

**NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY MEETING**  
**WEDNESDAY, JULY 8, 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:** Caren Franzini, Chair, Joseph Doria, DCA, Paul Yuen, DOL, Elizabeth Lindsey, Treasury Designee, Taneshia Nash Laird, Public Member, and Patricia Bruck, DAG.

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

**Approval of June 10, 2009 minutes:** First motion by J. Doria, and Second E. Lindsey. Abstentions: T. Laird. Motion Carried with a (4/0/1) vote.

**Chair Franzini announced that Board Member Elizabeth Lindsey would be leaving her position on the Board. Commissioner Doria made a motion to pass a resolution to thank Elizabeth Lindsey for her commitment to the Urban Enterprise Zone Program and to wish her well in Washington, DC. T. Laird seconded the motion.**

**New Business:**

**PROJECT:** BRIDGETON MAIN STREET YEAR XV  
**CITY:** BRIDGETON  
**AMOUNT REQUESTED:** \$65,000  
**MOTION TO APPROVE:** J. Doria **SECOND:** P. Yuen **AYES:** 5  
**AUTHORITY DISCUSSION:** C. Franzini: We want to know what your goals and objectives are so that next year we can see if you met them.  
J. Barry: Sure.

**PROJECT:** BROADWAY MAIN STREET PROGRAM YEAR 1  
**CITY:** CAMDEN  
**AMOUNT REQUESTED:** \$75,000  
**MOTION TO APPROVE:** J. Doria **SECOND:** P. Yuen **AYES:** 5  
**AUTHORITY DISCUSSION:** C. Franzini: We would like to see a copy of the contract from Main Street to see what their goals and objectives are in the upcoming year. V. Basara: Sure

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**PROJECT:** CLEAN TEAM PROJECT PHASE III

**CITY:** EAST ORANGE

**AMOUNT REQUESTED:** \$407,546

**MOTION TO APPROVE:** E. Lindsey **SECOND:** T. Laird **AYES:** 5

**AUTHORITY DISCUSSION:** E. Lindsey: Explain why your narrative states overtime. D. Clark: We originally had overtime in the project but were told that UEZ would not pay for overtime. The city will now cover those costs. The narrative will be revised.

**PROJECT:** RENEWABLE ENERGY CAPITAL STIMULUS GRANT

**CITY:** ELIZABETH

**AMOUNT REQUESTED:** \$1,000,000

**MOTION TO APPROVE:** J. Doria **SECOND:** P. Yuen **AYES:** 5

**AUTHORITY DISCUSSION:** Motion amended by J. Doria and a second by P. Yuen to reflect that amount of individual grants may be up to 20% of total project cost but no more than \$100,000.

**PROJECT:** SECOND GENERATION FUNDS FOR HISTORIC UNITED COUNTIES TRUST BUILDING EMERGENCY FUNDING PHASE 2

**CITY:** ELIZABETH

**AMOUNT REQUESTED:** \$201,105

**MOTION TO APPROVE:** J. Doria **SECOND:** E. Lindsey **AYES:** 5

**AUTHORITY DISCUSSION:** C. Franzini: Who owns the building? B. O'Dea: Elizabeth Development Corp. and it was purchased with EDA funding.

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**PROJECT:** UEZ CCTV SECURITY PHASE 3A

**CITY:** JERSEY CITY

**AMOUNT REQUESTED:** \$3,122,250

**MOTION TO APPROVE:** J. Doria **SECOND:** P. Yuen **AYES:** 5

**AUTHORITY DISCUSSION:** C. Franzini: Explain what the monitoring is and the costs associated with it? R. Farber: It includes the cameras, cost of the fiber which is wireless, the equipment, refitting the control room, manpower to monitor the cameras 24/7, etc. T. Laird: Are the 22 people totally dedicated to monitoring the UEZ zone? R. Farber: Yes, that is correct. C. Franzini: We would like you to submit an entire budget to the Authority for our review.

**PROJECT:** BASEBALL STADIUM YEAR 11

**CITY:** LAKEWOOD

**AMOUNT REQUESTED:** \$1,839,403

**MOTION TO APPROVE:** E. Lindsey **SECOND:** P. Yuen **AYES:** 5

**AUTHORITY DISCUSSION:** None

**PROJECT:** UEZ POLICE PROJECT PHASE III

**CITY:** PLAINFIELD

**AMOUNT REQUESTED:** \$293,615

**MOTION TO APPROVE:** J. Doria **SECOND:** E. Lindsey **AYES:** 5

**AUTHORITY DISCUSSION:** None

**PROJECT:** DEMOLITION 20 W. MILAN AVENUE

**CITY:** PLEASANTVILLE

**AMOUNT REQUESTED:** \$237,706

**MOTION TO APPROVE:** J. Doria **SECOND:** E. Lindsey **AYES:** 5

**AUTHORITY DISCUSSION:** C. Franzini: How are the redevelopment plans progressing? Any potential developers? R. Tees: Yes, we are using the same developer.

