NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY MEETING
WEDNESDAY, JUNE 11, 2008
MARY ROEBLING BUILDING
SECOND FLOOR CONFERENCE ROOM #218, 10:00 A.M.
TRENTON, NEW JERSEY

BEFORE: CAROL MC PHILLIPS, CHAIRWOMAN
AMBAR ABELAR
ELIZABETH LINDSEY
MARILYN DAVIS
LEWIS HURD
PATRICIA BRUCK, DAG

J. H. BUEHRER & ASSOCIATES
CERTIFIED SHORTHAND REPORTERS
2295 BIG ENOUGH WAY
TOMS RIVER, NEW JERSEY 08755
732/557-4755

CHAIRWOMAN MC PHILLIPS: Notice of this public meeting was sent by way of Secretary of State to the following newspapers: The Star Ledger, the Trenton Times,
the Trentonian, the Atlantic City Press, the Asbury Park Press and the Bergen Record.

Roll call. Mr. Abelar.

Mr. Abelar: Present.

Chairwoman McPhillips: Marilyn Davis?

Ms. Davis: Present.

Chairwoman McPhillips: Elizabeth Lindsey?

Ms. Lindsey: Present.

Chairwoman McPhillips: Lewis Hurd?

Mr. Hurd: Present.

Chairwoman McPhillips: And Carol McPhillips, I am here.

We have a quorum, thank you.

The first item on the agenda is approval of the minutes of May 14, 2008.

May I have a motion to approve?

Ms. Lindsey: So moved.

Ms. Davis: Seconded.

Chairwoman McPhillips: First, by Ms. Lindsey and seconded by Ms. Davis. All in favor say aye?

Mr. Abelar: Aye.

Ms. Davis: Aye.

Ms. Lindsey: Aye.

Mr. Hurd: Aye.

Chairwoman McPhillips: Aye.

Any opposed?

(No response.)

Chairwoman McPhillips: Any abstentions.

(No response.)

Chairwoman McPhillips: Motion carried.

Agenda Item 4A, Elizabeth’s request for $1,061,899 for Police Security, 12 Officers, Year 15.

Mario Rodriguez?
MR. RODRIGUEZ: Good morning. I have with me Captain (inaudible), of the Police Department.

Before you is a request for $1,061,899 for police security, 12 officers, year 15. These police officers are utilized to patrol and have been a great asset to the community. The business area people have taken a liking to those officers and we would like to request that this be approved.

CHAIRWOMAN MC PHILLIPS: Motion to approve?

MS. DAVIS: So moved.

MS. LINDSEY: Seconded.

CHAIRWOMAN MC PHILLIPS: Motion by Marilyn Davis, seconded by Ms Lindsey.

Do any of the Commissioners have any questions on this request?

MR. ABELAR: Is this the first time that you are asking for this?

MR. RODRIGUEZ: No, it is a continuation. We have been doing this for a few years.

CHAIRWOMAN MC PHILLIPS: Any other questions?

(No response.)

CHAIRWOMAN MC PHILLIPS: All in favor say aye.

MR. ABELAR: Aye.

MS. DAVIS: Aye.

MS. LINDSEY: Aye.

MR. HURD: Aye.

CHAIRWOMAN MC PHILLIPS: Aye.

Any opposed?

(No response.)

CHAIRWOMAN MC PHILLIPS: Any abstentions?

(No response.)

CHAIRWOMAN MC PHILLIPS: Motion carried.
The next item is Elizabeth's request for $1,018,336 for Commercial District Security Program, Year 13. All right, Mr. Rodriguez?

MR. RODRIGUEZ: Again, this is for our commercial district, providing security for our merchants and pedestrians.

This year we are introducing Sprint and Nextel's with which we will be able to track police officers when they are walking in their zones, which will greatly benefit the pedestrians and the commercial businesses.

CHAIRWOMAN MC PHILLIPS: May I have a motion?

MR. ABELAR: So moved.

MR. HURD: Seconded.

CHAIRWOMAN MC PHILLIPS: First by Mr. Abelaar, seconded by Mr. Hurd.

Does anyone have any questions for Mr. Rodriguez?

(No response.)

CHAIRWOMAN MC PHILLIPS: All in favor?

MR. ABELAR: Aye.

MS. DAVIS: Aye.

MS. LINDSEY: Aye.

MR. HURD: Aye.

CHAIRWOMAN MC PHILLIPS: Aye.

Any opposed?

(No response.)

CHAIRWOMAN MC PHILLIPS: Any abstentions.

(No response.)

CHAIRWOMAN MC PHILLIPS: Motion carried.

Next is Elizabeth's request for $547,889 for
Elizabeth's graffiti and Litter Removal Program, Phase 2.

MR. RODRIGUEZ:  This request is for $547,889 for graffiti removal, our graffiti removal program. I have with me the Supervisor of our program.

This has been a successful program. We are in our second year. Both the merchants and pedestrians have seen the difference in the cleanliness of our district and we feel it is important that we continue this program, which we feel will bring in more people into this area, so we are asking for your approval of this this morning.

CHAIRWOMAN MC PHILLIPS:  Do I have a motion to approve?

MR. ABELAR:  So moved.

MR. HURD:  Seconded.

CHAIRWOMAN MC PHILLIPS:  First by Mr. Abelar and seconded by Mr. Hurd.

Any questions for Mr. Rodriguez?

(No response.)

CHAIRWOMAN MC PHILLIPS:  All in favor, please say aye.

MR. ABELAR:  Aye.

MS. DAVIS:  Aye.

MS. LINDSEY:  Aye.

MR. HURD:  Aye.

CHAIRWOMAN MC PHILLIPS:  Aye.

Any opposed?

(No response.)

CHAIRWOMAN MC PHILLIPS:  Any abstentions?

(No response.)

CHAIRWOMAN MC PHILLIPS:  Motion carried.

Next is Elizabeth's request for $224,150 for Elizabeth Avenue SID Matching Funds, Year 9.

MR. RODRIGUEZ:  This is for the Elizabeth
With me today is the Executive Director of our District. This is in its ninth year and is very successful in managing the daily operations of the business district. We have a vibrant farmer's market and a very low vacancy rate. They maintain the district very well.

MR. CROCHAK: I thank the Authority for the support in the past, it has helped us to keep a clean, safe, well-promoted business district doing.

