NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY MEETING
WEDNESDAY, JUNE 9, 2010
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, Chuck Richman, DCA Designee, Richard Constable, DOL Designee, Chris Jeter, Treasury Designee, Lewis Hurd, Public Member, and Patricia Rita, DAG.

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

Lewis Hurd arrived at 3:07 P.M.

Approval of April 26, 2010 minutes: First motion by C. Richman, and Second C. Jeter Abstentions: R. Constable. Motion Carried with a (3/0/1) vote.

New Business:

ITEM # 4: Policy Circular 10-03 for Use of UEZ Funds for Property Acquisition
MOTION TO APPROVE: C. Richman SECOND: C. Jeter AYES: 4
AUTHORITY DISCUSSION:

PROJECT: Contract Amendment request for an increase for Sign & Façade Matching Grant, UEZA 09-32
CITY: Carteret
AMOUNT REQUESTED: $15,000
MOTION TO APPROVE: C. Richman SECOND: C. Jeter AYES: 4
AUTHORITY DISCUSSION:

PROJECT: Second Generation Funds for UEZ Financial Lending Programs Phase IV
CITY: Elizabeth
AMOUNT REQUESTED: $2,229,385
MOTION TO APPROVE: C. Richman SECOND: C. Jeter AYES: 4
AUTHORITY DISCUSSION:
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PROJECT: Police Security 9 Officers – Year 17
CITY: Elizabeth
AMOUNT REQUESTED: $812,626
MOTION TO APPROVE: C. Richman   SECOND: C. Jeter   AYES: 3
OPPOSED: R. Constable
AUTHORITY DISCUSSION: R. Constable: How are nine Officers useful for Economic Development? M. Rodrigues: Having the officer present makes the shoppers feel safe which in turn keeps them coming back to shop in Elizabeth, which creates the need to encourage businesses to move to Elizabeth. UEZ police force reduced 25% from last year. Crime has reduced 75% 2008 to 2009; expecting additional decreases next year.

PROJECT: Commercial District Security Program – Year 15
CITY: Elizabeth
AMOUNT REQUESTED: $666,730
MOTION TO APPROVE: C. Richman   SECOND: C. Jeter   AYES: 3
OPPOSED: R. Constable

AUTHORITY DISCUSSION:

PROJECT: Graffiti & Litter Removal Program – Phase 4
CITY: Elizabeth
AMOUNT REQUESTED: $442,821
MOTION TO APPROVE: C. Richman   SECOND: C. Jeter   AYES: 3
ABSTENTION: R. Constable
AUTHORITY DISCUSSION: R. Constable: Is this an annual request? M. Rodrigues: Yes. R. Constable: Does the city compile stats on the clean up? M. Rodrigues: Yes, I will provide you a copy.
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PROJECT: Elizabeth Avenue SID Matching Funds – Year 10
CITY: Elizabeth
AMOUNT REQUESTED: $222,750
MOTION TO APPROVE: C. Richman    SECOND: C. Jeter    AYES: 4

AUTHORITY DISCUSSION:
C. Franzini: Have the number of businesses increased? Bill O’dea: Yes, there are 300 businesses in the business district alone out of 800 businesses certified in the program.

PROJECT: UEZ Clean Team/Clean Community Initiative V
CITY: Irvington
AMOUNT REQUESTED: $226,817
MOTION TO APPROVE: C. Richman    SECOND: C. Jeter    AYES: 4

NOTE: original submission amended to remove administrative staff from request reducing requested amount

PROJECT: Marketing & Real Estate Phase 7
CITY: Jersey City
AMOUNT REQUESTED: $663,795
MOTION TO APPROVE: C. Richman    SECOND: C. Jeter    AYES: 4

AUTHORITY DISCUSSION:
R. Constable: Is this a Bid contract? R. Farber: Yes, it will be put out to bid. C. Franzini notes that payment for administrative staff removed from original proposal and amount requested is down 60% from last year’s request

PROJECT: Martin Luther King Drive Phase 2
CITY: Jersey City
AMOUNT REQUESTED: $204,150
MOTION TO APPROVE: C. Richman    SECOND: C. Jeter    AYES: 3
OPPOSED: R. Constable

AUTHORITY DISCUSSION: R. Constable: The money goes to whom? R. Farber: The money goes to JGSC. R. Constable: Did you receive money last year? R. Farber: Yes, about $198,000.
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PROJECT: Loew's Theatre Sprinkler & Fire Safety Design
CITY: Jersey City
AMOUNT REQUESTED: $115,900
MOTION TO APPROVE: C. Richman  SECOND: C. Jeter  AYES: 4
AUTHORIZED DISCUSSION: R. Constable: What is the overall goal?
R. Farber: To have the theatre restored to its original historical value.

