

Lakewood Development Corporation
Meeting Minutes
March 1, 2011

Call to Order – Abraham Muller 4:45pm

Announcement of Meeting in Compliance with the Sunshine Law.

Adequate notice of this meeting has been provided in accordance with the provisions of the Open Public Meetings Act, P.L. 1975, c. 231 by notice published in the Asbury Park Press and the Tri Town News, and by posting of same in the office of the Municipal Clerk, the office of the Lakewood Development Corporation, and upon the public bulletin board of the Lakewood Municipal Building.

Roll Call:

Present: Albert Akerman, Ruth Ann Burns; Raymond Coles; Daniel Czermak, Michael D’Elia, Mike McNeil; Abraham Muller; Rabbi Weisberg. Chana Jacobowitz arrived after roll call 4:55pm; Greg Stafford Smith arrived 6:00pm.

Also Present: Patricia A. Komsa, Executive Director, Patti Adams, Esq.; LDC Staff: Yehuda Abraham, Gerry Walsh and Joan Wilkes

Absent: Ada Gonzalez, Dov Kaufman, Fay Rubin, Jacob Mermelstein and alternative Mike Muscillo

Flag Salute

Motion – D. Czermak/Ray Coles

To approve the minutes of the February 1, 2011 meeting

All in favor

Motion carried

New Business:

The Director informed the members that the Governor’s Budget Address on 26th stated that the Zone funds were going to be frozen again for the FY12 year which begins July 1, 2011. This was what all Zone Coordinators were anticipating, hoping at the best that the admin funds would be released and worse case scenario of the zone would be just the project money be frozen. The following day there a press release with the Governor stating he wants to do away with the Urban Enterprise Zone as a whole based on a report by Delta Group which was hired in conjunction with DCA and EDA.

The Executive Director informed the members that she had a change to review the report, there is room for improvement in it, there is room for us to fight and she will be working with local and state officials to look further at what the return on investment is. The report claims .83 cents on the dollar, this is based on the all the zones as a whole, the worst and the best zones, we want to know what is Lakewood’s return on investment, we have done loans, grants, built a stadium, placed money into businesses. There are zones with millions of dollars sitting in their zone assistance funds and obviously their return on investment wouldn’t be anything near ours. The

thought is to pursue the concept “don’t throw the baby out with the bath water”. Look at each zone individually, best practices and see what can be done to maintain the zones that working within the program, doing what they are supposed to be doing. All of Lakewood’s latest projects are within the spirit of what the Governor is looking for to grow New Jersey economically. The Director stated that we have something to fight with; if we look deep enough we have got ammunition.

Further discussion was held on what would happen with 2nd generation funds, etc. All members agreed that a meeting of the Executive Director, Executive Board, including the Township Committee to strategize, review projects as soon as possible to get a actual picture of what our actual financial picture is.

The Executive Director informed the members that we are working on a Shop Lakewood NJ.Com, a webpage for UEZ businesses. It is a small piece design to promote shopping in Lakewood, using our Lakewood businesses. It will be up on our billboard at the Stadium, on our radio ads and possibly on the side of the Transit Connect bus.

Old Business:

None

Report of Corporate Counsel:

Nothing to Report

Chana Jacobowitz arrived 4:55pm.

The Chairman stated that the Board will go into Closed Session at the end of the meeting.

Directors Report:

The Executive Director reviewed for the members, the resolutions on the agenda, starting with the Corporate Administration under the Fair and Open Process for 2011 qualifying our attorney, auditing services, appraisals, etc explaining to the members that this basically allows us under the Fair and Open process to work, we have accepted RFP’s from them and this qualifies them so that we may work with them throughout the year.

Resolution 11-3-2 and 11-3-3 officially appoints our attorney, Campbell Foley and Mohel Elliot as our Corporate auditors.

The Executive Director informed the members that the Wareco loan will be closing and we will be recouping \$250,000 in loan money coming back to Second Generation Funds.

Resolution 11-3-4 is award to Remington Vernick for demolition and parking lot construction, this is the on the Downtown Parking Phase 2; the fifth street properties. This is the DeFillipis property we discussed last month, this is settled and we are looking to close in the next two weeks, which is

also tied with the Roey's property acquisition which may close within a week. This contract for the engineer will allow us to go to spec, bid and oversee the demolition and design, bid and oversee the parking lot construction. This contract was originally for \$64,320 when they submitted the quote yesterday morning, in light of project funding; the Director negotiated the contract to \$50,000.

Resolution 11-3-5 is for an amendment to increase Downtown Parking II. It is an increase of \$200,000 and this will wrap up the demolition and construction of the parking lot. The whole Fifth Street project which has been going on since 2007 will be done; there will be a new municipal parking lot. This is something the merchants have been waiting on and have been on top of some of the Board Members as well as Township Committee men.

The Executive Director informed the members that the Boundary Modification is on for next Wednesday at the State.

Committee Reports:

None

Public Comment:

Joyce Blay, asked why the UEZ Authority removed the Boundary Modification from their meeting agenda last month. Ms. Blay was informed that there were more questions on the modification and it was still under review so it was pulled from the agenda.

Ms. Blay asked if there was any indication given by the State on the Boundary Modification. Response was there has been no further discussion with the State.

Ms. Blay questioned the board about going into Executive Session, and discussed the Open Public Meetings Act expressing her opposing the entering into Executive Session.

Trustees Comments:

None

Chairman's Comments:

None

Motion: R. Coles/M. McNeil

To Accept Consent Agenda – Resolutions 11-3-1

All in favor

Motion Carried

Motion: D. Czermak/R. Weisberg

To Accept Resolution 11-3-2 – Professional Services Contract for Accounting Services.

Abstention by Ray Coles and M' D'Elia

All others in favor

Motion Carried

Mr. Akerman stepped out and missed voting on Resolutions 11-3-1, and 2

Motion: R. Weisberg/M. McNeil

To Accept Resolution 11-3-3– Professional Services Contract for Legal Services.

All in favor

Motion Carried

Motion: R. Burns/A. Akerman

To Accept Resolution 11-3-4– Award of Contract – Remington Vernick

All in favor

Motion Carried

Motion was requested for Resolution 11-3-5

Rabbi Weisberg wanted to confirm that this is covered by found money. The Executive Director explained State Policy was requiring us at the beginning of the year to go through old paper projects, clear them up and close them out. The money we recovered between January and February was enough money to cover this amendment.

Motion: R. Weisberg/M. McNeil

To Accept Resolution 11-3-5– Amendment to Downtown Parking Development Phase 2

All in favor

Motion Carried

Motion: R. Coles/D. Czermak

To enter into Closed Session 5:18pm

Gregg Stafford Smith arrived during 6:00pm

Motion: R. Coles/R.A. Burns

To enter into Open Session 6:24 pm

Motion: D. Czermak/Rabbi Weisberg

To adjourn

6:25pm