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, September 09, 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
Julie Diaz, Department of Labor & Workforce Development Designee
Tai Cooper, New Jersey Economic Development Authority
Oscar Parham, New Jersey Redevelopment Authority (joined the meeting at 02:11)
William Johnson, Public-at-Large
Carmen Mendiola, Public-at-Large
Douglas Schneider, Public-at-Large

3. Approval of August 12, 2026, UEZ Authority meeting minutes:

Motions:
Approve: Carmen Mendiola
Second: Julie Diaz
Ayes: 6
Nays: 0
Recusals: 0
Abstentions:

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

NEW BUSINESS

4. UEZA Director's Report

Executive Director Christine Campbell provided the following updates:

- Allocation Letters: UEZA is preparing allocation letters for mayors and UEZ coordinators outlining funding available for the upcoming fiscal year. The process is expected to be completed by the end of September.
- Regulations: Final edits to the UEZ regulations are underway, with the goal of obtaining DCA approval and then forwarding them to the Governor's Office for review.
- DOL MOU: UEZA is working on a Memorandum of Understanding with the Department of Labor and Workforce Development to facilitate data sharing and ensure compliance with statutory requirements.
- Board Bylaws: Revisions are being made based on feedback from the Attorney General's Office. The revised bylaws will be provided to Board members for review.
- Housing Conference: Ms. Campbell and the Deputy Director plan to attend the Governor's Conference on Housing in Atlantic City on September 29–30.
- Ethics Training: Board members and any designated representatives must complete the annual ethics training by October 1. Designations must also be communicated to UEZA in advance; otherwise, the designee may not participate or vote.

UEZ Coordinators/Representatives Roll Call

Bayonne (*Jacqueline Farber)*
Passaic *(Ricardo Fernandez)*
Wildwood *(Steve Booy)*

5. **Request to approve Bayonne UEZ Bergen Point Fall Festival in the amount of $49,450**
   Motions
   Approve: Carmen Mendiola
   Second: Julie Diaz
   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.

6. **Request to approve Passaic UEZ Business Area Transportation Project Phase 3 in the amount of $794,926**
   Motions
   Approve: Julie Diaz
   Second: Tai Cooper
   Ayes: 7
   Nays: 0
   Recusals: 0
   Abstentions: 0

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

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

7. **Request to approve Wildwood UEZ Boardwalk PA System Project Phase II in the amount of $375,000**
   Motions:
   Approve: Oscar Parham
   Second: Julie Diaz
   Ayes: 7
   Nays: 0
   Recusals: 0
   Abstentions: 0

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

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

8. **Other**
   None

9. **Open to the public**
   Comments were made by John Sowell, Hillside Coordinator.

10. **Adjournment** 02:25 p.m.
    Motions:
    Adjourn: Tai Cooper
    Second: Julie Diaz
    Ayes: 6
    Nays: 0
    Recusals: 0
    Abstentions: 0
    Motion carried with a vote (6/0/0/0).

Rasha Hassan
I, Rasha Hassan, have taken minutes on September 09, 2026
Urban Enterprise Zone Authority Meeting