



State of New Jersey
URBAN ENTERPRISE ZONE AUTHORITY
101 SOUTH BROAD STREET
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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, August 12, 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 Meetings Act, notice of this meeting has been posted on UEZA website and on the Secretary of State's electronic bulletin board at the Department of State website.

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
Roberto Soberanis, Department of Labor & Workforce Development Designee
Erin Johnson, Department of Treasury
Tai Cooper, New Jersey Economic Development Authority (joined the meeting at 2:17)
Oscar Parham, New Jersey Redevelopment Authority
William Johnson, Public-at-Large
Carmen Mendiola, Public-at-Large (joined the meeting at 2:19)
Douglas Schneider, Public-at-Large

3. Approval of June 24, 2026, UEZ Authority meeting minutes:

Motions:

Approve: Douglas Schneider

Second: Oscar Parham

Ayes: 6

Nays: 0

Recusals: 0

Abstentions:

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

4. Approval of July 08, 2026, UEZ Authority meeting minutes:

Motions:

Approve: Oscar Parham

Second: Roberto Soberanis

Ayes: 6

Nays: 0

Recusals: 0

Abstentions:

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

NEW BUSINESS

5. UEZA Director's Report

Executive Director Christine Campbell provided the following updates:

- August has been quieter following a busy June and July. The Board will consider project proposals from Bayonne, Bridgeton, Kearny, and Orange today.
- The UEZ mission statement has been approved by the Attorney General's Office and will be posted on the website following DCA approval.
- Board bylaws remain under review by the Attorney General's Office and will be circulated once finalized.
- Board members were reminded to complete the required annual ethics training and submit confirmation to Devinder Gill by October 1.

UEZ Coordinators/Representatives Roll Call

Bayonne (*Jacqueline Farber*)

Bridgeton (*Stephanie Gonzalez*)

Kearny (*Linda D'Isa*)

Orange (*Christopher Mobley*)

6. Request to approve the Bayonne UEZ Salterville Car Show in the amount of \$17,765

Motions

Approve: Oscar Parham

Second: Douglas Schneider

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

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

7. Request to approve the Bayonne UEZ Additional Funds Request in the amount of \$99,434.00

Motions

Approve: William Johnson

Second: Erin Johnson

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

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

8. Request to approve the Bayonne UEZ Beautification for Broadway in the amount of \$467,850

Motions:

Approve: Oscar Parham

Second: Douglas Schneider

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

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

9. Request to approve Bridgeton UEZ Fountain Plaza Redevelopment in the amount of \$1,443,098

Motions:

Approve: William Johnson

Second: Oscar Parham

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.

10. Request to approve Bridgeton UEZ Press-Social Media Specialist in the amount of \$28,000

Motions:

Approve: William Johnson

Second: Tai Cooper

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.

11. Request to approve the Kearny UEZ Storefront Facade Improvement Grant Program-Phase II in the amount of \$105,000

Motions:

Approve: Tai Cooper

Second: William Johnson

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Kearny's UEZ Coordinator Linda D'Isa was present during the meeting to address questions or concerns raised by the Board.

12. Request to approve the Orange UEZ Clean Team Project Phase II in the amount of \$156,000

Motions:

Approve: Oscar Parham

Second: Carmen Mendiola

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Orange's UEZ Representative Christopher Mobley 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 02:29 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 August 12, 2026

Urban Enterprise Zone Authority Meeting