

Lakewood Development Corporation
November 12, 2019
Meeting Minutes

Call to Order – Ray Coles, Vice Chairman 4:40pm

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: A. Akerman, R. Coles, E. Rennert and Rabbi Weisberg

Also Present: D. Klein Executive Director, S. Kean Corporate Counsel and staff member J. Wilkes

Absent: A. Muller, M. McNeil, and C. Tajfel

Flag Salute

Motion – Rabbi Weisberg/E. Rennert

To accept the minutes of the September 10, 2019

All in favor

Motion carried

Old Business:

The Executive Director reminded the board that back in 2018 we entered into a Hold Harmless Agreement with Cheder Bnei Torah for use of Block 123 Lot 10 (a vacant lot). The agreement has expired. Cheder Torah is still using the lot and has provided our office with proof of insurance. Discussion followed and consensus was the agreement should have a notice option of 30 or 60 days. A resolution authorizing the agreement will be prepared for memorialization at the next board meeting.

New Business:

The Executive Director informed the board that Mayor Coles asked to have a discussion regarding the Lakewood Visitor's Guide and a Lakewood Business Directory. Mayor Coles stated last year the Shopper put together a Visitor's Guide for all the Lakewood businesses which was part of the township's plan endorsement process and he has been informed that we need to continue this as an ongoing project. He is requesting permission to have them submit a budget to redo the guide so that we can move forward.

With respect to the Business Directory, Mayor Coles stated this is a something that he has been trying to get done for 20 years. To put together a comprehensive business to business directory for the township, mainly for a web site but something in writing too, so that every year we canvas the town and figure out what businesses we have in town, what they do, what they supply, who they are opened too and what they produce so that we can mainly put the Lakewood businesses in touch with other Lakewood business so that we can increase the profitability for both of them, but also to let the people in town know what is located here in town.

Further stating that this is a perfect opportunity to start really promoting the businesses themselves and Lakewood in general to the outside. Discussion followed.

Report of Corporate Counsel:

S. Kean was pleased to inform the board that he received affirmative permission from the local finance board in Trenton that oversees the UEZ Zones in terms of our continued authorization to use 1st and 2nd Generation Funds for admin purpose. With the way the UEZ laws have changed there was some question what the monies could be used for and they said absolutely the funds could be used for admin purposes.

Directors Report:

The Director read for the record the financial report summary.

The Director moved on to the resolutions on the agenda:

The Director informed the board that the Finance Committee met and vetted 3 micro loan applicants and it is their recommendation they be approved by the Board.

Resolutions 19-11-01 - Alcoholic Ices, this is the second approval, they were approved last year, but could not close as they were not fully ready.

Resolutions 19-11-2 – NY REC provided a real estate educational program.

Resolution 19-11-03 - Zora Art LLC which is an art Gallery.

Resolution 19-11-05 – 2020 LDC meeting calendar, the director advised that the dates were checked for any conflicts and are good to go.

Resolution 19-11-04 – Authorizing the UEZ 2020-1 – UEZ Administrative Budget in the amount of \$326,000. The Director stated this is an increase of \$6,000 which is due to increase in Health Insurance and the possible payout of unused sick time.

Committee Reports:

None

Public Comment:

Mr. S. Klein located at 189 Chateau Drive, Lakewood NJ was present and wanted more information with respect to the LDC Committee which has two members of the Township Committee and two VAAD members, one of which is the spokesperson of the VAAD and wanted to know what is so special about this board and he also wanted to know who are the members of the Finance Committee.

Ray Coles responded that when the LDC was formed 20+ year ago, part of the charter was that two members of the Township Committee had to be on the Board; but had to be from different political parties if there were different parties represented on the Township Committee. He was a member of the LDC board since 1998 which was long before he became a Committee member, same as Rabbi Weisberg has been a part of this committee almost as long as I have been; as well as many other members who come from the business community like M. McNeil from STEPS and have been very active in the township and what to see the town succeed.

Further stating that the LDC has changed over the years, mainly because the program that funded it has basically stopped, the State still give the tax breaks to the local business, but the funding for a lot of the projects is no longer coming in. More than likely the LDC has a very limited shelf life; as the funds given to us by the State are dwindling down so there needs to be serious conversations over the next year or two on how to proceed.

With respect to the Finance Committee, he did not know the names of the members and deferred to the Executive Director who provided the information.

Trustees Comment

Rabbi Weisberg announced that there was a Business to Business Networking event being held tonight at the Strand. Menashe Miller is the speaker and providing information on working with the Government also in attendance will be Yehuda Abraham, the Township's Purchasing Agent to answer any questions on purchasing procedures.

The Vice Chairman moved on the Consent Agenda

Motion: Rabbi Weisberg

To Accept Resolution 19-11-05 – Accepting the 2020 LDC Meeting Calendar

Roll Call:

All in favor

Motion Carried

Moving on to the Non-Consent Agenda

Motion: Rabbi Weisberg/E. Rennert

To accept Resolution 19-11-01 - Awarding a \$35,000 micro loan to Alcoholic Ices.

Roll Call:

All in favor

Motion Carried

Motion: E. Rennert/Rabbi Weisberg

To Accept Resolution 19-11-02 – Awarding a \$35,000 micro loan to NY Rec

Roll Call:

All in favor

Motion Carried

Motion: E. Rennert/Rabbi Weisberg

To Accept Resolution 19-11-03 – Awarding a \$35,000 micro loan to Zohara Arts LLC

Roll Call:

All in favor

Motion Carried

Motion: E. Rennert/M. McNeil

To Accept Resolution 19-11-04 – Authorizing 2020-1 – UEZ Administration Budge(\$326,000)

Roll Call:

All in favor

Motion Carried

The Vice Chairman stated for the record that LDC will be taking action after closed session.

Motion: A. Akerman/Rabbi Weisberg

To go into Closed Session – Contract Negotiations and Personnel matter

5:01PM

Motion: E. Rennert/A. Akerman

To move to Open Session

5:08 pm

Corporate Counsel introduced from the floor two resolutions to be voted upon:

Resolution 19-11-06 – Authorizing the subordination of a micro loan with elite Emergency Lighting
The LDC will still be in second position as it was prior to the subordination.

Motion: E. Rennert/Rabbi Weisberg

To Accept Resolution 19-11-06 – Subordination of a micro loan with Elite Emergency Lighting

Roll Call:

All in favor

Motion Carried

Resolution 19-11-07 – Authorizing the Employment Agreement with D. Klein as Executive Director of the LDC for 2020 – as discussed this is being voted on due to the fact that there will not be a December board meeting and it is contingent upon the Township authorizing the UEZ Administrative Budget

Motion: Rabbi Weisberg/E. Rennert

To Accept Resolution 19-11-07 – Authorizing Employee Contract with Executive Director for 2020

Roll Call:

All in favor

Motion Carried

Motion: E. Rennert/Rabbi Weisberg

To Adjourn

5:10PM