

**NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY MEETING  
WEDNESDAY, FEBRUARY 11, 2009  
NJHMFA BOARDROOM, 2:00 P.M.  
637 S. CLINTON AVENUE  
TRENTON, NEW JERSEY  
MINUTES**

**Notice of Public Meeting:** Read by Acting Executive Director Kathleen Kube: In compliance with the Open Public Meetings Act, at least 48 hours notice of this meeting was sent by way of the 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:** Michele Richardson, DOL, Caren Franzini, Chair, Joseph Doria, DCA, Elizabeth Lindsey, Treasury Designee, Lewis Hurd, Public Member, Taneshia Nash-Laird, Public Member, and Patricia Bruck, DAG.

Maura Tully, Governor's Authorities Unit, was present at meeting.

**Approval of January 14, 2009 minutes:** First motion by E. Lindsey, and Second J. Doria. Abstentions: 0. Motion Carried with a (6/0/0) vote.

**New Business:**

**PROJECT:** ECONOMIC STIMULUS PROGRAM – PHASE 1  
**CITY:** BAYONNE  
**AMOUNT REQUESTED:** \$525,000  
**MOTION TO APPROVE:** E. Lindsey **SECOND:** T. Nash-Laird **AYES: 6**  
**AUTHORITY DISCUSSION:** C. Franzini: Why the August 31<sup>st</sup> deadline?  
Terrence Malloy: So that the businesses will react sooner.  
C. Franzini: Do you feel you have sufficient staff to run this program?  
Terrence Malloy: Yes I do.

**PROJECT:** GOLF ACADEMY OF PHILLIPSBURG  
**CITY:** PHILLIPSBURG  
**AMOUNT REQUESTED:** \$75,000  
**MOTION TO APPROVE:** J. Doria **SECOND:** M. Richardson **AYES: 6**  
**AUTHORITY DISCUSSION:** J. Doria: Who pays the balance of project?  
Mark Portnoy: 50% will be paid by equity from partners and private investors and 50% will be financed by a local bank.  
**Motion Amended by J. Doria: Contingent upon other funding sources being in place.**

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**PROJECT:** TENANT INCENTIVE PROJECT – PHASE III  
**CITY:** PHILLIPSBURG  
**AMOUNT REQUESTED:** \$75,000  
**MOTION TO APPROVE:** J. Doria **SECOND:** L. Hurd **AYES: 6**  
**AUTHORITY DISCUSSION:** L. Hurd: The project stated that 30 jobs were being created. What types of jobs are they? Mark Portnoy: Labor intensity.

**PROJECT:** CONTRACT AMENDMENT INCREASE: UEZ POLICE OFFICERS PHASE II  
**CITY:** PLAINFIELD  
**AMOUNT REQUESTED:** \$124,335  
**MOTION TO APPROVE:** E. Lindsey **SECOND:** J. Doria  
**ABSTENTIONS:** L. Hurd **AYES: 5**  
**AUTHORITY DISCUSSION:**

**PROJECT:** COMCAST ADVERTISING YEAR 4  
**CITY:** ROSELLE  
**AMOUNT REQUESTED:** \$106,118  
**MOTION TO APPROVE:** J. Doria **SECOND:** L. Hurd **AYES: 6**  
**AUTHORITY DISCUSSION:** J. Doria: What is the track record of the program? Harry Wyatt: 12 new businesses joined as a result of the advertising.  
C. Franzini: What is the cost for the commercial?  
Harry Wyatt: Comcast pays for the development of commercial.

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**PROJECT:** BUSINESS RECRUITMENT & MARKETING PHASE IX

**CITY:** UNION CITY

**AMOUNT REQUESTED:** \$367,644

**MOTION TO APPROVE:** J. Doria **SECOND:** L. Hurd **AYES: 6**

**AUTHORITY DISCUSSION:** J. Doria: How successful have you been in previous years? Amada Avila: The city has had a zero vacancy rate up until recently and right now we only have 5 vacancies.

C. Franzini: Who pays for the commercials? Amada Avila: The city.

C. Franzini: Who does the production? Amada Avila: Cablevision and their costs are tied into the amount requested for this project.

C. Franzini: Will the Professional Services go out to bid?

Amada Avila: Yes. C. Franzini: Need to modify the work for the Professional Services.

