

**Lakewood Development Corporation**  
**Meeting Minutes**  
**January 7, 2014**

**Call to Order** – A. Muller, Chairman 4:41 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.

**Flag Salute**

**Oath of Office – P. Adams, Corporate Counsel**

A. Akerman

A. Muller

**Roll Call:**

**Present:** A. Akerman, A. Muller, M. McNeil and S. Reinman

**Also Present:** Trish Komsa, Executive Director; Patti Adams, Corporate Counsel and Staff members A. Doyle and J. Wilkes

**Absent:** R. Coles, D. Czermak, C. Tafel and Rabbi Weisberg

**Motion – M. McNeil/S. Reinman**

To approve the minutes of the December 17, 2013 meeting

*Abstention by A. Akerman*

All others in favor

**Motion carried**

**Old Business:**

The Executive Director informed the members that Mr. Honig is still requesting Expo funding from the LDC for the Parnossah in the amount of \$50,000 in a lump sum. I told him we would re discuss it at this meeting.

The Director stated based on our survey that we took of our businesses and the feed back received from the Committee last month this was not necessarily something we are looking to fund manner as a blanket cost. The Director wanted to make sure she was clear on the task and that LDC would not be funding this particular project.

The Chairman stated there was a discussion held in the past based on the economics and the interest by members of the UEZ which showed little interest as far as actually having booths, a little more interest in possibly attending, but the price between what they wanted and what people are willing to pay, the spread was too much and as far as the LDC having a booth was also found that the price did not justify. Further discussion followed with would paying for attendees (walk - ins) fall within the parameters of what the UEZ does and this does not fall into the regs of the UEZ.

Recommendation is that this project does not fit.

**New Business:**

None

**Report of Corporate Counsel:**

Nothing to Report

**Directors Report:**

The Executive Director reminded the members that inside their packets they will find the financial reports, showing bank balances, and our loan balances. Informing them that 1 Disaster Assistance Loan has paid off – Town Appliance. Further stating that if any one has any question she would be happy to answer them, and suggested they could take them back with them and e-mail any questions.

The Director stated that currently we have 517 active UEZ businesses supporting over 7,000 full time employees and 1600 part time employees.

The Director informed the members that there is a municipal services resolution for the communications equipment, the Chaverim project which has managed to get all straightened out and the correct source of funding is a CDBG grant from the township of Lakewood to Chaverim that is the matching portion of this municipal services grant. The Chairman asked if this qualifies as a matching to which the Director stated yes.

There is a resolution for Municipal Services Police Officers Year 19 for \$500,000.

The Director advised the members that the Finance Committee met in late December approving Targeted Parenting Institute for a micro loan of \$35,000 at 3.5% for ten years, this is new start up business, which consists of licensed psychologists to assist families on how to cope with their children and special need children as well as teach children how to cope with their affliction before it goes to a full blown therapist situation.

The Director wanted to provide an update on the 316 Third Street, we have heard from the engineers and will be advertising for bids on February 13<sup>th</sup> receiving bids February 27<sup>th</sup> with recommendation be made to us for a March approval. This is for the demolition of the blue derelict rooming house on Third Street that the Township and the UEZ worked together with to acquire.

**Committee Reports:**

None

**Public Comment:**

Joyce Blay was in attendance and wanted to ask a question regarding the loan to the business that does counseling for families with children that have disabilities. She questioned if the LDC is working in conjunction with the school district which funds many of these services through state programs. Response was no this business loan, for a start up of the business.

Ms. Blay asked if the state still permitting UEZ municipalities to collect a reduced state sales tax or is that all going back to the State? Response provided was that Lakewood is not seeing any of the reduced sales tax we are working from our coffers.

Ms. Blay's next question was for the name of the rooming house on third street, response was 316 Third Street.

**Trustees Comments:**

None

**Motion:** M.McNeil/A. Akerman

To Accept the Resolution 14-1-1 – Communications Equipment

**Roll Call:**

*Abstention by A. Akerman & Steve Reinman*

**All others in favor**

**Motion Carried**

**Motion:** A. Akerman/M.McNeil

To Accept the Resolution 14-1-2 – Police Year 19

**Roll Call:**

*Abstention by A. Akerman & Steve Reinman*

**All others in favor**

**Motion Carried**

**Motion:** S. Reinman/M. McNeil

To Accept the Resolution 14-1-3 – Micro Loan to Targeted Parenting

**Roll Call:**

**All in favor**

**Motion Carried**

**Closed Session:**

**Motion** M. McNeil/A. Akerman (5pm)

–to enter Closed Session re: litigation

**Motion** M. McNeil/S. Reinman (5:28pm)

–to move to Open Session

**Motion:** M. McNeil/S. Reinman

To adjourn

5:28pm

**Lakewood Development Corporation**  
**Meeting Minutes**  
**February 2014**

**Call to Order** – Trish Komsa, Executive Director 5:00 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.

The Executive Director stated that there would be no Oath of Office Mr. Tajfel at the next meeting he attends will do his, Rabbi Weisberg has completed his.

