

**Lakewood Development Corporation
Notice of Official Meeting
Tuesday, October 17, 2023
4:30 PM
Virtual 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, 10:4-6 by notice published in The Asbury Park Press on September 26, 2023, and by posting of same on the Lakewood Township website and in the office of the Municipal Clerk, Office of the Lakewood Development Corporation and on upon the public bulletin board of the Lakewood Municipal Building.

Meetings of the Lakewood Development Corporation shall be conducted remotely. Access to the meeting be provided to the public via electronic means until further notice.

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. MOTION TO APPROVE MINUTES FROM: September 5, 2023

5. OLD BUSINESS:

6. NEW BUSINESS:

- Discussion regarding start time for LDC Board of Trustee Meetings

7. REPORT OF CORPORATE COUNSEL:

8. DIRECTOR’S REPORT: (Current Statistical information and reports may include such Reports as: 2nd Generation Quarterly Reports; Financial Status Reports; current project reports and Media Clippings for your review.) *Items discussed in Director’s Report will be voted. Questions regarding Consent Agenda items may be asked during the Director’s Report.*

9. COMMITTEE REPORTS:

10. PUBLIC COMMENTS: (N.J.S.A. 10:4-6)

11. COMMENTS BY TRUSTEES:

12. CHAIRMAN’S COMMENTS:

13. CONSENT AGENDA: IT IS THE PRIVILEGE OF ANY MEMBER OF THE BOARD OF TRUSTEES TO REMOVE FROM THE CONSENT AGENDA ANY ITEM FOR

QUESTIONING. DISCUSSION AND VOTE. LIKewise, ANY MEMBER OF THE PUBLIC IN ATTENDANCE MAY REQUEST OF THE CHAIRMAN AN ITEM BE REMOVED FROM THE CONSENT AGENDA.

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

- Resolution 23-09-5 - Memorializing Authorization of Commercial Appraisal – Blinds To Go – Not to exceed \$5000
- Resolution 23-10-1 – Authorizing Submission Request to UEZA for Lakewood UEZ Success Project - \$50,000
- Resolution 23-10-2 – Lakewood UEZ Loan and Grant Policy Update
- Resolution 23-10-3 – Authorizing Rescindment of Technology Grants - \$10,000
- Resolution 23-10-4 - Authorizing Submission Request to UEZA for Lakewood UEZ Emergency Mobile Command Center - \$150,000
- Resolution 23-10-5 – Authorizing Award of UEZ Small Business Expansion Loan – AJ Environmental/Jacob Auch - \$50,000
- Resolution 23-10-6 Awarding Small Business Technology Incentive Grants - \$20,000
- Resolution 23-10-7 Authorizing Submission of Project Request to UEZA for Lakewood UEZ Shuttle Busing Liaison - \$300,000

15. CLOSED SESSION

16. ADJOURNMENT

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.

Any public comments made during or post a meeting related to an LDC Board of Trustees meeting must also be sent to UEZComments@Lakewoodnj.gov to receive a response. Staff will make best efforts to read them at the public portion of the meeting, however they may or may not be read due to staff being engaged in the meeting in progress. Emails sent 8 hours prior to the meeting are guaranteed to be read at the meeting if they abide by the submission guidelines.

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

REMINDER – NEXT VITURAL BOARD MEETING – NOVEMBER 14, 2023

RESOLUTION 23-09-5

RESOLUTION OF THE LAKEWOOD DEVELOPMENT CORPORATION MEMORIALIZING ACTION TAKEN ON SEPTEMBER 5TH 2023 APPROVING EXPENDITURE OF FUNDS FOR COMMERCIAL APPRAISAL

WHEREAS, the Lakewood Development Corporation (LDC) was incorporated under the Laws of the State of New Jersey as a non-profit corporation on October 2, 1997, pursuant to N.J.S.A. 52:27H-6 et. seq. and Lakewood Township Ordinance 97-31; and,

WHEREAS, the LDC is seeking to retain a commercial appraisal in order to evaluate the value of property currently leased to Blinds To Go, a commercial entity with property located at 1800 Cedar Bridge Avenue, Lakewood, NJ 08701; and,

WHEREAS, the LDC is seeking to retain the services of Amerival in order to perform the commercial appraisal of Blinds To Go; and

WHEREAS, the LDC is seeking authorization of an amount not to exceed \$5,000.00 for the commercial appraisal: and

WHEREAS, adequate funding for these appraisals is provided through the UEZ SGF 2023-1 Zone Administration budget 2023; and

NOW, THEREFORE, BE IT RESOLVED, the LDC is hereby authorized to retain the services of Amerival in an amount not to exceed \$5,000.00.

