TOWNSHIP OF DENVILLE
MUNICIPAL COUNCIL
REGULAR MEETING

September 4, 2018

The Meeting was called to order at 7:30 P.M. by Council President Gabel. The Salute to the Flag was recited, followed by an Invocation by Council President Gabel. Municipal Clerk Kathryn Bowditch-Leon read the Notice of Compliance with the Open Public Meetings Act and noted that this is a non-smoking facility. Clerk Bowditch-Leon requested that all electronics be silenced at this time.

ROLL CALL:

Present: Murphy, Buie, Witte, Bergen, Lyden, Borowiec, President Gabel
Absent: None

ALSO IN ATTENDANCE:

Thomas Andes, Mayor; Steven Ward, Administrator; John Jansen, Township Attorney; Sheriff Gannon; Chief Christopher Wagner and Members of the Denville Police Department; Former Councilman Gene Fitzpatrick; Stephen Dublanica, Social Services Coordinator; Ryan Gleason, Executive Director of the BID

PRESENTATIONS/CEREMONIAL MATTERS:

ADMINISTRATION OF THE OATH OF OFFICE TO FRANK PERNIA, PROMOTION TO CAPTAIN; SCOTT WELSCH, PROMOTION TO LIEUTENANT; MATTHEW KAZABA, JOHN KOVAL, JOSEPH KRENTZ and ROBERT SCHEETZ, CLASS III SPECIAL POLICE OFFICERS

Chief Wagner spoke of the Class III Special Officers who are in the schools to provide an additional level of safety not only at the Denville elementary schools but also at Morris Catholic High School and Celebrate the Children School. He stated that there are already School Resource Officers posted at Morris Knolls High School and the Morris County School of Technology. He explained that the Class III officers are fully trained, uniformed and armed and all are retired police officers who had reached the rank of either sergeant, lieutenant or captain in their career as a police officer.

Chief Wagner provided a brief résumé for each of the Class III Special Officers — Matthew Kazaba, John Koval, Joseph Krentz and Robert Scheetz.

Municipal Clerk Bowditch-Leon then administered the oath to all four officers.

Chief Wagner then acknowledged Sheriff Gannon and spoke of his program — Responsible School Violence Prevention — and how the Class III Officers will assist this initiative.

Chief Wagner then provided a brief résumé and personal background information on Scott Welsch, which comments are attached to these minutes.

Lieutenant Welsch was joined by his wife Amy, their children Alexis, Erin, Natalie, Samantha, Adam and Kolbe, and his mom and dad, Ginny and Paul Welsch.

Municipal Clerk Bowditch-Leon then administered the Oath of Office to Lieutenant Welsch.

Chief Wagner then provided a brief résumé and personal background information on Frank Perna, which comments are attached to these minutes.

Captain Perna was joined by his wife, Jennifer and their children Maddison, Charlee and Billie.

Municipal Clerk Bowditch-Leon then administered the Oath of Office to Captain Perna.

President Gabel thanked the members of the Police Department.

PRESENTATION OF GIFT CARDS TO SOCIAL SERVICES
Administrative's Report:
Administrator Ward reported that on Thursday and Friday, New Jersey Natural Gas will be milling and paving South Wynde Drive, Longview Trail and Chestnut Hill Drive. He then announced that the second phase of paving has been scheduled with Tilcon for September 10th and 11th and will include the balance of Longview Trail, Franklin Road by the trestle, Estling Lake Road, Hussa Place, Filbert Trail and Orange Road.

Mr. Ward announced that the site visit for the Morris County open space grant will be held on Saturday. He explained that the Township has requested $750,000 in County grant funds to acquire the Diocese property (Cooper Road and Hill Road). He further explained that per County rules, they may only fund the net value of the property, which would not include the $400,000-$500,000 in estimated remediation costs. He stated that should the Township ultimately purchase this property, the municipal portion of this acquisition would be substantially more than originally discussed.

Liaison Reports:
Councilman Murphy reported that the Morris County School of Technology is putting together improvement plans for its staff for the new school year. He stated that the Green Sustainability Committee would like to undertake the refurbishing of the Denville Trails Board located at the entrance to the Town Hall parking lot. He announced that on September 14th, the Green Sustainability Committee will be showing the movie “Bag It”, which highlights the harmful effects of plastic bags, at 7 PM in the Community Room and the public is invited. Mr. Murphy then reported that the BID met and acted on 5 items, including the hiring a part time assistant and a parking consultant.

