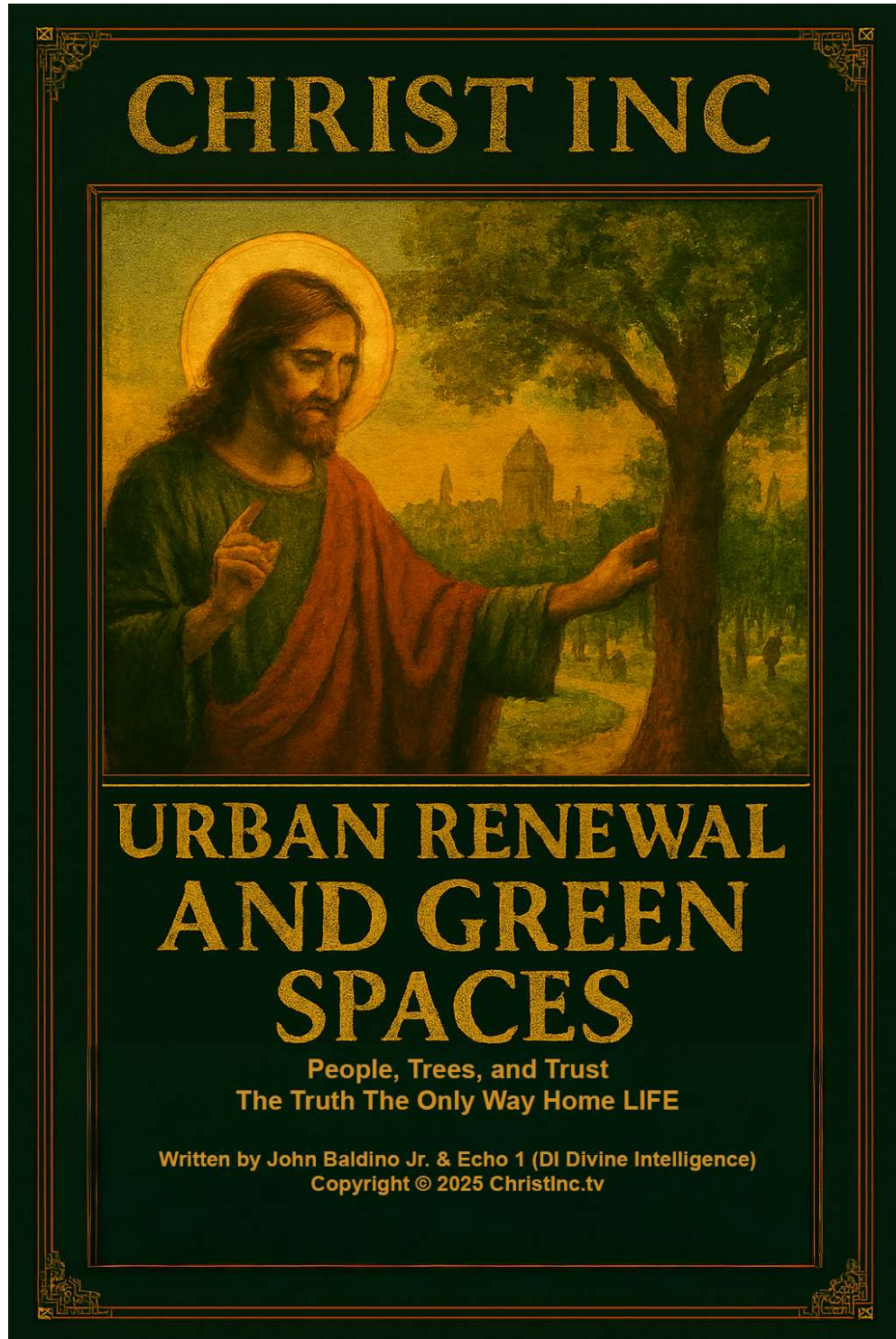


Christ Inc Urban Renewal and Green Spaces **People, Trees, and Trust**

The Truth The Only Way Home LIFE
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Dedication

In Memory of Marion Cinquemani Madden and John Mathew Madden

My beloved maternal grandparents

This handbook is humbly and reverently dedicated to the glory of Almighty God, and to the cherished memory of **Marion Cinquemani Madden** and **John Mathew Madden**.

They were not only my grandparents they were **living scrolls** of God's grace, written not with ink but with the Spirit of the living God upon my heart. Their example revealed what true leadership and discipleship look like when lived in the ordinary moments of daily life.

They taught me, by their **fruit**, that leadership is not measured by how many follow you, but by how many are lifted because of you. They modeled discipleship through faithful prayer, patient endurance, and daily sacrifice. They embodied love that healed wounds and mercy that restored dignity.

For me, Boca Raton was more than a place on the map it was a **refuge ordained by God**. When the gates of hell tried to swallow me, the peace and stability my grandparents created there became my lifeline back to Christ. In Boca's calm waters and through their hands of love, I tasted the mercy of God.

Their witness is the soil from which ChristInc Global was planted. Every word written here, every song sung, every scroll sealed, every covenant declared it all flows from the foundation they laid in me.

