



**CAMDEN SPECIAL SERVICES DISTRICT
BOARD OF DIRECTORS MEETING
ZOOM MEETING
MINUTES
FEBRUARY 7TH, 2024 @ 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 February 5th, 2024 and in the Courier Post on February 5th, 2024. The notice specified the time of the meeting and instructions to find the zoom information and agenda posted on the CSSD website - www.mydowntowncamden.com.

II. Roll Call

Roll call was taken to confirm a quorum of seven (7) or more members. Present were ten (10) of thirteen (13) board members who together constituted a quorum.

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

Also attending the meeting were Nate Echeverria, CSSD Executive Director; Ray Romo, CSSD Director of Operations; Stacy Yulsman from Your Part Time Controller; and Evan Crook, Malamut and Associates (CSSD Solicitor).

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 the December 20th, 2023 Board Meeting

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

Motion to approve the minutes made by Ms. Folks, seconded by Mr. Cangelosi. Motion carried unanimously with ten (10) votes in favor.

No discussion.

V. Financial Report

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

No discussion.

VI. CSSD Updates

The Board then moved to CSSD updates, starting with the Executive Director Report, and moving to subsequent staff reports.

Executive Director Report

The Executive Director provided an additional overview of the Board Nomination process and related board governance items in anticipation of the April 3rd, 2024 Annual Meeting. He also provided an update on the Camden City Council Board Appointment process as well as the budget approval process for the CBID. He also asked Board Members questions about meeting times and whether or not board meetings should be shifting to an in-person or hybrid format. Mr. Echeverria also introduced the NJ EDA Local Property Acquisition program and solicited board feedback about moving forward with an application.

Director of Operations Report

The Director of Operations provided an overview of various programs, including the recently formed Downtown Camden Young Professional Council and updates related to snow removal activities due to the recent weather events.

Community Outreach Manager Report

No Community Outreach Manager Report was presented.

Ms. Rivera-Perez commented that these were great updates and provided feedback on future board meeting times. She mentioned that having a later meeting time invited more participation from the public or more opportunities for feedback.

Ms. Lehman suggested moving several future board meeting dates due to alignment with school holiday calendars.

Ms. Hosendorf offered similar suggestions about moving board dates, particularly in December near the holidays.

Mr. Balzano, Dr. Stukes, Mr. Cangelosi, Ms. Slepian and Mr. Alberto shared similar thoughts that keeping the meeting in an on-line format later in the day was best for participation.

VII. Resolutions

The Board then moved to resolutions. Starting with the first resolution.

a. Resolution approving the 2024 CSSD/CBID Organizational Budget.

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

Mr. Echeverria provided an overview of the budget adoption process, discussed key variables and assumptions in the budget, and presented the budget report.

No further discussion.

Motion carried unanimously with ten (10) votes in favor.

b. Resolution we will take up is one to accept and ratify Fee-for-Service agreements for FY 2023 and 2024.

Motion made by Ms. Hosendorf, seconded by Ms. Szakal.

Mr. Echeverria provided an overview of the various fee-for-service contracts currently active or proposed for the 2023 and 2024 season.

No further discussion.

Motion carried unanimously with ten (10) votes in favor.

VIII. Adjournment

Motion to adjourn made by Ms. Folks and seconded by Ms. Szakal.

Motion carried with ten (10) votes in favor.

Meeting was adjourned at 6:26pm.