

LAKWOOD INDUSTRIAL COMMISSION

AGENDA - Regular Business Meeting

July 8, 2020

Time and Place: 11:30 AM Remote via Town Hall Streams
Lakewood Municipal Building, 231 Third Street, Lakewood, NJ 08701

*Adequate notice of this meeting was provided in accordance with the Senator Byron M. Baer Open Public Meetings Act.
L.1975, c.231,s.1; amended 2006, c.70, s.2.*

Due to constraints imposed by the State of New Jersey and the Township of Lakewood in their efforts to contain the COVID-19 pandemic, the determination has been made that the Lakewood Industrial Commission shall comply and that any meetings of the Lakewood Industrial Commission shall be conducted remotely and shall provide access to the public via electronic means until further notice.

1. **FLAG SALUTE:**
 - Flag Salute / Moment of Silence
2. **ROLL CALL:**
 - Presiding:
3. **MINUTES:**
 -
4. **FINANCE:**
 - STATEMENT OF ACCOUNTS:
 - July 8, 2020
 - BILL LIST:
 - July 8, 2020
 - BUDGET TO ACTUAL REPORT:
 - July 8, 2020
5. **EXECUTIVE DIRECTOR'S REPORT:**
 - **Steven Reinman, Executive Director**
 - "Strand Building" Boiler Replacement Project - Update
 - Lakewood Airport Terminal Replacement - Update
 - Terminal Area Development Program update
 - Manufacturing Council (NJ) - Update
 - Bike/Walking Path (Industrial Park / Swarthmore Avenue area)
6. **ATTORNEY'S REPORT:**
 - **Sean T. Kean, Esq**
7. **OLD BUSINESS:**
 -
8. **NEW BUSINESS:**
 -
9. **COMMENTS FROM THE PUBLIC:**
 -
10. **CONSENT AGENDA RESOLUTIONS:**
 - None Scheduled
11. **RESOLUTIONS (Non Consent):** **200701**
 - Award of contract for Real Estate Appraisal Services to Integra Realty Resources in an amount not to exceed \$6,500.00
12. **CLOSED SESSION:**
 - Litigation & Contract Negotiations
13. **COMMENTS FROM THE CHAIRMAN:**
14. **COMMENTS FROM THE COMMISSIONERS:**
15. **ADJOURNMENT:**

PUBLIC MEETING ACCESS Information:

Online access (link) to the meeting is as follows: https://www.townhallstreams.com/towns/lakewood_twp_nj

