

# **Lakewood Development Corporation**

## **Meeting Minutes**

### **May 3, 2011**

**Call to Order** – Abraham Muller 4:38 pm

#### **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, Raymond Coles; Mike McNeil, Abraham Muller, Carey Tajfel (4:55pm) and Rabbi Weisberg.

**Also Present:** Patricia A. Komsa, Executive Director, Patti Adams, Esq. arrived 4:39pm.; LDC Staff: Yehuda Abraham, Anita Doyle, Gerry Walsh and Joan Wilkes

**Absent:** D. Czermak and alternative Mike Muscillo

#### **Flag Salute**

#### **Motion** – R. Coles/Rabbi Weisberg

To approve the minutes of the April 12, 2011 meeting

All in favor

**Motion carried**

#### **Old Business:**

None

#### **New Business:**

None

#### **Report of Corporate Counsel:**

#### **Directors Report:**

The Executive Director informed the members that as required by the State we have filed our 2<sup>nd</sup> Generation Quarterly report which outlines all second generation funds, encumbered and unencumbered at this time, provides loan balances as well as payment schedules.

The Director also informed the members that LDC's audit is due to begin, our auditor has come in and begun his preliminary, this is required because we are a non-profit municipal entity we are required to have our own audit, one of the two basic audits we have each year, an internal audit done by our auditors and the Township's auditor because a lot of our transactions go through the Township's System.

The Director reminded the members that last meeting we discussed the Transit Connect Bus and awarding the bus services. Upon determination of our Purchasing Agent, we should award the full year contract, the contract actually started back in February based on the UEZ approval, we are a few months into the contract with roughly eight (8) months left in it. This should not conflict with the Township. If the Township were to order buses today, under the Federal Grant, it would take eight to ten months for delivery of the buses and this would not conflict at this time with the Township's plan for expanding Transit Connect.

Rabbi Weisberg wanted to discuss this further reflecting back to last month's meeting stating that we are going into transition from what used to be the UEZ and UEZ projects to some municipal grand design to provide mass transit for Lakewood and the question is less than a contractual question but more of a practical governmental policy. As we are transitioning that it might not make sense that we have two stand alone systems each one with their blinders on – what there contract is, what they are doing, one of them may be running half the day on empty and then nine months from now; whenever the new buses come, we will be starting from scratch. The question is with some creative thinking here, with the cooperation of Loori, Beth Medrash Gohova and the township of Lakewood. As of July 1<sup>st</sup> we no longer need to go back to the UEZA to get approval on projects – basically the municipality is the legal entity, the cognizant agency that is going to be overseeing the program from this point forward, the question is can we build flexibility in the system. Emphasizing that the UEZA themselves told us to change the name from Job Link to Transit Connect because it is not strictly a job bus service; it has to be tied with economic development. Further stating that years ago the Job Link bus was created very specifically to take people from the downtown to the industrial park, the future is not to just have a bus from downtown to the industrial park it is to do other things. His question is if you have a contract for a bus and your paying for it and the bus is running idle or empty for a good part of the time would it not make sense to utilize the down time that we already have and we are paying for.

The Rabbi further stated that he is not looking to hold up a contract or take a contract away from Loori, just looking to building flexibility into the contract since we are paying for the whole day.

The Chairman interjected saying there are two issues at hand, the first being are we committed to a contract for the full year, which we confirm we do have to; the second issue is can we change the terms, modifying what they are doing within the terms of their contract.

The Executive Director wanted to clarify that the Bus does not run all day, it is a part-time route in order to pair back expenses a few years back. The bus actually runs 6am till 9am and 3pm till 6pm; only at the peak time. We do not have a contract for the middle of the day. There were no funds allotted to run from 9am till 3pm. So from that point the Township could work with Loori Bus. It would be another \$100,000. to run the bus 9am till 3pm. The Director informed the members that we are working with Department of Economic Development on a bus shuttle study, so there has been some planning going on trying to target a potential bus routes, how it would work and how it would fit into the zone, what would be eligible, etc for zone assistance funds; but currently you are looking at \$200,000.00 for a twelve hour run, 1 hour loop with an hour lunch.

Ray Coles directing his question to Rabbi Weisberg asked if there was a specific time and area that he would be looking for, that it could not hurt to ask Loori what it would cost to run on a trial basis. Further discussion followed with some comments and input from Chana Jacobowitz of Beth Medrash Gohova and Steve Reinman, Department of Economic Development.

Carey Tajfel arrived 4:54pm

The Executive Director said she has spoken with Loori Bus and they are willing to discuss expansion and is requesting that Ms. Jacobowitz, Mr. Reinman and all the partners and stakeholders to identify a route that they think they want to test first, a lot of time and money has been spent into studying this

and suggest that the consultant from Solstice be brought back in and identify the route that is best to start with. Also noting there would need to be some discussion with the purchasing agent.

The Director brought the members attention to the flyers in their packet for the 3<sup>rd</sup> Annual Lakewood Regional Business and Industry Expo hosted by the Development Corporation and the Industrial Commission; registrations are now being taken on line, in person and by phone. Exhibitor space starts at \$150.00 for businesses which is an excellent price when you look at all the other Business Expos going on at this time which are looking for \$300 - \$400 a table. Asking the members for their assistance in getting this information out, Greater Newspaper and Radio are doing all of our media as well as the Voice is signing on and a number of other media outlets to get the word out.

The Director informed the members that since our last meeting, our boundary modification has been approved there are some contingencies which are being worked out and the map is being finalized now. The Business Assistance Initiative project (formerly known as "Job Link") has also been approved.

We are also looking into having one big workshop initially to get new businesses that are just joining within the boundary to get them in and walk them through the application process.

The Chairman asked, right that at this time, are there any incentives to the township to recruit businesses to which the Director informed him that there are still incentives for the businesses. The Chairman acknowledged that the businesses have incentives, but further clarifying his question he asked the Director what as far as the town is concerned is our benefit. The Director responded that we will receive no direct benefit since we will no longer be receiving UEZ revenue to support the program.

The Director moved on to review the Resolutions on the Agenda:

Resolution No. 1 was requested by the Executive Board to prepare highlights and thanks our former members for their years of services.

Resolution No. 2 supports the conceptual expansion of the Transit Connect program as requested last month stating that LDC supports looking at expansion of the program.

Resolution No. 3 is the award of contract to Loori Bus for February 1, 2011 through January 31, 2012.

### **Committee Reports:**

None

Michael McNeil took his oath of office, and was sworn in by Patti Adams, Corporate Counsel.

### **Public Comment:**

Joyce Blay, NJ News and Views directing her question to the Executive Director stated that from her understanding from previous meetings; in order to include new areas that are not part of the zone, other areas have to be removed and wanted to know what areas has the State approved for removal. The Director responded. Ms. Blay then asked if she could be provided with specific blocks and lots to which the Director said yes instructing Ms. Blay to put in an OPRA request and there would be absolutely no problem getting it for her.

### **Trustees Comments:**

None

### **Chairman's Comments:**

None

**Motion:** R. Coles/R. Weisberg

To Accept the Resolution on the Consent Agenda – 11-5-1 and 11-5-2

All in favor

**Motion Carried**

**Motion:** M. McNeil/R. Coles

To Accept Resolution 11-5-3 – Award of Contract to Loori Bus Company

Roll vote taken

All in favor

**Motion Carried**

**Motion:** R. Coles/A. Akerman

To enter into Closed Session -

5:05

**Motion:** R. Coles/R. Weisberg

To enter into Open Session

5:14pm

**Motion:** R. Coles/A. Akerman

To adjourn

5:15pm