

**South Jersey Economic Development District, Inc.**  
**Regular Meeting Minutes**  
**July 10, 2023**

The July 10, 2023 regular meeting of the SJEDD was called to order at 6:35 PM by Chairman Risley. Commissioner Risley led the Flag salute. Mr. Joyce indicated the meeting was properly advertised as required in by laws.

**Roll call:**

**Cape May County**

Commissioner Will Morey

**Salem County**

Commissioner Edward Ramsay

M. Jay Einstein

Carey Italiano

**Atlantic County**

Commissioner John Risley

Max Slusher

Francis Kuhn (ACWDB)

**Cumberland County**

Jerry Velazquez

Christy DiLeonardo (C/S/CM WDB)

Absent: Fred Young, Leslie Gimeno, Commissioner Douglas Albrecht, Sandra Forosisky, Anthony Stanzone

**Staff:** Louis C. Joyce, Executive Director, John Carr, Esq, Counsel.

Public participant: Nancy Ridgway

**Approval of Minutes:** April 3, 2023 Regular Meeting

Motion by Ms. DiLeonardo, 2<sup>nd</sup> by Mr. Einstein to approve passed unanimously.

**Chairman's Report:**

Chairman Risley reported on results of the search committee review of applications to select a new executive director. An offer was made to the selected individual who was most qualified, but he withdrew at the last minute so the search must resume. The committee will review the other existing applicants and will also reopen the search. He thanked Mr. Joyce for securing the new office location. He thanked Mr. Carr for his legal advice and guidance.

**Executive Director Report:**

Mr. Joyce reported that he is working with Triad on the 2023 CEDS update. They will be conducting regional workshops with the Counties and at the same time researching potential projects that each County deems a priority for the potential of the District to assist. Another aspect of the CEDS is considering an upgrade to a Digital CEDS that will be live on the website. The potential cost would be in the \$20,000 range and he will bring the concept back to the Board. On the work program is also an update to the website and the Economic Resources Guide.

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**Treasurer's Report:** The June 30 report was given by Mr. Joyce. Total receipts for June were \$31,018.28, disbursements were \$11,658.85 and the operating fund balance was \$226,998.33. The balance of the CD is \$101,298.32.

Authorization to pay bills: April and May bills of \$1,897.70 AND 1,665.85 previously authorized by Executive Committee, and the June bills of \$1,788.89 were presented.

Motion to ratify the payment of bills made by Commissioner Ramsay, 2<sup>nd</sup> by Mr. Epstein and approved unanimously.

Mr. Joyce related that he has spoken with our bank about increasing the interest rate on the checking account from 10 basis points to 50 basis points. Mr. Joyce indicated to the Board that CD rates are still attractive and members suggested reaching out to see what is available for investing the funds in a CD or Money Market.

Motion by Commissioner Ramsay, 2<sup>nd</sup> by Mr. Epstein to empower the Executive Director to pursue additional investment opportunities for the current operations account funds and report back to Executive committee with recommendations. Approved by unanimous vote.

**Public Comment on Forthcoming Resolutions:** No comments.

**Resolutions:**

**06 – 23 RESOLUTION AUTHORIZING LEASE AGREEMENT FOR OFFICE SPACE WITH CUMBERLAND COUNTY BOARD OF VOCATIONAL EDUCATION.** Motion by Commissioner Ramsay, 2<sup>nd</sup> by Ms. Italiano. Mr. Joyce explained that space is available in the County Office Building at 2745 S. Delsea Drive with the Cumberland County Board of Vocational Education. Solicitor Carr has reviewed the proposed lease which provides for an annual rent of \$3,000.00. It was suggested to include a renewal provision. Resolution approved by unanimous vote.

**07 – 23 RESOLUTION AUTHORIZING THE BOARD TO PROCEED INTO A CLOSED SESSION TO DISCUSS PERSONNEL AND CONTRACT MATTERS.** Motion by Ms. DiLeonardo with 2<sup>nd</sup> by Ms. Italiano approved by unanimous vote. The Board entered into closed session at 8:00 PM and reentered public session at 8:12PM.

**08 – 23 RESOLUTION AUTHORIZING MODIFICATION TO EMPLOYMENT CONTRACT FOR LOUIS C. JOYCE.** Motion made by Mr. Epstein and 2<sup>nd</sup> by Mr. Slusher. The motion contained the details of closed session that Mr. Joyce receive a 4% raise from April 1 date of continuation of previous contract and term extended to 90 days after the new Executive

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Director is begins work and he will also receive pay for 166.25 accumulated sick leave upon retirement. Approved by unanimous vote.

**Old Business:** None.

**New Business:**

County activity updates were discussed.

**Public Comment:**

No public comments.

Next Regular Meeting is scheduled for October 2, 2023 location to be announced..

**Adjournment:** Meeting was adjourned at 8:20 PM on motion by Mr. Morey, 2<sup>nd</sup> by Mr.. Ramsay, unanimously approved.

Edward Ramsay  
Secretary

APPROVED: October 2, 2023