Public Comment (during the meeting) email to: LICComments@lakewoodnj.gov

Next scheduled meeting of the LIC: August 12, 2020

STATEMENT OF ACCOUNTS

July 8, 2020



		Total All LIC-Held Accounts	\$ 1,972,686.84
Checking Account (Investors # XXXXX5880) Interest Rate 12-31-19 APYE			
	0% Interest Bearing		
	Balance Forward:	\$ 0.01	1/1/2020
No Interest Generated . Pending Closeout			
Total InvestorsBank Checking Account:		\$ 0.01	
Checking Account (Operations) Lakeland Bank (Acct# XXXXX1404) APY .3%			
	Opening Balance	\$ 569,068.04	1/1/2020
	Bill List 1/8/20	\$ (9,474.33)	1/8/2020
	Deposit: Land Lease First Energy/AT&T	\$ 608.35	1/14/2020
	Deposit: T-Hangars Leases	\$ 3,600.00	1/14/2020
	Interest Earned 1/31/20	\$ 696.02	1/31/2020
	Deposit: AT&T / First energy Land Lease Block 1609 P/O Lot 21	608.35	2/18/2020
	Deposit: I-Hangars Leases	\$ 9,050.00	2/18/2020
	Deposit: BlueClaws Lease (1/1/20-3/31/20)	\$ 46,465.06	2/18/2020
	Bill List 2/19/20	\$ (16,386.04)	2/19/2020
	Interest Earned 2/28/20	\$ 645.29	2/28/2020
	Deposit First Energy /AT&T Cell Tower Land Lease	\$ 608.35	3/9/2020
	Deposit T-Hangar Leases	\$ 3,150.00	3/9/2020
	Interest Earned 3/31/20	\$ 767.93	3/31/2020
	Bills Released / Paid BL: 3/18/20 - Meeting Canceled	\$ (10,759.48)	3/18/2020
	Bill List of 4/22/20	\$ (46,646.34)	4/22/2020
	Interest Earned 4/30/20	\$ 141.44	4/30/2020
	Deposit: T-Hangars Leases	\$ 7,200.00	5/4/2020
	Deposit- First Energy-AT&T Land Lease Payment Cell Tower	\$ 608.35	5/4/2020
	Deposit: T-Hangars Leases	\$ 3,150.00	5/12/2020
	Deposit AT&T Land Lease - Cell tower	\$ 608.35	5/12/2020
	Bill List of 5/13/20	\$ (30,753.77)	5/13/2020
	Interest Earned through 5/29/20	\$ 130.56	5/29/2020
	Bill List for 6/10/20	\$ (64,933.53)	6/10/2020
	Deposit AT&T Land Lease - Cell tower	\$ 608.35	6/23/2020
	Deposit T-Hangar Leases	\$ 14,800.00	6/23/2020
	Interest earned 6/30/20		Pending
	Proposed Bill list of 7/8/20 (LIC Operations)	\$ (36,677.37)	7/8/2020
Total Lakeland Bank OPERATIONS ACCOUNT:		\$ 446,883.58	
Money Market Account (Holding) Lakeland Bank (Acct# XXXXX1390) APY .3%			
	Opening Balance:	\$ 1,177,449.51	1/1/2020
	Interest Earned 1/31/20	\$ 1,450.04	1/31/2020
	Interest Earned 2/28/20	\$ 1,311.32	2/28/2020
	Interest Earned 3/31/20	\$ 1,500.32	3/31/2020
	Interest Earned 4/30/20	\$ 291.38	4/30/2020
	Interest Earned 5/29/20	\$ 281.74	5/29/2020
	Interest Earned 6/30/20		pending
Total Lakeland Bank MONEY MARKET ACCOUNT:		\$ 1,182,284.31	

LAKWOOD INDUSTRIAL COMMISSION

STATEMENT OF ACCOUNTS

July 8, 2020



Checking Account (STRAND THEATER ASSET - Apartments Revenue)			
Lakeland Bank (Acct# XXXX4802) APY .3%			
Opening Balance:	\$ 338,484.79	1/1/2020	
Bill List 1/8/20	\$ (6,545.32)	1/8/2020	
Interest Earned 1/31/20	\$ 412.27	1/31/2020	
Deposit: Apartment Tenant Rent for January 2020	\$ 6,580.00	2/18/2020	
Bill List 2/19/20	\$ (36,646.81)	2/19/2020	
Interest Earned 2/28/20	\$ 366.41	2/28/2020	
Deposit February Rent - Apartments	\$ 7,240.00	3/9/2020	
Bills: payment released 3/18/20 - meeting Canceled	\$ (2,691.52)	3/18/2020	
Interest Earned 3/31/20	\$ 389.19	3/31/2020	
Bill List of 4/22/20	\$ (4,207.77)	4/22/2020	
Interest Earned 4/30/20	\$ 75.65	4/30/2020	
Deposit Strand Apartment Rents	\$ 6,450.00	5/12/2020	
Bill List of 5/13/20	\$ (3,035.11)	5/13/2020	
Deposit Apartments Rent- March	\$ 7,240.00	5/5/2020	
Interest Earned 5/29/20	\$ 74.35	5/29/2020	
Bill List 6/10/20	\$ (4,233.32)	6/10/2020	
Deposit April Rents Collected	\$ 7,986.00	6/23/2020	
Deposit May Rents Collected	\$ 7,260.00	6/23/2020	
Interest earned 6/30/20		pending	
Proposed Bill List - Strand Theater Expenses 7/8/20	\$ (11,315.73)	7/8/2020	
	\$ 313,883.08		
Checking Account- LAKEWOOD AIRPORT REVENUE (Acct# XXXXX4810)			
Lakeland Bank APY .3%			
Opening Balance	\$ 7,026.30	1/1/2020	
FBO Rent	\$ 1,000.00	1/14/2020	
Interest Earned	\$ 9.33	1/31/2020	
FBO Rent	\$ 1,000.00	2/18/2020	
Interest Earned 2/28/20	\$ 9.34	2/28/2020	
Interest Earned 3/31/20	\$ 11.50	3/31/2020	
Interest Earned 4/30/20	\$ 2.23	4/30/2020	
Interest Earned 5/29/20	\$ 2.16	5/29/2020	
Deposit Club Fuel Prepayment and Club Lease	\$ 20,575.00	6/23/2020	
Interest earned 6/30/20		pending	
	\$ 29,635.86		
REAL ESTATE - ATTORNEY TRUST Acct. -			
Held by Cleary Giacobbe Alfieri Jacobs LLC			
LIC to Shvarzblat / Cedarbridge Properties (Construction Escrow Held)	\$ 65,000.00	12/15/2016	\$ 65,000.00
TOTAL Held: Attorney Real Estate Trust Acct:	\$ 65,000.00		
TOTAL OF ALL ACCOUNT BALANCES:			2,037,686.84
Anita B. Doyle, Administrative Manager			7/8/2020