**Roll Call:**

**Present:** R. Coles, M. McNeil, A. Muller, and Rabbi Weisberg

**Also Present:** Trish Komsa, Executive Director; Mario Delano, Corporate Counsel and Staff members A. Doyle and J. Wilkes

**Absent:** A. Akerman, D. Czermak, C. Tajfel and alternate S. Reinman

**Flag Salute**

**New Business:**

**REORGANIZATION** – Patricia Komsa, Executive Director,

**Motion** – R. Coles/M. McNeil  
Nomination for Chairman, Abraham Muller  
Move to close nomination - R. Coles/M. McNeil  
All in Favor – Carried

The Executive Director turned meeting over to the Chairman

**Motion** – Rabbi Weisberg/M. McNeil  
Nomination for Vice Chairman, Ray Coles  
All in Favor – Carried

**Motion** – R. Coles/ M. McNeil  
Nomination for Secretary/Treasurer, Rabbi Moshe Zev Weisberg  
Move to close nomination – R. Coles/M. McNeil  
All in Favor – Carried

**Old Business:**

The Chairman stated that we spoke about the Township Bussing informing Mr. McNeil that we went through some of the things that we didn't have to vote on while we were waiting for him and the bussing basically will start possibly in March but probably in April because of the delay of the State.

**Motion** – M. McNeil/Rabbi Weisberg

To approve the minutes of the January 7, 2014 (*it was noted that the agenda had incorrect date*)

Abstention by R. Coles

All others in favor

**Motion carried**

**Report of Corporate Counsel:**

Nothing to Report

**Directors Report:**

Report was provided during informal meeting

**Committee Reports:**

Rabbi Weisberg stated that the Finance Committee met and as you can see by the Agenda today we have quite a few microloans and the program is really established itself and has become a good tool and is glad that this particular program has become a flagship program of the LDC and is doing what it is suppose to be doing.

**Public Comment:**

None

**Trustees Comments:**

Rabbi Weisberg wanted to congratulate the Chairman on his re-election. Mr. McNeil wanted to second that and the Vice Chairman and the Secretary/Treasurer.

Rabbi Weisberg wanted to also thank all the steadies that have been coming over the years.

The Chairman wanted to comment echoing what Rabbi Weisberg said we really can and should be proud of ourselves for everything we achieved. We have an excellent record of what we have done for the people of Lakewood and we got the vote of confidence recently from the Township Committee to continue in our great work and look forward to doing as much as we can with the resources that we have.

The Chairman stated he also would like to thank the excellent staff that we have because without them all of this wouldn't have been possible.

**Motion:** R.Coles/McNeil

To Accept the Resolutions on the Consent Agenda (14-2-1 thru 14-2-8)

**Roll Call**

All in favor

**Motion Carried**

**Motion:** R.Coles/McNeil

To Accept the Resolution 14-2-9 – Micro Loan to His Place

Corporate Counsel instructed the board that they should call for discussion and what you said in your report you need to repeat for the record.

The Executive Director stated quickly going through the micro loans, all five loans had been vetted by the Micro Loan Committee for the ability to repay the loan, credit and all have the required collateral whether it be real estate or in the case of Cleanstock; they will be using the vehicle that they

will be purchasing with our funds and we have now worked out with the Division of Motor Vehicles that when they register the vehicle the lien is automatically placed making it quick and easy for us as well as more cost affective for us to file a lien.

The Director moved on to Transit Connect stating as it was discussed, it is the extension for two months and we hope to have the Township up and running with their bus system in April.

The Chairman asked if anyone wanted to discuss the first resolution seeing none asked for roll call

All in favor

**Motion Carried**

**Motion:** R.Coles/McNeil

To Accept the Resolution 14-2-10 – Micro Loan to Daily Deals on 2nd

**Roll Call**

All in favor

**Motion Carried**

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

To Accept the Resolution 14-2-11 – Micro Loan to Cleanstock in the amount of \$20,000

**Roll Call**

All in favor

**Motion Carried**

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

To Accept the Resolution 14-2-12 – Micro Loan to JD Hutman in the amount of \$30,000

**Roll Call**

All in favor

**Motion Carried**

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

To Accept the Resolution 14-2-13 – Micro Loan to NJ Appliance in the amount of \$35,000

**Roll Call**

All in favor

**Motion Carried**

**Motion:** McNeil/R. Coles

To Accept the Resolution 14-2-14 - Extension of the Transit Connect bus thru April