I would also like to thank the Graffiti & Liter Removal Program. They have been doing a tremendous job with that project.

CHAIRWOMAN MC PHILLIPS: May I have a motion to approve?

MR. HURD: So moved.

MR. ABELAR: Seconded.

CHAIRWOMAN MC PHILLIPS: First by Mr. Hurd; seconded by Mr. Abellar.

Do any of the Commissioners have any questions?

(No response.)

CHAIRWOMAN MC PHILLIPS: All in favor, please say aye.

MR. ABELAR: Aye.

MS. DAVIS: Aye.

MS. LINDSEY: Aye.

MR. HURD: Aye.

CHAIRWOMAN MC PHILLIPS: Aye.

Any opposed?

(No response.)

CHAIRWOMAN MC PHILLIPS: Any abstentions?

(No response.)

CHAIRWOMAN MC PHILLIPS: Motion carried, thank you. Next is Jersey City's request for $1,103,323 for
Marketing & Real Estate, Phase 5. Roberta Farber?

MS. FARBER: Thank you.

This is a continuation of our marketing program. We advertise nationwide, we do local advertising, we do our 4th of July fireworks marketing, we will be doing extensive radio advertising this year on CNN and Comcast.

CHAIRWOMAN MC PHILLIPS: May I have a motion to approve?

MS. DAVIS: So moved.

MS. LINDSEY: Seconded.

CHAIRWOMAN MC PHILLIPS: First by Ms. Davis, seconded by Ms. Lindsey.

Does anyone have any questions?

MR. ABELAR: These two Directors or the Managers, are they included in the seven person part of the staff?

MS. FARBER: They are part of our staff, but not part of our administration.

CHAIRWOMAN MC PHILLIPS: Any further questions?

MS. LINDSEY: Could you tell us a little bit about the $34,000 in your budget, about the purpose of that?

MS. FARBER: We go to the League of Municipalities and feel that Jersey City has benefited by the contacts we make with the different State agencies, other vendors, it just is a real good feel for Jersey City.

Two years ago we had a municipal concert in Jersey City and we feel that attending the League of Municipalities has brought in tourists as well as bringing in other people from the State into Jersey City.

MS. LINDSEY: The $34,000, does that include overnight stays?

MS. FARBER: No, just promotional items.
Chairwoman Mc Phillips: Any other questions?

(No response.)

Chairwoman Mc Phillips: I'll take a vote. All in favor say aye.

Mr. Abelar: Aye.
Ms. Davis: Aye.
Ms. Lindsey: Aye.
Mr. Hurd: Aye.

Chairwoman Mc Phillips: Aye.
Any opposed?
(No response.)

Chairwoman Mc Phillips: Any abstentions?
(No response.)

Chairwoman Mc Phillips: Motion carried.

Next is Jersey City's request for $673,000 for Journal Square Special Improvement District Matching Funds, Phase 11.

Ms. Farber: Jersey City has funded half of the budget, which is allowed by legislation, on the assessments that they bring in.

Chairwoman Mc Phillips: Motion to approve?
Ms. Davis: So moved.
Mr. Abelar: Seconded.

Chairwoman Mc Phillips: First by Ms. Davis; seconded by Mr. Abeler.
Any questions?

(No response.)

Chairwoman Mc Phillips: We will take a vote.
All in favor say aye.

Mr. Abelar: Aye.
Ms. Davis: Aye.
Any opposed?
(No response.)
CHAIRWOMAN MC PHILLIPS: Any abstentions?
(No response.)
CHAIRWOMAN MC PHILLIPS: Motion carried.

Next is Jersey City's request for $313,297 for Journal Square Vision Study.

MS. FARBER: This is an effort that's being conducted by our Redevelopment Agency along with the UEZ. Journal Square is the next redevelopment area for Jersey City. As redevelopment continues on the waterfront, this would be a complete vision study done by Tony Ellison, who has done other studies in Jersey City, which are now in the process of actually being built and this is the next phase of that.

CHAIRWOMAN MC PHILLIPS: Motion to approve?
MS. DAVIS: So moved.

MS. LINDSEY: Seconded.
CHAIRWOMAN MC PHILLIPS: First by Ms. Davis, second by Ms. Lindsey.

Any questions?
MS. DAVIS: Are you going to hire professional services for this?
MS. FARBER: The study has already been started by Ellison with funds from the Department of Community Affairs, so this is a continuation of that.
MS. BRUCK: I want to confirm our conversation that this is contingent upon certification.
MS. FARBER: Yes.
CHAIRWOMAN MC PHILLIPS: I will take a vote.
All in favor please say aye.

MR. ABELAR: Aye.

MS. DAVIS: Aye.

MS. LINDSEY: Aye.

MR. HURD: Aye.

CHAIRWOMAN MC PHILLIPS: Aye.

Any opposed?

(No response.)

CHAIRWOMAN MC PHILLIPS: Abstentions?

(No response.)

CHAIRWOMAN MC PHILLIPS: Next is Jersey City's request for $248,000 for Determination of Stabilization & Rehabilitation Design for the Historic Powerhouse Building.

MS. FARBER: The building is a historic building on the Jersey City waterfront. The Port Authority right now owns the building. There is a Memorandum of Understanding, they are going to move out the local units that are in the powerhouse as well as the PATH station to be converted into an arts district for Jersey City.

CHAIRWOMAN MC PHILLIPS: Motion to approve?

MS. DAVIS: So moved.

MS. LINDSEY: Seconded.

CHAIRWOMAN MC PHILLIPS: First by Ms. Davis, second by Ms. Lindsey. Any questions?

MR. ABELAR: Who is the firm of architects?

MS. FARBER: Binder (phonetic), they have done work before for Jersey City and that's the firm that the Redevelopment Agency has chosen for this project. They have also done somewhat of a study before on the powerhouse, but it has to be studied again because of the time lapse.

CHAIRWOMAN MC PHILLIPS: Any further questions?