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**PROJECT:** UEZ POLICE PATROL YEAR 4

**CITY:** ROSELLE

**AMOUNT REQUESTED:** \$143,750

**MOTION TO APPROVE:** E. Lindsey **SECOND:** P. Yuen **AYES:** 5

**AUTHORITY DISCUSSION:** C. Franzini: Are there two full-time officers?  
H. Wyatt: That is correct. C. Franzini: Are there any foot patrols?  
H. Wyatt: Yes.

**PROJECT:** SECOND GENERATION FUNDS FOR ECONOMIC DEVELOPMENT LOAN TO RUDCO PRODUCTS, INC.

**CITY:** VINELAND

**AMOUNT REQUESTED:** \$1,500,000

**MOTION TO APPROVE:** T. Laird **SECOND:** E. Lindsey **AYES:** 5

**AUTHORITY DISCUSSION:** Motion amended by T. Laird and a second by E. Lindsey. Project amended to reflect that the \$750,000 UEZ line of credit may not be accessed unless (1) Susquehanna Bank line of credit (current balance \$600,000) has been completely accessed first; (2) funds must be used for order in place and not for operating costs; and (3) there shall be a one-year term for each draw on UEZ line of credit.

**PROJECT:** SECOND GENERATION FUNDS FOR ECONOMIC DEVELOPMENT LOAN TO COLLEGE DRIVE ASSOCIATES, LLC

**CITY:** VINELAND

**AMOUNT REQUESTED:** \$735,000

**MOTION TO APPROVE:** J. Doria **SECOND:** P. Yuen **AYES:** 5

**AUTHORITY DISCUSSION:** None

**PROJECT:** SECOND GENERATION FUNDS FOR ECONOMIC DEVELOPMENT LOAN TO WISDA EYE CENTER, P.C.

**CITY:** VINELAND

**AMOUNT REQUESTED:** \$236,000

**MOTION TO APPROVE:** J. Doria **SECOND:** P. Yuen **AYES:** 5

**AUTHORITY DISCUSSION:** C. Franzini: This is for the acquisition of a building, correct? J. Lelli: Yes.

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**PROJECT: SECOND GENERATION FUNDS FOR ECONOMIC DEVELOPMENT LOAN TO PEPE, INC.**

**CITY: VINELAND**

**AMOUNT REQUESTED: \$100,000**

**MOTION TO APPROVE: E. Lindsey SECOND: P. Yuen AYES: 5**

**AUTHORITY DISCUSSION: None**

**REQUEST: ZONE DESIGNATION EXTENSION**

**CITY: PASSAIC**

**MOTION TO APPROVE: J. Doria SECOND: E. Lindsey AYES: 5**

**AUTHORITY DISCUSSION: J. Doria commended Project Manager Joe Buga, on his presentation on Passaic's request for zone extension.**

**CONSENT AGENDA: SEE LIST BELOW**

**MOTION TO APPROVE: T. Laird SECOND: P. Yuen AYES: 5**

**AUTHORITY DISCUSSION:**

Bridgeton's three requests for:

- a. \$50,000 for Central Business District Streetscape
- b. \$49,500 for River Front Café, LLC Pre-Development Grant
- c. \$40,000 for Environmental Analysis for Economic Development

Gloucester City's request for \$4,000 for Co-Op Advertising Calendar

Phillipsburg's request for \$50,000 for NY Susquehanna & Western Steam Train Maintenance Project Year 3

Pleasantville's request for \$25,320 for Automated License Plate Recognition System

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**CONSENT AGENDA CONT'D**

Contract Amendments:

Camden	UEZA 09-12	extension
East Orange	UEZA 09-13	change
Kearny	UEZA 07-79	extension
Long Branch	UEZA 08-157	extension
Millville	UEZA 09-81	other
Pemberton	UEZA 09-26	extension
Phillipsburg	UEZA 04-114	extension
Pleasantville	UEZA 08-99	extension
	UEZA 08-100	extension
Roselle	UEZA 09-138	other

**OLD BUSINESS:**

**OTHER**

Elizabeth Lindsey thanked everyone and expressed how much she enjoyed being a part of the Urban Enterprise Zone Authority.

**OPEN TO THE PUBLIC**

**ADJOURNMENT:**

**MOTION TO ADJOURN:** J. Doria   **SECOND:** P. Yuen   **AYES:** 5

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I, Lisa Migliaccio, certify that the above are true and correct minutes taken at the July 8, 2009 Urban Enterprise Zone Authority Meeting