

NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY MEETING
WEDNESDAY, APRIL 13, 2011
EDA BOARDROOM, 2:00 P.M.
36 WEST STATE STREET
TRENTON, NEW JERSEY
MINUTES
REVISED 4/18/11

1. **Notice of Public Meeting:** Read by Executive Director Peter B. Lijoi: In compliance with the Open Public Meetings Act, at least 48 hours notice of this meeting was sent by way of the Secretary of State to the following newspapers: The Star Ledger, The Trenton Times, The Trentonian, The Courier Post, The Atlantic City Press, The Asbury Park Press, and the Bergen Record.

2. **Roll Call:** Caren Franzini, Chair, Chuck Richman, DCA Designee, Joseph Dombrowski, DOL Designee, Denise Lambert-Harding, Treasury Designee, Eric H. Jaso, Public Member.

Also: Patricia Roach, DAG, Brandon Minde, Esq. of the Governor's Authority Unit.

3. **Approval of March 9, 2011 minutes:** First motion by C. Richman, Second J. Dombrowski. Abstentions: 0. Motion Carried with a (5/0/0) vote.
C. Franzini: Approval is for the full set of minutes; noting that the Governor vetoed Long Branch's Marketing and Business Development 2011, which will be presented with changes later today for reconsideration.

New Business:

4. **PROJECT:** UEZ MATCHING FAÇADE IMPROVEMENT PROJECT –
PHASE 1
CITY: CAMDEN
AMOUNT REQUESTED: \$1,200,000
MOTION TO APPROVE: C. Richman **SECOND:** J. Dombrowski
AYES: 5 **NAYES:** 0 **ABSTENTIONS:** 0
AUTHORITY DISCUSSION:

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- 5. PROJECT:** LOAN TO ELBERON DEVELOPMENT COMPANY, LLC
CITY: ELIZABETH
AMOUNT REQUESTED: \$2,500,000
MOTION TO APPROVE: C. Richman **SECOND:** J. Dombrowski
AYES: 5 **NAYES:** 0 **ABSTENTIONS:** 0
AUTHORITY DISCUSSION: C. Franzini: Elberon was approved at EDA for a Urban Tax HUD Credit. E. Jaso: questioned the 1% interest rate for the loan. The Applicant responded that the rate was negotiated to induce the retention of 300 existing jobs, 350 new jobs and the construction of 500,000 square feet of improvements.
- 6. A. PROJECT:** MATCHING FAÇADE AND FACILITY IMPROVEMENT GRANT PHASE III
CITY: GLOUCESTER CITY
AMOUNT REQUESTED: \$290,000
MOTION TO APPROVE: J. Dombrowski **SECOND:** C. Richman
AYES: 5 **NAYES:** 0 **ABSTENTIONS:** 0
AUTHORITY DISCUSSION: C. Franzini: How did phase 1 & 2 do? H. Clark: Phase 1 & 2 did well; there are 2 balances which will be closed out. This phase includes enhancements that the last two phases did not, such as, sidewalk repair, roofing and interior work. This will create 80 new jobs.
- B. PROJECT:** PURCHASE A SWEEPER TRUCK
CITY: GLOUCESTER CITY
AMOUNT REQUESTED: \$139,000
MOTION TO APPROVE: C. Richman **SECOND:** J. Dombrowski
AYES: 5 **NAYES:** 0 **ABSTENTIONS:** 0
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7. **PROJECT:** APPLE TREE HOUSE RENOVATION PHASE 3
CITY: JERSEY CITY
AMOUNT REQUESTED: \$600,000
MOTION TO APPROVE: C. Richman **SECOND:** J. Dombrowski
AYES: 5 **NAYES:** 0 **ABSTENTIONS:** 0
AUTHORITY DISCUSSION: C. Franzini: Will these funds finish the project? R. Farber: Yes.

8. **PROJECT:** PUBLIC SAFETY YEAR 3
CITY: KEARNY
AMOUNT REQUESTED: \$132,210
MOTION TO APPROVE: C. Richman **SECOND:** J. Dombrowski
AYES: 5 **NAYES:** 0 **ABSTENTIONS:** 0
AUTHORITY DISCUSSION: E. Jaso: Are these funds for two additional or to maintain existing officers? J. Peneda: To maintain.

9. **PROJECT:** UEZ BUSINESS ASSISTANCE INITIATIVE
CITY: LAKEWOOD
AMOUNT REQUESTED: \$100,000
MOTION TO APPROVE: C. Richman **SECOND:** J. Dombrowski
AYES: 5 **NAYES:** 0 **ABSTENTIONS:** 0
AUTHORITY DISCUSSION: C. Franzini: Approval is contingent upon approval of a change in the project name.