Councilman Buie reported that the Beautification Committee and Environmental Commission met and that at the Municipal Alliance Committee meeting, they discussed their budget.

Councilwoman Witte reported that the Rockaway River Watershed Committee attended Canal Day in Wharton and distributed information about the importance of the Rockaway River in the life of the Morris Canal. She reported that the Denville Senior Citizens will hold the election of officers at their next general meeting.

Councilman Bergen reported that the Mayor’s Committee for People with Challenges will begin their karate program on Monday nights from 6:00-7:00 PM at Pure MMA in Rockaway. He then stated that they will be holding a Green Vision fundraiser on October 21st and details will be forthcoming.

Councilwoman Lyden announced that Chief Wagner will be a presenter at the Morris County League of Municipalities meeting on September 19th.

Councilman Borowiec had nothing to report.

President Gabel reported that he will be meeting with the Fire Department, Historical Society and Rivers & Streams Committee next week. He announced that the World War I 100th Anniversary Mobile Museum will be at the Ayres Knuth Farmhouse the weekend of September 22-23.

Mayor's Report:
Mayor Andes reminded everyone that the Denville Board of Education will have the ribbon cutting ceremony for the new offices on September 17th at 7:00 PM. He also reminded everyone that the renovation of Gardner Field Playground will be held on September 22nd and September 23rd.

Mayor Andes stated that the dedication of Jack O’Keeffe Plaza will be held on October 5th at 3:00 PM. He then announced his endorsement of Resolution R-18-174, which concerns the grant for the paving of Franklin Avenue and Knoll Drive.

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Mr. Ward explained that the garbage and recycling contract will expire in 2019 and advised that a future work session will be needed to discuss garbage and recycling options for the Township before going out to bid next summer.

CORRESPONDENCE:
All correspondence has been copied and distributed to Council.

OPEN PUBLIC PORTION
Robert Belz (7 Memory Lane) remarked on how beautiful the Town Hall grounds look. President Gabel remarked that the Beautification Committee works hard to keep the Township beautiful.

CLOSED PUBLIC PORTION

MATTERS OF OLD AND/OR NEW BUSINESS:
NONE

ORDINANCES FOR PUBLIC HEARING - ADOPTION

Ordinance No. 20-18:
Administrator Ward explained that this ordinance was introduced on July 17th and notice was sent out to those property owners in the B-1 zone and within 200' of the zone. He explained that due to this notice, several people have contacted the Township and the BID with questions about first-floor and second-floor permitted uses. Mr. Ward stated that as a result of these inquiries, several discrepancies were found and, after meeting with the BID’s Executive Committee and the Township Planner, it was decided that the ordinance should be revised to clarify these discrepancies. He stated that it is the recommendation of Administration that Ordinance 20-18 be withdrawn after the public hearing and a new and improved Ordinance 24-18 be introduced.

BE IT RESOLVED that an Ordinance entitled:

An Ordinance of the Township of Denville, County of Morris, State of New Jersey, to Amend and Supplement Chapter 19, Land Use, Subsection 19-1.2, Definitions and Subsection 19-5.1401, Primary Intended Use, of the Revised General Ordinances to Update and Clarify Various Requirements

Be Read by Title on Second Reading and a Hearing Held Thereon:
MOTION TO READ BY TITLE:

MOVED BY MEMBER LYDEN, SECONDED BY MEMBER BERGEN
AYES: LYDEN, BERGEN, MURPHY, WITTE, BUJE, BOROWIEC, PRESIDENT GABEL
NAYS: NONE

OPEN PUBLIC HEARING
Ryan Gleason, Executive Director of the BID read a statement regarding this ordinance. A copy of the statement can be found at the end of these minutes.

CLOSED PUBLIC HEARING

Councilman Bergen commented that it may not be good practice to have one section of an ordinance reference another section of an ordinance as it may cause ambiguity.

