

**Cumberland Empowerment Zone Corporation
Board of Directors Meeting
Monday, September 11, 2017 12:30 PM
Cumberland County Improvement Authority, 2 North High Street
Millville, NJ 08332**

Present: Cindy Angelo, Don Ayres, Freeholder Darlene Barber, Jessica Cruz, Rita Danna, Carol Hickman, Mayor Albert Kelly, Jeannine MacDonald, Susan Martine, Freeholder James Quinn, Kevin Rabago, Dante Rieti, Arnold Robinson, and Shelly Schneider

Absent: Ed Bethea, Mayor Anthony Fanucci, Mayor Michael Santiago, Wade Sjogren, and Mayor Ron Sutton

Newspapers: None

WELCOME AND INTRODUCTIONS

Ms Barber called the meeting to order at 12:30 PM.

MEETING NOTIFICATION PROCESS

Meeting notice was given in accordance with the Open Public Meetings Act.

CONFLICT OF INTEREST STATEMENT

In accordance with the new IRS requirements, members were asked to make known any conflict of interest for agenda items. Mr. Kelly noted a conflict with 8a River Grove and 8b Food Specialization Center.

ROLL CALL

Ms MacDonald took roll. Mr. Fanucci, Mr. Bethea, Mr. Sjogren and Mr. Santiago had meeting conflicts.

APPROVAL OF MINUTES –JULY 17, 2017

Mr. Ayres made the motion to dispense with the reading of the July 17, 2017 Open Session minutes and approve as written. Mr. Quinn seconded. Roll call was taken and all voted to approve the motion.

Mr. Ayres made the motion to dispense with the reading of the July 17, 2017 Closed Executive Session minutes and approve as written. Mr. Rieti seconded. Roll call was taken and all voted to approve the motion.

EXECUTIVE SESSION

A motion to go into closed executive session to discuss contractual negotiations and staffing was made by Mr. Quinn and seconded by Mr. Ayres. Roll call was taken and all voted to approve the motion.

RETURN TO OPEN SESSION

A motion to adjourn closed executive session was made by Mr. Kelly and seconded by Mr. Ayres. Roll call was taken and all voted to approve the motion.

2017 OPERATIONS*RFP ONE STOP CENTER COORDINATOR UPDATE*

The position was advertised funded by the contract with the county. Interviews are taking place this week. Allison Spinelli from the Workforce Center will participate in the process.

BOARD MEMBERSHIP

Mr. Santiago has requested Heather Santoro of Holly City Development Corporation be approved as his alternate for board meeting. A motion to approve was made by Ms Schneider and seconded by Ms Martine. Roll call was taken and all voted to approve the motion.

PROJECTS/PROGRAMS*RIVER GROVE*

The project was approved for the 9% low income tax credit. It was a very competitive process. Members continue to work on local action to move forward with the project which will be a \$20m investment in the Southeast Gateway neighborhood.

FOOD INDUSTRY SPECIALIZATION CENTER

Staff continues to work with CCIA on this project. The SPE was created and it is separate from CEZC financially. Several food related business have expressed interest in leasing space. Ground breaking is October 26.

STEAMWORKS/GALLERY 50

A meeting was held with Ms MacDonald, City of Bridgeton, CCC and United Advocacy. This group leases space at the Ashley McCormick Building and is working with CCC on

programs. The CCC lease expires the end of this year and discussion were held regarding rent payments as they have been rent-free for the last three years.

A revised Gallery 50 contract was included in the board packet. Their rent will increase to \$675 and they will be responsible for day-to-day operations and maintenance of their location. A motion to approve the revised lease for Gallery 50 was made by MR. Quinn and seconded by Ms Hickman. Roll call was taken and all voted to approve the motion.

MILLVILLE NEIGHBORHOOD ALLIANCE

Meetings are held regularly. They are submitting an application to Wells Fargo similar to GCAP for neighborhood redevelopment.

21ST CCLC PROGRAM

Staff is gearing up for the new school year which will start in October. The Vineland school has changed to Wallace. The IDEA application will be submitted for an additional \$35K for special needs. A motion to submit the application was made by Mr. Ayres and seconded by Ms Schneider. Roll call was taken and all voted to approve the motion.

Young Audiences, a partner in the program, has collaborated with the Wallace location on their Best Buy grant for technology/media.

NUEVA VIDA

Mr. Robinson updated members that there is litigation to obtain a judgement against this defaulted loan.

BUDGET REVIEW/PAYMENT OF BILLS

BUDGET REVIEW

Budget information for July and August 2017 was included in the board packet.

PAYMENT OF BILLS

A motion to ratify the August 1, 2017 Payment of Bills was made by Mr. Ayres and second by Mr. Rieti. Roll call was taken and all voted to approve the motion.

A motion to approve the September 11, 2017 Payment of Bills was made by Mr. Quinn and seconded by Mr. Kelly. Roll call was taken and all voted to approve the motion.

EXECUTIVE DIRECTOR'S REPORT

This was included in the board packet. Ms MacDonald added she attended the East Point Lighthouse dedication. She was part of that redevelopment project with CCIA.

The CCIA Economic Summary was also included in the packet.

OLD BUSINESS

There was none at this time.

NEW BUSINESS

There was none at this time.

PUBLIC COMMENT PERIOD

There was none at this time.

ADJOURN

A motion was made by Mr. Kelly to adjourn and it was seconded by Mr. Rieti. All approved the motion. The meeting was adjourned at 1:15 PM.