

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

AUTHORITY DISCUSSION:

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

AUTHORITY 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

AUTHORITY 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

AUTHORITY 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

AUTHORITY 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:

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: 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: 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.

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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

AUTHORITY DISCUSSION:

PROJECT: Litter Clean Up Phase III

CITY: West New York

AMOUNT REQUESTED: \$239,180

MOTION TO APPROVE: C. Richman **SECOND:** C. Jeter **AYES:**

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.**

Bridgeton	UEZA 08-55	extension
	UEZA 09-126	extension
East Orange	UEZA 09-117	extension
Elizabeth	UEZA 05-95	extension, other
	UEZA 08-104	extension, other
	UEZA 08-146	extension, other
	UEZA 08-147	extension, other
	UEZA 09-14	extension, other
	UEZA 09-76	extension
	UEZA 09-127	extension
	UEZA 09-128	extension, other
	UEZA 09-130	extension, other
	UEZA 09-131	extension
	UEZA 09-132	extension
	UEZA 09-167	extension
	UEZA 09-169	extension, other (extension only)
	UEZA 09-170	extension, other

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CONSENT AGENDA CONT'D

Gloucester City	UEZA 07-54	extension
	UEZA 07-56	extension
	UEZA 08-04	extension
	UEZA 08-68	extension, change
	UEZA 09-171	extension
Irvington	UEZA 09-152	extension
	UEZA 09-153	extension
Jersey City	UEZA 04-135	extension
	UEZA 08-20	extension
	UEZA 08-153	other
	UEZA 08-197	extension
	UEZA 09-133	extension, other
	UEZA 09-172	extension, other
	UEZA 09-174	extension
Lakewood	UEZA 09-175	extension
	UEZA 09-17	extension
Millville	UEZA 07-171	extension
	UEZA 09-114	extension, other
	UEZA 09-120	extension
	UEZA 09-154	extension, other
	UEZA 09-184	extension
Newark	UEZA 09-155	change
North Bergen	UEZA 09-20	extension
	UEZA 09-87	extension
Paterson	UEZA 09-03	increase
	UEZA 09-91	extension, other
Pemberton	UEZA 08-158	extension, other
	UEZA 09-68	extension
Phillipsburg	UEZA 07-189	extension
	UEZA 09-137	increase
Pleasantville	UEZA 97-61	extension, other
	UEZA 05-38	extension
	UEZA 06-146	extension
	UEZA 07-180	extension
	UEZA 09-95	extension, other
	UEZA 09-96	extension
	UEZA 09-192	extension

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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.