



**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*

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

**JACQUELYN A. SUÁREZ**  
*Commissioner*

**NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY**  
**Board Meeting**

Wednesday, December 10, 2025  
02:00 P.M.

**Microsoft Teams or call in (audio only)**  
**1 (856) 338-7074**  
**Phone Conference ID: 574 332 354#**

**MINUTES**

- 1. Notice of Public Meeting:** Read by Deputy Commissioner Sam Viavattine: 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.

**2. Roll Call**

**Samuel Viavattine**, 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

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

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

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

### **3. Approval of November 12, 2025, UEZ Authority meeting minutes:**

*Motions:*

Approve: Douglas Schneider

Second: Julie Diaz

Ayes: 5

Nays: 0

Recusals: 0

Abstentions: 0

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

## **NEW BUSINESS**

### **4. UEZA Director's Report**

Executive Director Christine Campbell reported the following updates:

- UEZA continues to make progress on outstanding Zone Development Plans. Following today's meeting, only five plans remain to be received and/or approved, a reduction from twelve at the start of September.
- The revised UEZ Rules are nearing completion and are expected to be ready for review by the Commissioner's Office in the near future.
- UEZA recently underwent an ethics audit by the State Ethics Commission and received a rating of "substantial compliance."
- Staff will be working over the coming weeks to develop bylaws for the Board.
- For 2026, a major goal is to develop and distribute a comprehensive Policy and Procedures Manual for all program stakeholders.

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

**Guttenberg** (*Hiram Gonzalez*)

**Elizabeth** (*Daniel Devanny*)

**Millville** (*Samantha Cruz*)

**Newark** (*Andrea McLean*)

**Passaic** (*Ricardo Fernandez*)

**Roselle** (*Samantha Carpio*)

### **5. Request to approve Guttenberg UEZ 2026 Holiday Décor Project in the amount of \$50,392**

*Motions*

Approve: Julie Diaz

Second: Doug Schneider

Ayes: 7

Nays: 0

Recusals: 0  
Abstentions: 0

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

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

**6. Request to approve Newark UEZ Citywide Improvement Grant in the amount of \$500,000**

*Motions:*

Approve: Darryl Godfrey  
Second: Tai Cooper  
Ayes: 8  
Nays: 0  
Recusals: 0  
Abstentions: 0

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

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

**7. Request to approve Elizabeth UEZ EAP SID Holiday Lighting Program in the amount of \$63,000**

*Motions:*

Approve: Carmen Mendiola  
Second: Julie Diaz  
Ayes: 8  
Nays: 0  
Recusals: 0  
Abstentions: 0

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

**Elizabeth's** UEZ Coordinator Dan Devaney, was present during the meeting to address questions or concerns raised by the Board.

**8. Request to approve Millville UEZ Clean Team Project in the amount of \$166,289**

*Motions:*

Approve: Julie Diaz  
Second: Tai Cooper  
Ayes: 8  
Nays: 0  
Recusals: 0  
Abstentions: 0

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

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

**9. Request to approve Passaic UEZ 2026 Quality of Life Police Project in the amount of \$775,500**

*Motions:*

Approve: Tai Cooper  
Second: Darryl Godfrey  
Ayes: 8  
Nays: 0  
Recusals: 0  
Abstentions: 0

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

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

**10. Request to approve Roselle's Preliminary Zone Development Plan**

*Motions:*

Approve: Julie Diaz  
Second: Aaron Binder  
Ayes: 8  
Nays: 0  
Recusals: 0  
Abstentions: 0

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

**Roselle's** UEZ Coordinator Samantha Carpio was present during the meeting to address questions or concerns raised by the Board

**11. Request to approve the UEZA 2026 Board Meeting Schedule**

*Motions:*

Approve: Darryl Godfrey  
Second: Carmen Mendiola  
Ayes: 8  
Nays: 0  
Recusals: 0  
Abstentions: 0

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

**12. Other**

None

**13. Open to the public**

No comments were made by the public.

**14. Adjournment: 02:31 p.m.**

*Motions:*

Adjourn: Carmen Mendiola

Second: Julie Diaz

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**Christine Ott**

I, Christine Ott, have taken minutes on December 10, 2025

Urban Enterprise Zone Authority Meeting