STATE OF NEW JERSEY
NEW JERSEY COMMERCE & ECONOMIC
GROWTH & TOURISM COMMISSION

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IN RE: NEW JERSEY URBAN
ENTERPRISE ZONE
AUTHORITY PUBLIC MEETING

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Transcript of proceedings taken on April
11, 2007 at 10:10 a.m. at the Mary Roebling
Building, 20 West State Street, 2nd Floor,
Conference Room #218, Trenton, New Jersey, 08625.
BOARD MEMBERS:
Ambar Abelar, Public Member
Marilyn Davis, Labor & Workforce Designee
Kevin Drennan, Chairman Designee
Patricia Bruck, DAG
Donna Pearson, Public Member
Michelle Richardson, DCA Designee
Lopa Kolluri, Treasury Designee
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MR. DRENNAN: All right, we are going to start, we have members present. Thank you. In compliance with the Open Public Meetings Act, at least 48 hours notice of this meeting was sent by way of Secretary of State to the following newspapers: The Star Ledger, the Trenton Times, the Trentonian, the Courier Post, the Atlantic City Press, the Asbury Park Press, and the Bergen Record. Roll call. Marilyn Davis?

MS. DAVIS: Here.

MR. DRENNAN: Michelle Richardson.

MS. RICHARDSON: Here.

MR. DRENNAN: Lopa Kolluri.

MS. KOLLURI: Here.

MR. DRENNAN: Donna Pearson.

MS. PEARSON: Here.

MR. DRENNAN: Ambar Abelar.

MR. ABELAR: Here.

MR. DRENNAN: Lewis Hurd? Not here.

Kevin Drennan, I'm here. We have a quorum. We are going to move to the approval of February 14, and March 14 minutes. Can I have a motion for approval?

MS. RICHARDSON: Motion.

MR. DRENNAN: Motion Michelle. Can I
have a second?

MS. DAVIS: Second.

MR. DRENNAN: Second Marilyn. All in favor? Opposed? I abstain, I was not here.

MS. DAVIS: Same here.

MR. DRENNAN: You were not here?

MS. DAVIS: Uh-uh.

MR. DRENNAN: Two abstentions in the affirmative. Moving on to new business. Our first project is from Asbury Park to request for $70,000 for a police vehicle program. Tom Gilmour.

MR. GILMOUR: Good morning. Greetings from Asbury Park. Here with me today I'm very proud to introduce Mark Kinmon, Mark is our new police chief. Very recently we eliminated the position of director of public safety and recreated the position of police chief. And I'm very happy to have Mark here. You may have read about him in the New York Times on Sunday, we had a very positive article about what we're doing as far as law enforcement is concerned in Asbury Park.

Today in front of you we have a project we're requesting $70,000 worth of zone assistance funds to purchase four new police cars. As you've heard me say many times, the City
financially is still getting back on its feet right
now. And until some of the real estate that's being
built in the city right now actually ends up on our
tax rolls, we are still struggling almost on a
day-to-day basis. So we are asking for $70,000 of
zone assistance funds. And in this request we also
have $11,000 worth of second generation funds to
purchase four police cars. At present we have 44
police cars, our police force is approximately--

MR. KINMON: Eighty-nine.

MR. GILMOUR:-- 89 officers. A lot has
changed with the police since I wrote this
proposal. But in any event, we really need
additional police cars, a lot of the police cars
that are in our fleet right now are very old, and a
lot of them are somewhat unreliable. So this will
be a big boost, certainly from an image standpoint,
that we are working on our infrastructure in the
City to really promote a better image of what we're
doing. The police are very visible in our
commercial district, as we recruit new businesses
it's very, very important that we do have a police
presence down there. Because, as you also know, we
have developed over the last 30 years an unfortunate
image of being an unsafe place to go, which is not
true. But we are fighting that image right now. So that's our request.

MR. DRENNAN: Can I have a motion to make a motion for $70,000?

MS. BRUCK: A motion to consider.

MR. DRENNAN: I'm sorry, a motion to consider Asbury Park's request for $70,000 for police program?

MS. DAVIS: So moved.

MR. DRENNAN: Marilyn. Second?

MS. PEARSON: Second.

MR. DRENNAN: Any discussion? Will the cars display the UEZ logo?

MR. GILMOUR: Absolutely.

MS. DAVIS: Good question.

MR. GILMOUR: That's why they cost $70,000.

MR. DRENNAN: Any further discussion? I'll take a vote. All in favor? Opposed?

(All in favor, no opposed)

MR. DRENNAN: Our next project is City of Bridgeton, which has two requests, one for $190,000 for the North Laurel Street Riverfront rear facade program. Second is a contract amendment extension request number five for UEZ 05-02 for
central business district improvement and also a
der change in the program methodology.

MS. BRUCK: Take them separately.

MS. ZAPOLSKI: Good morning, I'm Sandy Zapolski.

MR. DRENNAN: We are going to take these separately.

MS. ZAPOLSKI: Okay.

MR. DRENNAN: She can present them both at the same time.

MS. BRUCK: No, we take them separately.

MR. DRENNAN: We will take the North Laurel Street first.

MS. ZAPOLSKI: This is Kevin Robago, he is my assistant in the office, he helps write the projects for me. This morning we are asking for $190,000 in urban enterprise zone funds, 47,500 will be the building owner's responsibility. The total project ends up being $237,500 for a facade program for the buildings between our Broad Street and Commerce Street main arteries of the city. The rear facade that we're looking at is the area where we hold many of our summer projects. We have a farmer's market from June to October on Fridays
there. We have eight Sunday night concerts in that area. And we have eight programs called Out to Lunch on the Fountain Plaza in that same area. These buildings have really been in disrepair for the last few years. There is boarded up windows and trash compactors all over the place, and trash receptacles all over the place.

