



Dear Friends of Gateway:

As we mark yet another year, 32 and counting, as a Community Action Partnership serving Cumberland, Gloucester and Salem counties, as well as a provider of essential services in other Southern Jersey counties, we reflect on our purpose, as guided by our mission, “To provide services that improve the quality of life and promote self-sufficiency.”

As we look back, we provide an opportunity for you to be part of our reflections on what has been done, what needs to be done and what challenges are ahead. We hope our annual report reflects our continuous efforts to improve our community and its residents.

We have wonderful corporate partners like Horizon Foundation of New Jersey, Inspira Health Network and CompleteCare Inc., who have made our goal of providing quality health and dental care a reality to residents in our rural areas. Our Wellness On Wheels (WOW) Mobile is indeed “wow-worthy” thanks to Horizon’s generous funding.

Wells Fargo Regional Foundation has been a steadfast supporter of our efforts in the rebirth of the Southeast Gateway neighborhood, providing a \$1 million grant to continue its transformation. The foundation’s efforts are as inspiring as partnerships with the Cumberland County Improvement Authority, the Cumberland Empowerment Zone and Eastern Pacific Builders to develop new high-quality, low-cost housing in the Southeast Gateway neighborhood.

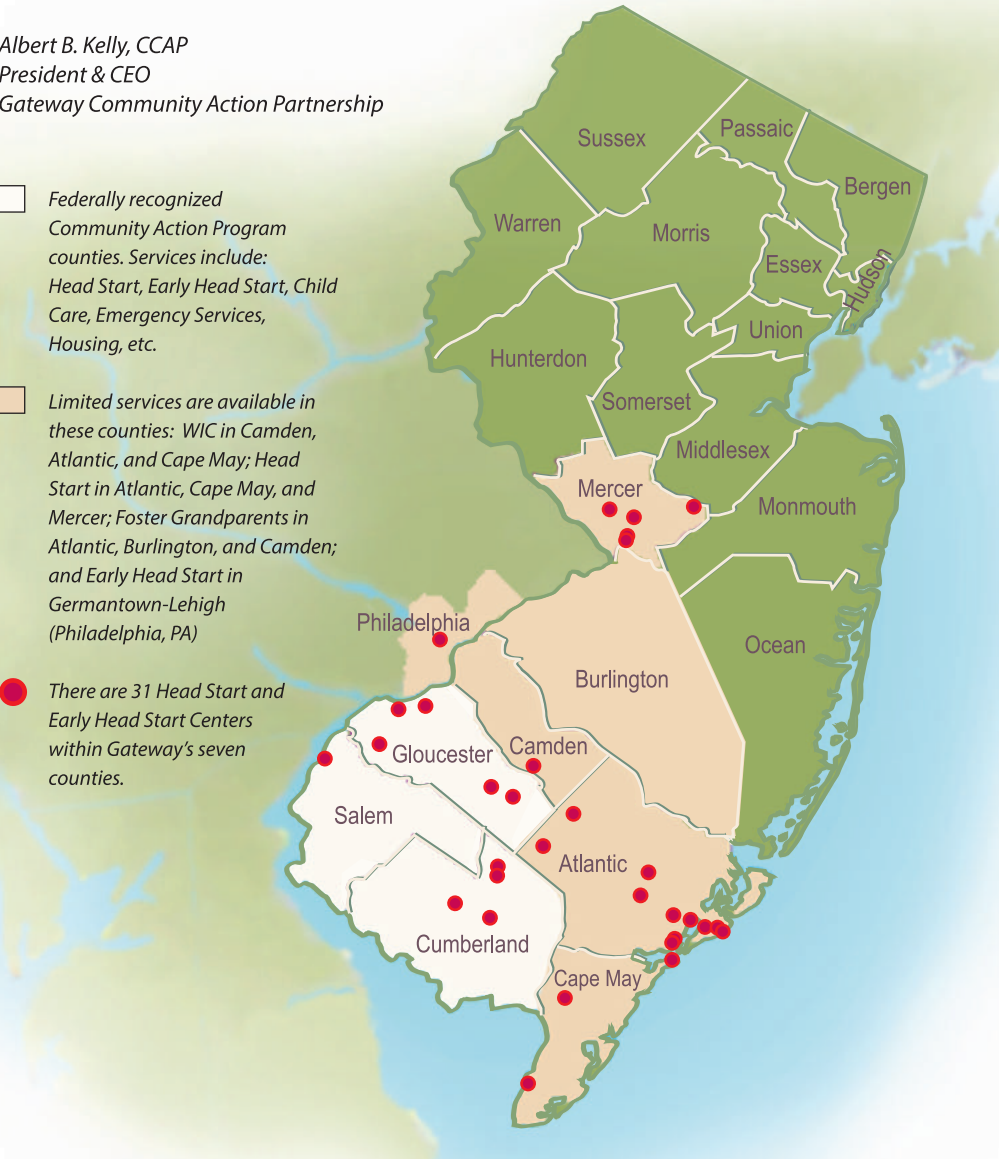
We cut the ribbon on a new, state of the art Women, Infants & Children (WIC) site in Camden. Likewise, we cut the ribbon on a renovated child care partnership center in Vineland. We broke ground on River Grove Housing in Bridgeton. Proud moments indeed.