10. **PROJECT:** UEZ SECURITY YEAR XII
CITY: LONG BRANCH
AMOUNT REQUESTED: \$162,700
MOTION TO APPROVE: C. Richman **SECOND:** J. Dombrowski
AYES: 5 **NAYES:** 0 **ABSTENTIONS:** 0
AUTHORITY DISCUSSION:

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11. PROJECT: CLEAN TEAM YEAR 2

CITY: NEW BRUNSWICK

AMOUNT REQUESTED: \$234,855

MOTION TO APPROVE: C. Richman SECOND: J. Dombrowski

AYES: 5 NAYES: 0 ABSTENTIONS: 0

AUTHORITY DISCUSSION:

12. A. PROJECT: SIGNAGE IMPROVEMENT PROGRAM

CITY: PASSAIC

AMOUNT REQUESTED: \$200,000

MOTION TO APPROVE: J. Dombrowski SECOND: C. Richman

AYES: 5 NAYES: 0 ABSTENTIONS: 0

AUTHORITY DISCUSSION:

B. PROJECT: PANTASOTE SITE REDEVELOPMENT STUDY

CITY: PASSAIC

AMOUNT REQUESTED: \$100,000

MOTION TO APPROVE: C. Richman SECOND: J. Dombrowski

AYES: 5 NAYES: 0 ABSTENTIONS: 0

AUTHORITY DISCUSSION: C. Franzini: What are your goals for site?
R. Fernandez: Update the redevelopment plans for commercial uses due to changes in the economy; Route 21 terminates there so trying to get a big box retailer and other commercial use retailers to open there. We also need to update our Blight Study and redevelopment plans due to new case law.

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- 13. LAKEWOOD ZONE BOUNDARY MODIFICATION**
MOTION TO APPROVE: C. Richman **SECOND:** J. Dombrowski
AYES: 5 **NAYES:** 0 **ABSTENTIONS:** 0
AUTHORITY DISCUSSION: P.Roach: Confirming that this is second and final phase of Lakewood zone boundary modification application.

The Chairperson reported that the UEZA had received zone applications from 7 zones eligible for zone extensions under the Statute. She indicated they would be acted on as a group.

- 14. **ZONE EXTENSION FOR EAST ORANGE**
- 15. **ZONE EXTENSION FOR GUTTENBERG**
- 16. **ZONE EXTENSION FOR HILLSIDE**
- 17. **ZONE EXTENSION FOR IRVINGTON**
- 18. **ZONE EXTENSION FOR NORTH BERGEN**
- 19. **ZONE EXTENSION FOR PEMBERTON**
- 20. **ZONE EXTENSION FOR WEST NEW YORK**

MOTION TO APPROVE: C. Richman **SECOND:** J. Dombrowski
AYES: 5 **NAYES:** 0 **ABSTENTIONS:** 0
AUTHORITY DISCUSSION: The Chairperson thanked the staff for the analysis of each application noting that the requirements contained in the Statute were met to grant the extensions. In voting affirmatively for the extensions she noted that the long zone terms provided for in the law were questioned by the study consultants as creating an impediment to program evaluation, project performance, and precluded the opportunity for other potentially eligible municipalities to be served through the graduation of existing zones out of the program. She shared those concerns.

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CONSENT AGENDA

CONSENT AGENDA: SEE LIST BELOW

MOTION TO APPROVE: C. Richman **SECOND:** J. Dombrowski

AYES: 5 **NAYES:** 0 **ABSTENTIONS:** 0

AUTHORITY DISCUSSION:

21. PASSAIC'S REQUEST FOR \$31,854 FOR SURVEILLANCE CAMERA PROJECT PHASE II

22. **Resubmission of a Vetoed item from the March 9, 2011 Authority Meeting.** Long Branch's revised request for \$90,100 for UEZ Marketing and Business Development 2011

CONSENT AGENDA CONT'D

23. Contract Amendments:

Bayonne	UEZA 09-108	extension, decrease
Camden	UEZA 09-148	extension, change
North Bergen	UEZA 09-20	extension, other
	UEZA 09-85	extension
	2010-08020-0187	extension
Perth Amboy	UEZA 03-62	extension
	UEZA 09-21	extension
Pleasantville	2010-08028-0210	extension
	2010-08028-0362	extension

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OLD BUSINESS:

24. Presentation by Delta on Study

The Chairperson noted that representatives from Delta Development Group, Inc. were present to give an overview presentation on the findings contained in the independent assessment of the UEZ program, which was procured through a competitive Request For Proposal issued by the NJEDA as a result of the Fiscal Year 2011 Budget proposed by the Governor and adopted by the Legislature. She introduced Darren Asper, Debbie Tollet, and Troy Truax, representing Delta, who presented a summary of the findings contained in the report which is available on line on the Treasurer's website.

Chairperson Franzini then noted that after evaluation by the DCA, EDA, and Treasury Study Team, recommendations concerning the study were contained in a Memo dated February 15, 2011, written by the Commissioner of DCA and by her as the Chairperson of the UEZA, transmitting the Study to Treasurer for consideration for the Fiscal Year 2012 Budget.

Charles Richman noted that based upon the Fiscal Year 2012 Budget as introduced by the Governor, the Commissioner forwarded a letter dated March 28, 2011 to the Mayors of all zone municipalities providing advice on the transition procedures anticipated assuming adoption of the proposed Budget by the Legislature.

The Chairperson then opened up the floor to questions about the study first from the Board and then from the public which were answered by the representatives from Delta.

25. Other

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26. Open to the Public

The Chairperson then opened the floor to comments from the Public. There were additional comments on the report and some questions as to how the UEZ program will operate if the proposed budget is passed. Mr. Lijoi noted he has been answering questions and is available to answer additional ones and he will be holding a presentation for all zones in the coming months.

27. **ADJOURNMENT:**

MOTION TO ADJOURN: C. Richman **SECOND:** J. Dombrowski
AYES: 5 **NAYES:** 0 **ABSTENTIONS:** 0

I, Rosaura Collazo certify that the above are true and correct minutes taken at the April 13, 2011 Urban Enterprise Zone Authority Meeting.