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

NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY

Board Meeting

Thursday, February 20, 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

Aaron Binder, Department of Treasury

Keith White, Department of Labor & Workforce Development Designee

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 January 15, 2025, UEZ Authority meeting minutes:

Motions:

Approve: Douglas Schneider

Second: Aaron Binder

Ayes: 5

Nays: 0

Recusals: 0

Abstentions: 0

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

NEW BUSINESS

4. UEZA Director's Reports

The report outlines activities from January and February 2025 related to the Urban Enterprise Zone (UEZ) Program:

1. **Jersey City Incubator Tour:** The Executive Director visited a UEZ-funded incubator in Jersey City that supports freelancers and small businesses with shared office space and other amenities to promote economic growth.
2. **East Orange Chamber Meeting:** A meeting was held to discuss the UEZ certification process, encouraging businesses to apply and providing guidance on the process.
3. **Zone Development Plans:** UEZA staff are collaborating with communities to refine their Preliminary Zone Development Plans to ensure compliance and completeness.
4. **Coordinator Training:** The first training session for UEZ Coordinators in 2025 focused on effective techniques and financial management, with a second session planned for later in the year. These sessions are mandatory for compliance.

The report highlights efforts to support business development and enhance economic opportunities in Urban Enterprise Zones

UEZ Coordinators/Representatives Roll Call

Gloucester City: *Lori Ryan*

Lakewood: *David Klein*

Mount Holly: *Sean Kennedy*

Newark: *Andrea McLean*

New Brunswick: *Maria Cody*

Passaic: *Ricardo Fernandez*

Roselle: *Samantha Carpio*

Trenton: *Eric Maywar*

Union City: *David Spatz*

5. Request to approve Gloucester City UEZ Admin Budget FY25: 1-1-25 to 6-30-25 in the amount of \$27,500

Motions

Approve: Keith White

Second: Douglas Schneider

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

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

6. Request to approve Lakewood UEZ-REEF Stabilization and Growth Loan Program in the amount of \$1,000,000

Motions:

Approve: Aaron Binder

Second: Douglas Schneider

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

Lakewood's UEZ Coordinator, David Klein, was present during the meeting to address questions or concerns raised by the Board.

7. Request to approve Newark UEZ Exterior Improvements Incentive Pilot Project in the amount of \$105,000

Motions:

Approve: Carmen Mendiola

Second: Keith White

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

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

8. Request to approve New Brunswick UEZ Admin Budget FY25: 01-01-25 to 06-30-25 in the amount of \$70,000

Motions:

Approve: Keith White

Second: Carmen Mendiola

Ayes: 5

Nays: 0

Recusals: Douglas Schneider

Abstentions: 0

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

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

9. Request to approve Roselle UEZ Admin Budget FY25: 7-1-24 TO 6-30-25 in the amount of \$60,000

Motions

Approve: Keith White

Second: Carmen Mendiola

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

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

10. Request to approve Trenton UEZ Hamilton Avenue Lighting in the amount of \$135,000

Motions:

Approve: Douglas Schneider

Second: Aaron Binder

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.

11. Request to approve Union City UEZ-Admin Budget FY25: 7-1-24 to 6-30-25 in the amount of \$12,500

Motions

Approve: Carmen Mendiola

Second: Tai Cooper

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Union City's UEZ Representative, David Spatz, was present during the meeting to address questions or concerns raised by the Board.

12. Request to approve the Mount Holly Preliminary Zone Development Plan

Motions

Approve: Tai Cooper

Second: Keith White

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Mount Holly's UEZ Coordinator, Sean Kennedy, was present during the meeting to address questions or concerns raised by the Board.

13. Request to approve the Passaic Preliminary Zone Development Plan

Motion:

Approve: Tai Cooper

Second: Carmen Mendiola

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. Other

None

15. Open to the public

No comments were made by public.

16. Adjournment: 02:34 p.m.

Motions:

Adjourn: Douglas Schneider

Second: Carmen Mendiola

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 February 20, 2025

Urban Enterprise Zone Authority Meeting