(No response.)
CHAIRWOMAN MC PHILLIPS: I will take a vote.
Mr. Abelar?
MR. ABELAR: Aye.
CHAIRWOMAN MC PHILLIPS: Ms. Davis?
MS. DAVIS: Aye.
CHAIRWOMAN MC PHILLIPS: Ms. Lindsey?
MS. LINDSEY: Aye.
CHAIRWOMAN MC PHILLIPS: Mr. Hurd?
MR. HURD: Aye.
CHAIRWOMAN MC PHILLIPS: Aye.
Opposed?
(No response.)
CHAIRWOMAN MC PHILLIPS: Abstentions?
(No response.)
CHAIRWOMAN MC PHILLIPS: Next is Jersey City's request for $155,000 for Historic Downtown SID Matching Funds, Phase 11.
MS. FARBER: The SID received 50 percent of their funds so this is a match from the City.
CHAIRWOMAN MC PHILLIPS: Motion to approve?
MS. DAVIS: So moved.
MR. ABELAR: Seconded.
CHAIRWOMAN MC PHILLIPS: Motion by Ms. Davis, seconded by Mr. Abelar.
Any questions?
(No response.)
CHAIRWOMAN MC PHILLIPS: I will take a vote.
All in favor say aye.
MR. ABELAR: Aye.
MR. HURD: Aye.

CHAIRWOMAN MC PHILLIPS: Aye.

Any abstentions?
(No response.)

CHAIRWOMAN MC PHILLIPS: Any opposed?
(No response.)

CHAIRWOMAN MC PHILLIPS: Motion carried.

Next is Jersey City's request for $92,700 for Central Avenue SID Matching Funds, Phase 11.

MR. HURD: So moved.

MR. ABELAR: Seconded.

CHAIRWOMAN MC PHILLIPS: Any questions?

MS. LINDSEY: The supervisor and trained staff of workers, do they get health benefits?

MS. FARBER: Yes.

MS. LINDSEY: I just need to know where that is in the budget.

I see it.

MS. BRUCK: Are these full-time jobs?

MS. FARBER: The staff, yes.

MS. LINDSEY: I was just curious.

CHAIRWOMAN MC PHILLIPS: I will take a vote.

All in favor say aye.

MR. ABELAR: Aye.

MS. DAVIS: Aye.

MS. LINDSEY: Aye.

MR. HURD: Aye.

CHAIRWOMAN MC PHILLIPS: Aye.

Any abstentions?
(No response.)

CHAIRWOMAN MC PHILLIPS: Any opposed?
(No response.)

CHAIRWOMAN MC PHILLIPS: Motion carried.
Next is Jersey City's request for $72,326 for McGinley Square SID, Phase 11.

MS. FARBER: We are requesting $72,326 for McGinley Square SID, Phase 11.

CHAIRWOMAN MC PHILLIPS: I'll take a motion.

MS. DAVIS: So moved.

MR. HURD: Seconded.

CHAIRWOMAN MC PHILLIPS: First by Ms. Davis and seconded by Mr. Hurd. Any questions?

MS. LINDSEY: I have a question.

Is that the same group that we approved last month that is ready, willing and able to do this?

MS. FARBER: Yes.

MS. LINDSEY: I was just wondering is this the same group that we approved last time that is ready, willing and able to do this?

MS. FARBER: Yes.

MS. LINDSEY: The workers, some are getting $7.40 and others nine something; why the discrepancy?

MS. FARBER: They are different budgets. This is $72,326 for McGinley Square and the other was for Journal Square, they all have their own separating budgets.

CHAIRWOMAN MC PHILLIPS: Any further questions?

I will take a vote. All in favor say aye.

MR. ABELAR: Aye.

MS. DAVIS: Aye.

MS. LINDSEY: Aye.

MR. HURD: Aye.

CHAIRWOMAN MC PHILLIPS: Aye. Any opposed?

(No response.)

CHAIRWOMAN MC PHILLIPS: Abstentions?

(No response.)

CHAIRWOMAN MC PHILLIPS: Motion carried.
Next is Jersey City's request for $70,000 for Main Street Monticello, Phase 4.

MS. FARBER: This is a DCA designated area within Jersey City and we are asking for $70,000 for this Main Street Monticello, Phase 4 to move forward.

CHAIRWOMAN MC PHILLIPS: May I have a motion to approve?

MR. HURD: So moved.

MS. LINDSEY: Seconded.

CHAIRWOMAN MC PHILLIPS: First by Mr. Hurd, seconded by Ms. Lindsey.

Any questions?

MR. ABELAR: Ms. Farber, I see the resolution of the municipal body. Can you explain to me what the Economic Development Corporation does with each of these projects?

MS. FARBER: With each one of these projects, or with the SID?

MR. ABELAR: All of the municipal ordinances say that the City council and the Economic Development Corporation have recommended passing the resolution. I have a concern as to whether these two entities have overview of each particular project's budget.

MS. FARBER: The Jersey City Economic Development Corporation is a private corporation that was designated back in 1980, maybe a little earlier than that.

The municipal council designated Jersey City's Economic Development Corporation as a subgrantee to receive the UEZ funds and to manage the entire urban enterprise Program for the City of Jersey City.

Each project is run by the Jersey City Economic Development Corporation, but every single project must have
a municipal council resolution.

What happens is it gets to the Jersey City Economic Development Corporation Board, which we have our own separate board, it is approved and it then goes to the municipal council for their approval.

The EDC, myself, we run the project with separate project managers, in certain cases with these projects we are working very closely with the redevelopment agency because it falls into a designated redevelopment area and then whether it be myself or others designated from my staff, we go out, we monitor those projects and this is how we do our work.

We do marketing for the EDC for Jersey City, we do all of our certifications, recertifications and anything that has to do with the UEZ program comes through our office, so we are busy 24/7.

MR. ABELAR: Each of the projects goes through the Economic Development Corporation?

MS. FARBER: We do the projects. The proposals are written and submitted, we do all of that. The council is only approving these projects as we recommend them to them.

If a council member has project that they would like to see happen in the City for their ward or whatever the case may be, it still has to go through the Mayor's Office and the application then comes to the EDC to implement that project, so that we have layers or bureaucracy.

MR. ABELAR: When a project is earmarked, who decides the name of the professionals who are going to do the project?

MS. FARBER: It depends on what the project is.
The ones that are here today, the redevelopment agency, those came from recommendations of the Redevelopment Agency. We have other projects such as a professional services contract or block front program, we have Herb Solomon (phonetic) and John Petrochino (phonetic), who as contracted employees -- as contractors for the Jersey City Economic Development Corporation have done so for the past 10 or 11 years, so those are persons that have come through the Economic Development Corporation. We will have a five-year plan very shortly, we will be the organization that recommends who should be -- for the public works projects, it comes from the Public Works Program, so I will be at meetings with Public Works employees, and we have discussed it, we have gone through the bidding process in determining who those professionals are who are going to be working on the projects with us and with the various agencies throughout the City that we work with as an Economic Development Corporation.

