



PHILIP D. MURPHY  
Governor

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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, January 14, 2026

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

**Denise Harding**, Department of Treasury

**Tai Cooper**, New Jersey Economic Development Authority

**Oscar Parham**, New Jersey Redevelopment Authority

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

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

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



### **3. Approval of December 10, 2025, UEZ Authority meeting minutes:**

*Motions:*

Approve: Douglas Scnieder

Second: William Johnson

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

## **NEW BUSINESS**

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

- Director Christine Campbell thanked UEZ Coordinators for submitting their Five-Year Plans and noted that most have been received, with only a few remaining.
- Three UEZ zones have been approved for funding to retain consultants to assist with their Five-Year Plans; staff will follow up with those zones.
- Coordinators were encouraged to submit remaining plans, and Director Campbell emphasized that DCA staff, including Deputy Director Danny Santos, are available to assist.
- One zone has experienced delays due to a change in municipal leadership but is actively working toward submission.
- A coordinator training is being planned for February 2026; a save-the-date email will be sent.
- DCA leadership plans to schedule meet-and-greet sessions with coordinators in 2026, either in person or virtually.
- Director Campbell noted staff engagement and interest in the UEZ projects submitted.

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

**Bayonne** (*Jacqueline Farber*)

**East Orange** (*Kiona Olivaria-Littlejohn*)

**Elizabeth** (*Dan Devanney*)

**Jersey City** (*Florence Baron*)

**Lakewood** (*David Klein*)

**Long Branch** (*Abel Gomez*)

**Milleville** (*Samantha Cruz*)

**Passaic** (*Ricardo Fernandez*)

**Paterson** (*Washington Vivero*)

**Union City** (*Andres Garcia-David Spatz*)

**5. Request to approve Bayonne UEZ Beautification for Broadway 25-26 in the amount of \$439,380**

*Motions*

Approve: Carmen Mendiola

Second: Douglas Schneider

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**Request to approve Elizabeth Two Project Proposals:**

**6. Request to approve Elizabeth UEZ EAP SID Sidewalk Cleaning – Ambassador in the amount of \$95,000**

*Motions:*

Approve: Denise Harding

Second: William Johnson

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**7. Request to approve Elizabeth UEZ EAP SID Season Banner System in the amount of \$60,000**

*Motions:*

Approve: Carmen Mendiola

Second: Tai Cooper

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**8. Request to approve Jersey City UEZ Marketing Phase 2 in the amount of \$2,305,000**

*Motions:*

Approve: Oscar Parham

Second: Denise Harding

Ayes: 6

Nays: 0

Recusals: Carmen Mendiola – Tai Cooper

Abstentions: 0

Motion carried with a vote (6/0/2/0).

**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 Lakewood UEZ Business Directory Outreach & Marketing-Year II in the amount of \$125,000**

*Motions:*

Approve: Tai Cooper

Second: William Johnson

Ayes: 8

Nays: 0

Recusals: 0

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 Millville UEZ Repaving Buck Street in the amount of \$693,658**

*Motions:*

Approve: Denise Harding

Second: Julie Diaz

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.

**11. Request to approve Passaic UEZ Clean Sweep/Graffiti Vehicles and Equipment in the amount of \$140,000**

*Motions:*

Approve: Tai Cooper

Second: Carmen Mendiola

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. Request to approve the East Orange Preliminary Zone Development Plan**

*Motions:*

Approve: Denise Harding

Second: Carmen Mendiola

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**East Orange's** UEZ Coordinator *Kiona Olivaria-Littlejohn* was present during the meeting to address questions or concerns raised by the Board

**13. Request to approve the Long Branch Preliminary Zone Development Plan**

*Motions:*

Approve: Carmen Mendiola

Second: Tai Cooper

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**Long Branch's** UEZ Coordinator Abel Gomez was present during the meeting to address questions or concerns raised by the Board

**14. Request to approve the Paterson Preliminary Zone Development Plan**

*Motions:*

Approve: Oscar Parham  
Second: Denisse Harding  
Ayes: 8  
Nays: 0  
Recusals: 0  
Abstentions: 0

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

**Paterson's** UEZ Representative Washington Vivero was present during the meeting to address questions or concerns raised by the Board

**15. Request to approve the Union City Preliminary Zone Development Plan**

*Motions:*

Approve: Carmen Mendiola  
Second: Tai Cooper  
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. Other**

None

**17. Open to the public**

No comments were made by the public.

**18. Adjournment:** 02:55 p.m.

*Motions:*

Adjourn: Tai Cooper  
Second: Oscar Parham  
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 on January 14, 2026  
Urban Enterprise Zone Authority Meeting