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

NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY

Board Meeting

Wednesday, June 11, 2025

2:00 P.M.

Microsoft Teams or call in (audio only)

1 (856) 338-7074

Phone Conference ID: 833 400 705#

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 UEZA 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

Julie Diaz, Department of Labor & Workforce Development Designee

Aaron Binder, Department of Treasury

Tai Cooper, New Jersey Economic Development Authority

Darryl Godfrey, New Jersey Redevelopment Authority

Carmen Mendiola, Public-at-Large

William Johnson, Public-at-Large
Douglas Schnieder, Public-at-Large

Approval of May 14, 2025, UEZ Authority meeting minutes:

Motions:

Approve: Julie Diaz

Second: Douglas Schneider

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

NEW BUSINESS

UEZA Director's Report

The report outlines activities from May and June 2025 related to the Urban Enterprise Zone (UEZ) Program:

- 1. UEZ Business Certification:** The number of certified businesses has increased from 6,200 to 6,809 over the past six months, boosting sales tax revenue for the program.
- 2. Zone Assistance Fund Activity:** Application volume is rising, with 373 projects approved since 2022 and \$102 million allocated for approved Zone Development Plans.
- 3. Plan Submission:** Pemberton and Camden are under consideration, which would bring the total to 13 approved plans if authorized. Ongoing engagement with municipalities continues, by responding to inquiries, providing updated, and offering technical assistance as needed.
- 4. Coordinator Training:** The UEZA is developing an interim training course for newly appointed UEZ Coordinators, with plans to offer it via Microsoft Teams to support efficient onboarding.

The report highlights efforts to support business development and enhance economic opportunities in Urban Enterprise Zones.

UEZ Coordinators/Representatives Roll Call

Camden: Joe Thomas

Gloucester City: Lori Ryan

Lakewood: David Klein

Millville: Heather Santoro

New Brunswick: Dan Dominguez

Newark: Andrea Cozier Mclean

Paterson: Dipto Roy

Pemberton: Rosemary Flaherty

1. **Request to approve Gloucester City UEZ Corridor Beautification Program in the amount of \$120,000**
2. **Request to approve Gloucester City UEZ Special Events and Marketing in the amount of \$50,000**
3. **Request to approve Gloucester City UEZ Front End Loader in the amount of \$150,000**

Motions

Approve: Douglas Schneider

Second: Darryl Godfrey

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

Motions carry 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.

4. **Request to approve Lakewood UEZ Transportation Bus Expansion Phase II in the amount of \$2,925,000**

Motions:

Approve: Tai Cooper

Second: Douglas Schneider

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

5. **Request to approve Millville UEZ Police Program in the amount of \$312,000**

Motions:

Approve: Aaron Binder

Second: Darryl Godfrey

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

6. **Request to approve New Brunswick UEZ Marketing and Events FY26 - in the amount of \$300,000**

7. **Request to approve New Brunswick UEZ Clean Team FY26 - in the amount of \$160,000**

Motions:

Approve: Darryl Godfrey

Second: Julie Diaz

Ayes: 6

Nays: 0

Recusals: Douglas Schneider

Abstentions: 0

Motions carry with a vote (6/0/1/0).

New Brunswick's UEZ Representative, **Dan Dominguez**, was present during the meeting to address questions or concerns raised by the Board.

8. **Request to approve Newark UEZ Admin Budget FY25: 04-01-25 to 06-30-25 in the amount of \$181,895**

Motions

Approve: Tai Cooper

Second: Douglas Schneider

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Newark's UEZ Coordinator, **Andrea Cozier Mclean**, was present during the meeting to address questions or concerns raised by the Board.

9. **Request to approve Paterson UEZ Emergency Clean Collection Project 2025-2026 in the amount of \$456,795**

Motions:

Approve: Darryl Godfrey

Second: Aaron Binder

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Paterson's UEZ Coordinator, **Dipto Roy**, was present during the meeting to address questions or concerns raised by the Board.

10. Request to approve Camden’s UEZ Preliminary Zone Development Plan

Motions:

Approve: Tai Cooper

Second: Douglas Schneider

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.

11. Request to approve Pemberton’s Preliminary Zone Development 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).

Pemberton’s UEZ Coordinator, **Rosemary Flaherty**, was present during the meeting to address questions or concerns raised by the Board.

12. Request to approve the UEZ Admin Budget Encumbrance Operating System in the amount of \$250,000

Motion:

Approve: Julie Diaz

Second: Tai Cooper

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Pemberton’s UEZ Coordinator, **Rosemary Flaherty**, was present during the meeting to address questions or concerns raised by the Board.

13. Other

None

14. Open to the public

No comments were made by the public.

15. Adjournment: 2:40 p.m.

Motions:

Adjourn: Darryl Godfrey

Second: Tai Cooper

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Alinna Calorio

I, Alinna Calorio, have taken minutes at the June 11, 2025,
Urban Enterprise Zone Authority Meeting