MR. ABELAR: Before it comes to us, before each project comes to us, who has the power to review the professional entities chosen, who has the power to nominate a professional or entity?

MS. FARBER: I don't understand the question.

MR. ABELAR: If ABC is the firm, first of all, who designates that firm, what is the process, who has the power to reject that particular firm?

MS. FARBER: First of all, the Board of each corporation, whether it is EDC or the Redevelopment Agencies Board approves the contract for the organization. It then recommends it to the City Council. If there are any questions about the firm or the process, that will be determined before it even gets to here.
If they are chosen by the Board for a particular project --

MR. ABELAR: When you say "the Board", you mean the Board of the Economic Development Corporation?

MS. FARBER: When it is an Economic Development Corporation project, yes, the EDC Board does that.

When it is a Redevelopment Agency project, the Redevelopment Agency has their own Board and they would determine that we would receive recommendations from the Redevelopment Agency.

MR. ABELAR: Thank you.

CHAIRWOMAN MC PHILLIPS: Any further questions?

(No response.)

CHAIRWOMAN MC PHILLIPS: All in favor say aye?

MR. ABELAR: Aye.

MS. DAVIS: Aye.

MS. LINDSEY: Aye.

MR. HURD: Aye.

CHAIRWOMAN MC PHILLIPS: Aye.

Any abstentions?

(No response.)

CHAIRWOMAN MC PHILLIPS: Opposed?

(No response.)

CHAIRWOMAN MC PHILLIPS: Motion carried.

MS. FARBER: Thank you.

CHAIRWOMAN MC PHILLIPS: Next is Lakewood's request for $100,000 for Franklin Street Redevelopment Area Appraisals & Evaluations.

Trish Komsa?

MS. KOMSA: This request is for $100,000 for the Franklin Street Redevelopment Area Appraisals & Evaluations.

We have brought projects before you last year.
for acquisitions of some of the properties in this redevelopment area.

This project would allow us to keep moving forward acquiring of properties within the area. We have eight properties, and as a side note, as a matter of housekeeping, we are going to close 9940 and the acquisition at 228 Main Street, it has become confusing as far as just what the scope of the project is, but as a matter of fact, we will close 9940 and we will return that money to the fund and have this project go forward.

CHAIRWOMAN MC PHILLIPS: May I have a motion to approve?

MS. DAVIS: So moved.

MR. ABELAR: Seconded.

CHAIRWOMAN MC PHILLIPS: Any questions?

MS. LINDSEY: What is the plan if the sellers do not want to sell to you, will it go forward?

MS. KOMSA: Eventually they will sell or become part of the redevelopment project.

MS. LINDSEY: We have a list of the properties. If one of the property owners doesn't sell, will you have to come back to us?

MS. KOMSA: Yes.

CHAIRWOMAN MC PHILLIPS: Any further questions? (No response.)

CHAIRWOMAN MC PHILLIPS: All in favor say aye.

MR. ABELAR: Aye.

MS. DAVIS: Aye.

MS. LINDSEY: Aye.

MR. HURD: Aye.

CHAIRWOMAN MC PHILLIPS: Aye.
Any abstentions?
(No response.)

CHAIRWOMAN MC PHILLIPS: Any opposed?
(No response.)

CHAIRWOMAN MC PHILLIPS: Motion carried.

Next is Millville's request for $500,000 for Grow Millville Fund, Phase 1.

MR. AYRES: We are very excited about the Grow Millville Fund. This year we have entered into partnership with the National Development Council, which I believe is the most highly regarded national non-profit organization and which has worked in every state across the country and has done millions of dollars worth of projects as to rehabilitation.

Part of the relationship between the City and the National Development Council is to create as part of their overall nationwide Grow America Fund, the Grow Millville Fund, and I believe they are also engaged in Newark.

If we put up $500,000 of UEZ funds, the National Development Council would match that with their equity, being a certified SBA lender, they will go forward with an SBA loan project and we will be able to leverage that out into the secondary market that we are estimating that the total benefit would be $4 million.

We are hoping this is just Stage 1. We think this is tremendous leverage of funds.

We bring in a very sophisticated lender and they are working on bringing in new tax credits and other types of funds to further leverage money that we hope to get started with and hope to at least do 10 projects, which depend upon the additional project.

We will comply with all of the regulations and
we respectfully request $500,000.

CHAIRWOMAN MC PHILLIPS: Motion to approve?

MR. HURD: So moved.

MS. DAVIS: Seconded.

CHAIRWOMAN MC PHILLIPS: First by Mr. Hurd and seconded by Ms. Davis. Any questions?

MS. LINDSEY: I have a question. I am wondering how you would do the other projects?

MR. AYRES: We will come back.

MS. LINDSEY: I just wanted to make sure that the second generation funds are actually going to be UEZ certified.

MR. AYRES: Yes.

MR. ABELAR: Grow America, are they actually working in Newark?

MR. AYRES: Yes, they provided training for the staff of the New Jersey Economic Development Authority.

CHAIRWOMAN MC PHILLIPS: I will take a vote.

MR. ABELAR: Aye.

MS. DAVIS: Aye.

MS. LINDSEY: Aye.

MR. HURD: Aye.

CHAIRWOMAN MC PHILLIPS: Aye.

Any abstentions?

(No response.)

CHAIRWOMAN MC PHILLIPS: Opposed?

(No response.)

CHAIRWOMAN MC PHILLIPS: Motion carried.

Next is Millville's request for $274,844 for Millville Town Center Improvements, Phase IV.

MR. AYRES: This is a continuation of annual debt service payments on a bond for the public improvement, to bring in shopping center development, and what we did
was have the developer build the public improvements, we purchased that with a bond and now we are paying off the annual bond payments with UEZ funds similar to some other projects that were funded this way.

We are very satisfied with this, we have a

Loew's, Acme, National Tire and Battery on a formerly undevelopable site, and we have a Department of Transportation partnership plus UEZ funds to make this happen after three failed tries by other developers.