What we are trying to do is clean the area up, get it back into a nicer looking area that when people come in and they see that riverfront they also want to see the rest of the city. The fronts of the buildings and the actual businesses on the Laurel Street side are doing very well, it's just the rear of the buildings need quite a bit of repair. So we're trying to, at this point, do a project that will make the city look better in that area, and then we will spread it down as we go.

MR. DRENNAN: Okay. Thank you. At this time we will take a motion for--

MS. BRUCK: Consider.

MR. DRENNAN: Consider, thank you, the $190,000 for the North Laurel Street Riverfront program.

MS. PEARSON: Motion.

MR. DRENNAN: Second?
MS. DAVIS: Second.

MR. DRENNAN: Second by Marilyn.

Discussion, questions?

MR. ABELAR: No.

MR. DRENNAN: None? Hearing none, all in favor? Opposed? Abstentions?

MS. PEARSON: One.

MR. DRENNAN: All in favor, one abstain.

MS. BRUCK: From Ms. Pearson.


MS. BRUCK: Motion carries.

MR. DRENNAN: Motion carries, thank you. Now the second project contract amendment extension request number five is for UEZA 05-02.

MS. ZAPOLSKI: Okay, I was told that I had to kind of present something because it had been extended so many times. The first three extensions I was not in the City, I have only been with the City since September, so I can't speak to those, the last two. The first extension I did was for a six-month period, because I didn't know that it would take so long to get a quote that we needed to buy the lights, and the light fixtures, and the
poles, and so on that needed to be put in that area.

What had happened was this was originally written without the lamps and poles in the project, but instead of closing the project down, rewriting a whole new one, I thought just change the scope of the project a little bit and add in the lights. And what held it up was the quotes anyway. And so now we have the proper quotes and everything is the way it needs to be, and we need to extend it further so we can finish the project.

MR. DRENNAN: All right, thank you. I'll take a motion to consider the contract amendment extension request number five for UEZA 05-02 central business improvement and also a change in program methodology.

MS. RICHARDSON: So moved.
MR. DRENNAN: Michelle. Second?
MS. DAVIS: Second.
MR. DRENNAN: Marilyn. Discussion, question?
MS. RICHARDSON: Question.
MR. DRENNAN: Michelle.
MS. RICHARDSON: I was looking at the budget, I'm trying to understand. So you're buying
six new lamp poles?

MS. ZAPOLSKI: Right, to replace damaged ones.

MS. RICHARDSON: Right. But when I look at the budget you're reducing the construction line item and increasing the professional services line item, so I was wondering about where the company's associated with installation to labor costs are?

MS. ZAPOLSKI: The City does that. The City itself, the public works department will do the labor.

MS. RICHARDSON: They provide the labor?

MS. ZAPOLSKI: Uh-huh.

MS. RICHARDSON: Okay. So was the construction line item overstated from the outset?

MS. ZAPOLSKI: I don't know, because I haven't been there, I wasn't there during the entire project.

MS. RICHARDSON: Okay.

MS. ZAPOLSKI: So I don't know exactly where that would have been different.

MS. RICHARDSON: So when this came through initially in the budget there would have
been a notation saying the City was anteing up a

certain amount of funds toward this project?

MS. ZAPOLSKI: Right.

MS. RICHARDSON: Okay.

MR. DRENNAN: Any other questions?

MS. DAVIS: When do you anticipate this

project will be complete?

MS. ZAPOLSKI: I honestly don't know

how long it will take to get the supplies in once

this is approved, but I would hope not more than six

months.

MR. DRENNAN: Any further discussion?

Seeing none, all in favor? Opposed? Abstain?

MS. PEARSON: One.

MR. DRENNAN: One abstention, Ms.

Pearson, motion carries.

Our next project is from Hillside,

request for $237,000 for marketing promotion year

two.

MR. AUBOURG: Good morning. My name is

Yves Aubourg, A-U-B-O-U-R-G, and I'm presenting

Hillside on marketing promotion for year two. This

is a year project, with that project I include

Comcast project spotlight, the Star Ledger, and

there are some welcome banners that we need to
change. Also we are going to have some street fair and health care that usually holds in the Township, and it will be company sponsored as a program. And then we have a Union County Alliance newspaper that we always participate in, and this year we are going to get the money from the marketing. It's been called by the business that the UEZ needs to support them in promoting what they're selling, what they're doing, and I think this project is supporting that.

MR. DRENNAN: Okay. Take a motion for the request to consider Hillside's request for $237,000 for marketing promotion year two.

MS. DAVIS: So moved.

MR. DRENNAN: Ms. Davis. Second?

MS. PEARSON: Second.

MR. DRENNAN: Ms. Pearson. Discussion or questions?

MS. KOLLURI: Question.

MR. DRENNAN: Sure, Ms. Kolluri.

MS. KOLLURI: Do you have to go through the bidding process to select Comcast?

MR. AUBOURG: No, Comcast is the only one that sells the broadcasting outside, and mostly northeast of Union County, so there's no really bidding process.
1   MS. KOLLURI: Okay, thank you.
2   MR. AUBOURG: And I have been using
3   them for the past three years too.
4   MR. DRENNAN: Any further discussion?
5   Hearing none, all in favor?  Opposed?  Abstentions?
6   (All in favor, no opposed)
7   MR. DRENNAN: Motion carries. Thank
8   you.
9   MR. AUBOURG: Thank you.
10   MR. DRENNAN: Our next project, Jersey
11   City's request for $304,205 for Martin Luther King
12   block front blocks five and six.
13   MS. FARBER: Good morning all. This is
14   for a continuation of a project for Martin Luther
15   King Drive, which is one of the low income areas of
16   the city. This is for continuation for block fronts
17   which have been ongoing. There was a shortfall
18   because of change orders, so we are looking for
19   funding just to complete the project.
20   MR. DRENNAN: Okay. And this is Ms.
21   Roberta Farber for Jersey City. Thank you.
22   MS. FARBER: You're welcome.
23   MR. DRENNAN: I will take a motion to
24   consider Jersey City's request for $304,205 for
25   Martin Luther King block front blocks five and six.
MS. PEARSON: So moved.