**PROJECT:** SECOND GENERATION FUNDS: ECONOMIC DEVELOPMENT LOAN TO BELVEDERE PROPERTIES, LLC

**CITY:** VINELAND

**AMOUNT REQUESTED:** \$172,500

**MOTION TO APPROVE:** J. Doria **SECOND:** L. Hurd **AYES: 6**

**AUTHORITY DISCUSSION:** Approval is contingent upon MAI writing a letter stating that he did the appraisal for Susquehanna Bank as the lender and not the owner. Also, the dollar amount in item #5 in the loan proposal needs to be corrected.

**PROJECT:** LITTER CLEAN UP PHASE II & GARBAGE TRUCK PROJECT

**CITY:** WEST NEW YORK

**AMOUNT REQUESTED:** \$269,395

**MOTION TO APPROVE:** J. Doria **SECOND:** E. Lindsey **AYES: 6**

**AUTHORITY DISCUSSION:**

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**PROJECT:** GOOD FAITH WAIVER AGREEMENT: ANTOINETTE  
CHOCOLATIER, LLC  
**CITY:** PHILLIPSBURG  
**AMOUNT REQUESTED:** N/A  
**MOTION TO APPROVE:** L. Hurd **SECOND:** M. Richardson **AYES: 6**  
**AUTHORITY DISCUSSION:**

**PROJECT:** SECOND GENERATION FUNDS- REDEVELOPMENT AREA –  
ACQUISITION OF TAX SALE CERTIFICATES  
**CITY:** LAKEWOOD  
**AMOUNT REQUESTED:** \$25,000  
**MOTION TO APPROVE:** J. Doria **SECOND:** E. Lindsey **AYES: 6**  
**AUTHORITY DISCUSSION:** TABLED

**CONSENT AGENDA:** SEE LIST BELOW  
**MOTION TO APPROVE:** L. Hurd **SECOND:** T. Nash-Laird **AYES: 6**  
**AUTHORITY DISCUSSION:**

**PROJECT:** CUMBERLAND COUNTY COLLEGE MOBILE LEARNING  
CENTER – YEAR 13  
**CITY:** MILLVILLE  
**AMOUNT REQUESTED:** \$15,000

**PROJECT:** MARKETING INITIATIVE – PEMBERTON SHOPPERS GUIDE  
**CITY:** PEMBERTON  
**AMOUNT REQUESTED:** \$7,000

**PROJECT:** CUMBERLAND COUNTY COLLEGE MOBILE LEARNING  
CENTER – YEAR 13  
**CITY:** VINELAND  
**AMOUNT REQUESTED:** \$15,000

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**CONSENT AGENDA**

Contract Amendments:

Asbury Park	UEZA 06-16	extension
Bridgeton	UEZA 07-107	extension
	UEZA 07-145	extension
	UEZA 08-27	extension
	UEZA 08-55	extension
	UEZA 08-144	extension
	UEZA 08-165	extension
Carteret	UEZA 02-84	extension
Elizabeth	UEZA 05-97	extension
	UEZA 07-151	extension
	UEZA 08-41	extension
	UEZA 08-52	extension
	UEZA 08-67	extension
	UEZA 08-170	other
Gloucester City	UEZA 08-150	extension, change
Guttenberg	UEZA 08-91	extension
Hillside	UEZA 07-128	other
Irvington	UEZA 08-126	extension, other
Jersey City	UEZA 07-163	extension, change
Kearny	UEZA 07-63	extension
	UEZA 07-78	extension
	UEZA 08-97	extension
Lakewood	UEZA 08-72	other
Mount Holly	UEZA 07-115	extension
	UEZA 08-118	extension
Newark	UEZA 04-76	extension
	UEZA 05-112	extension
	UEZA 06-24	extension

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**CONSENT AGENDA**

Contract Amendments (Continued):

New Brunswick	UEZA 06-165	extension
	UEZA 08-31	extension
	UEZA 08-32	extension
North Bergen	UEZA 06-112	extension
	UEZA 06-113	extension, other
Phillipsburg	UEZA 05-28	extension
	UEZA 05-110	extension
	UEZA 07-99	extension
	UEZA 07-119	extension
	UEZA 07-125	extension
	UEZA 08-101	extension
Roselle	UEZA 08-102	extension
	UEZA 08-57	extension, other
	UEZA 08-112	extension, other
Trenton	UEZA 08-87	extension
Union City	UEZA 07-97	extension
West New York	UEZA 08-49	extension

**OLD BUSINESS:**

**OTHER**

**OPEN TO THE PUBLIC**

**ADJOURNMENT:**

**MOTION TO ADJOURN: J. Doria SECOND: L. Hurd AYES: 6**