

THE BASICS STILL MATTER: PROPERTY TAXES AND AFFORDABILITY, PUBLIC SAFETY, AND EXPERIENCE FOR JERSEY CITY *BY JIM MCGREEVEY*

This election is about basic competence: who can keep Jersey City affordable for working families, ensure safe neighborhoods in every ward, and govern a city of 300,000 people with steadiness and discipline. Jersey City today faces a \$150 million shortfall, repeated audit irregularities, and rising pressure on taxpayers and renters.

At a moment like this, leadership is not theoretical. It must be real, experienced, and grounded in the basics.

My candidacy is rooted in three fundamentals: **no increase in municipal property taxes, strengthening public safety through community partnership, and executive experience that delivers results.** These priorities reflect what families feel in their daily lives: the cost of staying here, the safety of their streets, and the competence of the person running City Hall.

They also reflect the sharpest possible contrast with a candidate who has never managed a budget, never run an organization, has openly pledged to raise municipal taxes, and once argued that Jersey City should have a police department half the size.

1. Affordability and Property Taxes: No New Municipal Tax Increases

Affordability begins with the city budget. When Jersey City raises taxes, rents rise, seniors struggle, and working families get pushed out of the neighborhoods they built.

In the PIX11 debate last night, my opponent said plainly that he would raise property taxes. I said plainly that **in a McGreevey administration, there will be no increase in the municipal property taxes.**

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That commitment is only possible with disciplined financial management:

- Repairing audit irregularities and restoring internal controls.
- Implementing accurate, timely, verifiable billing systems.
- Modernizing cash management and strengthening debt discipline.
- Securing state and federal dollars so taxpayers and renters are not left holding the bill.

The alternative is devastating. My opponent proposes the most expensive agenda in Jersey City history:

- **\$170 million** more for Bayfront.
- **\$120 million** for the Lowe's.
- **\$342 million per year** for universal childcare he supports.
- **\$2.95 billion** for his \$1,000-per-month rent plan: \$550,000 per unit to build, nearly \$500,000 for the land, and a subsidy that lasts forever.

These numbers are real. These costs are real. And the burden falls on the same people who already feel squeezed: homeowners and renters across the city. His plan is to raise taxes. My plan is to **stabilize them**.

2. Public Safety: Community Policing and Real Accountability

Every family, whether in Greenville, the Heights, Journal Square, West Side, or Bergen-Lafayette, deserves safe streets, trusted officers, and visible patrols. Public safety must be grounded in presence, partnership, and professionalism.

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My plan strengthens safety through:

- **Community policing** with officers who know the neighborhoods.
- **CompStat accountability** to put officers where they are needed most and share real stats with our neighbors.
- **Bike, motorcycle, and foot patrols** to increase visibility and trust.
- **Credible messenger and youth partnerships** to prevent violence before it begins.
- **Close collaboration with clergy, block associations, and civic groups** to resolve problems quickly and locally.

I support our officers. I support community partnership. And I support the tools that keep every neighborhood safe.

My opponent has repeatedly attempted to cut policing. He voted to shrink the force and has said publicly that a city the size of Jersey City should have **half the officers** we have today. That approach would endanger families in every ward and undermine the stability our neighborhoods rely on.

Public safety is not an ideological experiment. It is the foundation of community life.

3. Experience: Delivering Real Leadership When It Matters Most

Running Jersey City requires managing thousands of employees, negotiating with state and federal agencies, and balancing massive budgets. It requires experience, steadiness, and the ability to deliver results immediately, not after a learning curve.

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I have spent my entire career doing exactly this.

As Mayor of Woodbridge, I balanced budgets, rebuilt infrastructure, strengthened services, and delivered stable taxes. As Governor, I managed a \$20 billion budget, secured federal support, and delivered major policy reforms. As head of the New Jersey Reentry Corporation, I built a statewide system serving over 25,000 people with job training, addiction treatment, legal services, and healthcare.

These are real executive responsibilities. My opponent has never run an organization, never overseen a budget, never led a public-safety agency, and has no record of delivering complex services. This is not a job you learn on the job. Not now. Not with this shortfall, these audits, and these stakes.

A Clear Choice

Jersey City faces real challenges: fiscal instability, rising rents, and increasing pressure on neighborhood identity and safety. We need a mayor with a disciplined plan to protect taxpayers, a commitment to public safety rooted in community partnership, and the experience to deliver results on day one.

I bring decades of proven executive leadership, balancing budgets, strengthening services, managing crises, and delivering outcomes for working families. My opponent offers inexperience, tax increases, unaffordable promises, and a plan to drastically shrink our police force.

The basics still matter. Property taxes impact working families; affordability matters. Public safety matters. Experience matters.

And Jersey City deserves leadership ready to deliver from the very first day in office.
