# Lakewood Development Corporation
# September 6, 2016
# Meeting Minutes

**Call to Order** – Ray Coles, Vice Chairman 4:36

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 (4:53pm) R. Coles, M. McNeil, E. Rennert, Rabbi Weisberg (4:37pm) and Alternate T. Henshaw
***Also Present:*** Sean Kean, Corporate Counsel, Patricia Komsa, Executive Director and staff member Joan Wilkes
***Absent:*** A. Muller and C. Tajfel

**Flag Salute**

**Motion** – M. McNeil/E. Rennert
To accept the June 14, 2016 Minutes
**All in favor**
**Motion carried**

**Old Business:**

None

**New Business:**

Will be given in the Director's Report The Executive Director stated for record Rabbi Weisberg has arrived and T. Henshaw is leaving the meeting (4:37)

**Report of Corporate Counsel:**

Will be given in Closed Session

**Directors Report:**

The Director informed the members that the financial reports for period ending September 1st along with the Second Generation Report for quarter ending June 30, 2016 have been included in their packets for review further stating if they have any questions upon the review to feel free to contact the office.

The Director was happy to inform the board that Lakewood's growth in business registering into the UEZ is up 4.6% from last August. There are 590 active businesses and estimates that there will be 600-610 businesses this time next year.

Moving on to the Legislation update, the Director stated that the Governor has conditionally vetoed the legislation that was put through the houses in June, he wants further study to be done. However this does not end the program for Lakewood. Five zones will expire this year but Lakewood is good till October 2025. The Executive Director stated that based on the financial reports, members can see we are still financially in good shape to continue operations.

Sean Kean Corporate Counsel stated he knows that the administration has not closed the door on further initiatives on the UEZ there are some programs that are not run as well as this one so there is some scrutiny to be done by the state but he would not discount another initiative coming through the Senate and the Assembly, He said the governor has not closed the door all the way.

The Director moved on to Boundary Modification and informed that the Municipal Manager, the Mayor and the Deputy Mayor have asked over the last several months what can be done do to pull some of our new commercial areas into the zone and stated obviously since the Governor conditionally vetoed the proposed legislation, we cannot seek a modification now, but possibly in 2017, but wanted the board to know that she and Anita have been reviewing the zone and with the help of Google maps, they have been working on the modification. We will be eliminating areas that are residential and picking up (as long as it is contiguous areas) that are commercial. We are diligently working on the modification. Discussion followed explaining that only 25% of Lakewood can be designated as an Urban Enterprise Zone that is why they are removing areas are that primarily residential.

The Director moved on to Resolutions on the agenda:

As a matter of housekeeping, a resolution to accept the 2015 audit has been put on the agenda. She reminded the members that they were provided with the audit back in June, it was a very clean audit, but we need to formally accept the audit so that the Auditor can bind it.

Resolutions for micro-loans have been put on the agenda, the Finance Committee met with the both applicants this morning, both were found to be solid are secured with Real Estate. Discussion followed with Rabbi Weisberg giving full description of each business.

The Director moved on to resolutions to authorize the renewal of 2 projects. Business to Business Networking 3 in the amount of $65,500 of and Business Assistance Initiatives 6 in the amount of $100,000. Brief description of each project was provided to the members.

In addition to the resolutions to authorize the new projects, resolutions authorizing the subrecipients' agreements are on the agenda. This is a matter of housekeeping so that we can award the grant and enter into an agreement.

The Director was happy to inform the board that we had found a way to fund the Cooperative Advertising Grant. She informed the board that we have a grant project "Small Business Development" that has become dormant (2010 project) and is not well received. We are wrapping up our 4th round of advertising grants and have had many inquiries as to doing another round. We are asking the board to allow the closing of Small Business Development de-obligating the balance of $51,000; and reallocating it to (and amending) the Cooperative Advertising Grant Project to increase the project $51,000.

