



**CAMDEN SPECIAL SERVICES DISTRICT
BOARD OF DIRECTORS MEETING
ZOOM MEETING
MINUTES
JUNE 28TH, 2023 @ 5:30 pm**

I. Call to Order

The meeting was called to order at 5:35PM. 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 June 26th, 2023 and in the Courier Post on June 26th, 2023. The notice specified the time of the meeting and instructions to find the zoom information and agenda posted on the CSSD website at www.mydowntowncamden.com.

II. Roll Call

Roll call was taken to confirm a quorum of seven (7) or more members. Present were eight (8) of thirteen (13) board members who together constituted a quorum.

Angelo Alberto	X
Joe Balzano	X
Councilwoman Boucher	X
Nick Cangelosi	
Lisa Folks	X
Ray Lamboy	X
Bernadette Szakal	X
Victoria Hosendorf	
Lauren Slepian	
Sonia Rivera Perez	
Dr. Susan Stukes	
Jennifer Lehman	X
Courtney Dirks	X

Also attending the meeting were Nate Echeverria, CSSD Executive Director; Ray Romo, CSSD Director of Operations; Adrian Rentas, CSSD Placemaking and Public Space Manager; Stacy Yulsman from Your Part Time Controller; and Glen Walton and Nicole Land from Bowman and Company LLC – auditors this year.

Mr. Echeverria stated that Mr. Crooks, CSSD Solicitor, was not going to attend the meeting.

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 May 17th, 2023 Annual Meeting

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

Motion to approve the minutes made by Mr. Lamboy, seconded by Ms. Folks. Motion carried unanimously with eight (8) votes in favor.

No discussion.

V. Financial Report

Ms. Echeverria and Ms. Yulsman presented the financial statements through May 2023 emailed in advance to the board.

No discussion.

VI. Resolutions

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

a. Resolution to appoint members to the Executive Committee

Mr. Alberto asked for a motion. Motion made by Ms. Folks, seconded by Councilwoman Boucher.

Mr. Alberto welcomed Mr. Echeverria to provide some background on the topic prior to asking for a vote.

Mr. Echeverria stated that this resolution is to make a shift in the current make-up of the Executive Committee, and that it was in the best interest of the organization to reorganized with Angelo Alberto serving as Board Chairman/Secretary and Nick Cangelosi serving as Vice President, as outlined, effective the next scheduled meeting of the CSSD Board of Directors.

Ms. Folks thanked Mr. Alberto for stepping into the new leadership role. Mr. Alberto thanked her and the board.

No further discussion.

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

b. Resolution to accept the 2022 Organizational Audit and 990.

Mr. Alberto asked for a motion. Motion made by Ms. Folks, seconded by Ms. Szakal.

Mr. Echeverria provided an overview of the organizational by-laws, accounting procedures, state enabling legislation and local ordinances as they relate to the requirements for an organizational audit and 990. He also reviewed the various state and city agencies that would receive a copy of the audit.

Mr. Walton then provided a detailed overview of the Audit and 990, reviewing the various financial statements and disclosures.

Mr. Alberto asked several clarifying questions of the auditors as it relates to various state requirements.

No further discussion.

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

VII. New Business

a. 2024 Strategic Planning

Mr. Echeverria provide an update to the board regarding plans to embark on a 5-year strategic plan. He stated that the BID was approaching 5 years in age and a plan of this sort would be a good practice and that a regular schedule of updating goals, mission, etc. via a strategic planning process would be advisable.

Councilwoman Boucher stated that she agreed that a 5-year cycle made sense and then offered suggestions related to expanding the boundaries of the bid to other areas of the city. She also suggested getting clarity on various pricing strategies.

Mr. Lamboy also thought strategic planning was necessary and stated a key question was whether we expand geographically or programmatically.

Ms. Lehman stated that a strategic plan made sense and that marketing/communications should be a key part of this.

No further discussions.

VIII. CSSD Updates

No discussion

IX. Adjournment

Motion to adjourn made by Ms. Szakal and seconded by Councilwoman Boucher.

Motion carried with eight (8) votes in favor.

Meeting was adjourned at 6:10pm.