

**NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY MEETING  
MONDAY, APRIL 26, 2010  
NJHMFA BOARDROOM, 3:00 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, Chuck Richman, DCA Designee, Denise Lambert-Harding, Treasury Designee, Lewis Hurd, Public Member, and Patricia Rita, DAG.

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

**Approval of February 17, 2009 minutes:** First motion by L. Hurd, and Second C. Richman. Abstentions: none. Motion Carried with a (4/0/0) vote.

Caren Franzini's discussion before meeting started: Setting up a loan program; May/June Meetings will be combined due to the delay of the April meeting; Working with DCA and OMB on a solution on how to cover Administrative costs; The Authority would like to see a 25% reduction in FY2011 Administrative Budgets from FY2010 Administrative Budgets.

**New Business:**

**PROJECT:** MARKETING PROGRAM IX  
**CITY:** ASBURY PARK  
**AMOUNT REQUESTED:** \$150,000  
**MOTION TO APPROVE:** L. Hurd **SECOND:** C. Richman **AYES:** 4  
**AUTHORITY DISCUSSION:** C. Franzini: Your evaluation should state the target number you want to see. T. Gilmour: That number is 15.

**PROJECT:** SECOND AND THIRD STREET STREETScape  
**CITY:** CAMDEN  
**AMOUNT REQUESTED:** \$330,000  
**MOTION TO APPROVE:** L. Hurd **SECOND:** C. Richman **AYES:** 4  
**AUTHORITY DISCUSSION:** C. Franzini: Who will be responsible for the maintenance? D. Couch, Program Manager for Cooper's Ferry: Cooper's Ferry will be responsible for the maintenance.

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**PROJECT:** COMCAST ADVERTISING PROGRAM YEAR 1  
**CITY:** CAMDEN  
**AMOUNT REQUESTED:** \$76,439  
**MOTION TO APPROVE:** L. Hurd **SECOND:** D. Harding **AYES:** 4  
**AUTHORITY DISCUSSION:** C. Franzini: This is a good model for cost sharing.

**PROJECT:** CCTV PUBLIC SECURITY PROJECT  
**CITY:** ELIZABETH  
**AMOUNT REQUESTED:** \$2,134,856  
**MOTION TO APPROVE:** C. Richman **SECOND:** L. Hurd **AYES:** 4  
**AUTHORITY DISCUSSION:** C. Franzini: Who will pay for maintenance?  
M. Rodrigues: The police department.

**PROJECT:** NORTH BROAD STREET STREETSCAPE  
**CITY:** ELIZABETH  
**AMOUNT REQUESTED:** \$148,080  
**MOTION TO APPROVE:** D. Harding **SECOND:** L. Hurd **AYES:** 4  
**AUTHORITY DISCUSSION:**

**PROJECT:** POLICE OFFICER SALARY, EQUIPMENT AND VEHICLE  
**CITY:** GLOUCESTER CITY  
**AMOUNT REQUESTED:** \$92,000  
**MOTION TO APPROVE:** D. Harding **SECOND:** L. Hurd **AYES:** 4  
**AUTHORITY DISCUSSION:** C. Franzini: Why did you choose vehicle patrol over foot patrol? H. Clark: Because of the way the UEZ is designed a vehicle is needed. L. Hurd: Are the police vehicles branded with the UEZ logo? H. Clark: Yes.

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**PROJECT:** TRAFFIC SIGNAL MAINTENANCE & EMERGENCY  
REPAIRS

**CITY:** JERSEY CITY

**AMOUNT REQUESTED:** \$686,419

**MOTION TO APPROVE:** L. Hurd **SECOND:** C. Richman **AYES:** 4

**AUTHORITY DISCUSSION:** C. Franzini: Your Evaluation gave no description of the impact this project would have on the zone. Include it in this project.

**PROJECT:** UEZ STREET REHABILITATION

**CITY:** JERSEY CITY

**AMOUNT REQUESTED:** \$429,925

**MOTION TO APPROVE:** L. Hurd **SECOND:** C. Richman **AYES:** 4

**AUTHORITY DISCUSSION:** L. Hurd: All in the UEZ? R. Farber: Yes. C. Franzini: Who pays fringe? R. Farber: UEZ. C. Franzini: Evaluation must show the impact to the zone.

