



State of New Jersey
URBAN ENTERPRISE ZONE AUTHORITY
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PHILIP D. MURPHY
Governor

LT. GOVERNOR SHEILA Y. OLIVER
Commissioner

**NEW JERSEY URBAN ENTERPRISE ZONE
AUTHORITY MEETING**

Wednesday, July 13, 2022
2:00 P.M.

Microsoft Teams or call in (audio only)
1(856)338-7074
Phone Conference ID: 919 117 934#

MINUTES

Notice of Public Meeting: Read by Chairperson Sean Thompson: **In accordance with the Open Public Meeting Act, notice of this meeting has been sent to the Bergen Record and the Trenton Times at least 48 hours prior to this meeting and a meeting notice has been posted on the Secretary of State's bulletin board at the Department of State.**

The following recusal process will be followed at all UEZ Board meetings:

- 1) To the extent feasible, meeting materials involving a matter from which a Board member must recuse himself or herself will not be distributed to the Board member.**
- 2) At the subject Board meeting, the Board member must place his or her recusal and the reason therefore on the record prior to any discussion of the matter and shall not participate in any discussion or comment leading up to the vote nor shall the member participate in the vote. The recusal shall be noted in the minutes of the Board meeting.**
- 3) In the event the matter in question shall be discussed at any non-public portion or executory session of the meeting, the Board member shall leave the meeting room and not return until the meeting has returned to public session.**

Roll Call: Sean Thompson, Department of Community Affairs Chair Designee, Julie Diaz, The Department of Labor & Workforce Development Designee, Aaron Binder, The Department of the Treasury Designee, Leslie Anderson, New Jersey Redevelopment Authority (NJRA), Tai Cooper, New Jersey Economic Development Authority (NJEDA) Designee.

Approval of June 8, 2022, UEZ Authority meeting minutes:

Motions:

Approve: Julie Diaz

Second: Aaron Binder

Ayes: 5

Noes: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (5/0/0/0).

Acting Executive Director's Report

Acting Executive Director (AED) Simmons thanked the Board and others on the call, providing an update on a number of items pertaining to UEZ. The first item discussed involved selection of a vendor to do the UEZ audit (dealing with FY's 2020, 2021 and 22-closeout date of 7/15); one response was received. The reason for the delay is COVID-related. If no other responses are received, UEZ will proceed after completing its review process.

AED Simmons mentioned a number of job openings within the Division (5) which includes the hiring of two auditors that will be working to support the UEZ State Fiscal Manager, Joe Fusco. Two Certification Representatives (Technical Assistant 1's) will be starting by the end of August. In addition, an offer was made and accepted for the Program Specialist position (DCA employee) who will start work late August/early September.

The Division seeks to expand operations statewide, and the Fiscal Team has worked tirelessly with DCA fiscal to arrange for ZAF to go out to zones in the next 7-10 days. Authorization letters have been sent to the mayors approved for funding along with email notifications provided to the Coordinators of those respective zones.

The AED informed the Board that the UEZ Divisional staff has been working with DCA planning, dealing with the long-overdue modification of zone maps throughout the state. Acting Executive Director Simmons thanked Coordinator David Klein of Lakewood for leading that process and advised that Phase two of the three phase process has begun. In addition to that, we're looking to have updates to the Sage Grant Management System.

The Governor's Conference for Housing and Economic Development will be coming up at the end of September. The Acting Executive Director has been asked to moderate over the UEZ portion of the conference and the panel is made up of local Coordinators and elected officials.

The Divisional UEZ is in the process of enhancing its website, making it more interactive and user friendly. In conclusion, staff has been in meetings with both Labor and Treasury on the formulation of MOU's, anticipating drafts being made available for review in the next 60-90 days. This concludes the Acting Executive Director's report

NEW BUSINESS

I. Request to approve Camden's Strong Facade - \$350,000

Motions:

Approve: Tai Cooper

Second: Aaron Binder

Ayes: 5

Noes: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (5/0/0/0).

Camden's Coordinator Joe Thomas was present during the meeting to address questions or concerns raised by the Board; there were none. Mr. Thomas thanked the staff and the UEZA for their support.

II. Request to approve UEZ Elizabeth City's UEZ EWR Terminal A Micro Lending Program - \$600,000

Motions:

Approve: Leslie Anderson

Second: Tai Cooper

Ayes: 5

Noes: 0

Recusals: 0

Abstentions: 0

Motion passed with a vote (5/0/0/0).

