



**CAMDEN SPECIAL SERVICES DISTRICT
BOARD OF DIRECTORS – SPECIAL MEETING
ZOOM MEETING
MINUTES
AUGUST 17TH, 2022 @ 5:30 pm**

I.Call to Order

The meeting was called to order at 5:33PM. In accordance with the requirements of the Open Public Meetings Act, adequate notice of this CSSD Board of Directors meeting was provided by legal notice in the Philadelphia Inquirer on August 15th, 2022 and in the Courier Post on August 15th, 2022. The notice specified the time of the meeting and instructions to find the zoom information and agenda posted on the CSSD website at www.camdenssd.com.

II.Roll Call

Roll call taken to confirm a quorum of seven or more members. Present were 8 of 11 board members who together constituted a quorum.

Angelo Alberto	X
Joe Balzano	X
Councilwoman Boucher	
Nick Cangelosi	X
Lisa Folks	X
Greg Gamble	X
Ray Lamboy	
Bernadette Szakal	X
Victoria Hosendorf	X
Lauren Slepian	X
Dana Redd	
Sonia Rivera Perez	
Dr. Susan Stukes	

Also attending the meeting were Nate Echeverria, CSSD Executive Director; Ray Romo, CSSD Director of Operations; Adrian Rentas, CSSD Placemaking and Public Space Manager; as well as Primo Cruz from Malamut and Associates, general counsel, Stacy Yulsman from Your Part-Time Controller and Glen Walton from Bowman and Company LLP (Auditor).

III. Public Comment

An opportunity for public comment was opened for anyone on the Zoom meeting. There were no members from the public at the meeting.

IV. Approval of Minutes from June 29th, 2022 Board Meeting

Minutes from this meeting were emailed in advance to all board members.

Motion to approve the regular and executive session minutes made by Ms. Folks, seconded by Mr. Cangelosi. The motion carried with seven (7) yes votes. One (1) abstention from Mr. Gamble. No discussion.

V. Financial Report

Mr. Echeverria presented the 12-month financial statements through June 2022 emailed in advance to the board.

No discussion.

VI. Resolutions

Mr. Cangelosi then moved to resolutions. Starting with the first resolution.

a. Resolution to enter Executive Session for matters involving contract negotiations and personnel.

Mr. Cangelosi asked for a motion. Motion made by Mr. Alberto, seconded by Mr. Balzano.

Mr. Echeverria discussed proposed amendments to the existing clean and safe contract with Block by Block Inc. Mr. Echeverria provided a detailed breakdown of the existing contract, as well as salary data related to other nearby clean and safe accounts. Compared to other accounts, the program in Camden paid slightly lower than peer organizations. Mr. Echeverria provided comparison of other accounts, as well as breakdown of the budgetary concerns related to making this change.

Mr. Balzano asked several questions related to benefits. Mr. Echeverria responded that the organization did pay benefits and that was anticipated to be 5.5% of the total contract amount. Mr. Echeverria stated that he would distribute ambassador benefit information to the board prior to the next board meeting.

Mr. Echeverria also provided an brief overview of the updated organizational chart and provided an opportunity for board members to discuss updates prior to new appointments in regular session.

No additional discussion related to the CSSD organizational chart and proposed new hires.

Motion carried unanimously with eight (8) votes in favor. The board entered Executive Session at 5:39 pm. The board exited Executive Session at 5:57 pm.

b. Resolution to accept the 2021 Organizational Audit and 990

Mr. Cangelosi asked for a motion. Motion made by Mr. Cangelosi, seconded by Mr. Alberto.

Glen Walton from Bowman and Company LLC presented the finding of the 2021 Organizational Audit and 990, which was distributed to board members prior to the meeting. Mr. Walton discussed the specifics of the audit and discussed the findings and process involved. This was the first stand-alone audit for the CSSD in many years.

Mr. Echeverria provided further detail about the regulatory requirements of the audit for special improvement districts in New Jersey. A certified copy of the audit will be sent to the Camden City Clerks Office and the New Jersey Department of Community Affairs Department of Local Government Services.

Mr. Cangelosi thanked Mr. Echeverria, Ms. Yulsman and Mr. Walton for their hard work on the audit and noted that it is a lot of work and hours to do the first stand-alone organizational audit.

Motion carried unanimously with eight (8) votes in favor.

c. Resolution to authorize the execution of a lease agreement with the City of Camden for garage/office space located at 101 Newton Avenue.

Mr. Cangelosi asked for a motion. Motion was made by Ms. Folks and seconded by Mr. Alberto.

Mr. Echeverria provided an overview of several items being negotiated with the city, starting with the proposed lease to rent approximately 11,000 SF of space in the 101 Newton Avenue garage. Terms of the agreement were for 2 years with 2, 1 year options. Expected price was \$1,400 per month, not including utilities.

Mr. Alberto asked several questions about the condition of the space and logistics necessary to move-in. Mr. Alberto also asked several operational questions related to dispatching and deployment from the downtown core.

Mr. Echeverria responded by stating that the organization was looking at options to create a sub-station or rent alternative space for deployment closer to the center of the district, to compliment the existing garage space.

Motion carried unanimously with eight (8) votes in favor.

- d. Resolution to authorize amendments to the existing contract with Block by Block Inc. for clean and safe services in the City of Camden and authorizing Year Two of services.**
Mr. Cangelosi asked for a motion. Motion was made by Ms. Hosendorf and seconded by Ms. Sakal.

Mr. Echeverria discussed proposed amendments to the existing clean and safe contract with Block by Block Inc. Mr. Echeverria provided comparisons of other accounts hourly rates, as well as breakdown of the budgetary concerns related to making this change.

Mr. Balzano asked several questions related to benefits. Mr. Echeverria responded that the organization did pay benefits and that was anticipated to be 5.5% of the total contract amount on an annual basis.

Motion carried unanimously with eight (8) votes in favor.

- e. Resolution to appoint Placemaking and Public Space Manager.**
Mr. Cangelosi asked for a motion. Motion made by Mr. Alberto and seconded by Ms. Sakal.

No discussion.

Motion carried unanimously with eight (8) votes in favor.

- f. Resolution to appoint Community Outreach Manager.**
Mr. Cangelosi asked for a motion. Motion made by Ms. Hosendorf and seconded by Mr. Alberto.

No discussion.

Motion carried unanimously with eight (8) votes in favor.

VII. New Business

Mr. Echeverria provided an overview of ongoing work, including new tree canopy trimming happening throughout the Downtown District.

Mr. Alberto provided praise to the CSSD team for their ongoing work on the urban tree canopy. He also provided suggestions for CSSD and Yellowjackets to get more involved in the Camden Strong clean-up efforts.

VIII. CSSD Update

No discussion.

X. Adjournment

Motion to adjourn made by Ms. Sakal and seconded by Mr. Alberto.

Motion carried unanimously with eight (8) votes in favor.

Meeting was adjourned at 6:15 pm.