MR. DRENNAN: Ms. Pearson. Second?

MS. DAVIS: Second.

MR. DRENNAN: Ms. Davis. Discussion or questions?

MR. ABELAR: No.

MR. DRENNAN: Hearing none, all in favor? Opposed? Abstentions?

MS. RICHARDSON: Recused.

MR. DRENNAN: Ms. Michelle Richardson with abstention.

MS. RICHARDSON: Recuse.

MR. DRENNAN: I'm sorry, recusal.

Motion carries, thank you.

Our next project for Millville's request for $90,000 for tourism wayfinding signage program phase one, Mr. Don Ayres.

MR. AYRES: Thank you. Good morning.

Yes, we're about to enter an exciting new phase in our goal to become a tourism destination, and this request for $90,000 is for professional services to help us do the planning and design and prepare for wayfinding signage throughout the city.

Our three main destinations are our downtown, which as many times before I have been
before the Board with projects related to our glass
town arts district project, which it is having
significant success in drawing people to the
downtown.

We also have an approximately 1.5
miles one to the east and one to the west of the
downtown two other major tourist draws that we're
trying to enhance and tie into the mix, one is
Wheaton Arts and Cultural Center, which brings in
about 80,000 people a year currently and is changing
the art center's mission to become more broad based
and not exclusively focused on glass, which is our
heritage in Millville.

The other is Millville Airport, where
we have the Millville Army Airfield Museum, which
celebrates the history there of being a training
base for fighter pilots for World War II. And
Millville Airport the museum has now created a
historic district and is restoring older buildings
and recently been the beneficiaries of a donation of
1.7 million dollars, one of the last flying P-47
Thunderbolts for which we're named there with a
promise of future donations of world war planes that
actually can still fly. So we think that will be a
tremendous draw.
Along with the recent signing of legislation by Governor Corzine to allow the Thunderbolt Raceway, which is a New Jersey motor sports park to go forward, which we expect to be about a 150 million dollar project that will in year one, hopefully, in 2008, draw 200,000 visitors to the city and increasing about 500,000 visitors a year by year five.

The idea is to tie all of this together with wayfinding and so that each of these destinations can be interrelated. All three of the destinations are in the UEZ. And the Army Airfield Museum a lot of the businesses in the downtown Wheaton Arts are all UEZ certified. So our request is to do phase one with the planning and design of the wayfinding system.

MR. DRENNAN: Okay, thank you. Take a motion to consider Millville's request for $90,000 for tourism wayfinding sign program phase one.

MS. PEARSON: So moved.

MR. DRENNAN: Ms. Pearson. Second?

MR. ABELAR: Second.

MR. DRENNAN: Mr. Abelar. Discussions or questions?

MS. KOLLURI: I have a couple
questions. First question was with regards to what kind of expertise and skill set would you be looking for in a consultant?

MR. AYRES: Someone who is experienced in tourism signage. We have identified a list of people that we will be soliciting bids from. But there are firms out there that specialize in doing this and tourism destination areas, and it's kind of-- as I've learned it's a kind of a specialty onto itself.

MS. KOLLURI: And then what's the time line for the entire project?

MR. AYRES: The entire project we hope that this project can be implemented in short order, followed right on we have to raise the money for the second project. But we have been encouraged by state officials, you know, to seek centers of place and other types of monies for phase two. But we would like it to be in place. Our goal is for it to be in place when the motor sports facility opens in 2008.

MS. KOLLURI: Thank you.

MR. DRENNAN: All right. Further discussion or questions? Hearing none, all in favor? Opposed? Abstentions?
(All in favor, no opposed)

MR. DRENNAN: Motion carries.

MR. AYRES: Thank you very much.

MR. DRENNAN: Thank you, Don.

Next project, Mount Holly's request for $400,000 for the Heller School acquisition, phase three. Kevin--

MR. MIZIKAR: Mizikar.

MR. DRENNAN:-- Mizikar. Thank you, Kevin.

MR. MIZIKAR: No problem, my pleasure.

Mount Holly is requesting $400,000 in zone assistance funds for the third and final phase of the acquisition of the former Heller School building. This under utilized 26,000 square foot building sits on seven acres, it's part of our west Rancocas redevelopment area, which is our largest redevelopment area within the township. On this site in working with the developer we looked to build at least two additional commercial tax ratables. The developer was named last year on this project, which is Keating Urban Partners, and we will be working with them more closely on the final project to determine the final end use for this property.
MR. DRENNAN: Thank you, Kevin. At this time I will take a motion to consider Mount Holly's request for $400,000 for the Heller School acquisition phase three.

MR. ABELAR: So moved.

MR. DRENNAN: Mr. Abelar. Second?

MS. KOLLURI: Second.

MR. DRENNAN: Ms. Kolluri. Thank you.

Discussion or questions?

MS. RICHARDSON: Just a quick question. I was looking at the '08 budget, administrative budget, at the discussion; I didn't see this mentioned, and I wasn't quite sure what that meant, there wasn't discussion of this project. Does that mean you don't plan to come back for funding?