**Roll Call**

**Abstention by Rabbi Weisberg**

All others in favor

**Motion Carried**

**Closed Session:**

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

to enter Closed Session – 5:12pm

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

to move to Open Session – 5:25pm

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

To adjourn – 5:25pm

**Lakewood Development Corporation**  
**Meeting Minutes**  
**March 4, 2014**

**Call to Order** – A. Muller, Chairman 4:45 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:** A. Akerman, R. Coles, A. Muller and Rabbi Weisberg

**Also Present:** Trish Komsa, Executive Director; Patti Adams, Corporate Counsel and Staff members A. Doyle and J. Wilkes

**Absent:** D. Czermak, M. McNeil, C. Tajfel and Alternate S. Reinman

**Flag Salute**

**Motion** – R. Coles/R. Weisberg

To approve the minutes of the February 4, 2014

Abstention by A. Akerman

All others in favor

**Motion carried**

**Old Business:**

None

**New Business:**

None

**Report of Corporate Counsel:**

Nothing to Report

**Directors Report:**

The Executive Director started report informing the members that they have been provided with the Financial Reports showing bank balances and loan balances. The Chairman requested that a date be provided on the reports.

The Director advised that members that she has been in contact with Dominick Manco, an attorney who has worked with the Township in the past, continues to deal with different businesses here in town, but has a history of doing Redevelopment Law. At the direction of the Board we have received a based on the scope of services a quote for a estimated amount of time on the Franklin Street Redevelopment project. Providing copies of the quote to the members, the Director stated these are being handed out for review so that it can be discussed next month. Mr. Manco is currently finishing one (1) case here in town and feels it would be a conflict of interest, so the Director is opting not to put this before the board today to go to contract. Discussion followed.

The Director moved on to the resolution for hiring a part time employee, informing the members that Anita Doyle has retired after 33years of working for the township. We would like to hire Anita back part time, she would be doing most of the work she was doing before as a Township employee for the UEZ she would be doing it for us, and basically she would be working for the allotted amount of time we estimated she actually was doing UEZ business prior to retiring. Question was asked how many hours a week to which the Director replied anywhere from 10 – 14 hours per week. Further discussion followed.

The Director moved on to resolutions for two micro loan awards, GN Paint and Coatings and Aqua Flow Gutters of \$35,000 for ten (10) years. The Director provided information on both companies, stating both are providing collateral and have been vetted by the Finance Committee.

Rabbi Weisberg stated that our micro loan program is doing exactly what we want it to do. The candidates who are coming in are strong candidates, who exactly fit the profile, start up businesses, Lakewood based business who are looking to expand in Lakewood and the last few that we did was an existing store looking to expand and add a shoe department, our program gives them the push to take their businesses to the next level. Further discussion followed.

The Director moved on Resolution # 4 for another additional 2 months to the Transit Connect 3 which will take us through June, per the e-mail from Steve Reinman asking for a further extension.

Discussion followed with the Executive Director stating that Mr. Reinman has been informed that we do need all the information forwarded to us to put together a proposal so when the time comes to launch, we are there and ready to support the roll out.

Resolution # 5 is an award of contract for the demolition of 316 Third Street. Bids were opened this morning and the engineers turned it around through the course of the afternoon so that we could award today. Originally the estimate on this was roughly \$69,000 for demo, we had 9 bids and the lowest was \$55,550 to Glenside Equipment Company Inc., out of Farmingdale. Discussion followed.

The Director informed the members that we have a preliminary site plan for the parking lot now, Meir Lichtenstein has requested a copy of that and we have another copy in our office for anyone who wants to see it. Further stating that the only barrier once we get the building down to have the parking lot done, is the fact that we have heavily equipped phone lines on short polls that dissect the property and we can't get vehicles through there without hitting those lines. We are currently in the process working with Verizon to get the moved.

**Committee Reports:**

Rabbi stated he already gave the Finance Committee Report.

**Public Comment:**

None



**Trustees Comments:**

Rabbi Weisberg stated he received a phone call from Mrs. Tomar who is questioning the parking situation again on Clifton Avenue stating that although there is two hour parking it is not enforced and she believes that a lot of the parking is taking from employees of businesses in the area taking the spots for the whole day as well as people who live there. Discussion followed suggestion was for the LDC to send letter out to the businesses asking them to have employees use lots that are not designated for two hour parking.

