building a new building has a higher cost basis than the person in the existing building.

Councilwoman Williams stated she thought the upstairs areas on Main Street has been overlooked.

Mr. Banker said one thing overlooked is that with existing buildings, once you rehabilitate them to a certain standard, you invoke new code requirements that become more oppressive than you might imagine.

Councilman Marable stated since he has been a Councilman, virtually every project has come before the Council and implicated a tax abatement. He asked if anything that we build or develop in Orange in the foreseeable future is going to implicate a tax abatement; can we do something without invoking this notion of the area in need of rehabilitation or blighted area or exclusively low and moderate income housing, are we capable of that or is that not possible.

Mr. Banker said the current economic environment has soured not just in Orange, but all over New Jersey and most of the country. He said the basic math has gotten difficult. If you are trying to encourage development in your community, market place forces are probably not sufficient to get it done without additional incentives. He said for example, there is Hoboken, NJ and Manhattan, NY where the market place is striving in spite of what is going on. He said it is difficult to imagine that you could attract new economic development that would not require some level of public incentive. He said that is where he thinks net benefits concepts are places where the town, City of Orange should focus. He said it should be based on a case by case basis.

Councilman Marable stated he had received complaints about Washington Dodd concerning performance.

Council President Eason there were numerous meetings and it was known that everyone would not be pleased. She said some residents were better off after the renovations.

Mr. Banker stated again, projects should be based on a case by case basis.

Ms. Jackson stated Washington Dodd is not a redevelopment project, it is a rehab project. She said right now Washington Dodd is paying full taxes. The PILOT does not go into effect until the rehab is completed and a certificate of occupancy is issued for the building.

Councilman Morton asked Mr. Banker for his business card to discuss this matter further.

4) RESOLUTIONS AND ORDINANCES

The resolutions and ordinances to be presented at tonight's meeting are listed on the attached Regular Meeting Agenda. If any Council Member wishes to discuss any resolution or ordinance, it may be discussed at this time.

Council President Eason recognized Councilman Corbitt.

Councilman Corbitt asked about Resolution 2-2012. He wanted to know why a decision was made to put a park on Alden and High Street. He said if you can get funding for this, why we can't get funding to fix Central Playground.

Council President Eason said this project has been kicked around for years. This was done under Business Administrator, Jewel Chin and this all Green Acres money.

Ms. Jackson stated we are looking at Central Playground in terms of how to improve it. She said she will ask Mrs. Kemp, City Engineer to prepare a report on all of parks.

Council President Eason recognized Councilwoman Williams.

Councilwoman Williams asked about Resolution 11-2012. She said she was familiar with a request for the Clerk's Office to get a new copier but not a copier for the Mayor's Office.

Ms. Jackson stated the Mayor's copier needs to be replaced and the two orders were put together on one resolution. She said we have a state contract and will be getting the best price. Ms. Jackson said we need to have a major discussion about the copiers.

Councilwoman Williams asked to separate the resolution and vote separately.

Ms. Jackson said the Mayor's office makes copies that should not be available to the public, in other words, there is some confidentiality needed in that office.

Councilman Marable asked if Resolution 11-2012 could be separated and voted on separately.

Councilman Abdul-Rasheed stated he has never seen a resolution coupled like this one. He also asked that the order for the copiers are separated and voted on separately.

There was conversation back and forth and it was decided to withdraw Resolution 11-2012.

Councilman Abdul-Rasheed again asked for a list of people attending the League of Municipalities Conference in Atlantic City. He said Mr. Saheed is earning \$60,000 part-time and should be able to pay \$118.00 without charging the taxpayers of Orange. He said this is the first time he has known an IT person to go to Atlantic City.

Ms. Jackson stated Mr. Saheed received approval from Mr. Mason.

Council President Eason recognized Councilwoman Williams.

Councilwoman Williams stated she had asked Mr. Saheed to ask if he could go to Atlantic City for the conference to visit vendors to see if the City could become less dependent on paper. She said he did meet with some of the vendors and she has to follow up with him for his recommendations he would like to put before this Council. She said he would talk about shared opportunities.

Councilman Abdul-Rasheed asked about Resolution 9-2012 and if the salary could be put in the resolutions.

Ms. Jackson stated that could be done going forward.

Councilman Abdul-Rasheed asked what is the salary for Judge Fullilove, Jr.

Mr. Ditinyak stated he did not have that information for Councilman Abdul-Rasheed.

Ms. Jackson stated she could go to her office and get the information.

Councilman Abdul-Rasheed stated through an OPRA request, the salary is not less than \$40,000.00. He said this information is not for him but the taxpayers.

Councilman Corbitt asked that we move forward on this resolution.

Council President Eason asked for more explanations and descriptions on the bill list to possibly eliminate a lot of questions. She said there was a request of who was using the fleet cars, why they using the fleet cars and where the cars were used, and asked if a procedure could be put in place to provide that information monthly.

John Ditinyak stated there will be a meeting with the directors to let them know what is required for the bill list and with the new Edmunds system, there will be a difference and better descriptions in the bill list. He said the new system should be up and running soon.

Council President Eason asked why new bags were purchased to put over the parking meters for the holidays.

Calvin Bell, Director Public stated the bags were purchased because the old ones had to be replaced and these bags will be reused over and over.

Councilwoman Williams asked if the Council members could be included in training for the new system.

Councilman Corbitt asked for information for anyone who uses *Easy Pass*.

Chief Maganelli stated the fire vehicles uses *Easy Pass*.

John Rappaport stated the police department uses *Easy Pass*.

Councilwoman Jones-Bell stated she needed clarity on some of the items on the bill list because of lack of descriptions or explanations.

5) MOTION TO ADJOURN

Council President Eason entertained a Motion to Adjourn.

MOTION: Corbitt

Voice Vote

SECOND: Jones-Bell

ADJOURNMENT: 8:55pm

Dwight Mitchell, RMC
Municipal Clerk

Tency A. Eason
Council President

MINUTES APPROVAL

Passed on February 7, 2011

Conference and Regular Meeting January 3, 2012

Council President Eason entertained a Motion to adopt.

Motion to Adopt: Corbitt

Second: Williams

The roll call by Municipal Clerk was as followed:

Yeas: Corbitt, Jones-Bell, Morton, Williams and Eason

Nays: Marable

Abstentions: None

Absences: Abdul- Rasheed

Council President Eason ruled the Motion was carried by Five Yeas, One Nay, No Abstentions and One Absence.