One of our biggest challenges is to make sure our community is counted accurately in the Census 2020. An accurate census count means adequate funding for essential community, health and social services and programs that are both the safety net and the fabric of our community. Gateway began taking a lead role in the census in 2019 and will continue those efforts through the upcoming year to make sure our region’s voices are heard and counted and our needs addressed.

As always, there were other highlights and accomplishments. Success stories and heartfelt thank you notes from people helped by Gateway.

We will, as we always do, continue to answer our call to service for the greater good. We look forward to your continued support as we continue our service to the community.

Albert B. Kelly, CCAP  
President & CEO  
Gateway Community Action Partnership



Statement of Financial Position (6/30/19)

ASSETS	Gateway	Spring Gardens
Cash	\$1,968,200	\$89,632
Grants Receivable	\$2,522,766	—
Due from Related Parties	\$46,885	\$10,730
Land, Building, and Equipment	\$29,398,394	\$4,786,102
Prepaid Expenses	—	\$18,750
Tenant Security Deposits	—	\$35,187
Restricted Deposits & Funded Reserves	—	\$236,528
Other Assets	\$247,544	—
<b>TOTAL</b>	<b>\$34,183,789</b>	<b>\$5,176,929</b>
LIABILITIES & EQUITY	Gateway	Spring Gardens
Accounts Payable	\$1,843,739	\$27,703
Due To Related Parties	—	\$105,818
Deferred Revenue	\$1,090,287	—
Grants Payable	—	—
Mortgage/Notes Payable	\$4,233,783	\$8,775,400
Retained Surplus (Deficit)	—	(\$3,561,149)
TOTAL LIABILITIES	\$7,167,809	—
NET ASSETS	\$27,015,980	—
<b>TOTAL</b>	<b>\$34,183,789</b>	<b>\$5,176,929</b>

Statement of Activities and Changes in Net Assets (6/30/19)

SUPPORT & REVENUE	Gateway	Spring Gardens
Grants and Contracts	\$57,824,698	—
Contributions	\$368,690	—
Contributed Goods and Services	\$62,550	—
Program Fees	\$300,350	—
Rental Income	\$1,218,087	\$870,531
Interest Income	\$19,247	\$112
Other Income	\$722,610	\$13,122
<b>TOTAL</b>	<b>\$60,516,232</b>	<b>\$883,765</b>
EXPENSES	Gateway	Spring Gardens
Program Services	\$56,383,112	—
Management and General	\$3,235,772	\$151,945
Property Operating Expenses	—	\$573,675
Depreciation (Total)	\$1,169,295	\$328,988
<b>TOTAL</b>	<b>\$60,788,179</b>	<b>\$1,054,608</b>
<b>CHANGE IN NET ASSETS</b>	<b>(\$271,947)</b>	<b>(\$170,843)</b>
<b>NET ASSETS BEGINNING OF YEAR</b>	<b>\$27,287,927</b>	<b>(\$3,561,149)</b>
<b>NET ASSETS END OF YEAR</b>	<b>\$27,015,980</b>	<b>(\$3,731,992)</b>

The statement of financial position of Tri-County Community Action Agency, Inc. (T/A Gateway Community Action Partnership) and Spring Garden Senior Housing, Inc. as of June 30, 2018, and the related statement of activities and changes in net assets and of cash flows for the years then ended, were audited by Frank Glien, LLC, Certified Public Accountant, and Stringari and Stringari, Certified Public Accountants. The financial statements have been derived from the audited financial statements. Copies of audit reports and the complete financial statements are available upon written request to Denise Castley, Chief Financial Officer.