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

To Accept the Resolution 14-3-1 – Mircolan to GN Paint

**Roll Call:**

**All in favor**

**Motion Carried**

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

To Accept the Resolution 14-3-2 – Microloan to Aqua Flow Gutters

**Roll Call:**

**All in favor**

**Motion Carried**

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

To Accept the Resolution 14-3-3 – Hiring part time employee

**Roll Call:**

**All in favor**

**Motion Carried**

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

To Accept the Resolution 14-3-4 – Extending Transit Connect 3 through June 30th

**Roll Call:**

**Abstention by:** A. Akerman and R. Coles

**All others in Favor** (*with philosophical reservations by Rabbi Weisberg*)

**Motion Carried**

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

To Accept the Resolution 14-3-5 – Awarding contract demolition of 316 Third Street

**Roll Call:**

**All in favor**

**Motion Carried**

**Closed Session:**

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

–to enter Closed Session 5:15pm

Joyce Blay requested that she be able to ask 2 questions before leaving room. The Chairman informed her that try in the future to address during the public comment time. Ms. Blay requested rate of pay for Anita Doyle and what is the name of the women was who called about the parking issues. Answers were provided.

**Motion** – R. Coles/Rabbi Weisberg

-to move to Open Session – 5:25pm

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

To adjourn – 5:25pm

**Lakewood Development Corporation**  
**Meeting Minutes**  
**April 8, 2014**

**Call to Order** – Rabbi Moshe Weisberg, Secretary/Treasurer 4:45pm

**Announcement of the 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, Eli Rennert, M. McNeil, A. Muller (arrived 4:50pm), C. Tajfel (arrived 5:00pm) and Rabbi Weisberg

**Also Present:** Trish Komsa, Executive Director; Patti Adams, Corporate Counsel and Staff members A. Doyle and J. Wilkes

**Absent:** R. Coles and Alternate, S. Reinman

**Flag Salute**

**Motion** – M. McNeil/A. Akerman

To approve the minutes of the March 5 meeting

**Abstention:** E. Rennert

All others in favor

**Motion carried**

It was noted that error was made on date of meeting the agenda states the 5<sup>th</sup> while the minutes indicated the 4<sup>th</sup>. March 4<sup>th</sup> is the correct date

**Old Business:**

None

**New Business:**

None

**Report of Corporate Counsel:**

**Directors Report:**

The Executive Director provided brief overview of the financial statements included in the members packets stating she would be happy to answer any questions they may have.

The Director moved on to the Resolutions:

Resolution: 14-4-1 – The award of contract for professional services to Dominick Manco, Attorney this was discussed last month and put before the members today for legal services to help get Redevelopment process underway.

Resolution 14-4-2 – Is amending a professional services contract in the amount of \$14,900 to Remington Vernick Engineers, this is on the 2<sup>nd</sup> and 3<sup>rd</sup> Street parking lot that is going in the demolition is scheduled for late this month. This is for the portion condemned by the township and the engineering fees for the construction portion on 3<sup>rd</sup> Street were not in the original proposal because at that time we did not have the property. This amendment is to add the construction of that portion. The proposal attached outlines what the \$14,900 is for.

Resolutions 14-4-3 and 14-4-4 are for our micro loans, DAG Transport LLC and Yapchick LLC. The Finance Committee met yesterday with both businesses, did all our due diligence that was required and really has a good feel for the businesses.

Rabbi Weisberg provided an overview of both businesses and stated the committee is recommending these two micro loans.

The Executive Director wanting to add that as it is UEZ authority policy out of Trenton, these businesses are providing collateral.

The Director wanted to update the members on a few house keeping and projects stating that we are getting ready for the 3<sup>rd</sup> street demolition, hoping to see it at the end of the month; we are currently going back and forth with inspections getting permits and everything down pat.

A. Muller, Chairman arrived 4:50pm

The Director wanting to make the members aware that the LDC is working with UCEDC Women's Center for Entrepreneurs Corporation and NJIT's Defense Procurement Center to put together our late spring early fall workshop lineup. We are looking to about 6 to 8 workshops coming up geared to our entrepreneurs and those seeking to be entrepreneurs.

**Public Comment:**

None

**Committee Reports:**

Rabbi Weisberg informed the board members that Robert Mohel resigned from the Finance Committee and recommend someone else from his firm as his replacement and it up to the Chairman to appoint.

The Chairman asked who the recommendations were, to which the Director informed him that Eli Gass who is recommended by Mr. Mohel, and Michael Ragusa from Santander Bank. Rabbi Weisberg made an additional suggestion of Alex Lowinger. The Chairman asked if they were suggesting all three, to which the Rabbi responded yes, it does help for quorum purposes and the Director stated that 2 were just replacing members and are looking to add an additional for quorum purposes.

Discussion followed. The Chairman stated that he goes along with the recommendation and is appointing the three new members.

**Trustees Comments:**

The Chairman stated we need signage on the LDC municipal parking lots, he noticed on his way passed the parking lot behind Bagel Nosh did not indicate that that was a municipal parking lot.

The Director informed the board that we have several prototypes and went back and forth with Mr. Coles at one point this time last year and he wasn't sure about the design. Further stating that she would send them the designs for review and then to DPW to work on. Deputy Mayor Akerman stated that he would get back on this with Mr. Coles.

