



## State of New Jersey

URBAN ENTERPRISE ZONE AUTHORITY  
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TRENTON, NJ 08625-0822

MIKIE SHERRILL  
*Governor*

DR. DALE G. CALDWELL  
*Lieutenant Governor*

JACQUELYN A. SUÁREZ  
*Commissioner*

### NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY

#### Board Meeting

Wednesday, May 13, 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 (Joined the meeting at 02:08)

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

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

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



### **3. Approval of April 08, 2026, UEZ Authority meeting minutes:**

*Motions:*

Approve: Carmen Mendiola

Second: Douglas Schneider

Ayes: 7

Nays: 0

Recusals: 0

Abstentions:

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

## **NEW BUSINESS**

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

- Executive Director reported a busy month with multiple projects submitted for board approval ahead of the June 30 fiscal year deadline.
- Announced the June board meeting has been rescheduled to June 24.
- Thanked the Finance and Audit Team for completing SAGE system training, improving payment processing for UEZ zones.
- Reported progress on Five-Year Plans, with only three zones remaining to submit plans, down from eleven in September.
- Announced a UEZ Coordinator training session scheduled for June 4 via Microsoft Teams.

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

**Asbury Park** (*Sylvia Sylvia*)

**Bayonne** (*Jacqueline Farber*)

**Bridgeton** (*Stephanie Gonzalez*)

**Elizabeth** (*William O'Dea*)

**Gloucester City** (*Lori Ryan*)

**Kearny** (*Laura DeFuria*)

**Lakewood** (*David Klein*)

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

**Millville** (*Samantha Cruz*)

**New Brunswick** (*Dan Dominguez*)

**Passaic** (*Ricardo Fernandez*)

**Paterson** (*Kenneth Rosado*)

**Plainfield** (*Jeannette Aparicio*)

**Vineland** (*Sandra Forosisky*)

**Trenton** (*Eric Maywar*)

**The Wildwoods** (*Steve Booy*)

**5. Request to approve the Asbury Park UEZ Jazz Fest FY26 in the amount of \$125,000**

*Motions*

Approve: Tai Cooper

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

**Asbury Park's** UEZ Coordinator Sylvia Sylvia was present during the meeting to address questions or concerns raised by the Board.

**6. Request to approve Asbury Park UEZ FIFA World Cup Downtown Viewing Event FY26 in the amount of \$10,000**

*Motions:*

Approve: Douglas Schneider

Second: Denise Harding

Ayes: 7

Nays: 0

Recusals: Tai Cooper

Abstentions: 0

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

**Asbury Park's** UEZ Coordinator Sylvia Sylvia was present during the meeting to address questions or concerns raised by the Board.

**7. Request to approve Bayonne UEZ Hometown Fair Entertainment in the amount of \$15,000**

*Motions:*

Approve: Carmen Mendiola

Second: Douglas Schneider

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**8. Request to approve Bridgeton UEZ Downtown Pocket Park Revitalization in the amount of \$341,288**

*Motions:*

Approve: Denise Harding

Second: Julie Diaz

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**9. Request to approve Elizabeth UEZ Capital Improvement Loan to IMC in the amount of \$1,000,000**

*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 Representative William O'Dea was present during the meeting to address questions or concerns raised by the Board.

**10. Request to approve Elizabeth UEZ Street Sweeper Project in the amount of \$863,800**

*Motions:*

Approve: Denise Harding

Second: Carmen Mendiola

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**Elizabeth's** UEZ Representative William O'Dea was present during the meeting to address questions or concerns raised by the Board.

**11. Request to approve Elizabeth UEZ Financial Lending Programs in the amount of \$3,000,000**

*Motions:*

Approve: Carmen Mendiola

Second: Denise Harding

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**Elizabeth's** UEZ Representative William O'Dea was present during the meeting to address questions or concerns raised by the Board.

**12. Request to approve Elizabeth UEZ Dickinson Street Streetscape Improvement in the amount of \$1,011,923**

*Motions:*

Approve: Julie Diaz

Second: Douglas Schneider

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**Elizabeth's** UEZ Representative William O'Dea was present during the meeting to address questions or concerns raised by the Board.

**13. Request to approve Elizabeth UEZ Julian Place Railroad Place Streetscape Improvement in the amount of \$236,890**

*Motions:*

Approve: Julie Diaz

Second: Carmen Mendiola

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**Elizabeth's** UEZ Representative William O'Dea was present during the meeting to address questions or concerns raised by the Board.

**14. Request to approve Elizabeth UEZ Youth Workforce Development Program in the amount of \$145,000**

*Motions:*

Approve: Denise Harding

Second: Julie Diaz

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**Elizabeth's** UEZ Representative William O'Dea was present during the meeting to address questions or concerns raised by the Board.