Elizabeth City's Coordinator Dan Devanney was present during the meeting to address questions and concerns raised.

Board Member Aaron Binder thanked the UEZ staff for taking time to meet with him prior to today's meeting to answer his questions regarding the micro lending concept and the repayment/usage of 2nd generation funds. Mr. Binder asked Acting Executive Director (AED) Simmons if the funds have the same board approval requirement. AED Simmons informed the Board membership that historically, once the encumbered funds are spent and they come back in (via loan repayment), the monies have been characterized as 2nd Generation funds. These funds have typically fallen under the purview of the local municipality (to be used for UEZ purposes only). If there is a desire to formalize the process, a regulatory or legislative change would likely be required. AED Simmons said that the UEZ probably would need to have regulations written up if that was a desire of the board. Board Member Tai Cooper inquired about interest rates and whether a portion of loan funding could be forgivable, or would all loans be required to be paid back in full? In response, the Elizabeth Coordinator (Dan

Devaney) reiterated that the monies loaned out would go back out again in the similar fashion.

Action Item: Acting ED Simmons will investigate the prospect of regulation in communications with the DAG's and report back to the Board at a future meeting.

III. Request to approve North Wildwood City's Security Camera System Enhancement (Phase 1) - \$40,755

Motions:

Approve: Julie Diaz

Second: Leslie Anderson

Ayes: 5

Noes: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (5/0/0/0).

North Wildwood City's Coordinator Steve Booy was present during the meeting to address any questions or concerns raised by the Board; there were none. Mr. Booy thanked the staff and the UEZA for their support.

IV. Request to approve Wildwood City's 2022 Master Plan Reexamination Project - \$95,000

Motion to table:

Approve: Julie Diaz

Second: Leslie Anderson

Ayes: 5

Noes: 0

Recusals: 0

Abstentions: 0

Motion tabled with a vote (5/0/0/0).

Wildwood City's Coordinator Steve Booy was present during the meeting to address any questions and concerns raised by the Board.

UEZA Chairman Thompson had a question for the representative presenting the project (Steve Booy) wanting to know if the proposal (master plan) was a reexamination for the entire city to which Mr. Booy stated that the master plan/reexamination was made up of several different elements (land use/economic development). An additional metric is to try and generate new economic policies with a particular focus relating to businesses along the boardwalk. Board member Anderson asked if the use of these funds were limited to UEZs or if funds can be utilized outside of UEZ boundaries? Acting Executive Director Simmons stated that Urban Enterprise Zone funds could go towards funding

the parcels that reside within zone boundaries and any areas outside of said boundaries could not be paid with UEZ funds. Based on the questions that have been brought up, the UEZA Board proposed to table the matter until a correction is done regarding the % amount being authorized; Wildwood City will present their revised proposal at a future Board meeting.

1. Wildwood City

V. Request to approve Wildwood Boardwalk AINR Study & Plan Project - \$125,000

Motions:

Approve: Leslie Anderson

Second: Aaron Binder

Ayes: 5

Noes: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (5/0/0/0).

Wildwood City's Coordinator Steve Booy was present during the meeting to address any questions or concerns raised by the Board.

Chairman Thompson asked if the area has been designated and is it within the existing zone boundaries? Does Mr. Booy envision that the study and the plan will be done prior to Council action? Coordinator Booy replied Yes to both questions.

VI. Wildwood City

- Approval of Pacific Avenue Business District Street Lighting Project - \$334,875

Motions:

Approve: Julie Diaz

Second: Leslie Anderson

Ayes: 5

Noes: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (5/0/0/0).

Wildwood's Coordinator Steve Booy was present during the meeting to address any questions or concerns raised by the Board; there were none. Mr. Booy thanked the staff and the UEZA for their support as this is a very exciting time of year.

VII. Wildwood Crest Borough

Approval of Acquisition of Litter Containers - \$40,074

Motions:

Approve: Leslie Anderson

Second: Tai Cooper

Ayes: 5

Noes: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (5/0/0/0).

Wildwood's Coordinator Steve Booy was present during the meeting to address any questions or concerns raised by the Board; there were none. Mr. Booy thanked the staff and the UEZA for their support.

Old Business:

Other

None

Open to the public

None

Adjournment: 2:47 pm

Motions:

Adjourn: Leslie Anderson

Second: Julie Diaz

Ayes: 5

Noes: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (5/0/0/0).

Ebony McNeill

I, Ebony McNeill has taken minutes at the July 13, 2022
Urban Enterprise Zone Authority Meeting