



**CAMDEN SPECIAL SERVICES DISTRICT
BOARD OF DIRECTORS MEETING
ZOOM MEETING
MINUTES
JUNE 26th, 2024 @ 5:30 pm**

I. Call to Order

The meeting was called to order at 5:34PM. 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 24th, 2024 and in the Courier Post on June 24th, 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 seven (7) of thirteen (13) board members who together constituted a quorum.

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

Also attending the meeting were Nate Echeverria, CSSD Executive Director; Ray Romo, CSSD Director of Operations; Michelle Williams, CSSD Community Outreach Manager; Stacy Yulsman

from Your Part Time Controller; Evan Crooks from Malamut and Associates, General Counsel, as well as Nicole Land and Glen Walton, auditors from Bowman and Company.

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 April 3rd, 2024 Annual Meeting

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

Motion to approve the minutes made by Ms. Folks, seconded by Ms. Slepian. Motion carried unanimously with seven (7) votes in favor.

No discussion.

V. Financial Report

Mr. Echeverria and Ms. Yulsman presented the financial statements through April 2024, emailed in advance to the board.

Ms. Yulsman provided a detailed overview of the financial statements. Ms. Yulsman noted payment from the City of Camden of the Q1 and Q2 2024 Assessment funds and how that has increased the organizational cash on hand.

Mr. Echeverria reminded the board of the new money market account and how funds were earning additional interest on funds. The balance of funds will be spent down providing services throughout the year.

No further discussion.

VI. Resolutions

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

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

Mr. Alberto asked for a motion. Motion made by Ms. Folks, seconded by Ms. Szakal. Executive sessions began at 6:20PM.

Mr. Echeverria provided an overview of his resignation and leaving the organization. He stated that his last day would be July 19th, 2024. He also offered to stay on to assist with his transition and provided an overview of various logistical considerations as it relates to a post-employment agreement and providing support for the board, staff and specifically - Ray Romo, current CSSD Director of Operations - on a transitional basis.

The following items were presented to the board for discussion in the Executive Session:

1. Post-Employment Agreement with Nathaniel Echeverria, inclusive of Draft Terms – These were generally accepted by the board and direction was given to proceed under the terms presented.
 - a. Rate of \$275.00 per hour, up to 4 hours per week. Billable monthly.
 - b. Agreement expires on Dec 31st, 2024 or earlier by mutual agreement.
2. Transition of Ray Romo to Interim Executive Director. Commensurate pay increase to be finalized at a later date.
3. Outlining an Executive Director search process for a replacement of Mr. Echeverria, to be managed by Mr. Echeverria on a contract/consulting basis. This included a timeline and overview of deliverables.

The board then discussed the nature of these items.

Motion to adjourn, Ms. Folks. Mr. Lamboy seconded.

Motion carried unanimously with seven (7) votes in favor. The board entered Executive Session at 6:20pm. The board exited Executive Session at 6:44pm.

b. Resolution to accept the resignation of Nathaniel Echeverria, CSSD Executive Director, and authorize an employment agreement effective July 22nd, 2024.

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

Mr. Echeverria provided an overview of the motion and his plans. He thanked the board for their leadership and outlined a transition plan over the coming weeks.

Several board members thanked Mr. Echeverria for his service. Mr. Echeverria stated that he would finalize a Post-Employment Agreement, based on the approval of the above resolution and the direction provided by the board in the Executive Session. This would codify the transition plan based on board feedback.

No further discussion.

Motion carried unanimously with seven (7) votes in favor.

c. Resolution is to accept the 2023 Organizational Audit and 990.

Mr. Alberto asked for a motion. Motion made by Mr. Lamboy, seconded Ms. Slepian.

Mr. Echeverria provided an overview of the audit process and next steps. He also explained how we procure an auditor every year. He then introduced Glen Walton and Nicole Land, auditor from Bowman and Company.

Mr. Walton and Ms. Land provided an overview of the organizational audit and 990. They described the documents as a “clean audit” and made themselves available for questions.

Mr. Alberto asked several clarifying questions about executive pay and related items.

No further discussion.

Motion carried unanimously with seven (7) votes in favor.

VII. New Business

Mr. Echeverria provided several organizational updates and there was board discussion.

Mr. Echeverria reminded and invited the board to the upcoming events, including the Young Professionals Happy Hour, Downtown Art Crawl and related arts events.

VIII. Adjournment

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

Motion carried with seven (7) votes in favor.

Meeting was adjourned at 6:53pm.