Lakewood Industrial Commission

Bill List

July 8, 2020

Num	Name	Memo	Amount
Lakeland - Operating 680401404 - Other			
3877	McKenzie Diversified Resources	Mobilization and Airport Management services provided period of 6/1/20-6/7/20	2,500.00
3878	The Home Depot - Ray3977	Apply as Payment on Account:: 2538813977 Helmstetter	988.47
3879	Treasurer, State of New Jersey	Inv 200370770 - Bennett Center Landfill	19,864.00
3880	Israel Reinman	Travel Allowance - July 2020 - Auth Res # 200111	500.00
3881	Cleary Giacobbe Alfieri & Jacobs	Legal Services Provided through 6/30/20	2,100.00
3882	Frantasy Enterprises, LLC	Inv 07082020 Marketing and PR Services July 2020 Inv# 26806 Services through 4/30/20 - E Commerce	2,000.00
3883	Duvy's Media LLC	Hosting / Website update	147.50
3884	JCP&L Airport	1900 Cedar Bridge Avenue, Lakewood NJ	236.40
3885	JCP&L Airport	100 117 221 182 - T Hangars 050720-060520	140.01
3886	McKenzie Diversified Resources	Management Services to Lakewood Airport N12 6/8/20-6/30/20	3,384.00
3887	Ricciardi Brothers	Inv# 9773 Cust # 9433 Materials	29.99
3888	WOODHAVEN LUMBER	Inv# 863481 856393 857139 LAKETWP Inv# 208384 Lakewood Airport Fuelmaster FMU2560 s/n	260.10
3889	Syn-Tech Systems	12415	550.00
3890	Trademark Data and Security, LLC	Inv# 1856 Lakewood Airport N12 Security Camera system	1,270.00
3891	Arrow Locksmiths & Security	6/16/20 Ticket 11729 - Lakewood Airport	238.00
3892	Anita B. Doyle	Admin Mgr Services month of June 2020	2,468.90
Industrial Commission & Airport Operations:			36,677.37
Lakeland - Strand APARTMENTS			
208	Treasurer, State of New Jersey	O574756 Inv# 2476591 Reg#1514045887000101	1,949.00
209	Ozane	Acct # 1453 Strand Apartments Inv# 220186	115.00
210	NJ American Water Company	1018-21023140661 Fire Service 1018-210023140616 Strand Apartments Theater	179.64
211	NJ American Water Company	Water/Sewer Service	617.82
212	NJ American Water Company	1018-210023100311 Strand Gallery	49.97
213	JCP&L Strand	100 021 180 490 Strand Theater 08701	180.07
214	Aggressive Property Maintenance	Strand Theater/Apartments Maintenance	8,224.23
Strand Theater/Apartments			11,315.73
Total Bill List:			47,993.10