So we have 300 jobs created and $28 million of new tax ratables on this site. This is a 10-year debt service payment, which we are anticipating and this is year four.

CHAIRWOMAN MC PHILLIPS: May I have a motion to approve?

MR. HURD: So moved.

MR. ABELAR: Seconded.

CHAIRWOMAN MC PHILLIPS: First by Mr. Hurd, seconded by Mr. Abelar.

Any questions?

(No response.)

CHAIRWOMAN MC PHILLIPS: I will take a vote.

All in favor say aye.

MR. ABELAR: Aye.

MS. DAVIS: Aye.

MS. LINDSEY: Aye.

MR. HURD: Aye.

CHAIRWOMAN MC PHILLIPS: Aye.

Abstentions?

(No response.)

CHAIRWOMAN MC PHILLIPS: Opposed.
CHAIRWOMAN MC PHILLIPS: Motion carried.

Next is Millville's request for $165,354 for Additional UEZ Fire Fighters, Year 2.

MR. AYRES: This is the second year for the additional fire fighters. You have heard me speak before about the needs as the district grows and we have these two miles of riverfront and are about to open the New Jersey Motor Sports Park plus an adjacent 400 acre business park such as the last project and the 500,000 square foot shopping center last year, so there is additional need and we think it will grow.

We are also talking to developers about entertainment that would locate near the motor sports park and the need for additional fire fighters is part of that.

CHAIRWOMAN MC PHILLIPS: I will take a motion to approve?

MR. ABELAR: So moved.

MR. HURD: Seconded.

CHAIRWOMAN MC PHILLIPS: First by Mr. Abelar; seconded by Mr. Hurd. Any questions?

(No response.)

CHAIRWOMAN MC PHILLIPS: I will take a vote.

All in favor say aye.

MR. ABELAR: Aye.

MS. DAVIS: Aye.

MS. LINDSEY: Aye.

MR. HURD: Aye.

CHAIRWOMAN MC PHILLIPS: Aye.

Any opposed?

(No response.)

CHAIRWOMAN MC PHILLIPS: Abstentions?

(No response.)
Chairwoman Mc Phillips: Motion carried.
Next is Millville's request for $77,171 for Additional UEZ police Officer, Year 2.

Mr. Ayres: This request is for one additional police officer patrolling within UEZ. The reasoning and need are exactly the same as the fire fighters project and this would be added to the three additional officers that we had approved in January, and now we will try to roll everything together for next year, and we have a great need for this kind of service within the UEZ.

Chairwoman Mc Phillips: I will take a motion to approve.

Ms. Davis: So moved.
Mr. Abelar: Seconded.
Chairwoman Mc Phillips: Motion by Ms. Davis; seconded by Mr. Abelar. Any questions?

Mr. Abelar: Just, this is very good, I mean this project.

Mr. Ayres: Thank you.

Chairwoman Mc Phillips: Any further questions?
(No response.)

Chairwoman Mc Phillips: I will take a vote.

All in favor say aye.

Mr. Abelar: Aye.
Ms. Davis: Aye.
Ms. Lindsey: Aye.
Mr. Hurd: Aye.
Chairwoman Mc Phillips: Aye.
Any abstentions?
(No response.)

Chairwoman Mc Phillips: Any opposed?
(No response.)

Chairwoman Mc Phillips: Motion carried.
Next is Mount Holly's request for $100,125 for Operation Clean Sweep, Phase IV. Mr. Mizikar.

MR. MIZIKAR: The first request we have is for funding to pay for the salary of one full-time maintenance employee for the general maintenance of our downtown area. We have to maintain our downtown area.

CHAIRWOMAN MC PHILLIPS: I will take a motion to approve.

MR. ABELAR: So moved.

MR. HURD: Seconded.

CHAIRWOMAN MC PHILLIPS: First by Mr. Abelar; seconded by Mr. Hurd.

Any questions?

MR. HURD: One question regarding the fuel, especially in times like we are having. Is this something that has been before us, is that going to be a new thing, that UEZ will include the cost of fuel?

MS. BRUCK: What is the question?

MR. HURD: Has it been included in the past, the cost of fuel going up, will we see a pattern, is that allowable?

MS. BRUCK: It is an allowable cost, yes.

CHAIRWOMAN MC PHILLIPS: Any other questions?

(No response.)

CHAIRWOMAN MC PHILLIPS: I will take a vote. All in favor say aye.

MR. ABELAR: Yes.

MS. DAVIS: Yes.

MS. LINDSEY: Yes.

MR. HURD: Yes.

CHAIRWOMAN MC PHILLIPS: Yes.

Any abstentions?
CHAIRWOMAN MC PHILLIPS: Any opposed?

(No response.)

CHAIRWOMAN MC PHILLIPS: Motion carried.

Next is Mount Holly's request for $87,154 for Downtown Walking & Bicycle Patrols, Year 11.

MR. MIZIKAR: This is the 11th year of a very successful project. I have Chief Marter (phonetic) here with me today who can answer any questions you may have.

This funding will provide salaries for six intern, Class 2, officers as well as radio equipment for officers, which will be replacing outmoded radio equipment. These Class 2 officers have done a wonderful job for businesses and providing general safety for everyone.

CHAIRWOMAN MC PHILLIPS: I will take a motion to approve.

MR. ABELAR: So moved.

MS. LINDSEY: Seconded.

CHAIRWOMAN MC PHILLIPS: First by Mr. Abelar; seconded by Ms. Lindsey.

Any questions?

MS. DAVIS: Are these part-time or full-time positions?

THE POLICE CHIEF: Part-time.

CHAIRWOMAN MC PHILLIPS: Any further questions?

(No response.)

CHAIRWOMAN MC PHILLIPS: I will take a vote.

All in favor say aye.

MR. ABELAR: Aye.

MS. DAVIS: Aye.
MS. LINDSEY: Aye.
MR. HURD: Aye.
CHAIRWOMAN MC PHILLIPS: Aye.

Abstentions?
(No response.)
CHAIRWOMAN MC PHILLIPS: Opposed?
(No response.)
CHAIRWOMAN MC PHILLIPS: Motion carried.

Next is Newark's request for $288,000 for Downtown Safety Program, Phase 1.

