

**Cumberland Empowerment Zone Corporation  
Board of Directors Meeting  
Monday, February 5, 2018 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, Mayor Albert Kelly, Jeannine MacDonald, Kevin Rabago, Dante Rieti, Arnold Robinson, Heather Santoro, Shelly Schneider, and Wade Sjogren

**Absent:** Ed Bethea, Mayor Anthony Fanucci, Carol Hickman, Susan Martine, Freeholder James Quinn, Mayor Michael Santiago 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 8d River Grove.

### **ROLL CALL**

Ms MacDonald took roll. Ms Hickman had a family conflict. Mr. Bethea and Mr. Fanucci had meeting conflicts.

### **APPROVAL OF MINUTES –DECEMBER 18, 2017**

Ms Schneider made the motion to dispense with the reading of the December 18, 2017 Open Session minutes and approve as written. Mr. Kelly seconded. Roll call was taken and all voted to approve the motion.

Ms Schneider made the motion to dispense with the reading of the December 18, 2017 Closed Executive Session minutes and approve as written. Mr. Kelly 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 was made by Mr. Sjogren 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 Ms Schneider and seconded by Ms Santoro. Roll call was taken and all voted to approve the motion.

**2018 OPERATIONS**

*BOARD MEMBERSHIP 2018*

A motion to approve the board of director membership for 2018 was made by Mr. Kelly and seconded by Mr. Rieti. Roll call was taken and all voted to approve the motion.

Ms MacDonald will reach out to the current executive officers to determine their interest in the positions for 2018. A motion to table approval of officers until the March 5 meeting was made by Ms Schneider and seconded by Mr. Sjogren. Roll call was taken and all voted to approve the motion.

**PROJECTS/PROGRAMS**

*STEAMWORKS*

CEZC purchased this building when the prior owners retired. The intent was to hold it short term then transfer to an entity in alignment with the City of Bridgeton's vision for the Downtown. A portion of the building has been leased to CCC and a portion to Gallery 50. United Advocate Group and Hope Loft have submitted a proposal to purchase the building for \$160,000. The sales price would reimburse the CEZC for its investment in owning and maintaining the building. The down payment is \$5,000 and CEZC would finance the remainder with a loan for 15 years with CEZC in the first position. A motion to approve and proceed with the terms of this transaction was made by Mr. Sjogren and Mr. Rieti. Roll call was taken and all voted to approve the motion.

*CCIA PARTNERSHIP*

This is going well. Staff continues to assist the CCIA in their development projects.

*SJEDD*

A Freeholdrt resolution appointed Ms MacDonald as a member of this board. Tonight is her first meeting. She'll keep the board updated.

*RIVER GROVE*

This is moving forward at a rapid pace. 2018 will be a big year. Closing is on track for the spring.

*FOOD INDUSTRY SPECIALIZATION CENTER*

Staff continues to work with CCIA on New Market Tax Credits and USDA grant financing.

*ONE STOP CENTER COORDINATOR UPDATE*

Ms Clark reported that she is working on certification for all the sites and and the NJ Workforce meetings starting in March. Ms MacDonald is working with Allison Spinelli on preparing the contract renewal for this position.

*21<sup>ST</sup> CCLC PROGRAM*

A motion to ratify the email vote approving accepting the IDEA funding of \$35,000 was made by Mr. Ayres and seconded by Mr. Rieti. Roll call was taken and all voted to approve the motion.

A motion to ratify the email vote approving accepting the County HSAC funding of \$42,750 was made by Ms Schneider and seconded by Mr. Kelly. Roll call was taken and all voted to approve the motion.

**BUDGET REVIEW/PAYMENT OF BILLS**

*BUDGET REVIEW*

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

*PAYMENT OF BILLS*

A motion to ratify the email vote for the January 8, 2018 Payment of Bills was made by Mr. Sjogren and seconded by Mr. Rieti. Roll call was taken and all voted to approve the motion.

A motion to approve the February 5 Payment of Bills was made by Mr. Kelly 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 Ms Schneider to adjourn and it was seconded by Mr. Kelly. All approved the motion. The meeting was adjourned at 1:05 PM.