BE IT FURTHER RESOLVED, that all Corporation officials including, but not limited to the Chairman, the Executive Director, and the Corporation staff, are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

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 17th of October, 2023

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

RESOLUTION 23-10-1

A Resolution of the Lakewood Development Corporation Authorizing Submission of a Project Request to the UEZA for use of Zone Assistance Funds for Lakewood Success Project

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

WHEREAS, to highlight and promote the successes of the Lakewood Enterprise Zone, the Lakewood Development Corporation hereby desires to create a project to fund the expenses associated with projects and activities that will lead to increased economic activity or encourage private investment and job creation; and

WHEREAS, the Lakewood Development Corporation will engage professionals to produce media in the form video, digital, print and all other forms of media to achieve the desired result of promoting the Lakewood UEZ; and

WHEREAS, the Lakewood Development Corporation intends to submit a project request to the New Jersey Urban Enterprise Zone Authority (UEZA) for Zone Assistance Funds for the aforementioned purpose; and

WHEREAS, the amount requested for the project is **FIFTY THOUSAND DOLLARS (\$50,000.00)**, and

WHEREAS, pursuant to N.J.S. 52:27H-88(c) in order to fund this project from funds deposited in the Enterprise Zone Assistance funds, the governing body must adopt a resolution approving and authorizing the use of Zone Assistance Funds.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Lakewood Development Corporation does hereby directs the Executive Director to submit a project application in the amount of \$50,000.00 to the UEZA to evaluate and approve funding from the funds deposited in the Enterprise Zone Assistance fund and credited to the account of the Township of Lakewood, said account maintained by the State Treasurer for the Enterprise Zone.

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 17th of October, 2023

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

RESOLUTION 23-10-2

A Resolution of the Lakewood Development Corporation Authorizing Update of Lakewood UEZ Loan and Grant Policies

WHEREAS, Lakewood Township's business climate has grown rapidly in the last decade through the aid of the UEZ; and

WHEREAS, Lakewood Township wishes to facilitate further business development and job creation within its Zone boundaries; and

WHEREAS, the Lakewood UEZ "**Financial Assistance Programs (FAP)**" provides the opportunity to achieve the aforementioned objectives within the Zone by encouraging new and existing certified UEZ businesses to expand and invest in capital improvements; and

WHEREAS, the Lakewood Development Corporation desires to update its Loan and Grant policies to be consistent with the current day economic conditions that Lakewood UEZ businesses face; and

WHEREAS, in 2001 a Resolution #01-03-01 was passed limiting one open loan balance per business and in 2011 a Resolution #11-10-3 was passed limiting receipt of one grant per business ; and

WHEREAS, the LDC realizes the need to update these policies by eliminating the limit on units and replace with maximum dollar exposure, these new limits shall be to provide to UEZ businesses no limit on the number of loan and grant units per business but rather a limit on the amount of UEZ funds per business to be **not more than \$100,000 in loan dollars** per business and **not more than \$20,000 in grants dollars** per 24 month period per business; and

WHEREAS, these limits may be waived in lieu of recommendation by the LDC Finance Committee on a case by case basis and/or for a larger loan program and/or for special grant projects that may exceed the aforementioned limitation; and

WHEREAS, it is expected that these policy changes will foster economic development by providing increased incentives to build up and further expand businesses located in its vicinity; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Lakewood Development Corporation that it does hereby authorize the update of its **Financial Assistance Programs** loan and grant policies.

I HEREBY CERTIFY that the above is a true copy of a Resolution duly adopted by the Board of Trustees of the Lakewood Development Corporation Lakewood, County of Ocean, at its meeting held on the 17th day of October 2023.

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

RESOLUTION 23-10-3

RESOLUTION OF THE LAKEWOOD DEVELOPMENT CORPORATION AUTHORIZING RESCINDMENT OF AWARDS OF SMALL BUSINESS TECHNOLOGY INCENTIVES

WHEREAS, The Township of Lakewood wishes to facilitate greater business development and job creation to start-up and certified businesses within the Lakewood Urban Enterprise Zone boundary; and

WHEREAS, on June 13, 2022, the Urban Enterprise Zone Authority approved the project 'Financial Assistance Programs VIII (FAP VIII)' for the purpose of providing Lakewood UEZ businesses with critical financial assistance in the form of loan and incentive programs; and

WHEREAS, one of the innovative incentive programs is the Small Business Technology Incentive that provides funds to businesses in need of updating and improving their technical capacity and capabilities; and

WHEREAS, a stated goal is to promote modernization of UEZ registered businesses by assisting them with needed funds for equipment, software, and training; and

WHEREAS, the Lakewood Development Corporation's approval of the Small Business Technology Incentives are conditioned upon the recipient's certification and continued certification in the UEZ Program, tax compliance and compliance with UEZ Policy Circular 08-01; and

WHEREAS, if the business does not provide required documents and/or remedy tax compliance issues within a reasonable period of time, the Lakewood Development Corporation will rescind the grant award; and

WHEREAS, the following businesses were awarded a Business Technology Incentive grant by the Lakewood Development Corporation on June 6, 2023, via a Grant Award **Resolution 23-06-1** yet they did not comply with the requirements of the grant award within a reasonable period of time:

**MOOSA JAFFARI MD, PA – 814 RIVER AVENUE
CAMP NETZACH – 13 HEKEL ROAD**

NOW THEREFORE, BE IT RESOLVED, by the Lakewood Development Corporation of the township of Lakewood in the County of Ocean and the Board of Trustees does hereby authorize the rescindment of a Business Technology Incentive grant from the aforementioned UEZ Businesses.