Rabbi Weisberg wanted to bring up an idea that came up by one of the Finance Committee members that there wasn't enough networking going on in town between businesses, professionals and banks. The LDC owns the Strand which rents out the gallery for functions and it may be good idea for the LDC to take the lead and offering the gallery out as a forum on a monthly basis so that the businesses, professionals and the banks can get together.

**Motion:** A. Akerman/M. McNeil

To Accept the Resolution 14-4-1 – Contract to start working on the Redevelopment

**Roll Call:**

**All in favor**

**Motion Carried**

**Motion:** A. Akerman/E. Rennert

To Accept the Resolution 14-4-2 – Amendment to Engineering for Parking Lot

**Roll Call:**

**All in favor**

**Motion Carried**

**Motion:** A. Akerman/E. Rennert

To Accept the Resolution 14-4-3 – Awarding micro loan to DAG Transport, LLC

**Roll Call:**

**All in favor**

**Motion Carried**

**Motion:** M. McNeil/E. Rennert

To Accept the Resolution 14-4-4 – Awarding micro loan to Yapchick, LLC

**Roll Call:**

**All in favor**

**Motion Carried**

**Closed Session:**

**Motion:** A. Muller/E. Rennet

4:59pm

–to enter Closed Session

C. Tajfel arrived 5:00pm

**Motion** – A. Akerman/M. McNeil

5:15pm

-to move to Open Session –

**Motion:** A. Akerman/M. McNeil

To adjourn

5:16pm

**Lakewood Development Corporation**  
**Meeting Minutes**  
**May 6, 2014**

**Call to Order – A. Muller, Chairman 4:42pm**

**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( 4:43);R. Coles; M. McNeil (4:43pm); A. Muller; E. Rennert and Rabbi Weisberg

**Also Present:** Trish Komsa, Executive Director and Patricia Adams, Corporate Counsel and staff member Anita Doyle

**Absent:** C. Tajfel and Alternate S. Reinman

**Flag Salute**

**Motion – R. Weisberg/E. Rennet**

To approve the minutes of the April 8th meeting.

All in favor

**Motion carried**

**Old Business:**

None

**New Business:**

The Executive Director informed the members that Eli Josephson of LCSC in attendance for a presentation regarding a business to business networking event. For the record, Rabbi Weisberg recused himself from discussing and voting.

Mr. Akerman and M. McNeil arrived at the meeting (4:43)

Mr. Jacobson handed out printed proposal to the members. Mr. Jacobson stated that the LSCC is looking to create a format together with the Lakewood Development Corporation where businesses could come together for an evening there will be a speaker and the business owners can get to know each other and hopefully build alliances which will help economic growth in Lakewood. The are also looking to have a smaller (more focused) industry specific forum.

Mr. Jacobson stated that we would start out with 2 pilot events to get feed back and see how this might work, further stating that Trish has polled UEZ business and over 70% responded that they would be interested in a local, community based networking event. Mr. Jacobson stated that the LCSC is requesting \$5,000 to start these pilots.

Question was raised if there would be any out of pocket expenses for local business, to which response was this will be LDC sponsored, with possibility of sponsors for refreshments.

The Executive Director stated that Ocean County WIB is trying to make in roads in Lakewood to our employers as there are a ton of programs for employers; everything from customized training to employee salary subsidies that our employers don't know about. This may be a great opportunity for the county to come in and get this information to our employers.

Further discussion followed.

Motion: R.Coles/M. McNeil

To move forward an award a grant of \$5,000 to be memorialized by Resolution next month  
R. Weisberg recused himself all others in favor.

**Report of Corporate Counsel:**

Nothing to report

**Directors Report:**

The Executive Director informed the members that their packets contained the financial reports as of April 25<sup>th</sup> as well as the Second Gen Reports and she would be happy to answer any questions if they had any.

The Executive Director stated as requested back at the March meeting to send a letter to the business owners in the downtown to please use the Municipal parking rather than curb side parking for their employees was sent out along with a map outlining our parking in the downtown. We also encouraged all the businesses to contact us if they would like to have the map for their website.

The Director updated the members that the building has been demolished and the 3<sup>rd</sup> street parking lot in final design phase which will add 78 parking spots in that lot alone.

The Director moved on to Transit Connect stating the contract extension expires at the end of June; therefore on June 1 we need to give notice to the provider. The Executive Director stated Mr. Reinman was supposed to be at the meeting to provide an update. The Director asked for direction as to give notice or extend the contract.

A. Akerman stated that there is no launch date as yet, but 4 of the 6 buses have been delivered and the contractors are tying up loose ends, they need certain certifications for the driver, and the buses are being outfitted. The Chairman asked who the contractor was to which response provided by A. Akerman was Jays and the Chairman asked can we give them a deadline.