**PROJECT:** PUBLIC SAFETY – YEAR 2

**CITY:** KEARNY

**AMOUNT REQUESTED:** \$112,473

**MOTION TO APPROVE:** D. Harding **SECOND:** C. Richman **AYES:** 4

**AUTHORITY DISCUSSION:**

**PROJECT:** SECOND GENERATION FUNDS FOR FINANCIAL  
ASSISTANCE PROGRAM IV

**CITY:** LAKEWOOD

**AMOUNT REQUESTED:** \$2,225,000

**MOTION TO APPROVE:** L. Hurd **SECOND:** C. Richman **AYES:** 4

**AUTHORITY DISCUSSION:**

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**PROJECT:** EMERGENT STADIUM REPAIRS  
**CITY:** LAKEWOOD  
**AMOUNT REQUESTED:** \$1,275,000  
**MOTION TO APPROVE:** L. Hurd **SECOND:** D. Harding **AYES:** 4  
**AUTHORITY DISCUSSION:** C. Franzini: To the extent the repairs are covered by insurance that amount will be returned to First Generation Fund. T. Komsa: Ok.

**PROJECT:** SUPPLEMENTAL PARKING PHASE III  
**CITY:** LAKEWOOD  
**AMOUNT REQUESTED:** \$750,000  
**MOTION TO APPROVE:** L. Hurd **SECOND:** D. Harding **AYES:** 4  
**AUTHORITY DISCUSSION:** C. Franzini: Motion amended to reflect approval of \$550,000 for the acquisition of the two properties for which an appraisal was provided; the \$550,000 shall cover the purchase price and costs of the acquisition for those properties. Proposal to acquire third property may be resubmitted to the Authority at a later date with appraisal.

**PROJECT:** COOPERATIVE ADVERTISING PROGRAM - PILOT  
**CITY:** LAKEWOOD  
**AMOUNT REQUESTED:** \$250,000  
**MOTION TO APPROVE:** L. Hurd **SECOND:** D. Harding **AYES:** 4  
**AUTHORITY DISCUSSION:** C. Franzini: Add to criteria that businesses have to spend above their last year's advertising budget. The business has to show proof of what they spent last year on advertising, and the difference will be split between LDC and the business.

**PROJECT:** JOB STIMULUS GRANT - PILOT  
**CITY:** LAKEWOOD  
**AMOUNT REQUESTED:** \$135,000  
**MOTION TO APPROVE:** L. Hurd **SECOND:** D. Harding **AYES:** 4  
**AUTHORITY DISCUSSION:**

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**PROJECT:** BUSINESS ATTRACTION INITIATIVE

**CITY:** LAKEWOOD

**AMOUNT REQUESTED:** \$62,000

**MOTION TO APPROVE:** C. Richman **SECOND:** L. Hurd **AYES:** 4

**AUTHORITY DISCUSSION:** L. Hurd: Is this a market study?  
T. Komsa: It looks at cycle graphics instead of demographics.

**PROJECT:** SECOND GENERATION FUNDS FOR LOAN TO GRAN PRIX  
PARTNERS, LP

**CITY:** MILLVILLE

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

**MOTION TO APPROVE:** L. Hurd **SECOND:** C. Richman **AYES:** 4

**AUTHORITY DISCUSSION:**

**PROJECT:** REVOLVING LOAN PROGRAM – PHASE V

**CITY:** PATERSON

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

**MOTION TO APPROVE:** L. Hurd **SECOND:** C. Richman **AYES:** 4

**AUTHORITY DISCUSSION:**

**PROJECT:** SMALL BUSINESS DEVELOPMENT CENTER PHASE XII

**CITY:** PATERSON

**AMOUNT REQUESTED:** \$130,000

**MOTION TO APPROVE:** L. Hurd **SECOND:** C. Richman **AYES:** 4

**AUTHORITY DISCUSSION:**

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**PROJECT:** GRANT TO RARITAN BAY AREA YMCA

**CITY:** PERTH AMBOY

**AMOUNT REQUESTED:** \$250,000

**MOTION TO APPROVE:** L. Hurd **SECOND:** C. Richman **AYES:** 4

**AUTHORITY DISCUSSION:** C. Franzini: Confirmed grant will be recoverable in the event of certain contingencies, e.g., business fails to remain certified.

**PROJECT:** SECOND GENERATION FUNDS FOR CITY CENTER  
PROPERTY ACQUISITION PHASE VI

**CITY:** PLEASANTVILLE

**AMOUNT REQUESTED:** \$1,399,814

**MOTION TO APPROVE:** C. Richman **SECOND:** D. Harding **AYES:** 4

**AUTHORITY DISCUSSION:** C. Franzini: approval is contingent upon a 20% reduction in the purchase price for 33 W. Washington. No need to come back to the Authority if condition is met.

