



PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lieutenant Governor

State of New Jersey
URBAN ENTERPRISE ZONE AUTHORITY
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JACQUELYN A. SUÁREZ
Acting Commissioner

NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY

Board Meeting

Wednesday, December 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

Julie Diaz, The Department of Labor & Workforce Development Designee

Aaron Binder, The Department of the Treasury Designee

Darryl Godfrey, New Jersey Redevelopment Authority

Carmen Mendiola, Public-at-Large

William Johnson, Public-at-Large

Douglas Schneider, Public-at-Large

Approval of November 08, 2023, UEZ Authority meeting minutes:

Motions: Darryl Godfrey

Approve: Douglas Schneider

Second:

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

NEW BUSINESS

1. Executive Director's Report.

Executive Direct James Slaughter Gave his report about UEZA activities for November/December-2023,

1. Urban Enterprise Zone Authority certified businesses number for 2023, and how to outcome the language barrier for communities where English is not the first language.
2. UEZA Participation in the League of Municipalities.
3. The Five-Year Master Plan Updates.
4. The UEZA is working with DCA on marketing materials to enhance viability and status with business community and social media network.

2 UEZ Coordinators/Representatives Roll Call

Asbury Park - JulieAnn Murray

Camden - Joe Thomas

East Orange - Antoinette Brevard

Gloucester City - Lori Ryan

Jersey City - Florence Baron

Kearny - Stephen Marks

Lakewood - David Klein

Long Branch - Richard A. Thompson

New Brunswick - Dan Dominquez

Newark - Marcus T. Randolph

Passaic - Ricardo Fernandez

Plainfield - Jeannette Aparicio

Trenton - Eric Maywar

Vineland - Sandra Forosisky

Wildwood - Steve Booy

3 Request to approve Asbury Park UEZ Employee Retention Stipend Project in the amount of \$200,000.

Motions:

Approve: Carmen Mendiola

Second: Douglas Schneider

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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 Asbury Park UEZ Admin Budget FY24: 7-1-23 to 6-30-24 in the amount \$105,772.

Motions:

Approve: Carmen Mendiola

Second: Douglas Schneider

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

5 Request to approve Jersey City UEZ Admin Budget FY 23: 7-1-22 to 6-30-23 in the amount of \$784,787.

Motions:

Approve: Douglas Schneider

Second: Darryl Godfrey

Ayes: 6

Nays: 0

Recusals: Carmen Mendiola

Abstentions: 0

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

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 Lakewood UEZ Shuttle Liaison in the amount of \$300,000.

Motions:

Approve: Douglas Schneider

Second: Aaron Binder

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Lakewood's UEZ Representative, David Klein, was present during the meeting to address questions or concerns raised by the Board.

7 Request to approve Lakewood UEZ Success Project in the amount of \$50,000.

Motions:

Approve: Julie Diaz

Second: Aaron Binder

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Lakewood's UEZ Representative, David Klein, was present during the meeting to address questions or concerns raised by the Board.

8 Request to approve Lakewood UEZ Emergency Mobile Command Post Volunteer Service in the amount of \$150,000.

Motions:

Approve: Carmen Mendiola

Second: Douglas Schneider

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Lakewood's UEZ Representative, David Klein, was present during the meeting to address questions or concerns raised by the Board.

9 Request to approve Long Branch UEZ Admin Budget FY24: 7-1-23 to 6-30-24 in the amount of \$84,000.

Motions:

Approve: Carmen Mendiola

Second: Douglas Schneider

Ayes: 6

Nays: 0

Recusals: William Johnson

Abstentions: 0

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

Long Branch's UEZ Coordinator, Richard A. Thompson, was present during the meeting to address questions or concerns raised by the Board.

10 Request to approve New Brunswick UEZ Admin Budget FY24: 7-01-23 To 6-30-24 in the amount of \$150,000.

Motions:

Approve: Darryl Godfrey

Second: Aaron Binder

Ayes: 6

Nays: 0

Recusals: Douglas Schneider

Abstentions:

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

New Brunswick's UEZ Coordinator, Dan Dominquez/ Maria Cody, was present during the meeting to address questions or concerns raised by the Board.

11 Request to approve Newark UEZ Small Business Revolving Loan Fund in the amount of \$400,000.

Motions:

Approve: Carmen Mendiola

Second: Julie Diaz

Ayes: 6

Nays: 0

Recusals: Darryl Godfrey

Abstentions: 0

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

Newark's UEZ Representer, Marcus T. Randolph, was present during the meeting to address questions or concerns raised by the Board.