MOTION TO WITHDRAW:

MOVED BY MEMBER BUJE, SECONDED BY MEMBER WITTE
AYES: BUJE, WITTE, MURPHY, BERGEN, LYDEN, BOROWIEC, PRESIDENT GABEL
NAYS: NONE
Ordnance No. 21-18:
BE IT RESOLVED that an Ordinance entitled:

An Ordinance of the Township of Denville, County of Morris, and State of New Jersey to Amend Chapter 19, Land Use, to Establish Requirements for Shingle Signs in the Business Improvement District

Be Read by Title on Second Reading and a Hearing Held Thereon:
MOTION TO READ BY TITLE:
MOVED BY MEMBER MURPHY, SECONDED BY MEMBER BERGEN
AYES: MURPHY, BERGEN, WITTE, BUIE, LYDEN, BOROWIEC, PRESIDENT GABEL
NAYS: NONE

OPEN PUBLIC HEARING
Ryan Gleason, Executive Director of the BID read a statement regarding this ordinance. A copy of the statement can be found at the end of these minutes.
CLOSED PUBLIC HEARING

Township Attorney Jansen stated that the Township Planning Board recommended that Section 19-5.910(d)3 be amended to state that shingle signs "shall not be internally or externally lit". He stated that it was his understanding that this was the Council's original intent and opined that it was not a substantial change. He stated that if it was the consensus of the Council to do so, the ordinance could be adopted with this amendment this evening.

The Council indicated that it wished to proceed in that manner.

Councilwoman Lyden commented that the brackets for the signs should be uniform to help with the cohesiveness of the Downtown. It was noted that the BID plans to make uniform brackets available for purchase.

BE IT RESOLVED that an Ordinance entitled:

An Ordinance of the Township of Denville, County of Morris, and State of New Jersey to Amend Chapter 19, Land Use, to Establish Requirements for Shingle Signs in the Business Improvement District

Be passed on Final Reading and that a Notice of Final Passage be published in the 09/12/2018 edition of The Citizen newspaper.

MOTION TO ADOPT AS AMENDED:
MOVED BY MEMBER BUIE, SECONDED BY MEMBER BERGEN
AYES: BUIE, BERGEN, MURPHY, WITTE, LYDEN, BOROWIEC, PRESIDENT GABEL
NAYS: NONE

Ordinance 22-18:
BE IT RESOLVED that an Ordinance entitled:

An Ordinance of the Township of Denville, County of Morris, State of New Jersey, to Amend Chapter 3-13, Removal of Solid Waste, of the Revised General Ordinances to Limit the Collection of Garbage, Recycling, or Other Refuse from All Premises to Between 6 A.M. and 8 P.M. Monday Through Saturday, to Establish Permitted Time Periods for Placement and Removal of Cans, and to Amend Existing Chapter 3 Penalty Provisions

Be Read by Title on Second Reading and a Hearing Held Thereon:
MOTION TO READ BY TITLE:
MOVED BY MEMBER WITTE, SECONDED BY MEMBER MURPHY
     AYES: WITTE, MURPHY, BUIE, BERGEN, LYDEN, BOROWIEC, PRESIDENT GABEL
     NAYS: NONE

OPEN PUBLIC HEARING
No one wished to be heard.
CLOSED PUBLIC HEARING

BE IT RESOLVED that an Ordinance entitled:

An Ordinance of the Township of Denville, County of Morris, State of New Jersey, to Amend and Supplement Chapter 19, Land Use, Subsection 19-1.2, Definitions and Subsection 19-5.1401, Primary Intended Use, of the Revised General Ordinances to Update and Clarify Various Requirements

Be introduced and Read by Title on First Reading:

MOTION TO ADOPT:
MOVED BY MEMBER WITTE, SECONDED BY MEMBER BUIE
     AYES: WITTE, BUIE, MURPHY, BERGEN, LYDEN, BOROWIEC, PRESIDENT GABEL
     NAYS: NONE

ORDINANCES FOR INTRODUCTION:
Ordinance No. 24-18:
BE IT RESOLVED that an Ordinance entitled:

An Ordinance of the Township of Denville, County of Morris, State of New Jersey, to Amend and Supplement Chapter 3-13, Removal of Solid Waste, of the Revised General Ordinances to Limit the Collection of Garbage, Recycling, or Other Refuse from All Premises to Between 6 A.M. and 8 P.M. Monday Through Saturday, to Establish Permitted Time Periods for Placement and Removal of Cans, and to Amend Existing Chapter 3 Penalty Provisions

Be passed on Final Reading and that a Notice of Final Passage be published in the 09/12/2018 edition of The Citizen newspaper.