R. Coles suggested giving another month's extension. The Chairman responded yes but can we let Jay's now that by August they have to be running, Mr. Coles responded it was not Jay's it's the township that need to coordinate with them.

The Chairman asked R. Coles if one month extension was good, Mr. Coles stated if what Mr. Akerman is saying that the buses are in and they are outfitting them now we should be good, and asked Mr. Akerman if he would check with Steve Reinman tomorrow and lets get the

LDC an answer sometime before the end of May so that we know what is going on. The Executive Director stated she will amend the resolution as she had done if for three (3) months because she had no information at all.

M. McNeil stepped out 4:58pm

For clarification purposes the Director stated that the LDC is extending 1 month for a not to exceed \$8,700.00 this will go on as Resolution 14-5-1.

M. McNeil returned to meeting 4:59pm

The Director wanted to introduce the board members to Mr. Dominick Manco, the attorney we did a resolution for last month regarding Franklin Street Redevelopment Plan who will give brief information about himself and where we need to head going forward with this redevelopment plan.

Mr. Manco provided a brief background of his history working experience. Mr. Manco has had the opportunity to look at the Franklin Street project and spoken with Remington Vernick. He reminded the members that this project has been around for quite some time and there are some concerns with a project this old especially since the Redevelopment Laws have changed and continue to change.

Mr. Manco stated that one of the things he was engaged to look at is how valid is what we have, what needs to be done to make sure that we can continue with the project and make it viable. We certainly need to check things pertaining to the adoption of the plan informing the board that there are changes that need to be made. He spoke with the planner and looked at some of the recommendations that they made, there were some inconsistencies with the existing zoning, the master plan and the redevelopment plan. There have been changes in title in the effected area which can also affect some of our abilities to go forward with certain aspects of the project. One of the changes in the law recently is that we can still do a redevelopment project and not use condemnation power and still offer some of the benefits that a redevelopment district would offer to get businesses going, such as tax abatement.

Mr. Manco stated that at this point the direction he is looking at is to make sure that the engineer and the planner are on board, that they are also engaged to work on this with me because, obviously you need a team approach to this. Further, stating that the process involves having a Redevelopment Agency authorize the preliminaries; that will make the changes happen that goes to the Planning Board. He recalls from having the institute of history from being here that it has been quite some time since the governing body has appointed members to the Redevelopment Agency. The Redevelopment Agency that was previously was under the old law and he is not aware of any changes that have been made to the composition of that agency since then, if they implemented the new laws and procedures.

Mr. Manco stated that if the governing body doesn't want to go that route, the governing body does have the power to do what a Redevelopment Agency can do, but that something that we need to get into.

The Executive Director informed the board that we are looking for direction to go to Remington Vernick, who is our planner and engineer for the corporation and get a proposal to start this first phase of work.

Rabbi Weisberg stated his concern on spending a lot of money creating a platform from which to launch something and either by the time we are done, it is stale or there is no interest, and asked if there was some way to do something to solicit interest before doing all the regulatory things. Mr. Manco responded that if we haven't achieved the designation properly you can't.

Discussion followed on redevelopment processes. Mr. Manco suggest that they need to use a planner who can say this is what can be done with the site because if you going to look for someone who wants the site, you got to be able to tell them what they are going to be able to do with it.

Rabbi Weisberg raised question on aside from Mr. Manco and a planner what other outside expertise is required just to get the feel of what needs to be done. Mr. Manco replied that the planner you are working with is with an engineering firm if there is some spill over engineering work, but again you do want to get your not to exceed quote.

Further discussion followed, with the direction given to the Executive Director to have Remington Vernick give a proposal for cost of work to be done to bring the plan into compliance for redevelopment.

#### **Committee Reports:**

#### **Public Comment:**

Joyce Blay asked question on what tract they are looking to redevelop; to which the Executive Director stated we are looking the Franklin Street Redevelopment Area.

#### **Trustees Comments:**

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

To Accept the Resolution 14-5-1 – Extending Transit Connect one month July for exceed \$8,700.

**Roll Call:**

**Abstention** by Rabbi Weisberg (in protest)

**All others in favor**

**Motion Carried**

#### **Closed Session:**

**Motion:** R. Coles/E. Rennet

5:20pm

–to enter Closed Session

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

5:23pm

-to move to Open Session –

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

To adjourn

5:23pm



**Lakewood Development Corporation**  
**Meeting Minutes**  
**June 10, 2014**

**Call to Order** – R. Coles, Vice Chairman 4:42pm

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:** R. Coles, M. McNeil, Eli Rennert and S. Reinman

**Also Present:** Patricia Komsa, Executive Director, Patricia Adams Corporation Counsel and staff member Joan Wilkes

**Absent:** A. Akerman, A. Muller, C. Tajfel, and Rabbi Weisberg

**Flag Salute**

**Motion** – E. Rennert/M. McNeil

To approve the minutes of the May 6, 2014

Abstention by S. Reinman

All others in favor

**Motion carried**

**Old Business:**

The Executive Director asked Steve Reinman to give a quick update of Transit Connect. Mr. Reinman stated that the update is that Transit Connect continues on its regular path until the State get around to giving the new service its license essentially. Everything is in they are having meetings with various parties that are part of the process but, we are in holding mode. We have the busses and they are ready to go when the state give us the green light. In the meantime we need the LDC to continue month to month with Loori Bus until we get there.