12 Request to approve Passaic UEZ Admin Budget FY 24: 7-1-23 To 6-30-24 in the amount of \$287,079.

Motions:

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

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

Passaic's UEZ Coordinator, Ricardo Fernandez, was present during the meeting to address questions or concerns raised by the Board.

13 Request to approve Plainfield UEZ Sign and Façade Program Phase V in the amount of \$500,000.

Motions:

Approve: Darryl Godfrey
Second: Julie Diaz
Ayes: 7
Nays: 0
Recusals: 0
Abstentions: 0

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

Plainfield's UEZ Coordinator, Jeannette Aparicio was present during the meeting to address questions or concerns raised by the Board.

14 Request to approve Trenton UEZ Admin Budget FY24: 7-1-23 to 6-30-24 in the amount of \$218,626.

Motions:

Approve: Carmen Mendiola
Second: Douglas Schneider
Ayes: 7
Nays: 0
Recusals: 0
Abstentions: 0

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

Trenton's UEZ Representative, Eric Maywar, was present during the meeting to address questions or concerns raised by the Board.

15 Request to Trenton UEZ Marketing Fund in the amount of \$300,000.

Motions:

Approve: Douglas Schneider

Second: Carmen Mendiola

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Trenton's UEZ Representative, Eric Maywar, was present during the meeting to address questions or concerns raised by the Board.

16 Request to approve Vineland UEZ Redevelop of Landis Marketplace to Movie Studio in the amount of \$900,000.

Motions:

Approve: Julie Diaz

Second: Carmen Mendiola

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

17 Request to approve Wildwood UEZ Boardwalk Rehabilitation Phase III Project in the amount of \$575,000.

Motions:

Approve: Carmen Mendiola

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

18 Request to Authorize Camden UEZ's Request for proposal (RFP) for the undertaking of a 5-Year Plan - not to exceed \$110,000.

Motions:

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

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

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

19 Request to Authorize East Orange to proceed with the Development of a Request for Proposal (RFP) for a 5-Year Plan.

Motions:

Approve: Darryl Godfrey
Second: Julie Diaz
Ayes: 7
Nays: 0
Recusals: 0
Abstentions: 0

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

East Orange's UEZ Coordinator, Antoinette Brevard, was present during the meeting to address questions or concerns raised by the Board.

20 Approval to Authorize East Orange UEZ's Request for proposal (RFP) for the undertaking of a 5-Year Plan - not to exceed \$125,000.

Motions:

Approve: Darryl Godfrey
Second: Julie Diaz
Ayes: 7
Nays: 0
Recusals: 0
Abstentions: 0

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

East Orange's UEZ Coordinator, Antoinette Brevard, was present during the meeting to address questions or concerns raised by the Board.

21 Request to Authorize Gloucester City to proceed with the Development of a Request for Proposal (RFP) for a 5-Yer Plan.

Motions:

Approve: Aaron Binder

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Gloucester City's UEZ Coordinator, Lori Ryan, was present during the meeting to address questions or concerns raised by the Board.

22 Approval to Authorize Gloucester City UEZ's Request for proposal (RFP) for the undertaking of a 5-Year Plan - not to exceed \$25,000.

Motions:

Approve: Carmen Mendiola

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Gloucester City's UEZ Coordinator, Lori Ryan, was present during the meeting to address questions or concerns raised by the Board.

23 Request to Authorize Kearny to proceed with the Development of a Request for Proposal (RFP) for a 5-Year Plan.

Motions:

Approve: Douglas Schneider

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Kearny's UEZ Coordinator, Stephen Marks, was present during the meeting to address questions or concerns raised by the Board.

24 Approval to Authorize Kearny UEZ's Request for proposal (RFP) for the undertaking of a 5-Year Plan - not to exceed \$125,000.

Motions:

Approve: Aaron Binder

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Kearny's UEZ Coordinator, Stephen Marks, was present during the meeting to address questions or concerns raised by the Board.

OLD BUSINESS

Other

None

Open to the public

No comments were made by public.

Adjournment: 3:57 p.m.

Motions:

Adjourn: Darryl Godfrey

Second: Carmen Mendiola

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Rasha Hassan

I, Rasha Hassan, have taken minutes at the December 13, 2023
Urban Enterprise Zone Authority Meeting