

# + LAKEWOOD DEVELOPMENT CORPORATION

## MINUTES

### OPEN SESSION

Meeting of March 2, 2010

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Adequate Notice of this meeting was provided in accordance with the Open Public Meetings Act, P.L. 1975, c. 231.

Meeting was called to order at 4:38 p.m. by Abraham Muller, Chairman. Reading of the Sunshine Law was performed by Mary Kay Malec and followed by Roll Call of members for attendance:

**Presiding:** Abraham Muller, Chairman

**Present:** Trustees: Ruth Ann Burns, Daniel Czermak, Michael D'Elia, Ada Gonzalez, Chana Jacobowitz, Jacob Mermelstein, Michael McNeil (arrived 4:47 p.m.), Abraham Muller, Senator Robert Singer (arrived 4:41 p.m. left 5:52 p.m.), Greg Stafford-Smith, and Rabbi Moshe Zev Weisberg.

**Also Present:** Patricia A. Komsa, Executive Director, Patti Adams, Esq.; LDC Staff: Yehuda Abraham, Anita Doyle, Gidalty Esparza, Mary Kay Malec and Steve Reinman.

**Absent:** Raymond Coles, Dov Kaufman, Fay Rubin and Frank Edwards.

#### FLAG SALUTE

#### APPROVAL OF MINUTES OF February 2, 2010

- Motion to accept the transcribed minutes of February 2, 2010 as presented. Motion by D.Czermak/R.Weisberg Carried.

**CLOSED SESSION:** 4:41 p.m. Motion by R.Burns/R.Weisberg

**OPEN SESSION:** 5:00 p.m. Motion by D.Czermak/G.Stafford-Smith

**OLD BUSINESS:** none

**NEW BUSINESS:** none

## **REPORT OF CORPORATE COUNSEL:**

### **DIRECTOR'S REPORT:**

Ms. P. Komsa, Executive Director gave a brief summary of the matters listed on the agenda. Ms. P. Komsa, Executive Director went over the capital reserve account and bond reserve account. Discussion. Mr. Y. Abraham, Director, summarized the Downtown Supplemental III project and map of the area. Discussion. Ms. R.A. Burns, Member asked how many parking spaces would be derived from the project. Mr. Y. Abraham, Director stated that there would be 68 spaces from Phase III in addition to previous Phases which all had parking spaces. Ms. P. Komsa, Executive Director stated that the LDC has asked the engineer how many parking spaces can be placed on each parcel. Discussion. Ms. P. Komsa, Executive Director spoke about the emergent stadium repairs and why it had to be done. Ms. C. Jacobowitz, Member asked various questions concerning the liability of stadium repairs. Discussion.

### **COMMITTEE REPORTS: none**

### **COMMENTS FROM PUBLIC:**

Mr. J. Schumuckler, UEZ business owner, spoke about the state stimulus package and has employees that he is ready to hire. Ms. P. Komsa, Executive Director, explained that once the money is approved thru the state a notice will be placed announcing acceptance of applications. Discussion. Mr. J. Schumuckler, asked when the marketing and advertising program will be ready to start so that he may participate. Rabbi Weisberg, Secretary/Treasurer explained the situation concerning the approval of projects through the state due to projects being put on hold. Discussion.

Mr. A. Berkowitz, The Voice, are there any projects that will help businesses directly similar to the advertising coop idea which will hopefully go through shortly. Mr. D. Czermak, Vice Chairman fielded the question and spoke about the financial loan program and encumbering money for projects. Discussion. Rabbi Weisberg, Secretary/Treasurer explained process of projects and advantages of UEZ. Discussion. Ms. P. Komsa, Executive Director summarized pilot programs.

Mr. Hershel Herskowitz, Business Owner, stated that the only one who benefits from the advertising program is the magazine or the one advertising. Ms. P. Komsa, Executive Director, stated that the LDC looks at the viability of the business for the program. Discussion. Mr. Hershel Herskowitz, Business Owner, stated the the Blue Claws Stadium has brought no business to this town. Discussion. Mr. Hershel Herskowitz stated that he felt that the lights at the stadium should be repaired.

Mr. David Klien, LCSC , stated that they are currently working on loans.

**COMMENTS FROM TRUSTEES:** Ms. R.A. Burns, Member asked for an explanation of the range in values by appraisers for the acquisitions regarding Franklin Street Redevelopment Area. Ms. P.Komsa, Executive Director explained the differences in appraisals. Discussion. Rabbi Weisberg, Secretary/Treasurer spoke about the project and an RFP. Discussion.

