



**PHILIP D. MURPHY**  
*Governor*

**TAHESHA L. WAY**  
*Lieutenant Governor*

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

**JACQUELYN A. SUÁREZ**  
*Acting Commissioner*

## **NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY**

### **Board Meeting**

Wednesday, January 10, 2024

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

**Denise Harding**, 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 December 13, 2023, UEZ Authority meeting minutes:**

### *Motions:*

Approve: Carmen Mendiola

Second: Julie Diaz

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 Director James Slaughter gave his report about UEZA activities for December/January 2024.

1. Number of projects increased from 5/6 to 20 projects, including the review and approval of several Five-Year Plans each month.
2. UEZA is preparing for a coordinators training session in February.
3. UEZA is preparing marketing materials and will have a presence at the summer/fall Festival Season at the UEZA communities.
4. UEZA is still understaffed, but we're working with DCA to fill these vacancies.

### **2. UEZ Coordinators/Representatives Roll Call**

**Asbury Park** - JulieAnn Murray

**Bridgeton** - Stephanie Gonzalez

**Carteret** - Bob Makin

**East Orange** - Antoinette Brevard

**Guttenberg** - Hiram Gonzalez

**Jersey City** - Florence Baron

**Long Branch** - Richard A. Thompson

**Millville** - Heather Santoro

**Mount Holly** - Sean Kennedy

**Newark** – Marcus Randolph

**North Wildwood** – Steve Booy

**Passaic** – Joe Buga

**Perth Amboy** – Noelia Colin

**Vineland** - Sandra Forosisky

**West Wildwood** – Steve Booy

**Wildwood** – Steve Booy

**Wildwood Crest** – Steve Booy

**3. Request to approve Asbury Park UEZ Roller Rink Festival Program in the amount of \$10,000.**

*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 Bridgeton UEZ Downtown Alley Beautification Project in the amount of \$14,977.**

*Motions:*

Approve: Douglas Schneider

Second: Denise Harding

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

**Bridgeton's** UEZ Coordinator, Stephanie Gonzalez, was present during the meeting to address questions or concerns raised by the Board.

**5. Request to approve East Orange Cops on the Shopping Blocks in the amount of \$206,017.**

*Motions:*

Approve: Carmen Mendiola

Second: Denise Harding

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.

**6. Request to approve East Orange UEZ Admin Budget FY24: 7-1-23 to 6-30-24 in the amount of \$188,000.**

*Motions:*

Approve: Douglas Schneider

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.

**7. Request to approve Guttenberg UEZ 2024 Holiday Décor Project in the amount of \$17,856.**

*Motions:*

Approve: Julie Diaz

Second: Carmen Mendiola

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

**Guttenberg's** UEZ Representative, Hiram Gonzalez, was present during the meeting to address questions or concerns raised by the Board.

**8. Request to approve Jersey City UEZ Admin Budget FY24: 8-1-23 to 6-30-24 in the amount of \$674,099.**

*Motions:*

Approve: Douglas Schneider

Second: Julie Diaz

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.

**9. Request to approve Long Branch UEZ Redevelopment Handbook Redesign Project in the amount of \$47,500.**

*Motions:*

Approve: Denise Harding  
Second: Douglas Schneider  
Ayes: 5  
Nays: 0  
Recusals: William Johnson  
Abstentions: 0

Motion carried with a vote (5/0/1/0).

**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 Millville UEZ Revolving Loan Fund Program in the amount of \$1,000,000.**

*Motions:*

Approve: Carmen Mendiola  
Second: Denise Harding  
Ayes: 7  
Nays: 0  
Recusals: 0  
Abstentions:

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

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

**11. Request to approve Newark UEZ Small Business Incentive Program in the amount of \$3,600,000.**

*Motions:*

Approve: Tai Cooper  
Second: Carmen Mendiola  
Ayes: 7  
Nays: 0  
Recusals: 0  
Abstentions: 0

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

**Newark's** UEZ Representative, Marcus Randolph, was present during the meeting to address questions or concerns raised by the Board.

**12. Request to approve North Wildwood UEZ Admin Budget FY24: 7-1-23 to 6-30-24 in the amount of \$36,653.**

*Motions:*

Approve: Denise Harding

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**13. Request to approve Passaic UEZ Quality of Life Police Project in the amount of \$650,000.**

*Motions:*

Approve: Carmen Mendiola

Second: Julie Diaz

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**Passaic's** UEZ Representative, Joe Buga, was present during the meeting to address questions or concerns raised by the Board.

**14. Request to approve Perth Amboy UEZ Vehicle in the amount of \$40,000.**

*Motions:*

Approve: Julie Diaz

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.

**15. Request to Vineland UEZ Downtown Public Safety Project in the amount of \$550,000.**

*Motions:*

Approve: Julie Diaz

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, was present during the meeting to address questions or concerns raised by the Board.

**16. Request to approve West Wildwood UEZ Admin Budget FY24: 7-1-23 to 6-30-24 in the amount of \$13,722.**

*Motions:*

Approve: Darryl Godfrey

Second: Denise Harding

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**17. Request to approve Wildwood UEZ Admin Budget FY2024 From 01/01/24 – 06/30/24 in the amount of \$88,577.**

*Motions:*

Approve: Darryl Godfrey

Second: Denise Harding

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.

**18. Request to approve Wildwood Crest UEZ Admin Budget FY24: 7-1-23 to 6-30-24 in the amount of \$7,242.**

*Motions:*

Approve: Denise Harding

Second: Julie Diaz

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

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

*Motions:*

Approve: Douglas Schneider

Second: Denise Harding

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**Carteret's** UEZ Coordinator, Bob Makin, was present during the meeting to address questions or concerns raised by the Board.

**20. Approval to Authorize Carteret UEZ's Request for proposal (RFP) for the undertaking of a 5-Year Plan - not to exceed \$50,000.**

*Motions:*

Approve: Denise Harding

Second: Carmen Mendiola

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**Carteret's** UEZ Coordinator, Bob Makin, was present during the meeting to address questions or concerns raised by the Board.



**21. Request to Authorize Mount Holly to proceed with the Development of a Request for Proposal (RFP) for a 5-Year Plan.**

*Motions:*

Approve: Tai Cooper

Second: Darryl Godfrey

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**Mount Holly's** UEZ Coordinator, Sean Kennedy, was present during the meeting to address questions or concerns raised by the Board.

**22. Approval to Authorize Mount Holly UEZ's Request for proposal (RFP) for the undertaking of a 5-Year Plan - 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).

**Mount Holly's** UEZ Coordinator, Sean Kennedy, was present during the meeting to address questions or concerns raised by the Board.

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

*Motions:*

Approve: Douglas Schneider

Second: Julie Diaz

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**Passaic's** UEZ Representative, Joe Buga, was present during the meeting to address questions or concerns raised by the Board.

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

*Motions:*

Approve: Darryl Godfrey

Second: Denise Harding

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

**Passaic's** UEZ Representative, Joe Buga, 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:** 02:50 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 January 10, 2024  
Urban Enterprise Zone Authority Meeting