Our business is improving lives.

2019  
ANNUAL REPORT



110 Cohansey St., Bridgeton, NJ 08302  
[www.gatewaycap.org](http://www.gatewaycap.org)



“ Gateway has always seen challenges as opportunities to meet community needs with essential services. ”

## River Grove Community Center receives a million dollar grant

**G**ateway Community Action Partnership, at a ceremony at the River Grove Community Center in the heart of the Southeast Gateway neighborhood, announced that the agency received a five year, \$1 million grant from the Wells Fargo Regional Foundation to support the Southeast Gateway initiative.

The project—a collaborative effort among Gateway CAP, United Advocacy Group and the Cumberland Empowerment Zone—will aim to provide community enhancements to Bridgeton's Southeast Gateway.

"This is a great day, and I want you to feel as happy as I do about what is happening in this neighborhood," said Albert B. Kelly, CCAP, Gateway's President and CEO. "We want to thank the Wells Fargo Regional Foundation for this award and our partners the Cumberland Empowerment Zone and the United Advocacy Group. Working with the Wells Fargo Regional Foundation and our partners, we will show that if we work together as a group, great things can happen and will happen. Working together, we can transform a community that has needs to a community that will be a model for other communities in South Jersey."

Developed from the vision of the Southeast Gateway residents, the 2018 Southeast



“ This is a great day, and I want you to feel as happy as I do about what is happening. ”

— Albert B. Kelly, CCAP President & CEO

Gateway Neighborhood Plan for revitalization of this historic predominantly African-American neighborhood hinged on the assessed needs of the community and capitalized on its assets. Based on the residents identifying the community's current primary needs as well as its strengths and assets, this neighborhood plan established three principle goals:

- **Goal 1:** Enhance Public Safety
- **Goal 2:** Advance Community and Economic Development
- **Goal 3:** Ensure Creativity and Sustainability.



Gateway Community Action Partnership, in collaboration with the Eastern Pacific Development and the Cumberland Empowerment Zone, broke ground on the River Grove Family Apartments in July 2019. The 68-unit apartments offer 29 duplex and two single units. Safe, affordable, and high-quality housing in the Southeast Gateway Neighborhood in Bridgeton.

## Vineland childcare center grand reopening

**G**ateway Community Action Partnership and the Vineland Infant Toddler Center celebrated the reopening of a child care center in Vineland in April. The child care center has been totally renovated through the collaborative partnership of Gateway, which owns the child care center, and Learning World, which operates the Vineland Infant Toddler Center.

The 10,500 square foot, state-licensed center includes six classrooms, one gross motor classroom and an outdoor playground, and provides quality care year-round for up to 48 children ages two months to 2.5 years old. The Vineland Infant Toddler Center is a partner of the Gateway Head Start program and



utilizes the same high-quality approach to early childhood education that is family-focused and strength-based.

## John Washington honored for board service



**R**esolutions and reports are standard parts of Gateway Board of Directors meetings run by long-time Chairman John Washington. Standing ovations and teary eyes marked the final chapter of Washington's tenure on Thursday, January 23. Washington served as board chair since September 2005 and was a board member since January 1994.

Vice Chair Ruby Love became the new Gateway board chair with Dr. Terrence Hardee moving into Love's spot.

Since September 2005, Washington has welcomed members, read the Open Public Meetings Act Statement, called on staff for roll call and recitation of the agency mission and Community Action Promise, reviewed meeting minutes, resolutions and financial reports.

"John Washington's 25-year tenure on the board ending and his departure will bring a transition for both the board and agency," Gateway President & CEO Albert B. Kelly, CCAP, said. Kelly added that since the board reorganized in 1994, there have been only three chairmen, Samuel H. Jones, Jr., Dr. Frank D. Brigio, M.D., and Washington.

