



PHILIP D. MURPHY  
Governor

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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, November 13, 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**, Department of the Treasury Designee

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

**Darryl Godfrey**, New Jersey Redevelopment Authority

**Tai Cooper**, New Jersey Economic Development Authority

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

**Douglas Schnieder**, Public-at-Large

### **3. Approval of October 09, 2024, UEZ Authority meeting minutes:**

*Motions:*

Approve: Darryl Godfrey

Second: Douglas Schneider

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

## **NEW BUSINESS**

### **4. UEZA Director's Reports**

The Urban Enterprise Zone Authority submits this report on activities that occurred over the last month. Since we last met, we brought on three interns; two have been assisting Finance, and the other has been helping with the Five-Year Plan review. Our attorney recently started and is already up and running. The additional personnel have been helpful to ensure that all of our sections are operating with no impediments. We are working with UEZ Coordinators and their consultants to ensure all the necessary documentation regarding the Preliminary Zone Development Plan are included in their plan submissions. There will be two Preliminary Zone Development plans for your review and consideration at our next meeting. Thank you for your time and consideration.

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

**Bridgeton:** *Stephanie Gonzalez*

**Elizabeth:** *Bill O'Dea*

**Lakewood:** *David Klein*

**Newark:** *Marcus Randolph*

**Passaic:** *Ricardo Fernandez*

**Plainfield:** *Jeannette Aparicio*

**Vineland:** *Sandra Forosisky*

**The Wildwoods:** *Steve Booy*

**Request to approve Bridgeton's two project proposals:**

- 5. Bridgeton UEZ Public Safety – Portable Surveillance Cameras in the amount of \$93,618**
- 6. Bridgeton UEZ Administrative Budget in the amount of \$175,400**

*Motions:*

Approve: Douglas Schneider

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

- 7. Request to approve Elizabeth UEZ FY25 Financial Lending Programs in the amount of \$1,974,231**

*Motions:*

Approve: Darryl Godfrey

Second: Tai Cooper

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 Lakewood's three project proposals:**

- 8. Lakewood Administrative Budget FY2025 in the amount of \$689,338**
- 9. Lakewood UEZ Financial Assistance Incentives I in the amount of \$1,000,000**
- 10. Lakewood UEZ 220 3<sup>rd</sup> Street Parking Lot in the amount of \$275,000**

*Motions:*

Approve: Douglas Schneider

Second: Julie Diaz

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 Newark's two project proposals:**

**11. Newark UEZ Calabro Square Renovation Project in the amount of \$ 155,943**

**12. Newark UEZ Shuttle Vehicle Service Project in the amount of \$477,000**

*Motions*

Approve: Aaron Binder

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**13. Request to approve Passaic UEZ 2025 Business Loan Project in the amount of \$600,000**

*Motions:*

Approve: Tai Cooper

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.

**14. Request to approve Plainfield UEZ Administrative Budget FY25 in the amount of \$148,447**

*Motions*

Approve: Douglas Schneider

Second: Tai Cooper

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.

**15. Request to approve Vineland UEZ Commercial Corridor Project Year 3 in the amount of \$340,710**

*Motions*

Approve: Julie Diaz

Second: Aaron Binder

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**Request to approve The Wildwoods' four project proposals:**

**16. Wildwood City UEZ Administrative Budget FY25 – 1/1/25 to 6/30/25 in the amount of \$74,985**

**17. Wildwood Crest UEZ Administrative Budget FY2025 in the amount of \$7,519**

**18. North Wildwood UEZ Administrative Budget FY2025 in the amount of \$48,654**

**19. West Wildwood UEZ Administrative Budget FY2025 in the amount of \$33,192**

*Motions:*

Approve: Douglas Schneider

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.

**20. Cancellation of the December 11<sup>th</sup> 2024, Board Meeting**

*Motions*

Approve: Aaron Binder

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

**UEZA December 11<sup>th</sup>, 2024, Board Meeting is canceled.**

**21. Other**

None

**22. Open to the public**

No comments were made by public.

**23. Adjournment:** 02:34 p.m.

*Motions:*

Adjourn: Julie Diaz

Second: Darryl Godfrey

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 November 13, 2024  
Urban Enterprise Zone Authority Meeting