Lakewood Industrial Commission

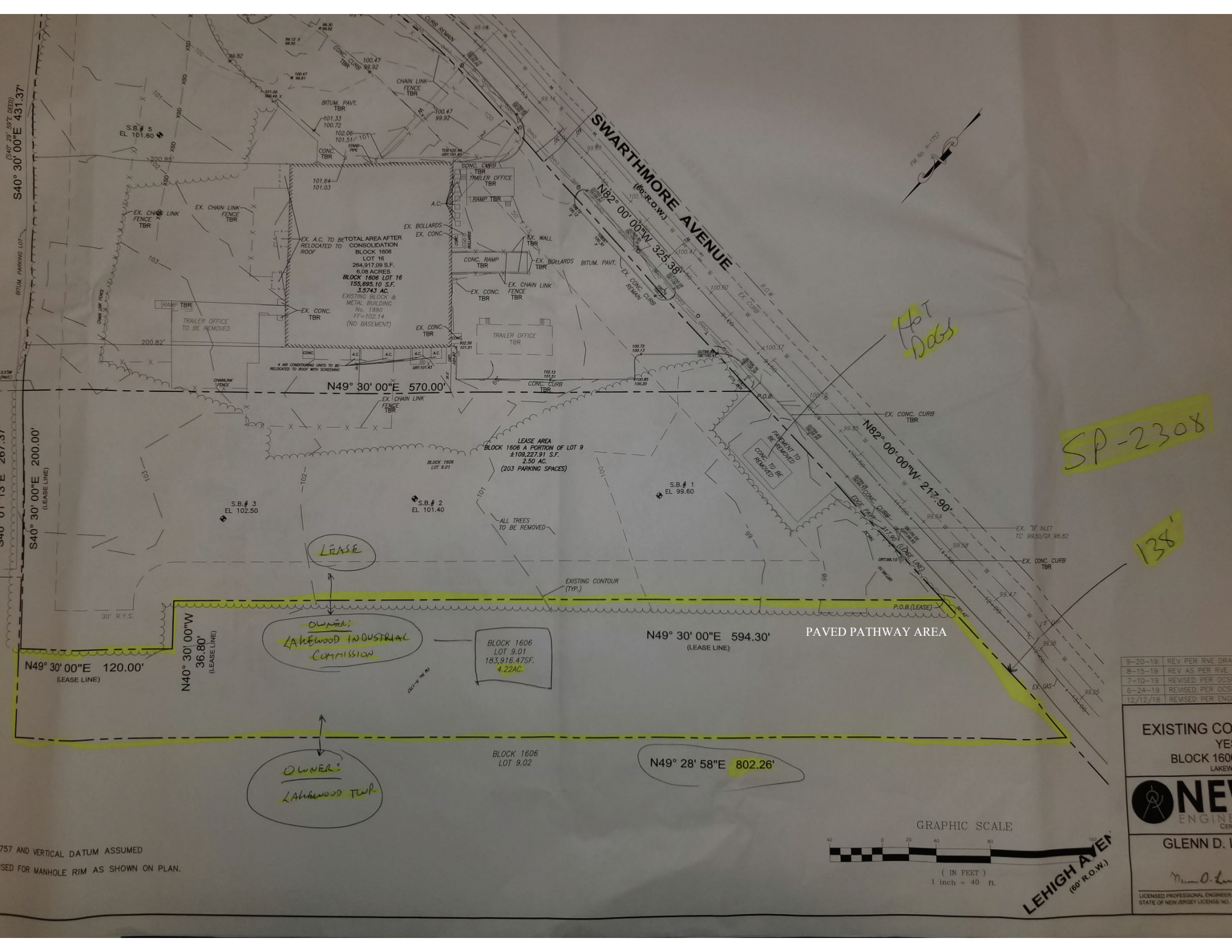
Budget vs. Actual

January-December 2020

	Budget	Expenditures Jan - Dec 20	Remaining Balance
LIC OPERATIONS			
3.1 · PROFESSIONAL SERVICES			
6353 · Engineering Services			
Eng00 · General Engineering Services	15,000.00	0.00	15,000.00
Total 6353 · Engineering Services	15,000.00	0.00	15,000.00
6354 · Auditor / Accounting	3,000.00	2,020.00	980.00
6350 · Marketing & Pub Rel Adm			
3.1.3.1 · MARKETING			
63501 · Marketing & PR Contractor	24,000.00	14,000.00	10,000.00
63502 · Website Management Contractor	10,000.00	1,272.00	8,728.00
Total 3.1.3.1 · MARKETING	34,000.00	15,272.00	18,728.00
Total 6350 · Marketing & Pub Rel Adm	34,000.00	15,272.00	18,728.00
6352 · Appraisal Services	20,000.00	6,458.75	13,541.25
6351 · Legal Services	40,000.00	31,589.80	8,410.20
Total 3.1 · PROFESSIONAL SERVICES	112,000.00	55,340.55	56,659.45
4 · ADMINISTRATIVE EXPENSES			
6355 · Automobile Allowance	6,000.00	3,500.00	2,500.00
6251 · Petty Cash	900.00	179.51	720.49
7601 · Cell Phone	1,800.00	0.00	1,800.00
6012 · Special Events & Awards	2,000.00	0.00	2,000.00
6013 · Association Memberships			
60131 · Lkwd Chamber of Commerce	400.00	0.00	400.00
60132 · Monmouth/Ocean Development Cncl	260.00	270.00	-10.00
Total 6013 · Association Memberships	660.00	270.00	390.00
7101 · Legal Ads	1,000.00	251.60	748.40
7103 · Meeting Registrations	500.00	1,233.00	-733.00 P3P Conf
7104 · Marketing-ConstantContact	750.00	405.00	345.00
7105 · LIC Exclusive Web Page	5,000.00	0.00	5,000.00
7110 · Office Equipment	3,500.00	1,539.49	1,960.51
7111 · Office Fixtures	500.00	7,109.56	-6,609.56 Airport Terminal Fitout
7112 · Software	500.00	159.83	340.17
7650 · Travel & Expenses			
76502 · Staff Travel & Tickets		23.60	-23.60
76501 · Accommodations & Meals		149.85	-149.85 P3P Conf
7650 · Travel & Expenses - Other	3,000.00	2,755.98	244.02
Total 7650 · Travel & Expenses	3,000.00	2,929.43	70.57
7602 · Exec Dir Business Developmt	1,000.00	0.00	1,000.00
7125 · Unclassified Admin Expenses			
7120 · Reorganization Meeting Exp	500.00	268.93	231.07
71012 · Admin Expenses - Other	6,500.00	480.69	6,019.31
Total 7125 · Unclassified Admin Expenses	7,000.00	749.62	6,250.38
Total 4 · ADMINISTRATIVE EXPENSES	34,110.00	18,327.04	15,782.96
Total LIC OPERATIONS	146,110.00	73,667.59	72,442.41