MR. MIZIKAR: This is the final part, this is the final phase of the acquisition for the school, so there wouldn't be anything ongoing in '08. As far as the development of the site itself, we would like to the developer to fund that, you know, entirely. Probably we would advise them by offering them a lower market rate for, you know, the cost of the property.

MS. RICHARDSON: But there's still work
being done on the project in the next year, right?
We are going to agree to continue working on this project in the next year?

MR. MIZIKAR: The overall redevelopment?

MS. RICHARDSON: Right, including this project.

MS. BRUCK: This project is just the acquisition.

MR. MIZIKAR: This is just the purchase of the property, this is our final payment on this property.

MS. RICHARDSON: But will you be spending any time on this project?

MR. MIZIKAR: I don't foresee any, no.

MS. RICHARDSON: Okay.

MR. MIZIKAR: It's simply the final payment.

MS. RICHARDSON: Okay.

MR. MIZIKAR: The Township and the UEZ will have ownership of the property.

MS. RICHARDSON: Okay.

MR. DRENNAN: It's currently occupied by the school, and there is offices there?

MR. MIZIKAR: Just small offices. Of
the 26,000 square feet they have about 2,000 square
feet of office space within there, it's just
administrative, their administrator and two
administrative assistants in that building.

MR. DRENNAN: Are they being
relocated?

MR. MIZIKAR: They would be, we have
basically a lease that we could request them to
leave within 60 days of our notification. So once
we're ready to move forward with the development of
it or demolition, what's going to happen we would
ask them to move.

MR. DRENNAN: Do they have a place to
relocate to?

MR. MIZIKAR: Yes, with the rest of the
administrative staff for the school district.

MR. DRENNAN: Okay. Further discussion
or questions? All in favor? Opposed? Abstentions?
(All in favor, no opposed)

MR. DRENNAN: Motion carries.

MR. MIZIKAR: Thank you.

MR. DRENNAN: Thank you.

Our next project City of Orange's
request for $431,439 for litter collection services,
phase four. Mr. Marty Mayes.
MR. MAYES: Good morning. This request is for $431,439. I apologize, in the body of the application there is a mistake in there, it says 483.

MR. DRENNAN: I'm sorry?

MR. MAYES: But it is 431,439, to be accurate.

MR. DRENNAN: Okay.

MR. MAYES: This is for our litter collection services phase four, and it's basically to fund 10 personnel that work alongside with our public works department, and they focus primarily on the UEZ. Their times are staggered, so when public works people are working they are typically not working, and they work later during the day, and they also work weekends. It's pretty much an offset from when the public works employees work. They are highly visible in our UEZ. Very important that I bring this up, we did a number of surveys over the last couple years, and a lot of the businesses have ranked this project second to our policing project. So that's pretty much it. And also there is one more mistake in here, it says that it will include overtime, it includes no overtime.

MR. DRENNAN: Okay. Thank you. At
this time I will take a motion to consider Orange's request for 431,439 for litter collection services phase four.

MS. RICHARDSON: So moved.

MR. DRENNAN: Ms. Richardson. Second?

MS. DAVIS: Second.

MR. DRENNAN: Ms. Davis. Thank you.

At this time I will take questions or discussion.

MS. DAVIS: Of the ten individuals that you are going to hire, have they been identified yet?

MR. MAYES: These individuals are already hired, this is our fourth phase.

MS. DAVIS: Okay.

MR. MAYES: So we started out with five, the first year that we did this, then we had to expand it. Because, you know, we have a serious litter problem, and debris, and just a little bit of everything. Because I am also in charge of code enforcement for the City, so it's a real important project for us. And without these employees we would have an even more serious problem. But they have already been hired and identified, and we have had some guys come and leave and they have been replaced.
MS. DAVIS: Okay.

MR. DRENNAN: Further discussion, questions?

MR. ABELAR: Are the employees union, belong to an employee union?

MR. MAYES: Yeah, they do.

MR. ABELAR: And the salaries are negotiated between the union and the township?

MR. MAYES: I believe they are standard salaries based on the titles of civil service, like laborer and truck driver, you know, in our salary ordinance they are, yeah.

MR. ABELAR: Thank you.

MR. MAYES: Uh-huh.

MR. DRENNAN: Further discussions?

Hearing none, all in favor? Opposed? Abstentions?

(All in favor, no opposed)

MR. DRENNAN: Motion carries. Thank you.

Next project, Paterson's contract amendment extension request number six for UEZA 02-80 for business improvement grant program, Ms. Jan Northrup. Thank you.

MS. NORTHUP: Thank you. Good morning everyone. I was not part of the initiation of this
project when it began in Paterson. However, I will
say this is a good program for Paterson. This is a
business improvement grant, this is offered to
registered qualified businesses, it's a $35,000
matching grant, 50/50. And as you can see from the
list of businesses that we've offered it to, we have
approximately 40 businesses that took advantage of
this project.

And the problem and why we needed so
many contract extensions is because of the very
nature of this project. These are for facade
improvements, so they have to get permits. They
come in, they have to show us the drawings, they
have to fill out the application, we have to go
through the whole process of approving them. We go
out and we take before shots, when they complete the
project we take the after shots.

We also now have an added component
before we offer the grant money to any of these
businesses we have to make sure they are in tax
compliance. And now even if they are in tax
compliance when they begin the project, the projects
sometimes go on for facade improvements for three,
four, five months, depending on how long it takes to
get permits, and at the end before we can even give
them the 50/50 matching grant we have to make sure that they are still in compliance.

So now it's becoming very time consuming to do this type of project. But it is a good project for Paterson. As you can see there is 40 businesses here that took advantage of this.

We have a phase two. We expect, by the way, to be completing this by July 1st. We have three businesses now that we just received tax compliance clearance on, and we will be processing their paperwork. So we expect to be closing this out within the next, I'd say, three months for sure. We have a phase two of this, and we are almost complete with that, quite honestly, because this is a very popular project to Paterson. Thank you.