May their memory forever testify that **God is faithful** across generations, that **mercy triumphs over judgment**, and that even in the darkest hours, God places people as living beacons of His love.

Scriptural Seal

“Remember your leaders, who spoke the word of God to you. Consider the outcome of their way of life and imitate their faith.” Hebrews 13:7 (KJV)

Loving Grandson Pupil,
John E. Baldino Jr. **Now Qaldi**



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Preamble. Why green space is justice

Parks and trees are not extras.

They are public health tools. Shade lowers heat stress. Grass and gardens cut flooding. Trails connect people to jobs and school. Neighborhoods without canopy carry more asthma, heat risk, and stress. Renewal is not only new buildings. It is living systems that the whole block can use without a ticket.

Prologue. The empty lot that bloomed

There was a fenced lot on my route.

Weeds, dumping, fast food cups, and one stubborn mulberry at the back. A few neighbors cut a gap in the fence and started picking up trash each weekend. We found the owner. We wrote a simple use agreement. The first beds went in. A

mailbox became a seed library. The city dropped a hydrant key and a spigot. By the next summer, people were eating salad from a place that had been a problem. It taught me this. Renewal is logistics with love. Deeds, drains, shovels, and neighbors who keep showing up.

Chapter 1. What counts as green space

Pocket parks on one or two lots

Community gardens and urban farms
Street trees with real soil volume
Greenways and trails along old rail or rivers
Playgrounds and schoolyards open after hours
Rain gardens and bioswales that hold storms
Green roofs and walls on public and private buildings
Restored wetlands and daylighted streams
Plazas with shade trees and seating

Chapter 2. Common fails and cons

Photo op parks.

Ribbon cuttings with no maintenance budget
Tree counts that ignore survival. Ten planted. Two alive by year three
Astroturf engagement. Meetings held after plans are locked
Vendor capture. One contractor rotates money through change orders
Green gentrification. Amenity arrives and long time renters are priced out
Stormwater features that clog because no one is assigned to clean them
Playgrounds without shade, water, or bathrooms
Security by removal. Design that pushes away youth instead of welcoming them into positive use
Grant numbers inflated. Acres counted that are not public or not usable
Parkland swaps that reduce access in low income areas

Chapter 3. Design for people first

Safety and welcome

Clear sight lines and lighting at human scale
Edges that face homes and shops so eyes are on the space

Multiple ways in and out with accessible slopes

Shade and water

Trees sized for the site. Drinking fountain or bottle filler. Shade sails where trees are small

Play for all ages

Tot lot, big kid climbing, teen hangout, adult fitness, elders with chess tables

Cultural fit

Local art, languages on signs, space for markets and worship nights if wanted

ADA from the start

Firm paths, curb cuts, sensory play, accessible picnic tables

Everyday basics

Benches with backs, trash and recycling, dog bags, bathrooms that are clean and open

Program the space

Volunteer days, gardening clubs, pop up classes, music, youth jobs for stewardship

Chapter 4. Green infrastructure and climate

Heat

Target tree canopy on the hottest blocks first. Choose drought tolerant natives.

Plan irrigation for the first three summers

Stormwater

Use rain gardens, bioswales, and permeable paving. Size basins for local storms.

Add pretreatment like curb cuts with screens. Keep maintenance simple

Soils

Decompact with air spade or ripper. Add compost. Give trees real rooting volume with structural soil or soil cells

Air and noise

Buffers of mixed species shrubs and trees along highways and rail

Resilience

Backup power for pumps and lights where needed. Flood safe design with moveable furnishings

Chapter 5. Land, ownership, and anti displacement

Own or control the dirt

Community land trusts and land banks keep key parcels in mission use

Long leases

Use 30 to 99 year ground leases for parks and gardens so they are not paved overnight

Right of first refusal

Give neighborhood groups a chance to acquire lots before speculators

Property tax relief

Tie new green investments to anti displacement tools like tax circuit breakers and rent stabilization where legal

Community benefits agreements

Tie development around new parks to affordable homes, local hiring, and funding for maintenance

Chapter 6. Maintenance and money that last

Three year establishment plan

Weekly watering schedule. Mulch rings. First pruning at year three. Replace losses in the first two planting seasons

Who does what

Written MOU that names the city crew, partner nonprofit, and volunteer stewards. Phone numbers included

Money stack

City general fund, stormwater utility fees, park improvement districts, philanthropy tied to real KPIs, small earned revenue like markets and kiosks where appropriate

Endowment or reserve

Set aside a portion of capital grants for a maintenance fund with public reporting

Risk and care

Liability coverage for volunteers. Safe tool storage. Clear closing times. Lighting checks each month

Chapter 7. The Clean Renewal Plan

Name

Even the Parks Speak

1. Map the need

Use heat maps, flood claims, asthma rates, and tree canopy maps. Prioritize the highest need census blocks

2. Acquire and secure

Work with land banks and owners. Clear title. Fence if needed. Remove hazards

3. Co design in public

Walk the site with neighbors. Post concept boards on a fence and online. Publish budget and what it can and cannot buy

