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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, January 15, 2025

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

Julie Diaz, Department of Labor & Workforce Development Designee

Darryl Godfrey, New Jersey Redevelopment Authority

Tai Cooper, New Jersey Economic Development Authority

Carmen Mendiola, Public-at-Large

William Johnson, Public-at-Large

Douglas Schnieder, Public-at-Large

3. Approval of November 13, 2024, UEZ Authority meeting minutes:

Motions:

Approve: Darryl Godfrey

Second: Douglas Schneider

Ayes: 5

Nays: 0

Recusals: 0

Abstentions: 0

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

NEW BUSINESS

4. UEZA Director's Reports

1. Thought Leadership:

- Participated in a panel at the Urban Enterprise Zone Mayors Commission.
- Discussed market challenges and proposed solutions, including integrating UEZ funds with other resources.

2. Strategic Planning:

- Scheduling meetings with stakeholders to advance development plans and address fiscal concerns.

3. Project Approvals:

- Since May 2021, 335 ZAF projects and several development plans have been approved, supporting economic growth.

4. Training:

- Announced training for UEZ Coordinators on February 19, 2025, with details to follow in the February 12 board meeting.

5. Development Tools:

- Exploring new tools to enhance business districts and public spaces in UEZ communities.

UEZ Coordinators/Representatives Roll Call

Bridgeton: Stephanie Gonzalez

Camden: Joe Thomas

Carteret: Bob Makin

Irvington: John Sowell

Jersey City: Jennifer Moore

Millville: Heather Santoro

Newark: Marcus Randolph

Trenton: Eric Maywar

Passaic: Ricardo Fernandez

Vineland: Sandra Forosisky

5. Request to approve UEZA 2025 Board Meetings Calendar

Motions

Approve: Carmen Mendiola

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

6. Request to approve Camden UEZ Admin Budget FY25: 1-1-2025 to 6-30-2025 in the amount of \$221,125

Motions:

Approve: Douglas Schneider

Second: Tai Cooper

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Camden's UEZ Coordinator, Joe Thomas, was present during the meeting to address questions or concerns raised by the Board.

7. Request to approve Irvington UEZ 2024-2025 Admin Budget in the amount of \$157,694

Motions:

Approve: Carmen Mendiola

Second: Darryl Godfrey

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Irvington's UEZ Representative, John Sowell, was present during the meeting to address questions or concerns raised by the Board.

8. Request to approve Jersey City UEZ Small Business Incubator Phase 2 in the amount of \$446,490

Motions:

Approve: Tai Cooper

Second: Julie Diaz

Ayes: 6

Nays: 0

Recusals: Carmen Mendiola

Abstentions: 0

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

Jersey City's UEZ Representative, Jennifer Moore, was present during the meeting to address questions or concerns raised by the Board.

Request to approve Newark's two project proposals:

9. Newark UEZ Façade Improvement Program in the amount of \$194,283

10. Newark UEZ South Ward Small Business Loan Pilot Project in the amount of \$120,000

Motions

Approve: Darryl Godfrey

Second: Tai Cooper

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.

11. Request to approve Passaic UEZ 2025 Quality of Life Project in the amount of \$776,280

Motions:

Approve: Carmen Mendiola

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.

12. Request to approve Trenton UEZ Commercial Forgivable Loan Program in the amount of \$300,000

Motions

Approve: Julie Diaz

Second: Tai Cooper

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

13. Request to approve the Bridgeton Preliminary Zone Development Plan

Motions

Approve: Carmen Mendiola

Second: Douglas Schnieder

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.

14. Request to approve the Carteret Preliminary Zone Development Plan

Motion:

Approve: Julie Diaz

Second: Carmen Mendiola

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Carteret's UEZ Coordinator, Bob Makin, was present during the meeting to address questions or concerns raised by the Board.

15. Request to approve of the Vineland-Millville Preliminary Zone Development Plan

Motions

Approve: Darryl Godfrey

Second: Julie Diaz

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.

16. Other

None

17. Open to the public

No comments were made by public.

18. Adjournment: 03:37 p.m.

Motions:

Adjourn: Carmen Mendiola

Second: Julie Diaz

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 January 15, 2025

Urban Enterprise Zone Authority Meeting