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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, March 13, 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 Alea Couch: 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

Alea Couch, Department of Community Affairs Chair Designee

Keith White, The Department of Labor & Workforce Development Designee

Denise Harding, The Department of the Treasury Designee

Jenell Johnson, 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 February 14, 2024, UEZ Authority meeting minutes:

Motions:

Approve: Carmen Mendiola

Second: Darryl Godfrey

Ayes: 7

Nays: 0

Recusals: 0

Abstentions:

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

NEW BUSINESS

1. Executive Director's Report

Executive Direct James Slaughter gave his report in reference to UEZA activities for February/March 2024, as follow:

- UEZA is experiencing an increased number of Authorization Requests to prepare a Five-Year Master Plan document. A total of twenty-one plans are authorized with seventeen documents to go.
- UEZA conducted a four-hours training session for UEZ coordinators in February 2024.
- UEZA team is planning to attend the Urban Enterprise Zone Mayors' Commission Meeting in Bayonne on March 20, 2024.
- UEZA is currently engaged in interviewing and hiring new staff, both permanent and temp staff.
- After March's meeting, forty-three projects have been approved. These project awards total approximately \$12 million.

2. Presentation and approval of competitive bid for outside audit services for Fiscal Years 2023 and 2024.

Motions:

Approve: Keith White

Second: Denise Harding

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Chair of the Audit Committee, Kia King, was present during the meeting to address questions or concerns raised by the Board.

3. UEZ Coordinators/Representatives Roll Call

Bayonne (Jacqueline Farber)
Carteret (Bob Makin)
Gloucester City (Lori Ryan)
Lakewood (David Klein)
Long Branch (Richard Thompson)
Passaic (Ricardo Fernandez)
Perth Amboy (Noelia Colon)
Union City (David Spatz)
West New York (Jonathan Castaneda)

4. Request to approve Bayonne UEZ Food Truck Festival in the amount of \$32,550.

Motions:

Approve: Carmen Mendiola

Second: Keith White

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

5. Request to approve Bayonne UEZ Admin Budget FY24 7-1-23 to 6-30-24 in the amount of \$171,782.

Motions:

Approve: Douglas Schneider

Second: Keith White

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

6. Request to approve Carteret UEZ Capital Improvement Matching Funding FY24 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).

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

7. Request to approve Carteret UEZ Façade Improvement Matching Funding FY24 in the amount of \$500,000.

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.

8. Request to approve Gloucester City UEZ Special Events Promotion in the amount of \$30,000.

Motions:

Approve: Carmen Mendiola

Second: Denise Harding

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

9. Request to approve Lakewood UEZ Downtown Security Cameras in the amount of \$18,000.

Motions:

Approve: Darryl Godfrey

Second: Jenell Johnson

Ayes: 8

Nays: 0

Recusals: William Johnson

Abstentions: 0

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

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

10. Request to approve Long Branch UEZ Infrastructure Improve. Proj-Russell Ct. Ph2 in the amount of \$280,000.

Motions:

Approve: Carmen Mendiola

Second: Keith White

Ayes: 7

Nays: 0

Recusals: William Johnson

Abstentions: 0

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

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

11. Request to approve Passaic UEZ 2024 Clean Sweep/Graffiti Eradication Project in the amount of \$535,206.

Motions:

Approve: Jenell Johnson

Second: Denise Harding

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

12. Approval to Authorize Perth Amboy UEZ to proceed with the Development of a Request for Proposal (RFP) for a 5-Year Plan.

Motions:

Approve: Denise Harding

Second: Jenell Johnson

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 Perth Amboy UEZ's Request for Proposal (RFP) for the undertaking of a 5-Year Plan - not to exceed \$125,000.

Motions:

Approve: Carmen Mendiola

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.

14. Approval to Authorize Union City UEZ to proceed with the Development of a Request for Proposal (RFP) for a 5-Year Plan.

Motions:

Approve: Carmen Mendiola

Second: Denise Harding

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

15. Approval to Authorize Union City UEZ’s Request for Proposal (RFP) for the undertaking of a 5-Year Plan - not to exceed \$125,000.

Motions:

Approve: Carmen Mendiola

Second: Darryl Godfrey

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Union City’s UEZ Representative, David Spatz, was present during the meeting to address questions or concerns raised by the Board.

16. Approval to Authorize West New York UEZ to proceed with the Development of a Request for Proposal (RFP) for a 5-Year Plan.

Motions:

Approve: Keith White

Second: Denise Harding

Ayes: 7

Nays: 0

Recusals: Carmen Mendiola

Abstentions: 0

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

West New York’s UEZ Coordinator, Jonathan Castaneda, was present during the meeting to address questions or concerns raised by the Board.

17. Approval to Authorize West New York UEZ’s Request for Proposal (RFP) for the undertaking of a 5-Year Plan - not to exceed \$125,000.

Motions:

Approve: Darryl Godfrey

Second: Douglas Schneider

Ayes: 7

Nays: 0

Recusals: Carmen Mendiola

Abstentions: 0

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

West New York’s UEZ Coordinator, Jonathan Castaneda, 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: 02:44 p.m.

Motions:

Adjourn: Carmen Mendiola

Second: Denise Harding

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 March 13, 2024
Urban Enterprise Zone Authority Meeting