Lakewood Industrial Commission
Budget vs. Actual
January-December 2020

	Budget	Expenditures Jan - Dec 20	Remaining Balance
4A · Misc 1099 Contractors			
Administration Manager	16,800.00	10,890.00	5,910.00
Data Update Project	2,000.00	0.00	2,000.00
Total 4A · Misc 1099 Contractors	18,800.00	10,890.00	7,910.00
5 · LAKEWOOD AIRPORT OPERATIONS			
Airport Management Services		5,884.00	-5,884.00 Airport Managemt
Airport Association Expenses	500.00	0.00	500.00
Insurance		7,765.00	-7,765.00 Airport Insurance
License Registrations Renewal		150.00	-150.00 Fuel Retailer Registration
Professional Services - Airport	10,000.00	0.00	10,000.00
AIRPORT Utilities			
Electricity		891.52	-891.52
Total AIRPORT Utilities		891.52	-891.52
Total 5 · LAKEWOOD AIRPORT OPERATIONS	10,500.00	14,690.52	-4,190.52
6 · LAKEWOOD AIRPORT T-HANGARS			
Operations			
Equipment- T Hangars	500.00	0.00	500.00
Utilities			
Fire Alarm System Monitoring	3,000.00	990.00	2,010.00
Electricity	5,000.00	1,873.10	3,126.90
Total Utilities	8,000.00	2,863.10	5,136.90
Other Unspecifiable Services	500.00	745.00	-245.00 T- hangar Fire Alarm annual Inspection
Total Operations	9,000.00	3,608.10	5,391.90
Total 6 · LAKEWOOD AIRPORT T-HANGARS	9,000.00	3,608.10	5,391.90
7 · PROJECTS			
LAKEWOOD AIRPORT			
Terminal Building			
Temporary Terminal	40,000.00	61,935.00	-21,935.00 Terminal & Repairs
Total Terminal Building	40,000.00	61,935.00	-21,935.00
Equipment	24,000.00	25,720.00	-1,720.00 Grappler & Electronic Equip
Unanticipated Expenses	0.00	0.00	
LAKEWOOD AIRPORT - Other	100,000.00	0.00	100,000.00
Total LAKEWOOD AIRPORT	164,000.00	87,655.00	76,345.00
PARK & RIDE	100,000.00	0.00	100,000.00
ROADWAY REPAVING - Schedule C	150,000.00	0.00	150,000.00
SIGNAGE · Ind Pk Signage Project	50,000.00	0.00	50,000.00
Total 7 · PROJECTS	464,000.00	87,655.00	376,345.00
Total Expense	648,410.00	190,511.21	457,898.79



S40° 30' 00" E 431.37'

S40° 30' 00" E 200.00' (LEASE LINE)

N49° 30' 00" E 120.00' (LEASE LINE)

N40° 30' 00" W 36.80' (LEASE LINE)

LEASE

OWNER:
LAKEWOOD INDUSTRIAL
COMMISSION

OWNER:
LAKEWOOD TWP.

