

Wana B Park Questions

1. **Brian Sokol** – Now that the Carmichaels Seniors Citizens Inc., who run the Carmichaels Activity Center, has now shown no interest in the new building. Will there be conversations about reducing the proposed footprint of the building?
2. **Brian Sokol** - It is speculated that the total build could be as much as \$14 million dollars, rumors are that \$5 million has been earmarked for the project in the federal budget. Can you confirm to the community will not begin construction until all the funding has been awarded?
3. **Brian Sokol and Diane Smith** – Much of the public has asked about the possible increase in taxes. Can someone walk through the current financial plan for the building and the library to assure the public that this building will not be turned back to the township at a future date?
4. **Brian Sokol** – At this point in time, what engineering studies have been done to confirm that a building of this size can be placed in the area?
5. **Brian Sokol** – Will someone please discuss how the development of this land will not increase stormwater flowing downstream from the site?
6. **Brian Sokol** – What is the current annual budget for the current library?
7. **Brian Sokol** – Who manages the current Flenniken Library?
8. **Brian Sokol and Diane Smith** – What are the plans for the existing Library if relocated?
9. **Brian Sokol** – Will the name Flenniken Library be used if moved to the new location?
10. **Brian Sokol** – If the building is owned by the Eastern Greene Library/ Community Center, how will bills be paid for the library?
11. **John Dibiase** – Who initiated this project and who initiated the proposed grant?
12. **John Dibiase** – As of now, do we know if the monies to be received can be used for any other projects besides the library?
13. **Serb** – Who stands to make money from this project?
14. **Tracy Zalar** – (17% of the current park) When will the elimination of our green spaces end?
15. **Tracy Zalar** - Why was the current Parks and Recreations Board in 2021 not informed by the Township Supervisors, whom they work with, that they were leasing the land? **2 members of the board, John Bokat and Tara Kinsell were placed on the steering committee. Also, Ed Commons briefed the Parks Board according to the minutes from September 9th, 2021.**
16. **Tracy Zalar** - Why did most of them find out about the project when stakes were placed in the ground? **I obviously cannot speak for all the members of the board and what they did or did not know.**
17. **Tracy Zalar** - Why did the Library Board not come to the Parks and Recreations Board and inform them of what they were doing? **Again, they were when members of the board were added to the steering committee.**

18. **Raianna & Bruce Murphy** - Why is Mary Bokak Pushing for this and what is she getting out of this?
19. **Raianna & Bruce Murphy and Diane Smith**– Will contractors be bidding on this project or has a local contractor already been selected or promised the job?
20. **Raianna & Bruce Murphy** – How will the center be paid for?
21. **Ed Commons** - Will you post all questions submitted along with your answers on your website?
22. **Ed Commons** - With all the local organizations with community center capabilities, like firehalls, senior center, American Legion, Grange, VFW, etc., can you explain how you can justify the construction of a community center that will directly compete with these organizations?
23. **Ed Commons** - When and who first approached the supervisors about leasing the park property for this initiative?
24. **Ed Commons** - Can you explain and/or justify how the township solicitor can develop a lease for the township that was signed by the supervisors and contained a clause that the lease can only be assigned to a specific nonprofit corporation that the solicitor was instrumental in creating?
25. **Ed Commons** - Can you explain why a nonprofit is needed to manage this initiative, given that the library has its own management team and the township has created 2 new positions of township manager and parks event manager that could manage this initiative?
26. **Ed Commons** - The initial request was for a library/senior center. When the senior center withdrew from participation, the concept of a community center was immediately created. What specific criteria was considered in deciding that this building was necessary and vital for the citizens of Cumberland Township?
27. **Ed Commons** - It has been consistently said that there is considerable local support for this initiative. Recently, there was a petition circulated that had over 450 signatures opposing this initiative. How would you respond to those individuals that have expressed opposition to this project that would justify moving forward? Be specific. If you disagree with any items listed, please identify each item that you feel is incorrect and provide a written document to refute the alleged mistakes.
28. **Ed Commons** - How can the township supervisors say they have nothing to do with this project when:
 - a. The township owns the property where the proposed building will be located.
 - b. The township created and signed a 99-year lease at \$1 rent per year with the library/nonprofit.
 - c. The township applied for grants to fund this project. **This is not correct, the township applied for an LSA grant. This money is being used to improve the park and not for the construction of this proposed structure.**
 - d. The township created a RFP, solicited and awarded a bid pertaining to implementing this project. **Again, this is not correct. The RFP was for the engineering of the LSA Grant.**

- e. Per terms of the lease, the township (taxpayers) will be responsible for this building should the lessee default on any terms of this lease. **This is true.**
29. **Ed Commons** - Why, when there is so much impact to the park, local organizations and citizens, was this initiative not placed on the ballot to determine how the residents feel about this initiative? Thanks
30. **Diane Smith** - WHAT IS THE CONSTRUCTION BUDGET FOR THIS PROJECT?
31. **Diane Smith** - HOW MUCH WILL BE FUNDED BY GRANT MONEY?
32. **Diane Smith** - WHAT WILL THE OPERATING COST(S) BE?
33. **Diane Smith** - WHAT ARE THE PROJECTED REVENUES?
34. **Diane Smith** - WHAT ARE THOSE NUMBERS BASED ON?
35. **Diane Smith** - HOW MANY EMPLOYEES WILL BE REQUIRED TO STAFF THE FACILITY?
36. **Diane Smith** - HOW MUCH PARK PROPERTY WILL BE DISPLACED BY THE BUILDING FOOTPRINT INCLUDING ANY NEW PARKING AREA(S)?
37. **Diane Smith** - WILL THE COMMUNITY CENTER PERMIT ALCOHOLIC BEVERAGES TO BE SERVED DURING EVENTS? IF SO, WHAT PROTECTIONS WILL BE IN PLACE FOR CHILDREN UTILIZING THE PARK AREA?
38. **Brian Sokol** – Besides the Library, what other functions or services will this building offer to the public.