

Loan.

2. After review of M&T options, sentiment among Board members was that M&T Options did not suit expected use and preferred terms for PWI accounts.

- **Conference Line:**

1. Phone #: 515.604.9777
2. Access Code: 787383

c. **Finances**

- Banking Product Review – reach out to other BIDs to determine what products/packages they take advantage of. Number of transactions per month, number of vendor payouts.
- Financial projection requirements.
 1. M&T Bank – requires three-year business tax returns, financial statement, Accounts Receivable & Accounts payable aging report
 2. Business debit schedule
 3. Purpose on loan
 4. Fees are based on number of transactions

4. Executive Director Search

- a. **Decision** – Tracy Frederick – to confirm via conference call asap
- b. **Offer/Benefits** – Contract terms aligned budget line items and published job description will be outlined in a first draft contract provided by Dr. Seth Grossman.

5. Next Steps

- a. Offer Letter/Contract for ED
- b. Checking Account (need Line of credit 50% annual budget)
- c. Tax Assessor to process property list
- d. 2018 Budget Packet

6. Next Meetings:

October

- a. **Full Board:** Conference Call **Vote:** October 6th at 2PM.
- b. **Executive Committee:** October 18th | 4PM | Conference Call
- c. **Full Board:** November 4th | @10AM | 475 Irvington Avenue

Meeting adjourned at 11:35AM.

Board of Directors

Pamela B. Daniels, *President*
Dr. Aubrey Gregory, *Vice President*
Evelyn Littles, *Treasurer*
Pasquale Romagnuolo, *Assistant Secretary*
Cesar A. Vizcaino
Tomas Porturas
Lenny Robbins
Dumerzier Charles
Sandy Castor
Hon. Joseph A. McCallum
Hon. Ras J. Baraka

Meeting of Board of Directors

Wednesday, October 4, 2017

10AM-11:30AM

UVSO Ivy Hill Preschool

475 Irvington Avenue | Newark, NJ | 07106

Minutes

1. Welcome & Introductions

- a. **Meeting Commenced** at 10:22AM.
- b. **Linda Morgan** - RBH Group, West Side Heights Project. No community group in the WSP neighborhood is a challenge due to the lack of an anchoring institution. NCC, UCC, Habitat for Humanity potential leaders?
- c. **Uriel Burwell** – Principal Developer with Burwell Capital Management, consulting with Urban League, partnering with MCJ on West Side heights Project. Targeting business owners and building owners to do facade improvements, positioning business to take advantage of dollars. Everyone wants to develop in Newark. Acquisition of properties city owned or privately owned is a challenge. No/few homeowners in MNI areas makes it difficult to develop a nucleus. Design guidelines will bring back buyers. WSP project is a redevelopment nucleus.

2. ED Priorities

- a. Create a Ward Wide Redevelopment Strategy bridging the plans
- b. Networking, communicating leveraging resources
- c. Identifying public spaces
- d. Consistent design guidelines – façade, banners, street signs, etc.
- e. Leverage the county more – tree planting, streetscaping county roads
- f. Essex County invite to the table to discuss SOAve. Bike trails?
- g. Passageways – safe for work and school travel, vibrant and welcoming
- h. What are the opportunities for for-sale housing infill?
- i. What are the community’s sentiments around pre-fab construction and developers who push it?

3. BID Operations

a. Minutes Review & Adoption:

- 8/2/17 Full Board Meeting – no quorum
- 9/6/17 Full Board Meeting – no quorum

b. Administration

• Finance

1. **M&T Bank** account requirements: (1) 3-years tax returns, (2) financial statement, (3) AR Aging Report, (4) Business Debit Schedule, (5) Purpose of

Partnership West, Inc.

462 Sanford Avenue 2nd Floor
Newark, NJ 07106
973.374.2000 x. 1402

Partnership We