

**Cumberland Empowerment Zone Corporation
Board of Directors Meeting
Monday, November 6, 2017 12:30 PM
Cumberland County Improvement Authority, 2 North High Street
Millville, NJ 08332**

Present: Cindy Angelo, Don Ayres, Freeholder Darlene Barber, Ed Bethea, Shantay Clark, Jessica Cruz, Rita Danna, Mayor Albert Kelly, Jeannine MacDonald, Kevin Rabago, Dante Rieti, Arnold Robinson, Mayor Michael Santiago, Heather Santora, Shelly Schneider and Mayor Ron Sutton

Absent: Mayor Anthony Fanucci, Carol Hickman, Susan Martine, Freeholder James Quinn, and Wade Sjogren

Guests: Hans Lampert

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 and Mr. Bethea noted a conflict with 9a River Grove.

ROLL CALL

Ms MacDonald took roll. Mr. Fanucci, Ms Hickman, Ms Martine, Mr. Quinn and Mr. Sjogren had conflicts and are unable to attend.

Ms Santora was introduced as the Millville mayor designee. Ms Clark was introduced as the new One Stop Career Center Coordinator for Cumberland, Gloucester, Salem and Cape May. She is a CEZC employee, working under county funding for the position.

APPROVAL OF MINUTES –SEPTEMBER 11, 2017

Mr. Bethea made the motion to dispense with the reading of the September 11, 2017 Open Session minutes and approve as written. Ms Schneider seconded. Roll call was taken and all voted to approve the motion with the exception of Mr. Bethea who abstained.

Mr. Bethea made the motion to dispense with the reading of the September 11, 2017 Closed Executive Session minutes and approve as written. Ms Schneider seconded. Roll call was taken and all voted to approve the motion with the exception of Mr. Bethea who abstained.

EXECUTIVE SESSION

A motion to go into closed executive session to discuss contractual negotiations was made by Mr. Rieti and seconded by Mr. Bethea. 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 Ms Schneider and seconded by Mr. Rieti. Roll call was taken and all voted to approve the motion.

APPLICATIONS*WOODRUFF DRUGS - BRIDGETON*

This is a request for \$100K from Bridgeton's Second Generation Fund as final purchase payment for the Woodruff Drugstore. The applicant has purchased the entity from the previous owner and has been working there since graduation of pharmacy school. She has a strong client base and financials. The loan is a short term loan of 6 years. A motion to approve the loan was made by Mr. Rieti and seconded by Mr. Kelly. Roll call was taken and all voted to approve the motion.

RIVER GROVE

Discussions on the next steps for the project have been held. There is a need for pre-development funds and CEZC can provide them at 4%. It would be a short-term loan with closing anticipated in March or April 2018 at which time the full amount will be paid in full. The request is for \$475. A motion to approve the loan as made by Mr. Santiago and seconded by Mr. Rieti. Roll call was taken and all voted to approve the motion.

COMMERCIAL TOWNSHIP VETERANS MEMORIAL

Mr. Sutton and Ms MacDonald have discussed funding for the township's proposed veterans memorial. Details will follow.

2017 OPERATIONS

ONE STOP CENTER COORDINATOR UPDATE

Ms Clark was introduced to the group. She is working with Allison Spinelli and will attend the WIB meetings. She will provide Ms MacDonald a written summary each month which can be included in the board packet.

PROJECTS/PROGRAMS

RIVER GROVE

This was discussed under Applications.

FOOD INDUSTRY SPECIALIZATION CENTER

Ground breaking was held. Newspaper articles are included in the board packet about it. Tenants have been identified and all spaces filled. CEZC will continue to work with CCIA on this.

MILLVILLE NEIGHBORHOOD ALLIANCE

Ms MacDonald received an email from Kim Ayres that talks have been held with Wells Fargo. Ms Santora spoke about the Creative Enterprise Center, a mixed use site. Membership for small businesses will allow them to rent space.

LETTERS OF SUPPORT

A letter of support was done for the county's proposal to Amazon to locate in Cumberland County, in particular at the Millville Airport.

A letter of support went to the City of Bridgeton for the Hate Has No Home Here event. Mr. Kelly said the event was successful with over 250 people attending.

NJ EHTANOL

Closing was held last month and this loan is now in place.

21ST CCLC PROGRAM

There are three potential grant opportunities for the education program: IDEA, United Way and Cumberland County Human Services. Triad has been asked to quote on writing the Human Services submission. A motion approving submission of all three grants was made by Ms Schneider and seconded by Mr. Bethea. Roll call was taken and all voted to approve the motion.

BUDGET REVIEW/PAYMENT OF BILLS

BUDGET REVIEW

Budget information for September 2017 was included in the board packet.

PAYMENT OF BILLS

A motion to ratify the October 2, 2017 Payment of Bills was made by Mr. Bethea and second by Mr. Rieti. Roll call was taken and all voted to approve the motion.

A motion to approve the November 6, 2017 Payment of Bills was made by Mr. Bethea and seconded by Mr. Rieti. Roll call was taken and all voted to approve the motion.

EXECUTIVE DIRECTOR'S REPORT

This was included in the board 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 Ms Schneider. All approved the motion. The meeting was adjourned at 1:10 PM.