



231 THIRD STREET MUNICIPAL
BUILDING LAKEWOOD, NJ 08701
732.364.2500

PUBLIC NOTICE

PLEASE TAKE NOTICE that the Lakewood Development Corporation will hold a Special Meeting of the Board of Trustees on **Monday August 14, 2023, at 4:30PM** via Webex Teleconference for the purpose of discussion and acting upon the acceptance and authorization to:

- award a contract for professional services – 5-year UEZ zone development plan
- authorize a loan for student busing – Lakewood Student Transportation Authority

This meeting is open to the public and formal action may be taken.

PUBLIC MEETING ACCESS information:

Live streaming of the meeting accessed here:

www.townhallstreams.com/towns/lakewood_twp_nj

To join the virtual Webex meeting go to the following website:

<https://lakewoodnj.webex.com/meet/LakewoodDevelopmentCorporation> | Access code: 792 038 480

To join the virtual Webex meeting via phone call: (408) 418-9388 | Access code: 792 038 480

Public Comment during the public portion of the meeting can be made by “raising your hand” by dialing *3 if by phone or clicking the “hand” icon if by internet and wait patiently to be called upon. Comments can also be emailed 8 hours prior to the meeting to: UEZComments@Lakewoodnj.gov. Comments by mail can be sent to: Lakewood Development Corporation, 231 3rd Street, Lakewood NJ 08701; written comments must be received by 12:00 PM a day before the meeting. Proper decorum by the public will be strictly enforced. A complete review of rules and guidelines for public participation in remote public meetings can be found here: http://bit.ly/LDC_Rules_for_Remote_Public_Meetings

This Notice is being provided in accordance with the Open Public Meetings Act, P.L 1975, c. 231.

**Lakewood Development Corporation
Notice of Official Meeting
Monday August 14th, 2023
PM
Virtual Meeting
SPECIAL MEETING AGENDA**

1. CALL MEETING TO ORDER

Announcement of Meeting Compliance with “Sunshine Law.”

Adequate notice of this meeting has been provided in accordance with the provisions of the **Senator Byron M. Baer Open Public Meetings Act**, Chapter 231 P.L. 1975, 10:4-12a by notice published in the Asbury Park Press on **August , 2023**, and by posting of same in the office of the Municipal Clerk, Office of the Lakewood Development Corporation and upon the public bulletin board of the Lakewood Municipal Building.

2. ROLL CALL

Albert Akerman, *Liaison* (); Raymond Coles, *Liaison & Vice Chairman* (); Lieb Gold (); Michael McNeil (); Abraham Muller, *Chairman* (); Eli Rennert (); Rabbi Moshe Zev Weisberg, *Secretary/treasurer* (); Patrick Donnelly, *Municipal Manager; Alternate* ().

3. FLAG SALUTE:

4. NON-CONSENT AGENDA: ROLL CALL - EACH RESOLUTION WILL BE VOTED UPON SEPARATELY:

- Resolution SP 23-8-1 Awarding Contract for Professional Services 5-Year Zone Development Plan not to exceed \$25,000.00
- Resolution SP 23-8-2 Creating UEZ SGF Project – Lakewood Student Transportation Authority (LSTA) - \$2,000,000.00

5. CLOSED SESSION

6. ADJOURNMENT

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REMINDER – NEXT VITURAL BOARD MEETING – September 5, 2023

RESOLUTION SP 23-08-1

A Resolution of the Lakewood Development Corporation Awarding a Contract for Professional Assistance in Developing a 5-Year Zone Development Plan

WHEREAS, the Township of Lakewood was awarded designation as an Urban Enterprise zone effective November 1, 1994, meeting the qualifying criteria as an urban-depressed city with unemployment rates exceeding the State's averages; and

WHEREAS, per Section 9 of P.L.1983, c.303, sub-section C.52:27H-68 of the New Jersey State Urban Enterprise Zone law, Preliminary zone development plan, the municipal governing body shall cause a preliminary zone development plan to be formulated, either by a zone development corporation or by the governing body, with the assistance of those officers and agencies of the municipality as the governing body may see fit; and

WHEREAS, a municipality with a zone development plan that was approved more than five years prior to the effective date of P.L.2021, c.197, the governing body of the municipality shall submit an updated preliminary zone development plan pursuant to this section; and