R. Coles shook his head and stated he'd rather we hold off for the time being and talk to the township committee and see which way they want to go with this; we are getting very very short on funds for projects and stuff. The Executive Director reiterated that we would not be using new monies, we are repurposing what we had. Mr. Coles stated "money is money".

The Director moved on to Franklin Street Redevelopment stating the draft plan is complete and ready for review. She would email a copy to the members. Requesting that they take some time to review it and ask questions or note any concerns. The planner is more than happy to come to a meeting to discuss and answer questions. The next step is to send the plan to the planning board for review and comment before it is turned over to the Township for adoption by ordnance. Further stating that she wanted the make sure all the members are on board with the plan before moving forward.

Albert Akerman arrived at meeting (4:53pm)

**Committee Reports:**

Mr. McNeil raised question regarding Blinds to Go, specifically wanting to know how many Lakewood hires etc. The Executive Director responded that she could only see an abstract of what they file as everything is done on line now, but she could request from the state a little more detail.

**Public Comment:**

Joyce Blay, 311 Floral Way, Toms River, NJ was in attendance and asked question with regarding getting all the up and coming mixed use areas into the Zone, Explanation was provided by Rabbi Weisberg that our hands are tied by the State as to how to include areas, they must be contiguous to an existing UEZ area, and we must stay within the 25% requirement.

E. Rennert stepped out of meeting 4:55pm

Ms. Blay also as if the LDC has been or plans to engage in dialogue with the Planning and Zoning Board that developers should be taking into account the UEZ. Rabbi Weisberg stated that LDC as well as the township has done all it can to bet the message out.

**Trustees Comments:**

Rabbi Weisberg just want to compliment the staff on the Audit being very clean with no findings.

**Motion**: M. McNeil/R. Weisberg
To accept Resolution 16-09-1 (Accepting the 2015 Audit)
**Roll Call**:
**All in favor**
*E. Rennert not in attendance for vote*
**Motion Carried**

**Motion**: M. McNeil/A. Akerman
To accept Resolution 16-09-2 Authorizing UEZ Project Business to Business Networking 3
**Roll Call**:
***Abstention by Rabbi Weisberg***
**All others in Favor**
*E. Rennert not in attendance for vote*
**Motion Carried**

**Motion**: M. McNeil/A. Akerman
To accept Resolution 16-09-3 Authorizing UEZ Project Business Assistance Initiatives 6
**Roll Call**:
***Abstention by Rabbi Weisberg***
**All others in Favor**
*E. Rennert not in attendance for vote*
**Motion Carried**

**Motion**: M. McNeil/A. Akerman
To accept Resolution 16-09-4 Subrecipient Agreement with LCSC
**Roll Call**:
***Abstention by Rabbi Weisberg***
**All others in Favor**
*E. Rennert not in attendance for vote*
**Motion Carried**

**Motion**: M. McNeil/A. Akerman
To accept Resolution 16-09-4 - Subrecipient Agreement with LCSC
**Roll Call**:
***Abstention by Rabbi Weisberg***
**All others in Favor**
*E. Rennert not in attendance for vote*
**Motion Carried**

**Motion**: Rabbi Weisberg/M. McNeil
To accept Resolution 16-09-6 - Authorizing microloan – Deja New
**Roll Call**:
**All in favor**
*E. Rennert not in attendance for vote*
**Motion Carried**

**Motion**: M. McNeil/Rabbi Weisberg
To accept Resolution 16-09-7 – Authorizing microloan – Lakewood OB
**Roll Call**:
**All in favor**
*E. Rennert not in attendance for vote*
**Motion Carried**

**Closed Session:**
**Motion:** M. McNeil/A. Akerman
To move to closed Session
5:00
**All in Favor**
**Motion Carried**

**Motion:** M. McNeil/Rabbi Weisberg
To move to Open Session
5:15
**All in Favor**
**Motion Carried**

The Vice Chairman announced that November 1st was the next meeting date.

**Motion:** M. McNeil/Rabbi Weisberg
To adjourn
5:16
**All in Favor**
**Motion Carried**