



**PHILIP D. MURPHY**  
*Governor*

**TAHESHA L. WAY**  
*Lieutenant Governor*

**State of New Jersey**  
**URBAN ENTERPRISE ZONE AUTHORITY**  
**101 SOUTH BROAD STREET**  
**PO BOX 822**  
**1ST FLOOR**  
**TRENTON, NJ 08625-0822**

**JACQUELYN A. SUÁREZ**  
*Commissioner*

## **NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY**

### **Board Meeting**

Wednesday, July 10, 2024

2:00 P.M.

**Microsoft Teams or call in (audio only)**

**1 (856) 338-7074**

**Phone Conference ID: 827 285 911#**

## **MINUTES**

**Notice of Public Meeting:** Read by Chairwoman Alea Couch: 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.

### **Roll Call**

**Alea Couch**, Department of Community Affairs Chair Designee

**Denise Harding**, The Department of the Treasury Designee

**Julie Diaz**, The Department of Labor & Workforce Development Designee

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

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

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

## **Approval of June 12, 2024, UEZ Authority meeting minutes:**

### *Motions:*

Approve: Julie Diaz

Second: Denise Harding

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: Douglas Schneider

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

## **NEW BUSINESS**

### **1. Executive Director's Report**

1. UEZA is reaching out to communities to remind them of the transitioning to the Five-Year Preliminary Development Plan.
2. UEZA is currently reviewing two Five-Yer plans, once the revision is done, the plans will be presented to the Board for consideration and approval.
3. UEZA has established an audit schedule offsite.
4. UEZA is exploring economic development concepts and how the UEZA can be a catalyst along with other agencies, state and federal to initiate change.

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

**Elizabeth** (*Bill O'Dea*)

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

**Lakewood** (*David Klein*)

**Long Branch** (*Richard A. Thompson*)

**Millville** (*Heather Santoro*)

**Passaic** (*Ricardo Fernandez*)

**Plainfield** (*Jeannette Aparicio*)

**Vineland** (*Sandra Forosisky*)

**Wildwood** (*Steve Booy*)

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

**Roselle** (*Samantha Carpio*)

### **3. Request to approve Elizabeth UEZ FY25 Equipment Improvements in the amount of \$940,000.**

#### *Motions:*

Approve: Carmen Mendiola

Second: Denise Harding

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**Request to approve Gloucester City two Project Proposals:**

- 4. Gloucester City UEZ OEM Drones Project in the amount of \$40,000.**
- 5. Gloucester City UEZ Admin Budget FY25: 7-1-24 to 12-31-24 in the amount of \$50,000.**

*Motions:*

Approve: Douglas Schneider

Second: Jenell Johnson

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

**Gloucester City's** UEZ Coordinator, Lori Ryan, was present during the meeting to address questions or concerns raised by the Board.

**Request to approve Lakewood two Project Proposals:**

- 6. Lakewood UEZ Admin Budget Jul 1- Dec 31, 2024 in the amount of \$453,346.**
- 7. Lakewood UEZ Business Directory Outreach & Marketing in the amount of \$90,000.**

*Motions:*

Approve: Denise Harding

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.

**Request to approve Long Branch two Project Proposals:**

- 8. Long Branch UEZ Beautification Project 2024 in the amount of \$168,000.**
- 9. Long Branch UEZ Admin Budget FY25: 7-1-24 to 6-30-25 in the amount of \$90,980.**

*Motions:*

Approve: Carmen Mendiola

Second: Julie Diaz

Ayes: 6

Nays: 0

Recusals: William Johnson

Abstentions: 0

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

**Long Branch's** UEZ Coordinator, Richard A. Thompson, was present during the meeting to address questions or concerns raised by the Board.

**Request to approve Millville two Project Proposals:**

**10. Millville UEZ Administrative Budget FY2025: 7/1/24 to 6/30/25 in the amount of \$150,000.**

**11. Millville UEZ Central Business District Phase 2 in the amount of \$550,000.**

*Motions:*

Approve: Douglas Schneider

Second: Jenell Johnson

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

**Millville's** UEZ Coordinator, Heather Santoro, was present during the meeting to address questions or concerns raised by the Board.

**12. Request to approve New Brunswick UEZ Clean Team in the amount of \$155,000.**

*Motions:*

Approve: Denise Harding

Second: William Johnson

Ayes: 6

Nays: 0

Recusals: Douglas Schneider

Abstentions: 0

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

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

**Request to approve Passaic two Project Proposals:**

**13. Passaic UEZ Business Area Transportation Project in the amount of \$530,000.**

**14. Passaic UEZ Workforce Training Project in the amount of \$100,000.**

*Motions:*

Approve: Carmen Mendiola

Second: Julie Diaz

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.

**15. Approval of Plainfield UEZ Police Safety Acquisition in the amount of \$300,000.**

*Motions:*

Approve: Denise Harding

Second: Carmen Mendiola

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**Request to approve Vineland two Project Proposals:**

**16. Vineland UEZ Administrative Budget FY2025: 07/1/24 to 6/30/25 in the amount of \$310,510.**

**17. Change of Address for Vineland UEZ Main Street Microbrewery Project.**

*Motions:*

Approve: Julie Diaz

Second: Douglas Schneider

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

**Vineland's** UEZ Coordinator, Sandra Forosisky, was present during the meeting to address questions or concerns raised by the Board.

**Request to approve Wildwood City two Project Proposals:**

**18. Wildwood UEZ FY2024 Bennett Ave Corridor Improvements in the amount of \$525,000.**

**19. Wildwood UEZ Administrative Budget FY2025 07/01/24-12/31/24 in the amount of \$88,895.**

*Motions:*

Approve: Carmen Mendiola

Second: Douglas Schneider

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**20. Request to approve Wildwood Crest UEZ FY2024 Streetscape Implementation Project in the amount of \$74,876.**

*Motions:*

Approve: Jenell Johnson

Second: Denise Harding

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**Request to approve Elizabeth two Project Proposals:**

**21. Approval to Authorize Elizabeth to proceed with the Development of a Request for Proposal (RFP) for a 5-Year Plan.**

**22. Approval to Authorize Elizabeth UEZ's Request for Proposal (RFP) for the undertaking of a 5-Year Plan - not to exceed \$125,000.**

*Motions:*

Approve: Carmen Mendiola

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**Request to approve Roselle two Project Proposals:**

**23. Approval to Authorize Roselle to proceed with the Development of a Request for Proposal (RFP) for a 5-Year Plan.**

**24. Approval to Authorize Roselle UEZ's Request for Proposal (RFP) for the undertaking of a 5-Year Plan - not to exceed \$125,000.**

*Motions:*

Approve: Denise Harding

Second: Jenell Johnson

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

**Roselle's** UEZ Coordinator, Samantha Carpio, was present during the meeting to address questions or concerns raised by the Board.

**Other**

None

**Open to the public**

No comments were made by public.

**Adjournment:** 02:48 p.m.

*Motions:*

Adjourn: Julie Diaz

Second: Denise Harding

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

**Rasha Hassan**

I, Rasha Hassan, have taken minutes at the July 10, 2024

Urban Enterprise Zone Authority Meeting