MR. DRENNAN: Thank you. At this time I will take a motion to consider Paterson's contract amendment extension request number six for UEZA 02-80 for business improvement grant program.

MR. ABELAR: So moved.

MR. DRENNAN: Mr. Abelar.

MS. PEARSON: Second.

MR. DRENNAN: Second, Ms. Pearson.

Discussion, questions?
MS. DAVIS: Do you have any pictures to show us?

MS. NORTHRUP: No, I didn't know you were going to ask me for any. We have some great pictures, I didn't know you were going to ask. I was here to discuss the contract amendments and why we need so many.

MS. DAVIS: Is it possible to provide us with pictures for reference?

MS. NORTHRUP: Absolutely, I will be here next month.

MR. ABELAR: Or visit Paterson.

MS. NORTHRUP: Yes, I will definitely bring them down, I have to present next month anyway.


(All in favor, no opposed)

MR. DRENNAN: Motion carries. Thank you very much.

MS. NORTHRUP: Thank you.

MR. DRENNAN: Next project Perth Amboy's request for $500,000 for King Plaza Redevelopment project phase two. Mr. Bob McCoy.
MR. McCOY: Good morning. This UEZ funding for the project will be dedicated for the exclusive use of providing public parking for the King Plaza Redevelopment project. King Plaza is a multipurpose project comprised of residential, retail with private and public parking facilities that are going to be developed, or is being developed on three and a half acres surrounding our central business district. The retail component of the project will contain a 30,000 square foot supermarket, 36,000 square feet of general purpose retail space. The street level surface parking spaces will be provided for retail customers as well as the general public. And that will be constructed in two phases. There's a parking deck and additional parking surface parking lot that provides direct benefits to shoppers, patrons and visitors to our central district. All of this within the boundaries, the entire project is located within our UEZ boundaries.

There is a projection for the creation of 200 construction related jobs and 100 permanent management and clerical jobs through the construction of the supermarket along with new
retail shops and the construction of the residential buildings. The public parking spaces provide two-hour free downtown shoppers parking, and this is all part of the overall 70 million dollar redevelopment project.

To date, there is more than three million dollars worth of work on the commercial component that's been completed with approximately 70 percent of the work directly attributable to the construction of the parking spaces.

There is a total request for funding of two million dollars that's been approved by our zone development corporation board of directors to be supported by four disbursements of $500,000 each. And during this phase of the project we're requesting the second disbursement of $500,000. And I request your consideration of this application.

MR. DRENNAN: Thank you. I will take a motion to consider.

MS. DAVIS: So moved.

MR. ABELAR: Second.

MR. DRENNAN: Thank you, second Mr. Abelar. Questions or discussions?

MS. RICHARDSON: Question.

MR. DRENNAN: Ms. Richardson.
MS. RICHARDSON: I was taking a look at the budget. So you're anticipating two million in UEZ?

MR. McCoy: Yes.

MS. RICHARDSON: So when I look at the budget, the proposed budget on page eight, the UEZ grant portion's showing a million five, and then in a paren a million, I wasn't clear on how it was being portrayed.

MR. McCoy: That was the original request, that had subsequently been revised and made a request for the two million dollars, that was our original application. The first disbursement, first installment of that was approved in this past December before this Board.

MS. RICHARDSON: So this page is the original?

MR. McCoy: That's correct.

MS. RICHARDSON: Okay.

MS. DAVIS: I have a question.

MS. KOLLURI: Question.

MS. DAVIS: Go ahead.

MS. KOLLURI: Thanks. Have you already identified a developer for the parking?

MR. McCoy: Yes.
MS. KOLLURI: The same developer?

MR. McCOY: The same developer, King Plaza, LLC.

MR. DRENNAN: Ms. Davis.

MS. DAVIS: You reference here that you are going to hire approximately 200 people.

MR. McCOY: Construction-related jobs, yes, for the entire project.

MS. DAVIS: Are you hiring locals from Perth Amboy?

MR. McCOY: We have-- with all of our redevelopment projects we have what's called a first source agreement that the redevelopers have to enter into for any development or redevelopment of Perth Amboy they have to look to, businesses, merchants and vendors for the City of Perth Amboy, before going out for any that are qualified or certified.

MS. DAVIS: How is the City preparing its residents to be marketable for these jobs?

MR. McCOY: We have quality of life meetings, which are scheduled every two weeks, actually beginning this month in April, that run all the way through the end of August. We do this every year where we mandate that all of the contractors, as an example, that do work in the City of Perth
Amboy have to be certified to do any work. Of course they are certified through the State as well. And when they come we invite them to our City Council Chambers where we articulate all of the projects, all of the development that's there. We also require all of the redevelopers to be there as well to explain what the projects are and the jobs that are available. Any of those jobs, of course, that can be met by local residents without, what do you call it, union certification, of course we mandate that they get first source opportunities for employment.

MS. DAVIS: I am not sure if you're aware, the Department of Labor, through funds from the Department of Treasury, has a department called New Jersey Bill to help women and minorities have the skills they need for an apprenticeship program. If you haven't already developed a program, perhaps you should go to the One Stop in Perth Amboy to speak with staff developing a program unique for Perth Amboy.

MR. McCOY: We actually invited, and she has attended a number of our meetings, I can't remember her first name, last name is Shatrisi (sp) from Department of Labor, Ann Shatrisi, yes.
MS. DAVIS: Okay.

MS. BRUCK: May I note for the record that I made a mistake in signing this in that I signed off according to this on March 3rd, and I think that should have been March 30th. That's all.

MS. RICHARDSON: Did CREDA reauthorize?