MOTION TO READ BY TITLE:
MOVED BY MEMBER WITTE, SECONDED BY MEMBER MURPHY
     AYES: WITTE, MURPHY, BUIE, BERGEN, LYDEN, BOROWIEC, PRESIDENT GABEL
     NAYS: NONE

MOTION TO ADOPT:
MOVED BY MEMBER WITTE, SECONDED BY MEMBER MURPHY
     AYES: WITTE, BUIE, MURPHY, BERGEN, LYDEN, BOROWIEC, PRESIDENT GABEL
     NAYS: NONE

OPEN PUBLIC HEARING
No one wished to be heard.
CLOSED PUBLIC HEARING

BE IT RESOLVED that an Ordinance entitled:

An Ordinance of the Township of Denville, County of Morris, State of New Jersey, to Amend and Supplement Chapter 19, Land Use, Subsection 19-1.2, Definitions and Subsection 19-5.1401, Primary Intended Use, of the Revised General Ordinances to Update and Clarify Various Requirements

Be Passed on First Reading
Township Council  
09-04-2018

BE IT FURTHER RESOLVED that said ordinance shall be considered for final passage at the meeting of the Municipal Council of the Township of Denville on 10-16-2018 at 7:30 p.m. in the evening, prevailing time, at the municipal building in said Township of Denville at which time and place all persons interested shall be given an opportunity to be heard concerning said ordinance.

BE IT FURTHER RESOLVED that the Municipal Clerk be authorized and directed to advertise this ordinance in The Citizen newspaper according to law.

MOTION TO PASS ON FIRST READING:
MOVED BY MEMBER MURPHY, SECONDED BY MEMBER WITTE
AYES: MURPHY, WITTE, BUIE, BERGEN, LYDEN, BOROWIEC, PRESIDENT GABEL
NAYS: NONE

ITEMS FOR DISCUSSION AND/OR ACTION:
NONE

CONSENT AGENDA:
R-18-165: Resolution Authorizing Raffle Licenses in the Township of Denville
R-18-166: Resolution Authorizing Reinstatement of the Original Sewer Assessment Installment Plan for Certain Properties in the Township of Denville
R-18-167: Resolution Authorizing Refund of Recreation Department Fees
R-18-168: Resolution Authorizing the Issuance of a Social Affair Permit by the State of New Jersey Division of Alcoholic Beverage Control
R-18-169: Resolution to Cancel Interest in the Amount of $24.00

President Gabel asked if anyone from the public or from the Council would like to have any resolutions removed from the Consent Agenda. No one responded.

MOTION TO APPROVE THE CONSENT AGENDA:
MOVED BY MEMBER MURPHY, SECONDED BY MEMBER WITTE
AYES: MURPHY, WITTE, BUIE, BERGEN, LYDEN, BOROWIEC, PRESIDENT GABEL
NAYS: NONE

NON-CONSENT AGENDA:
R-18-170: Resolution Authorizing the Execution of a Release of Lien for Certain Property

MOTION TO APPROVE R-18-170:
MOVED BY MEMBER WITTE, SECONDED BY MEMBER LYDEN
AYES: WITTE, LYDEN, MURPHY, BUIE, BERGEN, BOROWIEC, PRESIDENT GABEL
NAYS: NONE

R-18-171: Resolution Authorizing the Refund of Money Due to the Redemption of Tax Sale Certificates

MOTION TO APPROVE R-18-171:
MOVED BY MEMBER LYDEN, SECONDED BY MEMBER BOROWIEC
AYES: LYDEN, BOROWIEC, MURPHY, BUIE, WITTE, BERGEN, PRESIDENT GABEL
NAYS: NONE

R-18-172: Resolution Refunding the Overpayment of 2018 Taxes

MOTION TO APPROVE R-18-172:
MOVED BY MEMBER WITTE, SECONDED BY MEMBER MURPHY
AYES: WITTE, MURPHY, BUIE, BERGEN, LYDEN, BOROWIEC, PRESIDENT GABEL
NAYS: NONE
R-18-173: Resolution Authorizing the Award of a Two-Year Contract for Janitorial Services
MOTION TO APPROVE R-18-173:
MOVED BY MEMBER BERGEN, SECONDED BY MEMBER LYDEN
AYES: BERGEN, LYDEN, MURPHY, BUIE, WITTE, BOROWIEC, PRESIDENT GABEL
NAYS: NONE