**CHAIRMAN’S COMMENTS:** Mr. A. Muller, Chairman stated that he appreciated the discussion among the board and Ms. P. Komsa and her explanations as they pertained to the questions. Mr. A. Muller, Chairman encourages all trustees to ask questions on projects and just because we funded projects in the past does not mean we have to continue funding them. If anyone has any ideas, please bring them forward. Mr. D. Czermak, Vice Chairman, stated that we put together a committee to focus on the core projects. Discussion. Rabbi Weisberg, Secretary/Treasurer spoke about the committees in place and encourages members to join committees. Ms. P. Komsa, Executive Director suggested as a UEZ staff we put in place a brief summary pertaining to each committee and their focus and ask for your feedback. Discussion.

**CONSENT AGENDA: Motion by R.Coles/J.Mermelstein**

**Resolution 10-03-1 Amending the List of Lakewood Development Corporation Official Depositories for the Year 2010.**

**ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Ruth Ann Burns	X		
Daniel Czermak	X		
Michael D’Elia	X		
Ada Gonzalez	X		
Chana Jacobowitz	X		
Michael McNeil	X		
Jacob Mermelstein	X		
Abraham Muller	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

The above motion hereby being duly adopted by the Lakewood Development Corporation. Carried.

**Resolution 10-03-3 Close out UEZA Project 09-33-SGF Stadium Emergency Repair - Lighting (\$40,000.)**

**ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Ruth Ann Burns	X		
Daniel Czermak	X		
Michael D'Elia	X		
Ada Gonzalez	X		
Chana Jacobowitz	X		
Michael McNeil	X		
Jacob Mermelstein	X		
Abraham Muller	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

The above motion hereby being duly adopted by the Lakewood Development Corporation. Carried.

**Resolution 10-03-6 Close out UEZA Project 09-25-SGF Supplemental Downtown Parking Phase I (deobligate \$3,027.63)**

**ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Ruth Ann Burns	X		
Daniel Czermak	X		
Michael D'Elia	X		
Ada Gonzalez	X		
Chana Jacobowitz	X		
Michael McNeil	X		
Jacob Mermelstein	X		
Abraham Muller	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

The above motion hereby being duly adopted by the Lakewood Development Corporation. Carried.

**Resolution 10-03-8 Authorizing Transfer of Microloan Account Funds into FAP Loan Pool Account**

**ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Ruth Ann Burns	X		
Daniel Czermak	X		

Michael D'Elia	X		
Ada Gonzalez	X		
Chana Jacobowitz	X		
Michael McNeil	X		
Jacob Mermelstein	X		
Abraham Muller	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

The above motion hereby being duly adopted by the Lakewood Development Corporation. Carried.

**NON-CONSENT AGENDA: EACH RESOLUTION WILL BE VOTED UPON SEPARATELY**

**Resolution 10-03-2 Financial Assistance Program (FAP) (\$950,000.) Motion by: D.Czermak/G.Stafford-Smith**

**ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Ruth Ann Burns	X		
Daniel Czermak	X		
Michael D'Elia	X		
Ada Gonzalez	X		
Chana Jacobowitz	X		
Michael McNeil	X		
Jacob Mermelstein	X		
Abraham Muller	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

The above motion hereby being duly adopted by the Lakewood Development Corporation. Carried

**Resolution 10-03-4 Franklin Street Redevelopment Area (\$1,000,000) Motion by: G.Stafford-Smith/M.McNeil**

**ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Ruth Ann Burns	X		
Daniel Czermak			X
Michael D'Elia	X		
Ada Gonzalez	X		

Chana Jacobowitz	X		
Michael McNeil	X		
Jacob Mermelstein	X		
Abraham Muller	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

The above motion hereby being duly adopted by the Lakewood Development Corporation. Carried

**Resolution 10-03-5 Downtown Supplemental III - Acquisitions (\$1,200,000)**

**Motion by: G.Stafford-Smith/R.A. Burns**

**ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Ruth Ann Burns	X		
Daniel Czermak			X
Michael D'Elia	X		
Ada Gonzalez	X		
Chana Jacobowitz			X
Michael McNeil	X		
Jacob Mermelstein			X
Abraham Muller	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

The above motion hereby being duly adopted by the Lakewood Development Corporation. Carried

**Resolution 10-03-7 Emergent Stadium Repairs - (\$1,275,000) Motion by:**

**D.Czermak/M.D'Elia**

**ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Ruth Ann Burns	X		
Daniel Czermak	X		
Michael D'Elia	X		
Ada Gonzalez	X		
Chana Jacobowitz			X
Michael McNeil	X		
Jacob Mermelstein	X		
Abraham Muller	X		
Greg Stafford-Smith	X		

Rabbi Weisberg	MosheX		
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The above motion hereby being duly adopted by the Lakewood Development Corporation. Carried

**ADJOURNMENT:**

Motion to adjourn meeting. 6:12 p.m. Motion by: M.D'Elia/M.McNeil