MR. McCOY: Pardon me?

MS. RICHARDSON: Did CREDA reauthorize?

MR. McCOY: Yes, it did.

MR. DRENNAN: Any further questions, discussion? Hearing none, all in favor? Opposed?

Abstentions?

(All in favor, no opposed)

MR. DRENNAN: Motion carried. Thank you.

MR. McCOY: Thank you very much.

Next project is Plainfield's $30,000 for UEZA 04-144, public relations and marketing program increasing the project from 250,000 to $280,000.

MR. AWALD: Good morning.

MR. DRENNAN: Thank you, Mr. Wayne
 MR. AWALD: A-W-A-L-D.

MR. DRENNAN: Thank you.

MR. AWALD: The City of Plainfield is presenting to you this morning first a project which is an existing project with an increase in budget of 12 percent, and it is through new policy extension number five, and therefore needs to come before the Board. This project is an ongoing one. Part of the city's marketing project for the UEZ with our approximately 10 percent decrease in certified businesses and anticipated loss of sales tax revenue for the upcoming year's approximately of 18 percent.

We need to go out and recruit new businesses aggressively. Part of this campaign is going door-to-door, which we are going to start doing now that the weather is a little bit nicer. But in addition to this, we need to have materials to attract people to the program. These are materials that will be developed by the marketing consultant, are hand materials that will have contact information to draw businesses back to our offices to make contact, UEZ newsletter to highlight the programs that we have within the City, including
façade and other incentives that are specifically
program based within the UEZ programs, but also ones
that our programs run through our zone assistants
funds. So in addition the UEZ website with the
application forms then can be downloaded directly by
the businesses, and then anything to make it easier
and more efficient for businesses to become
certified within the program is our goal. So we
present this to you for your approval.

MR. DRENNAN: Thank you. Motion to
consider Plainfield's marketing program increase?

MS. PEARSON: So moved.

MR. DRENNAN: Thank you, Ms. Pearson.

MS. DAVIES: Second.

MR. DRENNAN: Second, Ms. Davis.

Question or discussion?

MS. KOLLURI: Just a question about you
mentioned a loss of businesses.

MR. AWALD: Yes.

MS. KOLLURI: I was curious as to what
the cause of decrease in UEZ businesses was, if
you've done anything to understand that?

MR. AWALD: We have a major percentage
of our businesses are small, family-owned businesses,

mom and pops. Through the UEZ current legislation
the hiring requirements of the program they are in a catch 22. To be able to stay within the program, take advantage of the benefits of the program they have to hire additional persons, as you know, the 25 percent rule, and each year when they're within the program if they can't meet these goals, obviously we can ask for a conditional approval, but after that it becomes more difficult for them to remain in the program. So we constantly have small businesses on a two-year cycle leaving the program. And it's become an issue, especially with the number of small businesses that we have within the city.

MS. KOLLURI: Thank you.


(All in favor, no opposed)

MR. DRENNAN: Motion carries. Thank you.

Next project is Plainfield's project for $37,869 for UEZA 05-106 SID operating budget year one increasing the project by 33 percent.

MR. AWALD: This project again is a continuation of an existing project within the City of Plainfield, we have a special improvement district which has received UEZ funding in the
past. Through I guess the budget items between both
the SID, special improvement district, and the city
our budget cycles have become disjointed, we are no
longer on the same fiscal year. In addition, the
SID did not receive a UEZ match for its fiscal '06
budget. Therefore to align the budget cycles so
that both can progress in the same time frame this
partial match to UEZ budget is a 37,869 and will
align our fiscal years and allow us both to proceed
on the same budget time frame.

MR. DRENNAN: Okay, I'll take a motion
to consider.

MS. DAVIS: So moved.

MS. PEARSON: Second.

MR. DRENNAN: Thank you.

MS. BRUCK: Do you want to put their
names on the record?

MR. DRENNAN: Yes, Ms. Davis moved,
second by Ms. Pearson. Discussions or questions?

MS. BRUCK: I have a question, and that
is I don't normally review these beforehand, but
your current end date is noted as July 30, '07. Are
you not asking for a proposed new end date of
6/30/07, or does the budget carry through to the end
of July?
MR. AWALD: With most of our projects reimbursement requests typically take longer than, so I just put a one month cushion there to be able to--

MS. BRUCK: But the expenses cover through June 30.

MR. AWALD: Expenses cover through June 30, and if there are any additional expenses.

MS. BRUCK: They won't be incurred beyond June 30, it might be a matter of submitting reimbursement requests.

MS. KUBE: Yes.

MR. AWALD: The current project end date is 7/30, so I think that's what we are going to stay with. But having that one month cushion to be able to handled this, you know, reimbursement is what we are really looking for.

MS. BRUCK: I understand. I thought maybe it was a typo.

MS. RICHARDSON: I agree, I thought it was a typo as well, because I thought this year reflected the fiscal year rather than the cushion for administrative.

MS. BRUCK: I will defer to staff on that, because if the end date of the contract is
6/30/07, for example, would that preclude you from
submitting a reimbursement request that has been
incurred by that date?

MR. AWALD: Well the current contract
end date is 7/30/07 based on a previous contract
amendment.

MS. BRUCK: Right. But my understanding
is you're trying to bring this in to make the fiscal
years the same, so that this next year if you were
to ask for another request for use of funds that it
would be from June 30, '07-- or, I'm sorry, July
1st, '07 through June 30, '08.

MR. AWALD: I understand your
question. And I guess it specs back to the current
misalignment of the budgets and trying to give us a
one-month cushion, so to speak, to be able to cover
those reimbursements.

MS. BRUCK: I do see your budgets run
through June 30, so I defer to staff.