BLOCK 1606
LOT 9.01
183,916.47 SF.
4.22 AC.

N49° 30' 00" E 594.30' (LEASE LINE)

N49° 28' 58" E 802.26'

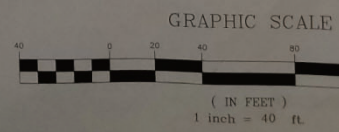
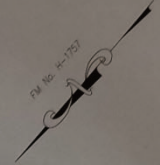
PAVED PATHWAY AREA

SWARTHMORE AVENUE
(60' R.O.W.)
N82° 00' 00" W 325.38'

N82° 00' 00" W 217.90'

SP-2308

138'



LEHIGH AVENUE
(60' R.O.W.)

9-20-19	REV PER RVE DRA
8-15-19	REV AS PER RVE
7-10-19	REVISED PER OCS
6-24-19	REVISED PER OCS
12/12/18	REVISED PER ENG

EXISTING CO
YE
BLOCK 1606
LAKEW

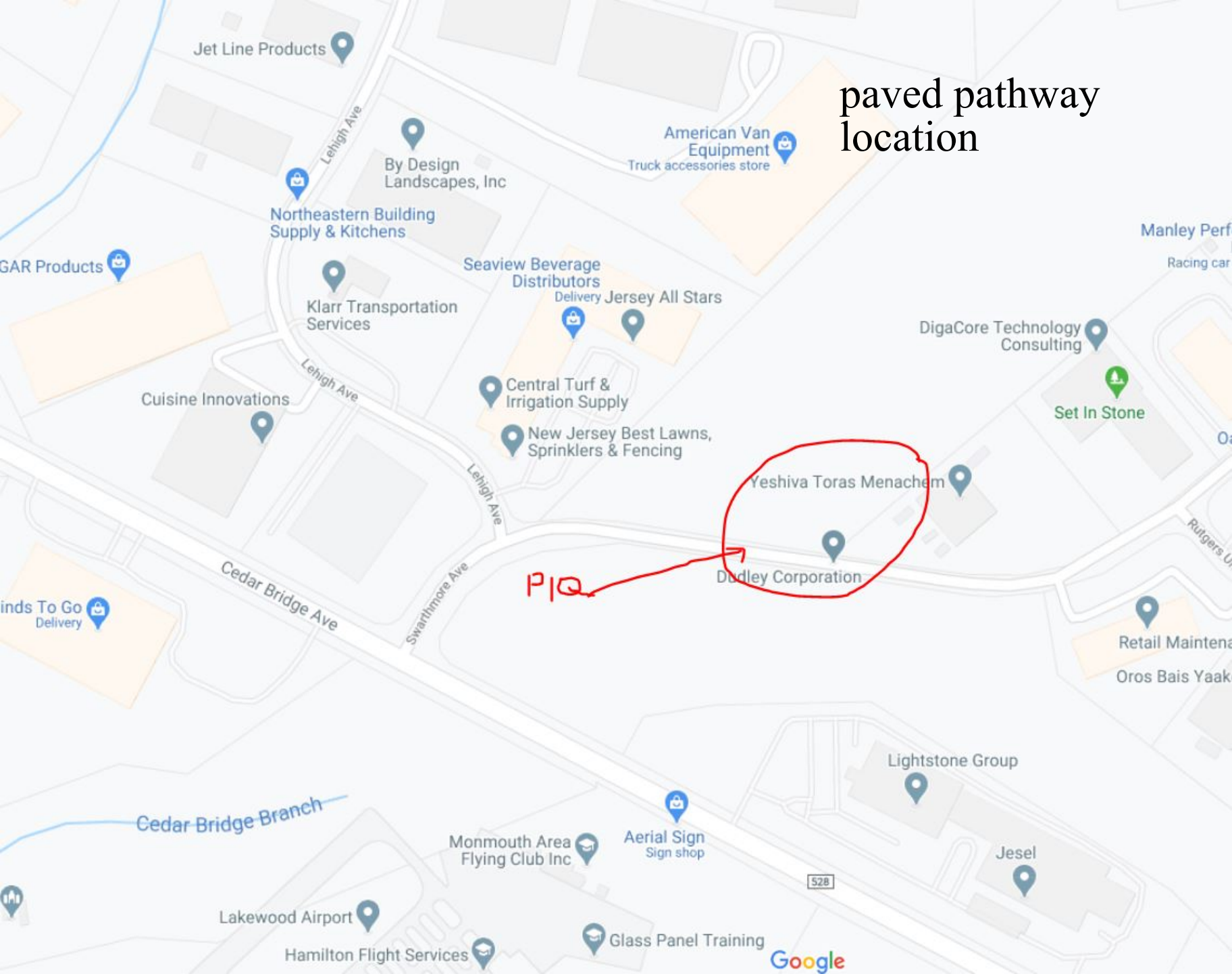


GLENN D. I.

