



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

Thursday, March 12, 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

Julie Diaz, 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 February 20, 2025, UEZ Authority meeting minutes:

Motions:

Approve: Carmen Mendiola

Second: Douglas Schneider

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

NEW BUSINESS

4. UEZA Director's Reports

The Executive Director's report for March 2025 highlights activities from February 20 to March 12:

1. **Zone Plans:** Reviewing development plans for Kearny and the Wildwoods, aiming for April presentation.
2. **Meetings:** Scheduled talks with city officials to address fiscal concerns and follow up on project progress.
3. **Approvals:** Since May 2021, 349 ZAF projects, budgets, and six development plans have been approved, with more expected.
4. **Event:** Attendance planned at the Mayor's Commission Luncheon on March 14.

The report summarizes UEZ activities and progress in early 2025, focusing on planning and economic development.

UEZ Coordinators/Representatives Roll Call

Asbury Park: *Sylvia Sylvia*

Jersey City: *Florence Baron*

Newark: *Andrea Cozier McLean*

Passaic: *Ricardo Fernandez*

Trenton: *Eric Maywar*

5. Request to approve Asbury Park UEZ Admin Budget FY25: 2-1-25 to 6-30-25 in the amount of \$50,346.

Motions

Approve: Carmen Mendiola

Second: Tai Cooper

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Asbury Park's UEZ Coordinator, Sylvia Sylvia, was present during the meeting to address questions or concerns raised by the Board.

Request to approve Newark two project proposals:

- 6. Newark UEZ West Market Cleaning and Beautification Project in the amount of \$190,260.**
- 7. Newark UEZ Orange Street Streetscape Improvement Project in the amount of \$90,000.**

Motions:

Approve: Douglas Schnider

Second: Carmen Mendiola

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

Request to approve Passaic four project proposals:

- 8. Passaic UEZ Workforce Training Project Phase 2 in the amount of \$100,000.**
- 9. Passaic UEZ Business Area Camera Surveillance Project Phase 2 in the amount of \$300,000.**
- 10. Passaic UEZ Marketplace Project in the amount of \$40,000.**
- 11. Passaic UEZ Road Construction Project in the amount of \$500,000.**

Motions:

Approve: Tai Cooper

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals:

Abstentions: 0

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

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

- 12. Request to approve Trenton UEZ Admin Budget 1-1-25 to 6-30-25 in the amount of \$152,306.**

Motions

Approve: Julie Diaz

Second: Aaron Binder

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 Jersey City Preliminary Zone Development Plan

Motion:

Approve: Julie Diaz

Second: Douglas Schnider

Ayes: 6

Nays: 0

Recusals: Carmen Mendiola

Abstentions: 0

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

Jersey City's UEZ Coordinator, Florance Baron, 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: 02:24 p.m.

Motions:

Adjourn: Carmen Mendiola

Second: Douglas Schnider

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 March 12, 2025
Urban Enterprise Zone Authority Meeting