MR. BROWN: The purpose of our visit here today is to request $288,000 for the establishment of the Downtown Safety Program, Phase 1 and additionally for the Police Department Bicycle Unit that it is going to be providing specifically within the Central District within the Urban Enterprise Zone, more specifically in a certain area designated for larger redevelopment activities in the City of Newark.

We have found that the City's decision to redevelop and redirect the downtown focus to a 24/7 city requires constant presence of safety officers and security to deal with the perception of crime, and we have had an increase of crime with the perception that it is going up.

Our purpose is to create a unit that will create presence and visibility within the central business district as to make it a destination. Currently the City has a bicycle unit with 19 police officers primarily employed in the Central and North Wards of the City. This is the beginning of this process for us.

The unit will consist of two uniformed police officers and three safety officers, not armed civilians, for the most part. The idea is to provide visibility and provide the business community with the comfort of the
patrol by the bicycles.

Not only is the City of Newark and the Police Department involved in these programs, but private businesses in the area are also deploying them, PSE&G and Prudential and the University are also deploying, so that the Urban Enterprise Zone is beginning to implement the same tactics.

These officers are going to wear Urban Enterprise Zone identifiable patches and so will the vehicles that they will be utilizing and the bicycles be identifiable.

CHAIRWOMAN MC PHILLIPS: May I have a motion to approve?

MR. HURD: So moved.

MS. DAVIS: Seconded.

CHAIRWOMAN MC PHILLIPS: First by Mr. Hurd, seconded by Ms. Davis.

Any questions?

MR. ABELAR: I have a question.

Is this an entry level job?

MR. BROWN: The safety officers will be. The police officers we are estimating will be officers with no more than three years on the force and we have budgeted it in that fashion.

CHAIRWOMAN MC PHILLIPS: I assume that it is for just during the daytime?

MR. BROWN: This particular group will operate between the hours of four o'clock in the afternoon and midnight.

CHAIRWOMAN MC PHILLIPS: Any other questions?

(No response.)

CHAIRWOMAN MC PHILLIPS: I will take a vote to approve. All in favor say aye.
MR. ABELAR: Aye.

MS. DAVIS: Aye.

MS. LINDSEY: Aye.

MR. HURD: Aye.

CHAIRWOMAN MC PHILLIPS: Aye.

Abstentions?

(No response.)

CHAIRWOMAN MC PHILLIPS: Opposed?

(No response.)

CHAIRWOMAN MC PHILLIPS: Motion carried.

Next is Orange's request for $316,868 for UEZ Police Project, Phase 11. Marty Mayes?

MR. MAYES: The first request is for $316,868 for UEZ Police Project, Phase 11 for three of them, what we call our midtown train station district, three officers patrol there and the other four officers patrol our main shopping district or Main Street area. We have been very successful from the inception, and as you see, what we normally do with the salaries is we try to rotate it to keep the use of our UEZ funds low.

CHAIRWOMAN MC PHILLIPS: I'll take a motion to approve.

MR. HURD: So moved.

MS. DAVIS: Seconded.

CHAIRWOMAN MC PHILLIPS: First by Mr. Hurd; seconded by Ms. Davis. Any questions?

(No response.)

CHAIRWOMAN MC PHILLIPS: I will take a vote.

All in favor, say aye.

MR. ABELAR: Aye.

MS. DAVIS: Aye.
MS. LINDSEY: Aye.

MR. HURD: Aye.

CHAIRWOMAN MC PHILLIPS: Aye.

Opposed?

(No response.)

CHAIRWOMAN MC PHILLIPS: Any abstentions?

(No response.)

CHAIRWOMAN MC PHILLIPS: Motion carried.

Next is Orange's request for $75,000 for Orange Main Street, Year 1.

MR. MAYES: The next request is for our Main Street Program. You have heard me speak about this previously. Orange was awarded the Main Street designation back in December. There were six municipalities that applied for additional funding, of those six only two received it, so you can see that that is the way we are moving.

$68,500 is for salaries for an executive director, and then there are funds for operational expenses.

CHAIRWOMAN MC PHILLIPS: I will take a motion to approve.

MS. LINDSEY: So moved.

MR. HURD: Seconded.

CHAIRWOMAN MC PHILLIPS: First by Ms. Lindsey, and seconded by Mr. Hurd.

Any questions?

MR. HURD: In regard to the breakdown, the executive director's salary, what would that be?

MR. MAYES: The staff's will be 13,000, part of the salary will be used for staff.

MS. LINDSEY: Is the staff part-time?

MS. MAYES: Part-time for the staff, but not
for the executive director, the assistant will be
day-to-day, but just on a part-time basis.

CHAIRWOMAN MC PHILLIPS: Any further questions?
(No response.)

CHAIRWOMAN MC PHILLIPS: I'll take a vote. All
in favor say aye.

MR. ABELAR: Aye.
MS. DAVIS: Aye.
MS. LINDSEY: Aye.
MR. HURD: Aye.
CHAIRWOMAN MC PHILLIPS: Aye.
Any abstentions?
(No response.)
CHAIRWOMAN MC PHILLIPS: Opposed?

(No response.)
CHAIRWOMAN MC PHILLIPS: Motion carried.
Thank you.

Next is Passaic's request for $912,273 for
Security Patrol, Phase VI. Mr. Glen Carter?

MR. CARTER: We are requesting $912,273 for the
continuation of our security patrol, which consists of
eight officers that patrol by foot in the commercial area
of Passaic.

CHAIRWOMAN MC PHILLIPS: May I have a motion to
approve?

MS. DAVIS: So moved.
MR. ABELAR: Seconded.
CHAIRWOMAN MC PHILLIPS: First by Ms. Davis,
seconded by Mr. Abeler.
Any questions?
MR. ABELAR: Any thought about having the
officers patrol in vehicles?
MR. CARTER: Let me explain why we want the
officers to walk, it is because the conception is that when officers are walking, they get to know the business owners and employees and the shoppers, they see and meet these people.

When they are in a car it is a more difficult perception, so we specifically made it for foot patrol.

