



**State of New Jersey**  
**URBAN ENTERPRISE ZONE AUTHORITY**  
**101 SOUTH BROAD STREET**  
**PO Box 822**  
**1ST FLOOR**  
**TRENTON, NJ 08625-0822**

**PHILIP D. MURPHY**  
*Governor*

**LT. GOVERNOR SHEILA Y. OLIVER**  
*Commissioner*

**NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY**

**Board Meeting**

Wednesday, March 8, 2023

2:00 P.M.

**Microsoft Teams or call in (audio only)**

**1 (856) 338-7074**

**Phone Conference ID: 938 226 621#**

**MINUTES**

**Notice of Public Meeting:** Read by Chairwoman Kimberly Holmes: 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:

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

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.

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**

**Kimberly Holmes**, Department of Community Affairs Chair Designee

**Julie Diaz**, The Department of Labor & Workforce Development Designee

**Aaron Binder**, The Department of the Treasury Designee

**Daryl Godfrey**, New Jersey Redevelopment Authority Designee

**Tai Cooper**, New Jersey Economic Development Authority

**William Gruccio**, Public-at-Large

**Carmen Mendiola**, Public-at-Large

## **Approval of January 11, 2023, UEZ Authority meeting minutes:**

### *Motions:*

Approve: Darryl Godfrey

Second: Aaron Binder

Ayes: 4

Nays: 0

Recusals: 0

Abstentions: 2

Motion carried with a vote (4/0/0/2).

## **NEW BUSINESS**

- 1. Executive Director's Report.** Staff is working to: schedule community audits; develop new 45-day project review process for fiscal and compliance; begin the Division's 5-Year Plan; meeting zone personnel; start training process for coordinators and businesses.
- 2. Request to authorize the Executive Director or Acting Executive Director (as appropriate) to file the Notice of Readoption for N.J.A.C/ 5:120, Urban Enterprise Zone Authority, with the Office of Administrative Law.**

### *Motions:*

Approve: Carmen Mendiola

Second: William Guccio

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (7/0/0/0).

- 3. Request to approve Bayonne UEZ Admin Budget FY23 from 07-01-22 to 06-30-23 \$155,000.00**

### *Motions:*

Approve: Carmen Mendiola

Second: Darryl Godfrey

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (6/0/0/0).

**Bayonne's** Coordinator Jacqueline Farber was present during the meeting to address questions or concerns raised by the Board.

**4. Request to approve Camden UEZ Admin Budget for FY23: 07-01-22 to 06-30-23 in the amount of \$176,547**

*Motions:*

Approve: Julie Diaz

Second: Aaron Binder

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (6/0/0/0).

**Camden** Coordinator Joe Thomas was present during the meeting to address questions or concerns raised by the Board.

**5. Request to approve Kearny Avenue Streetscape Repair Project - \$125,100**

*Motions:*

Approve: Tai Cooper

Second: William Gruccio

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (7/0/0/0).

**Kearny** Representative David Silva was present during the meeting to address questions or concerns raised by the Board.

**6. Request to approve Lakewood UEZ Revolving Loan Program – \$193,304.00**

*Motions:*

Approve: Darryl Godfrey

Second: Tai Cooper

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

Motion passed with a vote (7/0/0/0).

**Lakewood** Representative David Klein was present during the meeting to address questions or concerns raised by the Board.

**7. Request to approve Lakewood's UEZ Advertising, Marketing and Events - \$135,000.00**

*Motions:*

Approve: Tai Cooper

Second: William Gruccio

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (7/0/0/0).

**Lakewood's** Coordinator David Klein was present during the meeting to address questions or concerns raised by the Board on the two proposed projects.

**8. Request to approve Millville UEZ Special Events Downtown Promotion - \$40,000**

*Motions:*

Approve: Carmen Mendiola

Second: William Gruccio

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (7/0/0/0).

**Millville's** Coordinator Heather Santoro was present during the meeting to address questions or concerns raised by the Board on the two proposed projects.

**9. Request to approve Millville UEZ Central Business District Improvements Phase 1 - \$200,000**

*Motions:*

Approve: Darryl Godfrey

Second: William Gruccio

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (7/0/0/0).

**Millville's** Coordinator Heather Santoro was present during the meeting to address questions or concerns raised by the Board on the two proposed projects.

**10. Request to approve New Brunswick UEZ Clean Team Project - \$150,000**

*Motions:*

Approve: Julie Diaz  
Second: Aaron Binder  
Ayes: 7  
Nays: 0  
Recusals: 0  
Abstentions: 0

Motion carried with a vote (7/0/0/0).

**New Brunswick's** Coordinator Dan Dominguez was present during the meeting to address questions or concerns raised by the Board on the two proposed projects.

**11. Request to approve North Wildwood's UEZ Admin Budget FY23 – 07-01-22 to 06-30-23 - \$34,666.00**

*Motions:*

Approve: Darryl Godfrey  
Second: Carmen Mendiola  
Ayes: 6  
Nays: 0  
Recusals: 1 – William Guccio  
Abstentions: 0

Motion carried with a vote (6/0/1/0).

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

**12. Request to approve Trenton Downtown Streetscape Project - \$500,000**

*Motions:*

Approve: Aaron Binder  
Second: Julie Diaz  
Ayes: 6  
Nays: 0  
Recusals: 0  
Abstentions: 0

Motion carried with a vote (6/0/0/0).

Trenton's Coordinator Julie Murray was present during the meeting to address any questions and concerns raised by the Board.

**13. Request to approve Union City UEZ Bergenline Ave Streetscape Improvements Phase 1 - \$885,746**

*Motions:*

Approve: Darryl Godfrey  
Second: Carmen Mendiola  
Ayes: 7  
Nays: 0  
Recusals: 0  
Abstentions: 0

Motion carried with a vote (7/0/0/0).

**Union City's** representative David Spatz was present during the meeting to address questions or concerns raised by the Board.

**14. Request to approve West Wildwood UEZ Admin Budget FY23: 07-01-22 to 06-30-23 - \$16,969.00**

*Motions:*

Approve: Aaron Binder  
Second: Carmen Mendiola  
Ayes: 6  
Nays: 0  
Recusals: 1 – William Guccio  
Abstentions: 0

Motion carried with a vote (6/0/1/0).

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

**15. Request to approve Wildwood UEZ-Spicer Ave UEZ Corridor Street End Improvement - \$432,700**

*Motions:*

Approve: Aaron Binder  
Second: Julie Diaz  
Ayes: 6  
Nays: 0  
Recusals: 1 – William Guccio  
Abstentions: 0

Motion carried with a vote (6/0/1/0).

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

**16 Request to approve Wildwood Crest UEZ Admin Budget FY23: 07-01-22 to 06-30-23 - \$8,929.00**

*Motions:*

Approve: Darryl Godfrey

Second: Carmen Mendiola

Ayes: 6

Nays: 0

Recusals: 1 – William Gruccio

Abstentions: 0

Motion carried with a vote (6/0/1/0).

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

**OLD BUSINESS**

**Other**

None

**Open to the public**

None

**Adjournment:** 2:49 pm

Motions:

Adjourn: Darryl Godfrey

Second: Carmen Mendiola

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (7/0/0/0).

**Christine Ott**

I, Christine Ott, have taken minutes at the March 8, 2023  
Urban Enterprise Zone Authority Meeting