PROJECT: Clean Project 2010
CITY: Kearny
AMOUNT REQUESTED: $243,067
MOTION TO APPROVE: C. Richman  SECOND: C. Jeter  AYES: 3
ABSTENTION: R. Constable
AUTHORIZED DISCUSSION: C. Franzini notes that original proposal did
not have sufficient evaluation but now okay; important to have goals to
compare for next year.

PROJECT: Franklin Street Redevelopment Area Acquisitions 2
CITY: Lakewood
AMOUNT REQUESTED: $981,000
MOTION TO APPROVE: C. Richman  SECOND: C. Jeter  AYES: 4
AUTHORIZED DISCUSSION: C. Franzini notes that proposal is consistent
with new policy circular

PROJECT: Financial Assistance Program V
CITY: Lakewood
AMOUNT REQUESTED: $950,000
MOTION TO APPROVE: C. Richman  SECOND: C. Jeter  AYES: 4
AUTHORIZED DISCUSSION: C. Franzini congratulated Lakewood for
having a good review by the Auditors for having a well run loan program.
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PROJECT: Supplemental Parking Phase III
MOTION TO Revoke prior approval from the April 26, 2010 meeting:
  R. Constable  SECOND: C. Richman  AYES: 4
CITY: Lakewood
AMOUNT REQUESTED: $832,000
MOTION TO APPROVE: C. Richman  SECOND: C. Jeter  AYES: 4

AUTHORITY DISCUSSION:

R. Constable: Explain what the money will be used for? T. Komsa: First part is at no cost to zone or businesses. The second part involves taking the list of what needs to be improved and providing a matching fund for the businesses (with a $15,000 cap) to be able to make the improvements.

PROJECT: Small Business Development Consulting Project
CITY: Lakewood
AMOUNT REQUESTED: $155,000
MOTION TO APPROVE: C. Richman  SECOND: C. Jeter  AYES: 4

AUTHORITY DISCUSSION:

R. Constable: Does Millville have a Police Department? D. Ayres: Yes.

PROJECT: Funding for Police Officers Year 19
CITY: Millville
AMOUNT REQUESTED: $345,260
MOTION TO APPROVE: C. Richman  SECOND: C. Jeter  AYES: 3
OPPOSED: R. Constable

AUTHORITY DISCUSSION:

R. Constable: Does Millville have a Police Department? D. Ayres: Yes.

PROJECT: Millville Town Center Year 11
CITY: Millville
AMOUNT REQUESTED: $266,623
MOTION TO APPROVE: C. Richman  SECOND: C. Jeter  AYES: 4

AUTHORITY DISCUSSION:
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PROJECT: Second Generation Funds for Tourism Marketing Year 7
CITY: Millville
AMOUNT REQUESTED: $220,000
MOTION TO APPROVE: C. Richman SECOND: C. Jeter AYES: 4
AUTHORITY DISCUSSION: R. Constable: What will the money be used for? D. Ayres: For advertising, magazine ads, brochures, television and radio ads and events.

PROJECT: Funding for Fire Fighters Year 18
CITY: Millville
AMOUNT REQUESTED: $157,485
MOTION TO APPROVE: C. Richman SECOND: C. Jeter AYES: 3
OPPOSED: R. Constable
AUTHORITY DISCUSSION: C. Franzini: Your evaluation should state what you hope to achieve. D. Ayres: To recruit 10 new businesses and for inspectors to meet with all businesses to help improve their insurance rates.