CHAIRWOMAN MC PHILLIPS: Any further questions?
(No response.)
CHAIRWOMAN MC PHILLIPS: I will take a vote.
All in favor say aye.
MR. ABELAR: Aye.
MS. DAVIS: Aye.
MS. LINDSEY: Aye.
MR. HURD: Aye.
CHAIRWOMAN MC PHILLIPS: Aye.
Any abstentions?
(No response.)
CHAIRWOMAN MC PHILLIPS: Opposed?
(No response.)
CHAIRWOMAN MC PHILLIPS: Motion carried.
Phillipsburg's Contract Amendment Request for $10,000 for TV Marketing & Promotions, UEZA 08-65, Increasing the Project from $20,000 to $30,000.
Mr. Mark Portnoy.
MR. PORTNOY: Good morning. This request seeks to amend an existing project that was working quite successfully in our community.
That has been our first entry into the TV media, we are producing business profiles for our UEZ businesses, which are disseminated throughout the Phillipsburg School District, that is a TV station that the
town owns, operated by our school district.

This amendment is a request for additional funds to produce additional programs for new businesses that are coming in now and which are anticipated to come in in the near future as well as to purchase air in different media, different televisions stations that have wider audiences in the Lehigh Valley area and basically western New Jersey, cable television channels.

We have used this quite successfully for attracting people from our own community into our downtown. This is an equally important tool to attract new businesses to come into our community and operate as a business, join our Urban Enterprise Program.

CHAIRWOMAN MC PHILLIPS: I will take a motion to approve.

MR. ABELAR: So moved.

MS. DAVIS: Seconded.

CHAIRWOMAN MC PHILLIPS: First by Mr. Abelar, seconded by Ms. Davis.

Any questions?

(No response.)

CHAIRWOMAN MC PHILLIPS: I will take a vote.

All in favor say aye.

MR. ABELAR: Aye.

MS. DAVIS: Aye.

MS. LINDSEY: Aye.

MR. HURD: Aye.

CHAIRWOMAN MC PHILLIPS: Aye.

Any abstentions?

(No response.)

CHAIRWOMAN MC PHILLIPS: Opposed?

(No response.)

CHAIRWOMAN MC PHILLIPS: Motion carried.
Thank you, Mr. Portnoy.

Pleasantville's Contract Amendment Request has been tabled.

We are moving on to Roselle's request for $119,760 for UEZ Police Patrol, Year 3.

Mr. Harry Wyatt?

MR. WYATT: Good morning. I have with me Captain (inaudible) of our police department. We are fairly new in the UEZ in comparison to some of the others. We are a small town and we have a lot of big ideas.

This is for Phase 3 of our program, and we are requesting $119,760.

CHAIRWOMAN MC PHILLIPS: I will take a motion to approve.

MR. HURD: So moved.

MS. DAVIS: Seconded.

CHAIRWOMAN MC PHILLIPS: First by Mr. Hurd and seconded by Ms. Davis.

Any questions?

(No response.)

CHAIRWOMAN MC PHILLIPS: I will take a vote.

All in favor say aye.

MR. ABELAR: Aye.

MS. DAVIS: Aye.

MS. LINDSEY: Aye.

MR. HURD: Aye.

CHAIRWOMAN MC PHILLIPS: Aye.

Abstentions?

(No response.)

CHAIRWOMAN MC PHILLIPS: Any opposed?

(No response.)

CHAIRWOMAN MC PHILLIPS: Motion carried.

Next is Roselle's request for $95,650 for
Marketing Summer Concert Series, Year 4.

MR. WYATT: This is a continuation of probably one of our most popular projects as far as our entire community. This project has grown since I have come on board here. We have been able to do a lot of these and we are trying to spin off some of the success we had last year.

When I came onboard last year, we started this project and the whole purpose of this project is to draw people into our area, and the marketing is not only for our town, but for the neighboring towns.

One of the issues we have is with the Borough parking lot. We had a concert. It started at six o'clock. It was very successful, 600 people and we believe that it is very good for our UEZ area.

CHAIRWOMAN MC PHILLIPS: I'll take a motion to approve.

MR. HURD: So moved.

MR. ABELAR: Seconded.

CHAIRWOMAN MC PHILLIPS: First by Mr. Hurd, seconded by Mr. Abelar.

Any questions?

(No response.)

CHAIRWOMAN MC PHILLIPS: I will take a vote.

All in favor say aye.

MR. ABELAR: Aye.

MS. DAVIS: Aye.

MS. LINDSEY: Aye.

MR. HURD: Aye.

CHAIRWOMAN MC PHILLIPS: Aye.

Any opposed?

(No response.)

CHAIRWOMAN MC PHILLIPS: Abstentions?
06-11-08 UEZ Authority Transcript.txt

(No response.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

(No response.)

1
2
3
4
5

(No response.)

1
2
3
4
5

(No response.)

1
2
3
4
5

(No response.)

1
2
3
4
5

(No response.)
MR. LELLI: This request is for $470,000 to acquire property for expansion of the Vineland Industrial Park.

A year and a half ago there was approval for the acquiring of that ground from the property owner and to build a new industrial park, but we are quickly running out of available industrial zoned land, and all of a sudden an adjacent piece of property, 10 acres, became available, and it was decided was in our best to acquire it, so the new project now is going to be 64 acres instead of 54 acres in the Urban Enterprise Zone and the City does not anticipate any environmental issues.

CHAIRWOMAN MC PHILLIPS: I will take a motion to approve.

MR. ABELAR: So moved.

MR. HURD: Seconded.

CHAIRWOMAN MC PHILLIPS: First by Mr. Abelar, seconded by Mr. Hurd.

Any questions?

MS. LINDSEY: I have a question.

You said the City doesn't anticipate any environmental issues. Have you done any study as to that?

MR. LELLI: Before you acquire property, you have to do one.

MS. DAVIS: On Page 3 you say that this project will utilize 150 jobs.

MR. LELLI: Yes.

MS. DAVIS: Where do you anticipate the jobs will be?

MR. LELLI: That is just a normal average of jobs to be created in industrial space.
We anticipate that to be the same here, it could be less, it could be more, 10 acres can support more than that.

MS. LINDSEY: You are going to acquire the property and resell it?

MR. LELLI: The property will become part of the Black Water Industrial Park and the property will be resold to a developer, and the money will be harvested back to the second generation funds to be used over again.

CHAIRWOMAN MC PHILLIPS: Any further questions?

(No response.)

CHAIRWOMAN MC PHILLIPS: I will take a vote.

All in favor say aye.

MR. ABELAR: Aye.

MS. DAVIS: Aye.