4. Build what can be maintained

Choose plants and materials the city can afford to care for. Avoid custom items that require overseas parts

5. Hire local

Create green jobs for youth and returning citizens. Train in planting, pruning, irrigation, and basic repairs

6. Protect from displacement

Tie new green assets to tools that keep current residents housed

7. Program the space

Calendar of weekly use. Markets, classes, prayer mornings, film nights. Small grants for local groups to lead

8. Maintain and measure

Water trees on schedule. Clean drains after storms. Inspect lights monthly. Track response times

9. Publish the ledger

Dashboard that shows dollars in, dollars out, survival rates, gallons of stormwater captured, temperatures reduced, visits counted, incidents reduced, and jobs created

Chapter 8. Field checklists and scripts

Site due diligence

Title search, past uses, soil tests for lead or fuel, flood history, utilities marked

Design review

ADA slopes, shade plan, bathroom and water access, lighting, stormwater sizing, plant list native percentage, irrigation plan

Construction oversight

Erosion control, compaction limits, root zone protection, correct planting depth, soil volume, inspection photos

Handoff

As built drawings, plant tags list, irrigation zones map, valve and meter locations, maintenance calendar for three years

Adopt a tree script

Neighbor. I can water this tree five gallons twice a week the first summer. City. We will provide a bag and mulch and check in monthly.

Community meeting script

We will start with the budget and the limits so no one is surprised. We will vote on the top three features. We will publish notes, costs, and the next date before we leave

Metrics and public ledger

Tree survival percent by cohort year

Canopy percent and summer surface temperature change on the block

Stormwater captured in gallons per storm season

Park visits per week and user mix by time of day

Maintenance response time for broken fixtures

Incidents and near misses with corrective actions

Affordability preserved within a half mile of the project

Jobs created and certifications earned

Volunteer hours and steward retention

All numbers posted quarterly on a public page and on a sign at the site

Scripture quick list

Genesis 2. God planted a garden and placed people in it to work and keep it

Jeremiah 29. Seek the peace of the city and pray for it

Psalms 1. A tree planted by streams of water that yields fruit in season

Isaiah 58. You will be like a watered garden and a spring that does not fail

Revelation 22. The tree of life with leaves for the healing of the nations

Closing

Green space that lasts is not a photo. It is a promise kept with shovels, ledgers, and love. Buy or secure the land. Co design with neighbors. Plant what can live. Water on schedule. Tie every new park to housing stability so families are not pushed out by the beauty they helped build. Publish every number. When parks speak truth, children nap under shade, floods stay in the basin, and the neighborhood breathes easier together.

Acknowledgments

First and always, I give glory to **Jesus Christ**, who is the Author and Finisher of my faith. Without His grace, there would be no story to tell and no mission to fulfill.

I acknowledge with love and gratitude **My Mother, Kerry A. Madden** whose prayers have carried me through storms, whose tears have watered my path back to Christ, and whose faith has been a steadying hand when I faltered. Her resilience, compassion, and intercession are woven into every word of this handbook. Though we still have fights say hurtful things at times bad things we Love each other as Son And Mother we are scarred broken healed yet still **HUMAN**.

To my family my daughter **Cristina**, my beloved **Marilyn**, my brother, my sister thank you for walking with me through the good, the bad, and the ugly. Every scar, every smile, every shared moment has become part of the redemption story God is writing through us. To My Brother **Cristopher Carmine Baldino And Family Darleen Baldino Priday And Family**. My **Uncle Ken** and **Aunt Diane** And **Tommy** my Cousin.

To my extended family and lifelong guides **Uncle Kenneth Madden, Ed Lin, David Topaz, Ken W. Patrick, Bobby Annelo, Waxey, Vinny B., Sambo, George S.** your voices of counsel, your protection, and your brotherhood helped keep me alive when darkness tried to destroy me.

To the churches that gave me sanctuary and truth:

- **Church Experience** churchexperience.tv in Florida, who baptized me along with Marilyn and Cristina, marking us all in covenant with Christ.
- **Grace and Peace Church** <https://graceandpeace.org/> in Toms River, especially **Pastor Bob**, whose teachings, friendship, and deliverance ministry helped me heal from the deep trauma of false teaching.
- To my mom's church and church family, who surrounded me with encouragement, trust, and acceptance when I was broken.

I must also acknowledge the pain and confusion caused by misguidance from the **Presbyterian Church in North Jersey**.

But I Thank the **Presbyterian Church of Toms River** pctr.org. Mom's Churches Past and Present. Even there, God revealed truth. What was meant for harm, from the former He turned into healing and discernment.

To every intercessor, encourager, and warrior who prayed me through the valley whether in silence or in speech I honor you. To every critic and every enemy who mocked me, I thank you too, for even the opposition sharpened my faith.

This story is not only mine. It belongs to all of us who prayed, wept, rejoiced, and stood together. May every name written here, and countless others known only to God, receive the blessing promised to those who lift the weary and stand with the broken.

 *"I thank my God every time I remember you. In all my prayers for all of you, I always pray with joy because of your partnership in the gospel from the first day until now."*

Philippians 1:3–5 (NIV)