PROJECT: West Rancocas Redevelopment Business Center Year 4
(Resubmission of tabled item at the January 13, 2010 meeting)
CITY: Mount Holly
AMOUNT REQUESTED: $129,287
MOTION TO APPROVE: C. Richman SECOND: C. Jeter AYES: 4
AUTHORITY DISCUSSION: C. Franzini: This is no longer being used for debt service? J. Maley: Correct. R. Constable: What will money be used for? J. Maley, for acquisition of properties for the Redevelopment area. C. Franzini noted that proposal is in accordance with new property acquisition policy circular.
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PROJECT: Paterson Trolley
CITY: Paterson
AMOUNT REQUESTED: $120,000
MOTION TO APPROVE: C. Richman   SECOND: C. Jeter   AYES: 4
AUTHORITY DISCUSSION: C. Franzini: Do you organize with NJ Transit? J. Northrop: Yes, the trolley has a designated route to an area that has no NJ Transit stops.

PROJECT: Second Generation Funds for City Center Property Acquisition Phase VI (Resubmission of vetoed item from the April 26, 2010 meeting)
CITY: Pleasantville
AMOUNT REQUESTED: $1,234,814
MOTION TO APPROVE: C. Richman   SECOND: C. Jeter   AYES: 3
ABSTENTION: R. Constable
AUTHORITY DISCUSSION: Noted that resubmitted proposal is in accordance with new property acquisition policy circular

PROJECT: Clean Team Year 7
CITY: Roselle
AMOUNT REQUESTED: $206,342
MOTION TO APPROVE: L. Hurd   SECOND: C. Jeter   AYES: 3
OPPOSED: R. Constable
AUTHORITY DISCUSSION: L. Hurd: Don’t you need weekend clean-up? H. Wyatt: One of the employees works on the weekends.

PROJECT: Police Patrol Year 5
CITY: Roselle
AMOUNT REQUESTED: $135,772
MOTION TO APPROVE: L. Hurd   SECOND: C. Richman   AYES: 3
OPPOSED: R. Constable
AUTHORITY DISCUSSION: R. Constable: Does Roselle have a Police Department? H. Wyatt: Yes.
PROJECT: Recoverable Grant to Lafayette Yard Community Development Corp. for Hotel Improvements  
CITY: Trenton  
AMOUNT REQUESTED: $659,000  
MOTION TO APPROVE: L. Hurd  SECOND: C. Jeter  AYES: 3  
OPPOSED: R. Constable  
AUTHORITY DISCUSSION: R. Constable: Why not have a low interest loan?  A. Carabelli: It was discussed but in the end this was the best route to take due to all the debt the hotel is in already.  R. Constable: Are there other Trenton businesses that have the same relationship to the City?  A. Carabelli: none that I’m aware of.

PROJECT: Second Generation Funds for Economic Development Loan to Bridor USA, Inc.  
CITY: Vineland  
AMOUNT REQUESTED: $190,000  
MOTION TO APPROVE: C. Richman  SECOND: C. Jeter  AYES: 4  

PROJECT: Litter Clean Up Phase III  
CITY: West New York  
AMOUNT REQUESTED: $239,180  
MOTION TO APPROVE: C. Richman  SECOND: C. Jeter  AYES: 4  
MOTION TO TABLE: R. Constable  SECOND: L. Hurd  AYES: 4  
AUTHORITY DISCUSSION: Motion to hold project for one month to get sufficient answers.
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CONSENT AGENDA

CONSENT AGENDA: SEE LIST BELOW
MOTION TO APPROVE: L. HURD  SECOND: C. Richman  AYES: 4

AUTHORITY DISCUSSION:

- Irvington’s request for $37,671 for 2010 Irvington UEZ Business Attraction/Retention V

Contract Amendments: Elizabeth UEZ 09-169 is an extension only.

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CONSENT AGENDA CONT’D

Roselle    UEZA 09-138    extension
Union City UEZA 09-112    extension
Vineland  UEZA 09-161    extension, other
West New York  UEZA 09-10    extension
                UEZA 09-23    extension, other
Wildwood    UEZA 08-162    extension

OLD BUSINESS:

OTHER
C. Franzini: Discussed FY 11 Administrative Budgets
K. Kube: Addressed Administrative Budgets

OPEN TO THE PUBLIC

Stuart Koperweis: Wants clarity and an understanding of the role of the Commissioners as far as policies. Is there dialog between the Authority and Coordinators? Board: Yes

ADJOURNMENT:
MOTION TO ADJOURN: C. Richman    SECOND: C. Jeter    AYES: 4

I, Rosaura Collazo certify that the above are true and correct minutes taken at the June 9, 2010 Urban Enterprise Zone Authority Meeting.