WHEREAS, in accordance with NJSA 19:44-20.4et seq., which provides for the procedure for soliciting proposals through a "fair and open process", which process the Lakewood Development Corporation adopted on January 5, 2006, the Lakewood Development Corporation solicited proposals by posting a RFP for such services on the Township of Lakewood's website on July 13, 2023 and in the Asbury Park Press July 19, 2023; and

WHEREAS, Proposals were publicly received by the Lakewood Development Corporation by 5:00 p.m. on August 7, 2023 and reviewed for completeness and a winning bidder was chosen from the proposal candidates; and

WHEREAS, the winning bidder is **Triad Associates, 1301 W. Forest Grove Rd., Vineland NJ 08360** who was determined by the proposal review committee to be best suited to provide the requested services as desired within an acceptable timeline and cost; and

WHEREAS, adequate funding for this contract is provided through the 2023-1 SGF UEZ Zone Administration Budget under Professional Services; and

WHEREAS, the contract is awarded in an amount not to exceed **TWENTY FIVE THOUSAND DOLLARS (\$25,000)**; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Lakewood Development Corporation hereby appoints:

Triad Associates, to prepare the 2023 Lakewood UEZ 5-year Zone Development Plan for the period so described and in accordance with the schedule of fees and services provided and the availability of UEZ Funds; and

BE IT FURTHER RESOLVED,

1. That the Executive Director is hereby authorized to execute and enter into an agreement with aforementioned awardee.
2. That a notice of this action shall be printed once in the official newspaper of the Lakewood Development Corporation.

I HEREBY CERTIFY, that the above resolution is a true copy of a Resolution duly adopted by the Board of Trustees of the Lakewood Development Corporation at its meeting held on the 14th day of August, 2023.

R' Moshe Zev Weisberg, Secretary/Treasurer
David Klein, Secretary Designee

RESOLUTION SP 23-08-2

A Resolution of the Lakewood Development Corporation Authorizing the use of Enterprise Zone Assistance Funds

WHEREAS, the Township of Lakewood desires the operation of safe and efficient travel of the tens of thousands of Lakewood's school children which is a basic requirement of a functioning city. Included in this need is the ability of the Township's economic resources, including its retail base and offices, especially in the downtown and industrial park areas – as well as other UEZ areas - to operate with a predictable and smooth flow of traffic; and

WHEREAS, after discussion with the Mayor, other Township officials and the Township attorney, it has been determined that there is a vital need to consider a short-term loan to the Lakewood Student Transportation Authority (LSTA) to meet a short-term cash flow challenge of the Township's primary school bus agency; and

WHEREAS, the Lakewood Development Corporation LDC wishes to authorize the award of a \$2,000,000 loan at a 0.0% rate of interest for a repayment period of Twelve (12) months with a full payment of the loan funds by October 31, 2024; and

WHEREAS, pursuant to N.J.S. 52:27H-88(c), in order to fund the Project from funds deposited in the Enterprise Zone Assistance Fund, the governing body must adopt a resolution approving the Project for funding; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Lakewood Development Corporation does hereby authorize and direct the submission of a request for the amount of **\$2,000,000** to the Lakewood Township Committee to evaluate and approve the Project: **UEZ SGF 2023-4 Lakewood Student Busing Appropriation** to be funded from the funds deposited in the Enterprise Zone Assistance fund;

BE IT FURTHER RESOLVED, that the Executive Director be and is hereby directed and authorized to execute any and all documentation associated with this project

I HEREBY CERTIFY, that the above resolution is a true copy of a Resolution duly adopted by the Board of Trustees of the Lakewood Development Corporation at its meeting held on the 14th day of August, 2023.

Rabbi Moshe Zev Weisberg, Secretary/Treasurer
David Klein, Secretary Designee

Proposed Budget

Budget Category	Lakewood UEZ Funds	Municipal Funds	Total Budget: Lakewood UEZ and Municipal	Other Funds* Describe Below	Federal Funds	Total Budget: All Funds
Municipal Services						
Salaries/Fringe	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Project						
Construction	\$0	\$0	\$0	\$0	\$0	\$0
Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$0	\$0	\$0	\$0	\$0
Administration	\$0	\$0	\$0	\$0	\$0	\$0
Loans	\$2,000,000	\$0	\$2,000,000	\$0	\$0	\$2,000,000
Grants	\$0	\$0	\$0		\$0	\$0
Marketing	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,000,000	\$0	\$2,000,000	\$0	\$0	\$2,000,000
% of Total Project	100.0%	0.0%	100.0%	0.0%	0.0%	100.0%