



PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lieutenant Governor

State of New Jersey
URBAN ENTERPRISE ZONE AUTHORITY
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JACQUELYN A. SUÁREZ
Commissioner

NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY

Board Meeting

Wednesday, September 11, 2024

2:00 P.M.

Microsoft Teams or call in (audio only)

1 (856) 338-7074

Phone Conference ID: 827 285 911#

MINUTES

- 1. 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.

2. Roll Call

Alea Couch, Department of Community Affairs Chair Designee

Aaron Binder, The Department of the Treasury Designee

Keith White, The Department of Labor & Workforce Development Designee

Darryl Godfrey, New Jersey Redevelopment Authority

Carmen Mendiola, Public-at-Large

William Johnson, Public-at-Large

Douglas Schneider, Public-at-Large

3. Approval of August 14, 2024, UEZ Authority meeting minutes:

Motions:

Approve: Darryl Godfrey

Second: Douglas Schneider

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

NEW BUSINESS

4. Executive Director's Report

- 1) Staff is working with the last three zones that have not notified us regarding their intentions to undertake the Preliminary Zone Development Plan
- 2) The UEZA Financial team is meeting with UEZ coordinators to audit the projects that have been approved over the last two years.
- 3) The UEZ Mayor's Association meeting will be in Lakewood on September 25; I will be on hand to answer any questions.
- 4) I will be participating in the UEZ roundtable discussion at the League of Municipalities Conference on November 20th.
- 5) We have been actively interviewing candidates for a regulatory officer
- 6) There will be a final training for our Board Members on the Preliminary Zone Development Plan on September 30th

UEZ Coordinators/Representatives Roll Call

Bayonne: *Jacqueline Farber*

Elizabeth: *Bill O'Dea*

Guttenberg: *Hiram Gonzalez*

Long Branch: *Richard Thompson*

Millville: *Heather Santoro*

Newark: *Marcus Randolph*

Passaic: *Joe Buga*

Perth Amboy: *Noelia Colon*

Trenton: *Eric Maywar*

Lakewood: *David Klein*

Request to approve Bayonne two Project Proposals:

5. Bayonne UEZ Beautification for Broadway in the amount of \$410,000

6. Bayonne UEZ Classic Car Show in the amount of \$8,450

Motions:

Approve: Douglas Schneider

Second: Darryl Godfrey

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 Elizabeth UEZ Admin Budget FY25: 7-1-24 to 6-30-25 in the amount of \$471,040

Motions:

Approve: Darryl Godfrey

Second: Aaron Binder

Ayes: 6

Nays: 0

Recusals:

Abstentions: 0

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

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

8. Request of approve Guttenberg UEZ 2025 Fall Event Series in the amount of \$12,998

Motions:

Approve: Aaron Binder

Second: Keith White

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

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

9. Request to approve Long Branch UEZ Shop Long Branch Grant and Marketing Program in the amount of \$30,000

Motions

Approve: Keith White

Second: Aaron Binder

Ayes: 5

Nays: 0

Recusals: William Johnson

Abstentions: 0

Motion carried with a vote (5/0/1/0).

Long Branch's UEZ Coordinator, Ritchard Tompson, was present during the meeting to address questions or concerns raised by the Board.

10. Request to approve Millville UEZ Buck Street Park Improvements in the amount of \$250,000

Motions

Approve: Douglas Shneider

Second: Keith White

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

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

11. Request to approve Newark UEZ Admin Budget FY25: 7-1-24 to 12-31-24 in the amount of \$301,551

Motions

Approve: Aaron Binder

Second: Keith White

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

Newark's UEZ Representative, Marcus Randolph, was present during the meeting to address questions or concerns raised by the Board.

Request to approve Passaic two Project Proposals:

12. Passaic UEZ Central Business District Sidewalk Replacement in the amount of \$200,000

13. Passaic UEZ 2025 Marketing Project in the amount of \$200,000

Motions:

Approve: Darryl Godfrey

Second: Keith White

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

Passaic's UEZ Representative, Joe Buga, was present during the meeting to address questions or concerns raised by the Board.

14. Request to approve Perth Amboy UEZ Business Ambassador in the amount of \$100,000

Motions

Approve: Darryl Godfrey

Second: Aaron Binder

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

Perth Amboy's UEZ Representative, Noelia Colon, was present during the meeting to address questions or concerns raised by the Board.

15. Request to approve Trenton UEZ Admin Budget FY25: 7-1-24 to 12-31-24 in the amount of \$153,806

Motions

Approve: Darryl Godfrey

Second: Keith White

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

Trenton's UEZ Coordinator, Eric Maywar, was present during the meeting to address questions or concerns raised by the Board.

Request to approve Newark two Project Proposals:

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

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

Motions:

Approve: Darryle Godfrey

Second: Aaron Binder

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

Newark's UEZ Representative, Marcus Randolph, was present during the meeting to address questions or concerns raised by the Board.

Request to approve Trenton two Project Proposals:

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

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

Motions:

Approve: Keith White

Second: Douglas Schneider

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

Trenton's UEZ Coordinator, Eric Maywar, was present during the meeting to address questions or concerns raised by the Board.

20. Request to approve the Lakewood Preliminary Zone Development Plan

Motions

Approve: Keith White

Second: Aaron Binder

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.

21. Other

None

22. Open to the public

No comments were made by public.

23. Adjournment: 02:48 p.m.

Motions:

Adjourn: Darryle Godfrey

Second: Aaron Binder

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 September 11, 2024
Urban Enterprise Zone Authority Meeting