



State of New Jersey
URBAN ENTERPRISE ZONE AUTHORITY
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MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lieutenant Governor

JACQUELYN A. SUÁREZ
Commissioner

NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY

Board Meeting

Wednesday, March 11, 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

Kavin Mistry, 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 February 11, 2026, UEZ Authority meeting minutes:

Motions:

Approve: Julie Diaz

Second: Oscar Parham

Ayes: 5

Nays: 0

Recusals: 0

Abstentions: Douglas Schneider

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

NEW BUSINESS

4. UEZA Director's Report

- A UEZ Coordinator training was held on February 19, with strong attendance and positive feedback from participants.
- The training included presentations by the Deputy Director and focused on streamlining processes for coordinators, including simplifying forms and clarifying language.
- Additional trainings will be conducted throughout the year to ensure coordinators meet their required annual training hours.
- A presentation scheduled for the Mayors Conference in Perth Amboy on February 26 was postponed due to snow and will be rescheduled.
- The presentation is part of ongoing outreach efforts to engage with mayors, coordinators, and their staff across the state regarding the UEZ program.
- Staff continue to draft the bylaws for the Board, which will be presented for discussion at a future meeting.
- The Authority has begun developing a Standard Operating Procedures and Policies Manual to guide UEZA operations moving forward.

UEZ Coordinators/Representatives Roll Call

Bridgeton (*Stephanie Gonzalez*)

Irvington (*Jadette Williams*)

Jersey City (*Florence Baron*)

Lakewood (*David Klein*)

Millville (*Samantha Cruz*)

New Brunswick (*Dan Dominguez*)

Newark (*Andrea Cozier Mclean*)

Passaic (*Ricardo Fernandez*)

Paterson (*Washington Vivero*)

Trenton (*Eric Maywar*)

5. Request to approve Bridgeton UEZ Revolving Loan Fund Round 2 in the amount of \$250,000

Motions

Approve: Douglas Schneider

Second: Kavin Mistry

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

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

6. Request to approve Irvington UEZ Small Business Loan Program in the amount of \$762,000

Motions:

Approve: Julie Diaz

Second: Oscar Parham

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

Irvington's UEZ Coordinator Jadette Williams was present during the meeting to address questions or concerns raised by the Board.

7. Request to approve Jersey City UEZ Off Duty Police Program - FY 26 in the amount of \$1,857,240

Motions:

Approve: Douglas Schneider

Second: Julie Diaz

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

Jersey City's UEZ Coordinator Florence Baron was present during the meeting to address questions or concerns raised by the Board.

8. Request to approve Jersey City UEZ New Skills at Work in the amount of \$300,000

Motions:

Approve: Oscar Parham

Second: Julie Diaz

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

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-Reef Stabilization and Growth Loan Program II in the amount of \$1,000,000

Motions:

Approve: Oscar Parham

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.

10. Request to approve Millville UEZ Special Events Promotion 2026 in the amount of \$75,000

Motions:

Approve: Carmen Mendiola

Second: Tai Cooper

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

11. Request to approve New Brunswick UEZ Home News Row Street Improvements in the amount of \$901,138

Motions:

Approve: Julie Diaz

Second: Carmen Mendiola

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: Douglas Schneider

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

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

12. Request to approve New Brunswick UEZ Wayfinding and Sidewalk Signage Study in the amount of \$115,000

Motions:

Approve: Oscar Parham

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: Douglas Schneider

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

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

13. Request to approve Newark UEZ Shuttle Vehicle Service Project Extension in the amount of \$1,305,850

Motions:

Approve: Carmen Mendiola

Second: Tai Cooper

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

14. Request to approve Passaic UEZ 2026 Marketing Project in the amount of \$200,000

Motions:

Approve: Tai Cooper
Second: Oscar Parham
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

15. Request to approve Paterson UEZ Solar-Powered Stop Sign Project in the amount of \$279,643

Motions:

Approve: Oscar Parham
Second: Julie Diaz
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

16. Request to approve Trenton UEZ Historic Wayfinding in the amount of \$100,000

Motions:

Approve: Oscar Parham
Second: Kavin Mistry
Ayes: 8
Nays: 0
Recusals: 0
Abstentions: 0

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

Trenton's UEZ Coordinator Eric Maywar was present during the meeting to address questions or concerns raised by the Board

17. Request to approve Trenton UEZ Business Attraction Year 2 in the amount of \$175,000

Motions:

Approve: Carmen Mendiola

Second: Tai Cooper

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Trenton's UEZ Coordinator Eric Maywar was present during the meeting to address questions or concerns raised by the Board

18. Other

None

19. Open to the public

No comments were made by the public.

20. Adjournment 02:48 p.m.

Motions:

Adjourn: Carmen Mendiola

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 March 11, 2026

Urban Enterprise Zone Authority Meeting