The Executive Director for planning purposes asked about how many months, to which Mr. Reinman replied he hopes its weeks, Mr. McNeil asked 6 weeks? Reinman replied I don't know.

**New Business:**

The Executive Director introduced Gerwin Bauer, "Skip" of Mohel, Elliot Bauer & Gass who was in attendance to present our 2013 Audit. Mr. Bauer informed the members that he was going to go through the audit quickly to help explain the financials and everyone's responsibility and welcomes any questions. Mr. Bauer discussed and explained page by page the audit. Mr. Bauer explained the auditor's opinion paragraph on page 2, stating that this is the highest opinion he could give to an audit client. All test and work that he did was in very sound financial condition, and he wanted to take this opportunity to mention to the board that he is very impressed with the management staff, stating they are always a pleasure

to work with and they really do an excellent job. Further stating that the LDC had a lot of work going on this year in growth and all your loans for instance new loans for the financial assistance tool, increased \$160,000 the emergency loans increased another \$618,000. You had a lot of work going on this year with these loans.

Mr. Bauer continued going over each page of the audit providing full explanations for the members. Mr. Bauer also informed the board that the LDC is a 501 (c)(3) we have filed as such with a 990 which has been electronically filed on your behalf. There are three (3) years that could be audited by the IRS 13, 12 & 11. Upon Mr. Bauer's completion of the page by page review he asked for any questions.

Mr. Bauer informed the members that once the Board decides to accept the audit, there is a representation that needs signature so that the audit can be released.

Ray Coles asked if we could vote on acceptance now.

Motion: M. McNeil/E. Rennert

To Accept Resolution 14-6-1 – Authorizing the Acceptance of the 2013 Audit

Roll Call

All in Favor

Motion Carried

The Executive Director introduced Stewart Wisner, Regional Planning Director for Remington Vernick Engineers to discuss our movement with the Franklin Street Redevelopment Project which comes on the heels of engaging our attorney last month. Mr. Wisner is in attendance to inform the board what is involved from the planning side.

Mr. Wisner informed the board that he has been working with the Executive Director for a little while trying to structure, evaluate and see where the township and this board was with regard to the Franklin Street Program, which has resulted in their proposal dated June 9<sup>th</sup>.

Mr. Wisner wanting to provide background information for members stated that somewhere back in 1999 the township declared a 15 lot 10 ½ acres of parcel bounded by Main Street, Clifton Avenue and the Conrail "right of way" to be in need of redevelopment under the State's local redevelopment and housing law. For some reason the next step which would have been the preparation and adoption of a Redevelopment Plan never took place as a result what you have after all this time is a designated redevelopment area that had no plan to go along with it. It has been sitting there since then clearly at one time it was considered to be blighted the situation has not improved since then, it certainly deteriorated.

Mr. Wisner informed the members that in between the time that the initial designation was made in 98/99, there have been numerous court cases involving the redevelopment statute, the issue of condemnation, procedures and related items that have in many cases invalidated what towns have done.

Mr. Wisner also informed the members that there has also been two (2) amendments to the redevelopment law that focused on transparency and process because at the time of these amendments it was felt that the law was too draconian, didn't give people enough rights.

Mr. Wisner then informed the members that in his opinion and based on the information that he has seen he doesn't think the action the township took over a decade ago would stand scrutiny. As a result Remington Vernick recommendation is that we redo the evaluation (further stating that even if there weren't all these court cases and changes to the statute, just the fact of the twelve or thirteen years that have gone by since the town took that action, conditions have changed so much a judge wouldn't support a decision that was made that long ago with no action taken place).

Remington Vernick is recommending the township go back re-do the area in need designation by way of what the statute terms a preliminary investigation; which is an existing conditions analysis that says there are eight statutory criteria under the redevelopment law do you qualify, does your area qualify under any of these. Do a fresh designation come back after the designation do a redevelopment plan and then market the property.

The proposal presented to the board today is an outline of the services that would be provided by Remington Vernick to the existing conditions analysis, the preliminary investigation which has been broken out in phases. The 1<sup>st</sup> phase would be the preliminary investigation assuming then that the area does qualify we would then seek to be authorized under Phase 2 which would be the redevelopment plan.

