



**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, September 13, 2023

2:00 P.M.

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

**1 (856) 338-7074**

**Phone Conference ID: 367 619 062 #**

**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.

The Roll Call was presented by calling out each department. Each representative was requested to identify themselves by announcing their first and last name. Representatives attending announced their presence.

**Roll Call**

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

**Keith White**, The Department of Labor & Workforce Development Designee

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

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

**Darryl Godfrey**, New Jersey Redevelopment Authority

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

**William Johnson**, Public-at-Large

**Douglas Schneider**, Public-at-Large

## **Approval of August 09, 2023, UEZ Authority meeting minutes:**

### *Motions:*

Approve: Darryl Godfrey

Second: Carmen Mendiola

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (7/0/0/1)

## **NEW BUSINESS**

### **1. Executive Director's Report.**

1. The Urban Enterprise Zone Authority has been engaged in outreach to our coordinators. We conducted two training sessions to provide information on the UEZ requirements and program standers for Certification, Finance and Compliance, this is the first of two training sessions, and the majority of coordinators passed the exam.
2. We also had Orientation session for Board members and provided illustration on the UEZA operation.
3. We have begun the process of developing a Five-Year Master Plan Guidelines that will shape UEZ communities in the preparation their applications. The guideline provides a template in accordance with legislation and will be presented to the Board for your consideration on the October 11<sup>th</sup> Board meeting.
4. The Executive Director will be making a presentation in the Urban Enterprise Zone (UEZ) Mayor's Conference, and in the League of Municipalities, more information to follow.

This is a snapshot of our activities during August/September 2023

**2 UEZ Coordinators/Representatives Roll Call**

**Asbury Park** - JulieAnn Murray

**Camden** - Joe Thomas

**Jersey City** - Florence Baron

**Perth Amboy** - Noelia Colon

**Vineland and Vineland-Millville** - Sandra Forosisky – Heather Santoro

**Wildwood, Wildwood Crest, North Wildwood and West Wildwood** - Steve Booy

**3 Request to approve the Asbury Park UEZ Workforce Development Program in the amount of \$105,321.**

*Motions:*

Approve: Carmen Mendiola

Second: Douglas Schneider

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

**Asbury Park's** UEZ Coordinator, JulieAnn Murray, was present during the meeting to address questions or concerns raised by the Board.

**4 Request to approve Camden UEZ Admin Budget FY24: 07-01-23 to 06-30-24 in the amount of \$329,572.**

*Motions:*

Approve: Keith White

Second: Aaron Binder

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

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

**5 Request to approve the Jersey City UEZ Marketing in the amount of \$1,650,000.**

*Motions:*

Approve: Aaron Binder

Second: Keith White

Ayes: 7

Nays: 0

Recusals: 1 Carmen Mendiola

Abstentions: 0

Motion carried with a vote (7/0/1/0).

**Jersey City's** UEZ Coordinator, Florence Baron, was present during the meeting to address questions or concerns raised by the Board.

**6 Request to approve the Jersey City UEZ Micro Biz Real Estate Commercial Lease Grant in the amount of \$800,000.**

*Motions:*

Approve: Darryl Godfrey

Second: Keith White

Ayes: 7

Nays: 0

Recusals: 1 Carmen Mendiola

Abstentions: 0

Motion carried with a vote (7/0/1/0).

**Jersey City's** UEZ Representative, Florence Baron, was present during the meeting to address questions or concerns raised by the Board.

**7 Request to approve the Jersey City UEZ Small Biz Incubator and Development Services in the amount of \$751,116.**

*Motions:*

Approve: Aaron Binder

Second: Keith White

Ayes: 7

Nays: 0

Recusals: 1 Carmen Mendiola

Abstentions: 0

Motion carried with a vote (7/0/1/0).

**Jersey City's** UEZ Coordinator, Florence Baron, was present during the meeting to address questions or concerns raised by the Board for both projects.

**8 Request to approve the Jersey City UEZ Special Improvement Districts Svc Support in the amount of \$1,050,000.**

*Motions:*

Approve: Douglas Schneider

Second: Darryl Godfrey

Ayes: 7

Nays: 0

Recusals: 1 Carmen Mendiola

Abstentions: 0

Motion carried with a vote (7/0/1/0).

**Jersey City's** UEZ Coordinator, Florence Baron, was present during the meeting to address questions or concerns raised by the Board.

**9 Request to approve the Perth Amboy UEZ Trolley Service in the amount of \$300,000.**

*Motions:*

Approve: Carmen Mendiola

Second: Keith White

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

**Perth Amboy's** UEZ Coordinator, Noelia Colon, was present during the meeting to address questions or concerns raised by the Board.

**10 Request to approve the Perth Amboy UEZ: Micro Loan Program in the amount of \$500,000.**

*Motions:*

Approve: Keith White

Second: Douglas Schneider

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

**Perth Amboy's** UEZ Coordinator, Noelia Colon, was present during the meeting to address questions or concerns raised by the Board.

**11 Request to approve the Perth Amboy UEZ: Litter Containers Project in the amount of \$60,000.**

Motions:

Approve: Keith White

Second: Douglas Schneider

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

**Perth Amboy's** UEZ Coordinator, Noelia Colon, was present during the meeting to address questions or concerns raised by the Board.

**12 Request to approve the Perth Amboy UEZ: PD Security Cameras in the amount of \$450,826.**

Motions:

Approve: Carmen Mendiola

Second: Darryl Godfrey

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

**Perth Amboy's** UEZ Coordinator, Noelia Colon, was present during the meeting to address questions or concerns raised by the Board.

**13 Approval to Authorize Vineland-Millville a Request for Proposal (RFP) for Preparing a Five-Year Plan**

Motions:

Approve: Keith White

Second: Carmen Mendiola

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

**Vineland's** UEZ Coordinator, Sandra Forosisky and **Millville's** UEZ Coordinator Heather Santoro, was present during the meeting to address questions or concerns raised by the Board.

**14 Approval for Vineland-Millville to Authorize Acceptance of a Request for Proposal (RFP) for Undertaking a Five-Year Plan in the amount not to exceed \$125,000**

Motions:

Approve: Darryl Godfrey

Second: Keith White

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

**Vineland's** UEZ Coordinator, Sandra Forosisky and **Millville's** UEZ Coordinator Heather Santoro, was present during the meeting to address questions or concerns raised by the Board.

**15 Approval to Authorize Wildwood, Wildwood Crest, North Wildwood and West Wildwood a Request for Proposal for Preparing a Five-Year Plan**

Motions:

Approve: Keith White

Second: Douglas Schneider

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

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

**16 Approval for Wildwood, Wildwood Crest, North Wildwood and West Wildwood to Authorize Acceptance of a Request for Proposal for Undertaking Five-Year Plan in the amount not to exceed \$125,000**

Motions:

Approve: Darryl Godfrey

Second: Carmen Mendiola

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

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

## **OLD BUSINESS**

### **Other**

None

### **Open to the public**

Comments were made by public.

**Adjournment:** 02:53 p.m.

Motions:

Adjourn: Darryl Godfrey

Second: Carmen Mendiola

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

## **Rasha Hassan**

I, Rasha Hassan, have taken minutes at the September 13, 2023

Urban Enterprise Zone Authority Meeting