Washington has been board chair since 2005, moving up from vice chair when Brigio died. As an elected official, he served an unexpired board term, as long as he remained in a publicly held office. Washington had served on Penns Grove Boro Council and as mayor for decades until Fall 2019.

Kelly presented an award to Washington commemorating his 25 years of service to the agency through board membership. Washington was given a long and hearty standing ovation from board and staff in attendance.

“ John Washington has meant so much to Gateway for so many years. He is a leader who has been generous with his time and unwavering in his support. ” — Albert B. Kelly, CCAP President & CEO



## OceanFirst supports literacy program

Gateway's Literacy Volunteers of Salem/Cumberland received \$19,000 in funding from two foundations in 2019. OceanFirst Foundation awarded Gateway Community Action Partnership \$10,000 and the Dollar General Literacy Foundation provided \$9,000. Gateway's Literacy Volunteers of Salem/Cumberland Counties helps eliminate barriers to self-sufficiency. Literacy Volunteers of Salem/Cumberland, the New Jersey literacy program of the year in 2011, 2013 and 2017, trains adult volunteer tutors to work with adult learners who are seeking to improve upon their literacy skills.

## Summer Youth Programs a success

Two programs that we believe are shaping our future in a positive way are our two summer youth programs: Gateway Scholars and the Next Generation of Community Leaders. With our Gateway Scholars, each student had the opportunity to work alongside Gateway employees in their areas of interest. From Social Services to Child Care and everything in between, these rising 10th, 11th, and 12th graders really shined, as they not only worked, they gathered once a week for classroom instruction. The Next Generation of Community Leaders increased the number of youth being fed in our communities. They accomplished this by taking the Mobile Feeding Bus to various feeding sites. We look forward to seeing the great things they will accomplish in 2020 and beyond!

## Gateway WIC holds health fair

Gateway Community Action Partnership's Immunization and Women, Infants & Children (WIC) programs held an Immunization Information and Health Resource Fair at the Cohanzyck Zoo Pavilion at Bridgeton City Park in August. The event was free and open to the public. There was face painting, a bounce house, refreshments and giveaways for the children and families. Thank you to everyone who attended the Gateway WIC Community Resource Fair!

## Please Help Us Help Others

Gateway Community Action Partnership makes a difference in helping our less fortunate neighbors. We provide dozens of programs that advance our mission "to provide services that improve the quality of life and promote self-sufficiency."

**Certain core programs that embody our mission are under- or unfunded, such as Alzheimer's and Adult Day Care, food recovery and literacy. Please make a donation to help us fulfill our mission. Send checks made payable to: Gateway CAP, 110 Cohansey Street, Bridgeton, NJ 08302.**

**For questions/information: 856-497-6621 or [mcudemo@gatewaycap.org](mailto:mcudemo@gatewaycap.org)**



### Executive Leadership

**Albert B. Kelly, CCAP**  
President/CEO

**Edward Bethea, CCAP**  
Executive Vice President/COO

**Michelle Brown**  
Vice President/Human Resources

**Denise Castley**  
Chief Financial Officer

**Michael J. Cudemo, CCAP**  
Vice President/Planning

**Bonnie Eggenburg, CCAP**  
Vice President/Head Start

**Denise Todd, CCAP**  
Vice President/Compliance

**Jaya Makukha, CCAP**  
Vice President/WIC

### Board of Directors

**Ruby Love**  
Board Chair

**Dr. Terrence Hardee**  
Vice Chair

**Sandy Taylor**  
Treasurer

**Edward Diehl**  
Secretary

**Leandra Acetti**  
**Minerva Alvarado**

**Janie Barnes**

**Lisa Folks**

**Edward Geletka**

**Tim Gregory**

**Meghan Hurley**

**Joe L. Kidd**

**Bert Lopez**

**Wanda Lopez**

**Torres Mayfield Sr.**

**Rachel Robinson**

**Allyn Marie Smedley, Esq.**

**Gia Sparacio Scarani**

**Rev. Dr. Robin Weinstein**

**Theresa Williams**