Question was asked by E. Rennert on what is a redevelopment zone and why does this have to be a redevelopment zone. Response provided was a redevelopment area is an area designated by a Municipality under state statute that says the conditions in the area are either blighted or underproductive, it supports no jobs. This opens up the ability for municipality owned land to be directly sold to a redeveloper as opposed to a high bid, absent a redevelopment designation, if a municipality or any public body wants to sell land or lease land that have to do it at auction to a high bidder, this has the potential to increase uncertainty, artificially inflate prices, and does not guarantee that the public sector gets what it wants out of that sale – meaning not the highest price, but the return of the land to productive condition, tax paying productive condition, job creating productive condition.

The second piece under redevelopment designation allows the modifying of zoning to specifically target the types of usage that policy makers want to see in a particular area. In affect what you're not permitted do under normal municipal land use law is spot zone. You can zone things in and specifically zone things out.

There are also state and federal grant opportunities for economic development projects that are only available to lands in designated redevelopment areas. Further stating that there are certain other tools and powers that flow thru the planning process under the redevelopment plan that would be only triggered under a redevelopment designation.

Mr. Wisner then went on to educate the members on the three types of designation, an area in need of rehabilitation which basically speaks to run down and old housing and infrastructure, which they do not feel this area will qualify for. A non-condemnation redevelopment designation which is you have all of the powers, but cannot condemn land and transfer it for public use or public purpose. Condemnation redevelopment area, which does allow you to do eminent domain of private property for economic development purposes. All the criteria is the same, there is some procedural in terms of how you word the notice and the transparency.

Mr. Wiser stated that in conversation with the Executive Director indicated there may be some lands that town may wish to condemn or at the very least have the threat of condemnation just to keep the negotiations honest and direction was given to gear the proposal to a condemnation area.

Discussion followed. Mr. Reinman asked how long the phase 1 process is and does it include the application to the planning board for declaration? Response by Mr. Wiser was yes and about 4 months or so, depending on our findings.

The Executive Director informed the members that this proposal which has been worked on over the last two weeks, including a site visit and a meeting here and that is why they didn't have the proposal till today. There is money in Project 08-181 – Franklin Street Redevelopment Area – Appraisals and Evaluation this money was purposely set aside between the Executive Director and her predecessor so when the time to activate we'd be ready.

More discussion followed, with Mr. Wiser being asked to attend the Township Committee meeting this Thursday, June 12<sup>th</sup>.

**Report of Corporate Counsel:**

Nothing to report

**Directors Report:**

The Executive Director informed the members that in their packets they have the financial reports as of June 9<sup>th</sup> and if they have any questions she'd be happy to answer them.

The Director referred to Corporate Counsel on issue of doing resolution to extend Transit Connect and was instructed to put on the next meeting agenda for adoption.

The Director updated the members on the 1<sup>st</sup> Business to Business Networking stating it was successful and the businesses were excited to see what we were doing next, so on June 23<sup>rd</sup> we will be holding the next one with a financing topic. The Resolution is on today to memorialize this project that was approved last month.

The Director quickly reviewed the resolutions for micro loans on the agenda providing a brief synopsis on the loan recipients, all have meet before the Finance Committee.

**Committee Reports:**

None

**Public Comment:**

Joyce Blay, Editor Reporter NJ News, 311 Floral Way Toms River, NJ 08755 asked question regarding a report she saw on the Lakewood Scoop with regard to the bus service saying according to the report the bus service is projected to be provided at a loss and asked is this true. R. Coles responded we hope not but we are planning to initially ramp it up by providing a subsidy through the township through the LDC.

**Trustees Comments:**

None

**Motion:** M.McNeil/E. Rennet

To Accept the Resolution 14-06-2 – Authorizing Project 14-4 “Business to Business” Networking

**Roll Call:**

**All in favor**

**Motion Carried**

**Motion:** M.McNeil/E. Rennet

To Accept the Resolution 14-06-3 – Awarding Micro Loan – Korn's Bakery

**Roll Call:**

**All in favor**

**Motion Carried**

**Motion:** M. McNeil/E. Rennet

To Accept the Resolution 14-06-4 – Awarding Micro Loan – For-Tech Electric

**Roll Call:**

**All in favor**

**Motion Carried**

**Motion:** M. McNeil/E. Rennet

To Accept the Resolution 14-06-5 – Awarding Micro Loan - Enersoft

**Roll Call:**

**All in favor**

**Motion Carried**

**Motion:** M. McNeil/E. Rennet

To Accept the Resolution 14-06-5 – Awarding Contract to Remington Vernick

**Roll Call:**

**All in favor**

**Motion Carried**

**Closed Session:**

**Motion:** S. Reinman/M. McNeil

–to enter Closed Session – 5:43pm

**Motion** – M. McNeil/E. Rennert

-to move to Open Session – 5:48pm

**Motion:** M. McNeil/E. Rennert

To adjourn