MAN O. L.
LICENSED PROFESSIONAL ENGINEER
STATE OF NEW JERSEY LICENSE NO.

757 AND VERTICAL DATUM ASSUMED
USED FOR MANHOLE RIM AS SHOWN ON PLAN.

paved pathway
location



PIQ

RESOLUTION

200701

Resolution of the Lakewood Industrial Commission authorizing award of a Professional Services Contract for Appraisal Services of lands known Block 1160.01, Lot 228 to establish fair market value.

WHEREAS, pursuant to N.J.S.A. 40:44B-8 the Industrial Commission of the Township of Lakewood is empowered to solicit industries to purchase vacant lands and property of the Township: and

WHEREAS, as part of the Industrial Expansion Program, the Lakewood Industrial Commission desires to sell certain lands located in the area of Bennett Boulevard known as Lot 228 in Block 1160.01 which measure approximately 14+/- acres, and is in the Township's B-5 Zone; and

WHEREAS, it is the opinion of the Lakewood Industrial Commission that the sale of said lands are in the best interest of the Township of Lakewood in encouraging industry to develop and expand within its borders, promoting industrial expansion, returning lands to the tax rolls and in reducing unemployment within the Township; and

WHEREAS, it is deemed prudent to obtain a professional appraisal for its highest and best use to establish what is considered fair market value of the lands referenced above; and

WHEREAS, as permitted by NJ Public Purchasing Law, the service of Professional Real Estate Appraisal is considered exempt from public bidding requirements; and

WHEREAS, funding for purchase of such services is available within Industrial Commission accounts.

NOW THEREFORE be it resolved, that the Lakewood Industrial Commission wishes to award a professional services contract for preparation and completion of an appraisal of the lands known **Block 1160.01, Lot 228 to Integra Realty Resources, 1415 Hooper Avenue, Suite 306, Toms River, NJ 08753**, which includes preparation and submission of a limited summary appraisal for the highest and best use to establish fair market value of the properties as identified in an amount **not to exceed \$6,500.00 (Six Thousand, Five Hundred and 00/100 Dollars)**.

I hereby certify the above to be a true copy of a resolution duly adopted by the Industrial Commission of the Township of Lakewood, in the County of Ocean, and State of New Jersey at its meeting held on the 8th day of July 2020.

GREGORY B. STAFFORD-SMITH
Secretary

Or Steven Reinman as Secretary-Designee

RESOLUTION

WHEREAS, Section 7 b. of the Senator Byron M. Baer Open Public Meetings Act." L.1975, c.231, s.1; amended 2006, c.70, s.2., permits the exclusion of the public from a meeting under circumstances; and

WHEREAS, this Industrial Commission of the Township of Lakewood is of the opinion that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Industrial Commission of the Township of Lakewood in the County of Ocean as follows:

1. The public shall be excluded from discussion of private and confidential matters involving any of the nine (9) exclusions as set forth in Section 7(b) of said law and as hereinafter specified.

2. The general nature of the subject matter to be discussed is as follows:

CONTRACT NEGOTIATIONS	<input checked="" type="checkbox"/>
PERSONNEL	<input type="checkbox"/>
LITIGATION	<input checked="" type="checkbox"/>
OTHER	<input type="checkbox"/>

3. It is anticipated at this time that the above stated subject matter will be made public only when the reasons for discussing and acting on them in closed session no longer exists; said determination to be made by further resolution adopted by the Industrial Commission.

4. This resolution shall take effect immediately.

I hereby certify that the above is a true copy of a resolution duly adopted by the Industrial Commission of the Township of Lakewood in the County of Ocean, State of New Jersey, at its meeting held on the 8th day of July 2020.

GREGORY B. STAFFORD-SMITH, Secretary

Or Steven Reinman, Secretary's Designee