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

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  

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  
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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:
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 9th 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
## Contract Amendments:

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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 9th Authority meeting?

Jan Northrop- Paterson- Administrative Budget Money question.

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

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