**Motion to consider was amended.**

**PROJECT:** SECOND GENERATION FUNDS FOR FAÇADE  
IMPROVEMENT PROGRAM FOR PROPERTY OWNERS –  
PHASE III

**CITY:** VINELAND

**AMOUNT REQUESTED:** \$5,000,000

**MOTION TO APPROVE:** L. Hurd **SECOND:** D. Harding **AYES:** 4

**AUTHORITY DISCUSSION:**

**POLICY CIRCULAR 10-02 – UEZ CONTRACT AMENDMENTS**

**MOTION TO APPROVE:** L. Hurd **SECOND:** C. Richman **AYES:** 4

**AUTHORITY DISCUSSION:**

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**CONSENT AGENDA**

**CONSENT AGENDA: SEE LIST BELOW**

**MOTION TO APPROVE: L. Hurd SECOND: C. Richman AYES: 4  
AUTHORITY DISCUSSION: C. Franzini: Elizabeth's Contract Amendment  
2010-08007-0235 is being held until the June 9<sup>th</sup> Authority Meeting.**

**PROJECT: UEZ REDEVELOPMENT DATABASE  
CITY: LAKEWOOD  
AMOUNT REQUESTED: \$20,000**

**PROJECT: MARKETING PROGRAM PHASE VIII  
CITY: PHILLIPSBURG  
AMOUNT REQUESTED: \$25,000**

**PROJECT: TENANT INCENTIVES PHASE IV  
CITY: PHILLIPSBURG  
AMOUNT REQUESTED: \$10,000**

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**CONSENT AGENDA CONT'D**

Contract Amendments:

Asbury Park	UEZA 03-69	extension
	UEZA 03-115	extension
	UEZA 05-10	<b>increase</b>
	UEZA 06-16	extension
	UEZA 06-47	extension
	UEZA 07-17	extension
	UEZA 08-01	extension
	UEZA 09-11	extension
Camden	UEZA 08-124	extension
	UEZA 08-135	extension
Elizabeth	UEZA 07-151	<b>increase, other</b>
	2010-08007-0235	<b>increase</b>
Gloucester City	UEZA 09-171	change
Guttenberg	UEZA 08-91	extension
Hillside	UEZA 07-128	extension
Jersey City	UEZA 07-164	extension
	UEZA 08-174	extension
	UEZA 09-34	extension, other
	UEZA 09-63	extension
Kearny	UEZA 08-97	extension
	UEZA 08-98	extension
	2010-08013-0300	<b>increase</b>
Lakewood	2010-08014-0197	<b>increase</b>
Long Branch	UEZA 08-157	extension
	UEZA 09-49	extension
Millville	UEZA 09-82	extension
Mount Holly	UEZA 07-115	<b>increase</b>
	UEZA 08-186	extension
	UEZA 09-84	extension
	UEZA 09-142	extension
	UEZA 09-143	extension
	UEZA 09-188	extension
Newark	UEZA 09-158	extension
North Bergen	UEZA 06-113	extension, other
	UEZA 08-33	extension

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**CONSENT AGENDA CONT'D**

Contract Amendments Cont'd:

Paterson	UEZA 04-10	other	
	UEZA 09-04	extension	
	UEZA 09-92	extension	
	UEZA 09-124	extension	
Perth Amboy	UEZA 03-62	extension	
	UEZA 09-21	extension	
Phillipsburg	UEZA 04-114	extension	
	UEZA 05-65	extension	
	UEZA 05-110	extension	
	UEZA 06-151	extension	
	UEZA 07-99	extension	
	UEZA 07-119	extension	
	UEZA 08-167	extension	
	UEZA 09-137	extension	
Pleasantville	UEZA 09-145	extension	
	UEZA 09-07	extension	
	Trenton	UEZA 03-84	extension
		UEZA 08-87	extension
		UEZA 08-114	extension
Union City	UEZA 09-139	extension	
	UEZA 00-50	extension	
	UEZA 00-77	extension	
	UEZA 03-28	extension	
	UEZA 03-53	extension	
	UEZA 05-127	extension	
	UEZA 06-116	extension	
	UEZA 07-97	extension	
	UEZA 07-131	extension	
	UEZA 07-143	extension	
	UEZA 08-115	extension	
Vineland	UEZA 09-112	extension	
	UEZA 08-37	extension	

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**OLD BUSINESS:**

**OTHER**

**OPEN TO THE PUBLIC**

Sandy Forosisky- Vineland- Questioned 20% cap on Acquisitions.

Denise Jackson- Millville/Vineland- Will Administrative Budgets be approved at the June 9<sup>th</sup> Authority meeting?

Jan Northrop- Paterson- Administrative Budget Money question.

**ADJOURNMENT:**

**MOTION TO ADJOURN:** L. Hurd **SECOND:** C. Richman **AYES:** 4

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I, Rosaura Collazo certify that the above are true and correct minutes taken at the April 26, 2010 Urban Enterprise Zone Authority Meeting.