

**Cumberland Empowerment Zone Corporation  
Board of Directors Meeting  
Monday, May 7, 2018 12:30 PM  
Cumberland County Improvement Authority, 2 North High Street  
Millville, NJ 08332**

**Present:** Don Ayres, Ed Bethea, Rita Danna, Carol Hickman, Mayor Albert Kelly, Jeannine MacDonald, Susan Martine, Dante Rieti, Arnold Robinson, and Mayor Ron Sutton

**Absent:** Freeholder Darlene Barber, Mayor Anthony Fanucci, Freeholder James Quinn, Mayor Santiago, Shelly Schneider, and Wade Sjogren

**Newspapers:** None

### **WELCOME AND INTRODUCTIONS**

Mr. Bethea 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, 8b and 8c. Mr. Bethea noted a conflict with 8b.

### **ROLL CALL**

Ms MacDonald took roll.

### **APPROVAL OF MINUTES –March 5, 2018**

Mr. Rieti made the motion to dispense with the reading of the March 5, 2018 Open Session minutes and approve as written. Ms Hickman seconded. Roll call was taken and all voted to approve the motion.

Mr. Ayres made the motion to dispense with the reading of the March 5, 2018 Closed Executive Session minutes and approve as written. Ms Hickman 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 Ms Hickman 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 Martine and seconded by Ms Hickman. Roll call was taken and all voted to approve the motion.

**2018 OPERATIONS***FYE 2017 AUDIT UPDATE*

John Martini and staff have been working with Ms. MacDonald and Ms. Danna.

*CCIA PARTNERSHP*

This continues to go well. Ms MacDonald continues to work on development projects, which continue to move forward. Ms. Danna provides assistance in the Recycling Department.

**PROJECTS/PROGRAMS***STEAMWORKS*

The building has been sold to the UAG consortium, with closing taking place last Friday. The consortium has been handling the operational side of Steamworks since January. CEZC financed the purchased through a loan from Bridgeton Second Generation Funds.

*RIVER GROVE*

Staff is participating in biweekly calls. A conference call was held with the USDA. The team continues to work toward closing on financing, which is anticipated to occur this summer.

*FOOD SPECIALIZATION CENTER*

Staff continues to work on New Market Tax Credit financing for the project. This is moving quickly and positively forward. Closing on the tax credits will occur this month.

*ONE STOP CAREER CENTER COORDINATOR SERVICES*

Ms Clark, Ms MacDonald and Allison Spinelli meet monthly. All is going well with this program.

*MILLVILLE NEIGHBORHOOD ALLIANCE*

This is moving positively. Kim Ayres is also serving as interim Economic Development Director for CCIA. They expect official work on the Wells Fargo application soon.

*MC & NS PROPERTIES LOAN UPDATE*

This loan was provided in September of 2010 for \$35K. There is an outstanding balance of \$16k. Ms MacDonald has made several attempts to secure payment that have been unsuccessful. A default letter was sent. A motion to formally file collection litigation was made by Mr. Ayres and seconded by Mr. Rieti. Roll call was taken and all voted to approve the motion.

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

All is proceeding well to finish the school year and start the summer programs. Approval for Year5 funding is anticipated soon.

**BUDGET REVIEW/PAYMENT OF BILLS***BUDGET REVIEW*

Budget information for February and March 2018 was included in the board packet.

*PAYMENT OF BILLS*

A motion to ratify the April Payment of Bills was made by Mr. Kelly and seconded by Mr. Rieti. Roll call was taken and all voted to approve the motion.

A motion to approve the May Payment of Bills was made by Mr. Rieti and seconded by Ms Hickman. 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 Martine to adjourn and it was seconded by Mr. Ayres. All approved the motion. The meeting was adjourned at 1:00 PM.