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 17th of October, 2023

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

RESOLUTION 23-10-4

A Resolution of the Lakewood Development Corporation Authorizing Submission of a Project Request to the Urban Enterprise Zone Authority for Acquisition of a UEZ Emergency Mobile Command Center

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

WHEREAS, the Office of Emergency Management (OEM) is the designated coordinator of township-wide emergency protocols in the event of a major event or disaster. Lakewood's OEM responds to HAZMAT, Homeland Security and other situations and threats to public safety; and

WHEREAS, Lakewood OEM coordinates with volunteer organizations as well to respond to public emergencies and these volunteer organizations need to be properly equipped to effectively respond in coordination with OEM to a major event or disaster; and

WHEREAS, per the UEZ legislation signed into law on August 17, 2021, up to 25% of an Urban Enterprise Zone's Zone Assistance Fund allocation can be used for Municipal services such as Police, Fire and Emergency Services; and

WHEREAS, the Lakewood Development Corporation intends to submit a project request to the New Jersey Urban Enterprise Zone Authority (UEZA) for the acquisition of an **Emergency Mobile Command Center** for its volunteer emergency responders; and

WHEREAS, the amount requested for the project is not to exceed **ONE HUNDRED AND FIFTY THOUSAND DOLLARS (\$150,000)**; and

WHEREAS, pursuant to N.J.S. 52:27H-88(c) in order to fund this project from funds deposited in the Enterprise Zone Assistance funds, the governing body must adopt a resolution approving and authorizing the use of Zone Assistance Funds.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Lakewood Development Corporation does hereby direct the submission of a project application in the amount of \$150,000.00 to the UEZA to evaluate and approve funding from the funds deposited in the Enterprise Zone Assistance fund and credited to the account of the Township of Lakewood, said account maintained by the State Treasurer for the Enterprise Zone.

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 17th of October, 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	\$150,000	\$0	\$150,000	\$101,034	\$0	\$251,034
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$0	\$0	\$0	\$0	\$0
Administration	\$0	\$0	\$0	\$0	\$0	\$0
Loans	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0		\$0	\$0
Marketing	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$150,000	\$0	\$150,000	\$101,034	\$0	\$251,034
% of Total Project	59.8%	0.0%	59.8%	40.2%	0.0%	100.0%

Other sources of funds:

1. Private Donations

RESOLUTION 23-10-5

Resolution of the Lakewood Development Corporation authorizing the award of a UEZ Small Business Expansion Loan

WHEREAS, The Township of Lakewood wishes to facilitate greater business development and job creation to start-up and certified businesses within the Lakewood Urban Enterprise Zone boundary; and,

WHEREAS, award of an Business Expansion loan to **AJ Environmental Services LLC** would provide this UEZ-Certified company with an opportunity to achieve the aforementioned objectives within the Urban Enterprise Zone in the appropriation of funds for **equipment purchase, advertising and marketing**; and

WHEREAS, the Finance Committee of the Lakewood Development Corporation met on **September 20, 2023** to review the application provided and recommended that the LDC accept and authorize the award of a \$50,000 loan at a 2.5% rate of interest for repayment period of 5 (five) years; and

WHEREAS, this loan is secured with real estate; and

WHEREAS, the Lakewood Development Corporation's approval of this Micro Loan is conditioned upon, providing requested documents to the finance committee, continued certification in the UEZ Program in good standing, tax compliance and compliance with UEZ Policy Circular 08-01; and

WHEREAS, this loan shall close within **one hundred and twenty (120) days** of this resolution and if the loan does not close within this period of time, this approval shall be deemed expired and rescinded; and

NOW THEREFORE, BE IT RESOLVED, by the Lakewood Development Corporation of the Township of Lakewood in the County of Ocean that the Board of Trustees does hereby authorize and direct the award of this loan, for said purposes, in the amount of **\$50,000** to

**AJ ENVIRONMENTAL SERVICES LLC
325 7TH STREET UNIT 225
LAKEWOOD NJ 08701**

Funded by funds deposited in the Enterprise Zone Assistance Fund under authorized project UEZ 2022-08014-0705 – Financial Assistance Program (FAP) VIII.

