



## **Borough of North Plainfield**

MUNICIPAL BUILDING

263 Somerset Street

North Plainfield, New Jersey 07060-4895

August 31, 2007

Mr. Robert Bzik  
Somerset County Planning Board  
20 Grove Street  
Somerville, New Jersey 08876

Re: Economic Development Incentive Program Grants (EDIP)  
Status Reports and Request for payment

Dear Mr. Bzik:

I am pleased to report continued progress on North Plainfield's EDIP projects. We are aggressively pursuing completion of the remaining projects with a goal of completion by the end of this calendar year, bringing North Plainfield's outstanding EDIP balance down to zero. The Borough's Economic Development Committee has taken a leadership role in the execution of these efforts.

Following are status reports for North Plainfield's outstanding Economic Development Incentive Program (EDIP) Grants. Please refer also to the attached "Status of Invoicing for County EDIP Through August 31, 2007."

***2003 – Parking Lot Design and Environmental investigation (PMK Group)***

***2004 – Lincoln Place Parking Lot (Borough)***

The Borough and the property owner of 16-18 Lincoln Place have entered into a contract for the purchase of the property (a two family house, nearest the Borough Municipal Building). The acquisition is subject to a positive outcome of the environmental investigation now being completed by PMK Group, subsequent to owner granting access to property. The target date for closing is September 15, 2007.

Negotiations are continuing with the attorneys representing the owner of 20-22 Lincoln Place (a single family house located on the northeast corner of Lincoln Place and Vine Street).

Work previously completed includes an historical and exterior site environmental investigation. Parking lot designs have been developed and completed by PMK group. Appraisals for these properties were obtained by the Borough on February 17, 2006 and March 3, 2006.

Administration recommended and Borough Council authorized \$500,000 in its 2006 Capital Bond Ordinance toward purchase and improvements. For 2007, Administration recommended and Borough Council authorized an additional \$150,000 in its 2007 Capital Bond Ordinance (07-09) which was introduced on June 25, and adopted July 23.

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***2005 – Gateway Redevelopment Signage (Borough):***

The Borough has identified and finalized sign locations, sign text and sign designs in consultation with a sign designer/manufacturer and the Economic Development Committee. Certain gateway signs will incorporate changeable message panels announcing Borough events and promoting downtown commerce. The Borough has received all of the posts and two sign panels, and expects to take final delivery of the sign panels on September 6, 2007. Delivery of the supplementary panels (being produced by another manufacturer) is expected by the end of September.

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***2005 – Gateway Area (Lefsky Planning):*** Preliminary field inspections have been completed on the following dates 9/27, 10/11, 10/15, and 11/12. The initial assessment is complete.

Over the previous months, conversations for designating the Ballas property have continued between Borough Officials, the EDC and private entities. There is conversation continuing about what the final designation or plan for the property should be. As those conversations continue, a draft plan is closer to completion. Prior to close of calendar 2007 a draft study and plan should be completed and presented.

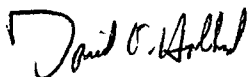
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***2007 – Pilot Façade Improvement Program (Borough):***

Awaiting County to provide agreements and “official” notification of award for this program (\$28,983). Borough’s Economic Development Committee has informally solicited interest in this program. Borough Administration will be developing program guidelines and procedures based on the Borough of Somerville’s administration of a similar program.

The EDIP Grants have provided the basis for much redevelopment interest and investment in the Borough of North Plainfield. These grants have played a key role in formulating strategies for continued redevelopment and business revitalization in the Borough. We look forward to much progress in the coming months and thank Somerset County for continued EDIP funding assistance.

Very truly yours,



David E. Hollod  
Borough Administrator

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Cc: \_\_\_ Mayor Janice Allen (w/ Attachments)  
\_\_\_ Ms. Kimberly Cowart, Somerset County Community Development (w/ Attachments)  
\_\_\_ Ms. Marta Lefsky, Planner (w/ Attachments)  
\_\_\_ Ms. Florence Mannion, Chair, Economic Development Committee (w/ Attachments)  
\_\_\_ Patrick DeBlasio, CFO (w/ Attachments)

# Status of Invoicing for County EDIP

Through August 31, 2007

## *2003 – Parking Lot Design and Environmental investigation (PMK Group):*

\$25,000 Total Grant Amount

### Payment History -

Invoice from PMK dated 6/10/05 for work done May 2005 - \$1,795  
Borough paid \$1,795, P.O. Dated 6/17/05. Borough requested payment from County on 4/4/07, County Reimbursed Borough in May 2007.

Balance = \$23,205

Invoice from PMK dated 7/12/05 for work done June 2005 - \$7,705  
Borough paid \$7,705, P.O. Dated 7/19/05. Borough requested payment from County on 4/4/07, County Reimbursed Borough in May 2007.

Balance = \$15,500

Invoice from PMK dated 8/9/05 for work done July 2005 - \$1,100  
Borough paid \$1,100, P.O. Dated 8/16/05. Borough requested payment from County on 4/4/07, County Reimbursed Borough in May 2007.

Balance = \$14,400

Invoice from PMK dated 10/13/05 for work done September 2005 - \$2,750  
Borough paid \$2,750, P.O. Dated 10/20/05. Borough requested payment from County on 4/4/07, County Reimbursed Borough in May 2007.

Balance = \$11,650

Invoice from PMK dated 12/9/05 for work done November 2005 - \$1,650  
Borough paid \$1,650, P.O. Dated 12/13/05. Borough requested payment from County on 4/4/07, County Reimbursed Borough in May 2007.

Balance = \$10,000

Invoice from Timothy Hoffman dated 2/20/06 for first appraisal - \$1,400  
Invoice from Timothy Hoffman dated 3/7/06 for second appraisal - \$1,400  
Borough paid \$2,800, P.O. Dated 3/30/06. Borough requested payment from County on 4/4/07, County Reimbursed Borough in May 2007.

Balance = \$7,200

Invoice from PMK dated 8/10/07 for work done July 2007 - \$875  
Borough paid \$875, P.O. Dated 8/17/07. **Borough requesting payment from County.**

Balance = \$6,325

**Remaining to be billed (by PMK) = \$5,125**

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***2004 – Lincoln Place Parking Lot (Borough):***

\$198,150 Total Grant Amount (2004)

No invoices submitted to date.

Balance = \$198,150

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***2005 – Gateway Redevelopment Signage (Borough):***

\$25,000 Total Grant

**Payment History -**

Invoice from Peter Catelli dated 11/20/06 for work done for sign designs - \$1,500.  
County paid \$1,500

Balance = \$23,500

Invoice from Peter Catelli dated 2/6/07 as first installment for signs - \$10,440.  
Borough requested payment from County on 4/4/07, and received payment and paid Peter Catelli in May 2007.

Balance = \$13,060

Invoice from Mr. Sign as first installment for supplementary sign panels - \$631.15.  
Borough requested payment from County on 4/4/07, and received payment and paid Mr. Sign in May 2007.

Balance = \$12,428.85

Invoice from Peter Catelli dated 2/6/07 as second and final installment for signs - \$10,440.  
Borough paid \$10,440, P.O. Dated 8/22/07. **Borough requesting payment from County.**

Balance = \$1,988.85

**Remaining to be billed by Peter Catelli = \$0**

**Remaining to be billed by Mr. Sign = \$1,000.00 (est'd)**

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