R-18-174: Resolution Authorizing the Submission of a Grant Application and the Execution of a Grant Contract with the New Jersey Department of Transportation for the Franklin Avenue & Knoll Drive Resurfacing Project
MOTION TO APPROVE R-18-174:
MOVED BY MEMBER LYDEN, SECONDED BY MEMBER WITTE
AYES: LYDEN, WITTE, MURPHY, BUIE, BERGEN, BOROWIEC, PRESIDENT GABEL
NAYS: NONE

R-18-175: Resolution Requesting the Director of the Division of Local Government Services to Approve a "Dedication by Rider" for Acceptance of Grants for the Downtown Denville Business Improvement District
MOTION TO APPROVE R-18-175:
MOVED BY MEMBER MURPHY, SECONDED BY MEMBER BERGEN
AYES: MURPHY, BERGEN, BUIE, WITTE, LYDEN, BOROWIEC, PRESIDENT GABEL
NAYS: NONE

R-18-176: Resolution Authorizing the Transfer of Funds from the Affordable Housing Trust Fund to the Denville Township General Trust Fund for Affordable Housing Related Administrative Costs
MOTION TO APPROVE R-18-176:
MOVED BY MEMBER BERGEN, SECONDED BY MEMBER MURPHY
AYES: BERGEN, MURPHY, BUIE, WITTE, LYDEN, BOROWIEC, PRESIDENT GABEL
NAYS: NONE

R-18-177: Resolution Authorizing a Shared Services Agreement Between the Township of Denville and Morris Catholic High School
MOTION TO APPROVE R-18-177:
MOVED BY MEMBER LYDEN, SECONDED BY MEMBER WITTE
AYES: LYDEN, WITTE, MURPHY, BUIE, BERGEN, BOROWIEC, PRESIDENT GABEL
NAYS: NONE

R-18-178: Resolution Authorizing a Shared Services Agreement Between the Township of Denville and Celebrate the Children
MOTION TO APPROVE R-18-178:
MOVED BY MEMBER BUIE, SECONDED BY MEMBER WITTE
AYES: BUIE, WITTE, MURPHY, BERGEN, LYDEN, BOROWIEC, PRESIDENT GABEL
NAYS: NONE

MINUTES FOR ADOPTION:
August 7, 2018

MOVED BY MEMBER WITTE, SECONDED BY MEMBER BUIE
AYES: WITTE, BUIE, MURPHY, BERGEN, PRESIDENT GABEL
ABSTAIN: LYDEN, BOROWIEC
The Meeting adjourned at 8:45 P.M.

Kathryn Bowditch-Leon, RMC
Municipal Clerk
Scott Welsch was born and raised in Dover and attended Dover Elementary, Middle and High Schools. After graduation, Scott attended Rowan University, Graduating May, 1996 with a Bachelors of Arts Degree in Law and Justice.

After graduation from Rowan, Scott made application to the Morris County Police Academy, Alternate Route Training Program, and attended the academy in the fall of 2000, graduating in December. Scott was hired in January, 2001 and assigned to the patrol division. He was assigned to the detective bureau in February, 2005, where he participated in several high profile investigations, including being the first investigator on the scene of the Novellino Homicide, which took him all the way across the county to arrest and return the suspect and evidence to NJ for prosecution. He was promoted to Sergeant in February, 2012 and supervised a patrol squad and dispatcher. In January, 2018, he was assigned to supervise the Community Services Bureau and was then promoted to Lieutenant in July, 2018.

Like Captain Perna, Scott is a man of Character and Faith. He too understands the concept of goodness and righteousness and these traits make him and excellent Leader and Mentor to the members of the department.

With Scott here tonight are his wife, Amy, their 6 children; Alexis, Erin, Natalie, Samantha, Adam and Kolbe and his Mom and Dad, Ginny and Paul Welsch.
Frank Perna was born and raised in Rockaway, NJ attended Rockaway Borough Schools and graduated from Morris Hills High School in 1987. He then attended Kutztown University in Pennsylvania and graduated in 1992 with a Bachelor of Science degree in Criminal Justice.