MS. KUBE: I agree, it should be June
30, we will get it corrected.

MS. BRUCK: Thank you.

MR. AWALD: Okay. We're deferring to
staff, I guess we go June 30.

MR. DRENNAN: Does this have to be
amended on the motion?

MS. BRUCK: I think you can still take
the motion, and with the understanding that the
contract amendment will reflect that it's also a
change in contract term, since the current end date
is 7/30 to the proposed new end date 6/30/07.

MR. AWALD: That's fine.

MR. DRENNAN: Okay.

MS. DAVIS: Just for clarification,
when is the fiscal?

MR. DRENNAN: We didn't take a motion
yet.

MS. BRUCK: You did.

MR. DRENNAN: Go ahead, sorry.

MS. DAVIS: Tell me the fiscal year for
the city and for SID.

MR. AWALD: Fiscal year should be as we
were just discussing.

MS. DAVIS: July 1st and June 30th the
city.

MR. AWALD: Correct. But the city
budgets haven't been passed on time, and neither
have SID budgets, so that's the crux of the problem.

MS. DAVIS: Okay.

MR. DRENNAN: Okay. So now, just to
clarify, when we take the vote it's for the new
proposed end date of June 30, '07, just as
reflected. Okay. Any other further discussion?
Okay. All in favor? Opposed? Abstentions?

(All in favor, no opposed)

MR. DRENNAN: Motion carries.
MR. AWALD: Thank you very much.

MR. DRENNAN: Next project,
Pleasantville's extension number nine for UEZA 00-85
for demolition and foreclosure, Mr. Roger Tees.

MR. TEES: Thank you, Mr. Chairman.

This project is a continuing project that we have
had since 1999, 2000. We identified early on that
there were two areas of the economic redevelopment
of our city that needed some financial support. One
was the foreclosure of properties within the urban
enterprise zone. Normally the city would pursue
those foreclosures, keep those properties and sell
them off for usually residential development, and we
felt it better to have those properties kept for
commercial or retail redevelopment. And so we fund
an attorney to pursue those foreclosures as they
come up.

The second part of this particular
project is to have funding available for demolition
properties within the urban zone. There are times you have unsafe structures, abandoned structures or properties that we have acquired that need to be taken down to fund their economic use. The City funds demolition funding for its non UEZ properties, and this is a way for the zone to provide those services through the zone assistance fund, so we want to extend this project. We do have an ample project for demolitions, we're currently going after four properties in foreclosure, and there is no reason to stop the project now when we do have that available balance. This is strictly an extension, no additional funds are being requested.

MR. DRENNAN: Thank you. Take a motion on the project extension number nine for UEZA extension demolition and foreclosure.

MS. KOLLURI: So moved.

MR. DRENNAN: Ms. Kolluri. Second?

MS. DAVIS: Second.

MR. DRENNAN: Ms. Davis. Questions?

Discussion? Hearing none, all in favor? Opposed?

Abstentions?

(All in favor, no opposed)

MR. DRENNAN: Motion carries. Consider Pleasantville's extension number eight for UEZA
Again this is an ongoing project that provides services in support of our economic redevelopment, and what we've done is to create a fund for preliminary investigations the phase one investigations, primarily of properties in the zone that are either available for development, people have interest in, or the property owner is trying to determine the best way to reuse the property.

So we have made grant awards over the years to do these preliminary assessment site investigations. We have used these funds to help offset the cost of negotiating memorandums of agreement with the DEP, and to get no further action determinations on the property. And the city we also use this project to leverage with the economic development HDSRF, hazardous discharge site remediation fund. We've received about $400,000 in those grants for these phase one investigations, and we also received a million dollar grant for a brownfields remediation project, which was a landfill closure. So this is a very important project to us to make sure that those contaminated properties are identified, investigated, and put
back into reuse through redevelopment. No additional funds are being requested at this time, just an extension of the project.

MR. DRENNAN: Thank you. At this time I will take a motion to consider Pleasantville's extension for the brownfields development.

MR. ABELAR: Moved.

MS. RICHARDSON: Second.

MR. DRENNAN: Mr. Abelar, Ms. Richardson, thank you. Questions or discussion?

Hearing none, all in favor? Opposed? Abstentions?

(All in favor, no opposed)

MR. TEES: Thank you.

MR. DRENNAN: Union City's request for $235,000 for facade improvement project phase four, Ms. Avila.

MS. AVILA: Good morning. This is Union City's request for $235,000 for the continuation of a facade improvement program. As important as all the other projects funded by the UEZ are to Union City, we feel that the facade has been instrumental in the turn around that we have had in the commercial area.

So may I show you exhibit A. This whole block was a showcase, and what's happening is
that this building looked very dilapidated, the second floor. We did the front and all the way down to the corner. What's happening when we start doing the facade is that the owners of the building decide that it is in their best interest to also include the exterior on the second and third floor. And that has a domino effect, that goes to the building next, and it has been very, very successful.

In Union City what we had was businesses that had shocking colors next to someone that had a very attractive front. Like Pepto-Bismol next to very nice. We don't allow this anymore. You cannot have shocking colors, it has to be a color scheme. Even though we are respecting each business identity, we wanted to be original, but we have a historic area on Summit Avenue where the real beauty is to look up. Historically what the store owners or the building owners were doing was covering. And now we're going in the opposite direction, because this is our true value.

The grants can go anywhere from 2,000, 4,000 up to $15,000. And this is another case where the whole thing was taken down. And this is another. So this change in the landscape has been instrumental, we have a nearly zero vacancy rate.
And here is another example, this whole front it's very, very bad, and now it's not, and it is another showcase.