**15. Request to approve Elizabeth UEZ Elizabeth Ave and Broad St Traffic Signal in the amount of \$988,985**

*Motions:*

Approve: Julie Diaz

Second: Carmen Mendiola

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**Elizabeth's** UEZ Representative William O'Dea was present during the meeting to address questions or concerns raised by the Board.

**16. Request to approve Gloucester City UEZ Clean Street Sweeper in the amount of \$325,000**

*Motions:*

Approve: Denise Harding

Second: Julie Diaz

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

**17. Request to approve Gloucester City UEZ 250 America Celebration in the amount of \$45,000**

*Motions:*

Approve: Julie Diaz

Second: Douglas Schneider

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

**18. Request to approve Kearny UEZ Marketing and Zone Promotion Phase XI in the amount of \$100,000**

*Motions:*

Approve: Carmen Mendiola

Second: Oscar Parham

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**Kearny's** UEZ Representative Laura DeFuria was present during the meeting to address questions or concerns raised by the Board

**19. Request to approve Lakewood UEZ Shuttle Busing Liaison – 2026 in the amount of \$300,000**

*Motions:*

Approve: Julie Diaz

Second: Denise Harding

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: Carmen Mendiola

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

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

**20. Request to approve Long Branch UEZ Beautification Project 2026 in the amount of \$300,000**

*Motions:*

Approve: Tai Cooper

Second: Douglas Schnieder

Ayes: 7

Nays: 0

Recusals: William Johnson

Abstentions: 0

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

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

**21. Request to approve Long Branch UEZ Digital Kiosks in the amount of \$260,000**

*Motions:*

Approve: Denise Harding

Second: Tai Cooper

Ayes: 6

Nays: 0

Recusals: William Johnson

Abstentions: 0

Motion carried with a vote (6/0/1/0).

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

**22. Request to approve Long Branch UEZ Trolley Service in the amount of \$175,000**

*Motions:*

Approve: Douglas Schnieder

Second: Denise Harding

Ayes: 6

Nays: 0

Recusals: William Johnson

Abstentions: 0

Motion carried with a vote (6/0/1/0).

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

**23. Request to approve Millville UEZ Police Program Year 2 in the amount of \$312,000**

*Motions:*

Approve: Carmen Mendiola

Second: Oscar Parham

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**24. Request to approve New Brunswick UEZ Clean Team FY27 in the amount of \$166,000**

*Motions:*

Approve: Denise Harding

Second: Tai Cooper

Ayes: 7

Nays: 0

Recusals: Douglas Scnieder

Abstentions: 0

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

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

**25. Request to approve Passaic UEZ Road Construction Project Phase 2 in the amount of \$585,000**

*Motions:*

Approve: Tai Cooper

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

**26. Request to approve Paterson UEZ Thermoplastic Striping Project in the amount of \$495,750**

*Motions:*

Approve: Denise Harding

Second: Oscar Parham

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**Paterson's** UEZ Coordinator Kenneth Rosado was present during the meeting to address questions or concerns raised by the Board

**27. Request to approve Plainfield UEZ Special Events and Marketing in the amount of \$300,000**

*Motions:*

Approve: Douglas Schneider

Second: Carmen Mendiola

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**Plainfield's** UEZ Coordinator Jeannette Aparicio was present during the meeting to address questions or concerns raised by the Board

**28. Request to approve Plainfield UEZ Community Shuttle Service in the amount of \$733,389**

*Motions:*

Approve: Tai Cooper

Second: William Johnson

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**Plainfield's** UEZ Coordinator Jeannette Aparicio was present during the meeting to address questions or concerns raised by the Board

**29. Request to approve Trenton UEZ Anchor Project Planning Fund in the amount of \$500,000**

*Motions:*

Approve: Oscar Parham

Second: Douglas Schneider

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

**30. Request to approve Vineland UEZ Industrial Park Construction Phase I in the amount of \$2,710,000**

*Motions:*

Approve: Denise Harding

Second: Douglas Schneider

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**Vineland's** UEZ Representative Adriana Williams was present during the meeting to address questions or concerns raised by the Board

**31. Request to approve West Wildwood UEZ FY26 Informational Sign Project in the amount of \$18,000**

*Motions:*

Approve: Carmen Mendiola

Second: Denise Harding

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**West Wildwood's** UEZ Coordinator Steve Booy was present during the meeting to address questions or concerns raised by the Board

**32. Request to approve Wildwood UEZ Boardwalk Rehabilitation Project: Burk – Cresse in the amount of \$1,000,000**

*Motions:*

Approve: Carmen Mendiola

Second: Oscar Parham

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

**Wildwood's** UEZ Coordinator Steve Booy was present during the meeting to address questions or concerns raised by the Board

**33. Other**

None

**34. Open to the public**

No comments were made by the public.

**35. Adjournment 03:33 p.m.**

*Motions:*

Adjourn: Carmen Mendiola

Second: Douglas Schneider

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 May 13, 2026  
Urban Enterprise Zone Authority Meeting