MS. LINDSEY: Aye.

MR. HURD: Aye.

CHAIRWOMAN MC PHILLIPS: Aye. Any opposed?

(No response.)

CHAIRWOMAN MC PHILLIPS: Abstentions?

(No response.)

CHAIRWOMAN MC PHILLIPS: Motion carried.

Next is Vineland's Request for $79,144 for Fire Department Personnel, Year 5.

MR. LELLI: This is Capt. Weiss (phonetic), and we do request $79,144 for fire department personnel, year 5.

CHAIRWOMAN MC PHILLIPS: I will take a motion to approve.

MR. ABELAR: So move.

MS. LINDSEY: Seconded.

CHAIRWOMAN MC PHILLIPS: First by Mr. Abelar, seconded by Ms. Lindsey.
Any questions?
(No response.)
CHAIRWOMAN MC PHILLIPS: I will take a vote.
All in favor say aye.

MR. ABELAR: Aye.
MS. DAVIS: Aye.
MS. LINDSEY: Aye.
MR. HURD: Aye.
CHAIRWOMAN MC PHILLIPS: Aye.
Any abstentions?
(No response.)
CHAIRWOMAN MC PHILLIPS: Opposed?
(No response.)
CHAIRWOMAN MC PHILLIPS: Motion carried.
Next is a request for approval of the 2009 calendar-Urban Enterprise Zone Authority Meetings.
I will take a motion to approve.
MR. ABELAR: So moved.
MS. LINDSEY: Seconded.
CHAIRWOMAN MC PHILLIPS: First by Mr. Abelar, seconded by Ms. Lindsey. Any questions?
MS. LINDSEY: I just want to note that the May meeting is on my birthday.
CHAIRWOMAN MC PHILLIPS: I will take a vote.
All in favor say aye.
MR. ABELAR: Aye.
MS. DAVIS: Aye.
MS. LINDSEY: Aye.
MR. HURD: Aye.
CHAIRWOMAN MC PHILLIPS: Aye.
Any opposed?
CHAIRWOMAN MC PHILLIPS: Abstentions?
(No response.)

CHAIRWOMAN MC PHILLIPS: Motion carried.
I will take a motion to approve the Consent Agenda, Items 17 through 22 taken as one, unless there are any questions as to any specific concerns.
Hearing none, may I have a motion to approve?
MR. ABELAR: So moved.
MS. DAVIS: Seconded.
CHAIRWOMAN MC PHILLIPS: First by Mr. Abelar, seconded by Ms. Davis. We'll take a vote. All in favor say aye.
MR. ABELAR: Aye.
MS. DAVIS: Aye.
MS. LINDSEY: Aye.
MR. HURD: Aye.
CHAIRWOMAN MC PHILLIPS: Aye.
Any abstentions?
(No response.)
CHAIRWOMAN MC PHILLIPS: Opposed?
(No response.)
CHAIRWOMAN MC PHILLIPS: Motion carried.

MR. ABELAR: I see that applicants are bringing in police officers and fire officers, which I think is a good idea.

CHAIRWOMAN MC PHILLIPS: Now we will open up the meeting to the public.
Ms. Northrop.
MS. NORTHROP: I am Jan Northrop of the City of Paterson.
I am a municipal employee for the City of Paterson and I want to bring up the subject about fuel and
We have a job to do, all of us. We all do a fine job of getting out there and promoting the Urban Enterprise Zone and our cities. My job is done mostly on the road. I am out at various trade shows and meetings. Our job is to promote the Urban Enterprise Zone. We have to go to meetings. We have to come down here to make presentations. This is all part of our job.

My request is that we should be reimbursed as a municipal, I am not a state employee, I am a municipal employee. We should be entitled to reimbursement with this high cost of fuel and my request is to find out if anything is being done or discussed about the mileage so that the rest of us can do our jobs and enough money to get on the road.

There was a suggestion that perhaps we could purchase a car and divide it up among three of us. Well, we are all on the road all of the time. It can't be split. I don't want the responsibility of owning a car. I think it is more of an expense to have a car than to be reimbursed for the mileage. It is a necessity for us to do our job.

Has there been any indication ---

MS. BRUCK: I could respond to that. From the State level, we have been told that there is very little likelihood that this will be in the budget in the near future.

I can suggest to you that you go to your municipality to make up the difference now.

The 31 cents is a stipulation because of the use of State funds. You can use that as a write-off between the Federal rate, but I would suggest to you to ask
the municipality to make up the difference.

    MS. NORTHROP: It is a hardship in our City to
balance the budget, they don't have money to do that. Most
of us don't have that money, I thought there was a gray
area there with the State funding. This is revenue that
comes from the municipalities, we use these funds to run
our offices to promote our cities.

And I think this is way out of line with what
we need. This is so that we can continue to do our jobs.
This is a very difficult situation. It is
costing some of us money to get down here. My City is not
going to reimburse us. We are not State employees. We are
municipal employees. That's the point I'm trying to make.
I don't get State benefits, I don't get anything that the
State employees get, I am just running the State program.

    MS. BRUCK: We will try and research that and
continue to work on it. At this point in time there is no
good news; I can tell you that.

    CHAIRWOMAN MC PHILLIPS: Any other comments?
    (No response.)

    CHAIRWOMAN MC PHILLIPS: I will take a motion
to adjourn.

    MS. LINDSEY: So moved.
    MS. DAVIS: Seconded.

    CHAIRWOMAN MC PHILLIPS: First by Ms. Lindsey,
    seconded by Ms. Davis.

Any abstentions?
    (No response.)

    CHAIRWOMAN MC PHILLIPS: Opposed?
    (No response.)

    CHAIRWOMAN MC PHILLIPS: Motion carried.
    (Whereupon, the hearing was adjourned.)
CERTIFICATE.

I, WILLIAM SOKOL, Certified Shorthand Reporter of the State of New Jersey, License No. 30X100030700, and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any Court, Referee, commission or other body created by statute of the State of New Jersey.

I am not related to any parties involved in this action; I have no financial interest nor am I related to an agent of or employed by anyone with a financial interest in the outcome in which this transcript was taken; and further, that I am not a relative or employee of any attorney or counsel employed by the parties hereto or financially interested in the action.

______________________________.

WILLIAM SOKOL.
Certified Shorthand Reporter and Notary Public