So, I mean, it has helped us attract new businesses, and there is a new restaurant that is going to be opening the end of April, it's an Irish pub on Park Avenue, and they have invested two million dollars, it has three floors. And the way we look at it is that the commercial area has to be as attractive as possible. And we are always trying to stretch our dollars, get the most out, you know, champagne taste Coca-Cola prices. We always, always try. So and I have some, if I may, some additional letters of support.

MR. DRENNAN: Thank you. I will take a motion to consider Union City's request for facade improvement project phase four.

MS. PEARSON: So moved.

MR. DRENNAN: Thank you, Ms. Pearson.

Second?

MS. DAVIS: Second.

MR. DRENNAN: Second Ms. Davis.

Questions or discussion?

MR. ABELAR: I had a question. You mentioned that the city is keeping some uniformity--
MS. AVILA: Yes, absolutely.

MR. ABELAR:-- of the designs, right?

MS. AVILA: Yes.

MR. ABELAR: I disagree with you that the shocking colors are bad, I think they're good, that's what is the flavor of Union City.

MS. AVILA: To a certain extent.

That's why I said we are going to try to keep our originality, but within limits.

MR. ABELAR: It's the biggest open mall in New Jersey, I think it should keep the vibrancy of the shocking colors.

MS. AVILA: We bring our own flavor, but within limits, in good taste.

MS. DAVIS: We are going to paint Ambar's house Pepto pink.

MR. ABELAR: All right.

MR. DRENNAN: Further discussion or questions? All in favor? Opposed? Abstentions?

(All in favor, no opposed)

MR. DRENNAN: Motion carries, thank you.

Next item, Vineland's request for $1,024,405 for radio system upgrade. And Ms. Denise Jackson and Sandy Forosisky.
MS. FOROSISKY: Sandy Forosisky.

MR. DRENNAN: Thank you.

MS. FOROSISKY: Sandy Forosisky, Director of Redevelopment for the City of Vineland. And I brought Sergeant Tim McLaughlin and Captain Anthony Bardosar from the fire department. The City of Vineland is requesting $1,024,405 to upgrade its existing radio system. This amount represents 56 percent of the total amount for the system.

Vineland is 69 square miles, it's the largest city in New Jersey geographically. Public safety is a key component to maintaining a high level quality of life, which is essential in promoting economic activity in the zone. And communication is one of the vital components of any public safety delivery system.

In Vineland our industrial park is located at the very northern boundary of our city. Our shopping mall is located at the very southern boundary of our city. And our new regional medical center is located at the very west boundary of our city, this 69 square mile city. And currently we only have one-site system, one tower, which makes communication very sporadic in these outlying areas, which is where our key commercial and industrial
areas are. And this request would allow us to add
two additional sites with antennas within the zone.
And the sergeant and captain are here to answer any
questions you may have on this system.

MR. DRENNAN: Okay. At this time I
will take a motion to consider Vineland's request
for the radio system upgrade.

MS. PEARSON: So moved.

MR. DRENNAN: Ms. Pearson. Second?

MS. DAVIS: Second.

MR. DRENNAN: Ms. Davis. Questions or
discussion?

MR. ABELAR: I had a question.

MR. DRENNAN: Mr. Abelar.

MR. ABELAR: This is borderline with
the authorized municipal services that--

MS. FOROSISKY: Seventy percent of the
eighty.

MR. ABELAR: Well 34, 47 you can spend
up to 35 percent eligible municipal services. And
this is borderline. And there is no technical
problem, but this is essentially a municipal
function to provide this communication. The
connection with the purpose of the Urban Enterprise
Zone Act is somewhat removed. I will go for it, but
it seems to me that it's essentially a municipal function, it should be funded by the town or by the City of Vineland. That's my concern.

MS. FOROSISKY: Thank you.

MR. DRENNAN: Further discussion?

Hearing none, all in favor? Opposed? Abstentions?

(All in favor, no opposed)

MR. DRENNAN: Motion carries. Thank you.

At this time I would like to consider taking a consent agenda in one motion, if there's no objection from the members.

MS. PEARSON: No.

MR. ABELAR: You want a motion?

MR. DRENNAN: May I have a motion?

MR. ABELAR: So moved.

MR. DRENNAN: Second?

MS. PEARSON: Second.

MR. DRENNAN: Any discussion?

MS. RICHARDSON: I am recusing.

MS. BRUCK: The record will note that Ms. Richardson is recusing herself from item number 20, to the extent that it includes Jersey City UEZA 05-54 extension, UEZA 06-140 change. Otherwise--

MS. PEARSON: I said abstain before in
the previous two for Bridgeton, I want to recuse
myself from those two as well as this one,
Bridgeton.

MR. DRENNAN: And Ms. Pearson, that's
five A and B Ms. Pearson is recused, and on the
consent agenda 17 is recusal for Ms. Pearson as
well. We took a motion to consider it, now we
stipulated, so we can take a vote with those
considerations, correct?

MS. BRUCK: Any questions or comments?

MR. DRENNAN: Any questions or
comments? No. So now we are, just to clarify, we
will be taking a vote on the consent agenda items
with recusals on 17 from Ms. Pearson and 20 under
the Jersey City section from Ms. Richardson. On
that motion, all in favor? Opposed? Abstentions?

(All in favor, no opposed)

MR. DRENNAN: Motion carries with the
consent agenda. Moving on into old business. This
is the opportunity for the Board if they have
anything to say?

MR. ABELAR: None.

MR. DRENNAN: None. At this time we
have open to the public for public comment. Any
public comment? Seeing none, I take a motion for
adjournment.

MS. DAVIS: So moved.

MS. RICHARDSON: Second.

MR. DRENNAN: First by Ms. Davis,
second by Ms. Richardson, motion carries.

(Adjourned at 11:15 a.m.)