BE IT FURTHER RESOLVED that the Executive Director be and is hereby authorized to execute any and all documents necessary to affect the purposes of such loan to **AJ Environmental Services LLC**.

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 17th of October, 2023

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

RESOLUTION 23-10-6

RESOLUTION OF THE LAKEWOOD DEVELOPMENT CORPORATION AWARDING SMALL BUSINESS TECHNOLOGY INCENTIVES

WHEREAS, The Township of Lakewood wishes to facilitate greater business development and job creation to start-up and certified businesses within the Lakewood Urban Enterprise Zone boundary; and

WHEREAS, on June 13, 2022, the Urban Enterprise Zone Authority approved the project 'Financial Assistance Programs VIII (FAP VIII)' for the purpose of providing Lakewood UEZ businesses with critical financial assistance in the form of loan and incentive programs; and

WHEREAS, one of the innovative incentive programs is the Small Business Technology Incentive that provides funds to businesses in need of updating and improving their technical capacity and capabilities; and

WHEREAS, a stated goal is to promote modernization of UEZ registered businesses by assisting them with the needed funds for equipment, software, and training; and

WHEREAS, the Lakewood Development Corporation's approval of the Small Business Technology Incentives are conditioned upon the recipient's certification and continued certification in the UEZ Program, tax compliance and compliance with UEZ Policy Circular 08-01; and

WHEREAS, if the business does not close on this incentive award within 60 days of a written Notice of Closing sent to them via electronic mail by LDC staff, the LDC reserves the right to rescind this award; and

WHEREAS, the business must provide proof of purchase as verification of qualified expense for incentive within 30 days of closing; and

NOW THEREFORE, BE IT RESOLVED, by the Lakewood Development Corporation of the township of Lakewood in the County of Ocean and the Board of Trustees does hereby authorize and direct the issuance of the following incentives, for said purposes not to exceed amount of \$5,000 each to the following UEZ Businesses:

**TERRANOVA CONSULTANTS LLC – 1776 AVENUE OF THE STATES
BRIS NJ LLC – 10 CHARMING WAY
METAL CRAFT LLC – 6 GILA PLACE
SRG LIVING INC. – 425 3RD STREET**

Funded by funds deposited in the Enterprise Zone Assistancess Funds under project **UEZ 2022-08014-0705 - Financial Assistance Program (FAP) VIII.**

BE IT FURTHER RESOLVED that the Executive Director be and is hereby directed and authorized to execute any and all documentation relating to the facilitating and furthering the purposes of project UEZ 2022-08014-0705 - Financial Assistance Program (FAP) VIII.

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 17th of October, 2023

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

RESOLUTION 23-10-7

A Resolution of the Lakewood Development Corporation Authorizing Submission of a Project Request to the Urban Enterprise Zone Authority for Lakewood Shuttle Busing Liaison

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

WHEREAS, the Township of Lakewood operates a Lakewood Shuttle busing service that provides busing for Lakewood residents to transport them to various UEZ zoned shopping areas in the township and helps ameliorate the vehicular congestion issue to allow a much greater and more robust shopping experience for patrons of UEZ businesses; and

WHEREAS, ridership is reported to have transported over 100,000 riders in 2022 and 2023; and

WHEREAS, the Township of Lakewood desires to continue the operation of a "Lakewood Shuttle Busing Liaison" project as a means of providing the needed proper management and services required to efficiently effectuate the administration of the program;

WHEREAS, the Lakewood Development Corporation intends to submit a project request to the New Jersey Urban Enterprise Zone Authority (UEZA) to fund a project to be titled "**Lakewood UEZ Shuttle Busing Liaison**"; and

WHEREAS, the amount requested for the project is not to exceed **THREE HUNDRED THOUSAND DOLLARS (\$300,000.00)**; and

WHEREAS, pursuant to N.J.S. 52:27H-88(c) in order to fund this project from funds deposited in the Enterprise Zone Assistance funds, the governing body must adopt a resolution approving and authorizing the use of Zone Assistance Funds.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Lakewood Development Corporation does hereby direct the submission of a project application in the amount not to exceed \$300,000.00 to the UEZA to evaluate and approve funding from the funds deposited in the Enterprise Zone Assistance fund and credited to the account of the Township of Lakewood, said account maintained by the State Treasurer for the Enterprise Zone.

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 17th of October, 2023

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

Proposed Budget

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	\$300,000	\$0	\$300,000	\$0	\$0	\$300,000
Administration	\$0	\$0	\$0	\$0	\$0	\$0
Loans	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0		\$0	\$0
Marketing	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$300,000	\$0	\$300,000	\$0	\$0	\$300,000
% of Total Project	100.0%	0.0%	100.0%	0.0%	0.0%	100.0%