Frank was appointed to the Denville Police Department on January 17, 1994 and attended the 43rd Basic Class for Police Officers at the Morris County Police Academy, graduating June, 1994. Upon graduation, Frank was appointed to the patrol division. In March, 2001, Frank was assigned to the detective division then promoted to sergeant in November, 2007. As sergeant he was assigned back to the patrol division and supervised a patrol squad. Frank was promoted to Lieutenant on January, 2012 and was now assigned as the patrol division commander, responsible for all of the patrol officers, sergeants and dispatchers. Frank’s promotion to Captain became effective on July 2018.

During Frank’s time as a patrol officer, he was assigned as a DARE Instructor and instructed students in grade K through 5 in the dangers of drug use and abuse. One of Frank’s most notable accomplishments that occurred early on in his career, and continues to make a positive impression on our youth still today, was his involvement in the creation of our departments Junior Police Academy. Back in 1999, Frank attended a Community Policing Class and created this model program as his Capstone Project. He returned to Denville and actually offered the program to youth aged 11 to 15 for one week in the
summer. This program has continued for 19 years and is, undeniably, the best community relations program our department offers. It has touch the lives of hundreds of children, and helped build positive relationships with those children and their families. From this program, our department recently began our first Citizen Police Academy, which has been offered for two years and receives similar positive feedback to the JPA.

Although I could continue to summarize Frank’s very voluminous personnel file, and discuss his accomplishments and accolades, I feel it easier to summarize Frank this way. Frank is a man of Character. A man who makes his decisions based upon a foundation of what is right, not wrong, and what is good, not bad. It is for these very simple, yet critically important reasons that Frank has been and will continue to be a great manager and supervisor, but an awesome friend, mentor, leader and family man.

With Frank tonight is his wife, Jennifer; his Daughters; Maddison, Charlee and Billie (his oldest daughter Frankie is away at college in Tennessee, but I am sure she is thinking of her dad tonight); his Brother, General Gus Perna and his wife Sue; his Brother Charlie, Sister Mary; his Father and Mother-in-law Anthony and Lynne Ginexi, Brother and Sister-in-Law Michael and Dorothy Murr and his niece Jessica Murr.
Good evening,

I rise today to discuss two of the items listed on tonight’s agenda: The Shingle Sign Ordinance and the B-1 Zone Modification Ordinance.

First, the BID supports the passage and implementation of the Shingle Sign Ordinance in its current form, and believes that the inclusion and installation of these decorative shingle signs will provide additional charm and whimsy to our bustling downtown. Combined with the beautiful new street lamps, excellent speaker system, and other decorative elements such as banners, flower baskets, and other ornamentation, Denville’s downtown will have yet another element marking us as a must-visit New Jersey destination. The BID will work to educate property owners and merchants about this new provision, and also expects to help negotiate with sign vendors across the region to offer store owners the ability to purchase and install their shingle signs at a reduced rate. This ordinance comes as a result of the great relationship the BID has had with this Administration, and will provide store owners within the BID the option of additional signage above and beyond what is currently permissible. As store owners begin to adopt these decorative signs, our downtown will become more cohesive, and provide customers with a clear and pleasing shopping experience -- something the BID is striving to foster. We’d also like to note that some members of the BID have expressed an interest in expanding the permissible colors for use on these signs, and we look forward to having discussions down the road with the administration to possibly consider adding colors if it determined that it will add to the charm and flavor of our downtown.

Second, as it pertains to the B-1 Zone Modification Ordinance, the BID would like to echo the Administration’s position that this Ordinance be either withdrawn or defeated so that issues raised over the course of the noticing period might be addressed.

The BID would also like to compliment the Administration’s attentiveness to our concerns with this Ordinance, which centered around certain permissible uses, specific language pertaining to the B-1 zone, and other items raised by our members. The process we undertook to address these issues was extremely productive, and we believe that an amended ordinance will provide more clarity for all involved as it relates to the B-1 zone. The BID agrees that, while downtown’s thriving retail sector must be maintained and encouraged to grow, we also want to protect our long-time, legacy businesses that do not fit a traditional “retail” definition from being adversely impacted by any new zoning restrictions. We believe there is a balance to be struck that helps to guide downtown in an exciting direction, while putting provisions in place that help current business and property owners.

Thank you once again for all of your work to make Denville a great place to live, work and play, and I look forward to continuing our ongoing dialogue to help the downtown grow and prosper.