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Governor

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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

Wednesday, July 16, 2025

02:00 P.M.

Microsoft Teams or call in (audio only)

1 (856) 338-7074

Phone Conference ID: 545 301 38#

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

Denise Harding, Department of Treasury

Tai Cooper, New Jersey Economic Development Authority

Darryl Godfrey, New Jersey Redevelopment Authority

Carmen Mendiola, Public-at-Large

William Johnson, Public-at-Large

Douglas Schnieder, Public-at-Large

3. Approval of June 11, 2025, UEZ Authority meeting minutes:

Motions:

Approve: Carmen Mendiola

Second: Darryl Godfrey

Ayes:

Nays: 0

Recusals: 0

Abstentions: 0

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

4. Approval of June 27, 2025, UEZ Authority Special meeting minutes:

Motions:

Approve: Denise Harding

Second: Douglas Schneider

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

NEW BUSINESS

5. UEZA Director's Report

1. UEZA is halfway through the Preliminary Zone Development Plan review, aiming for 18 approved plans by August.
2. More plan applications are expected from newly approved communities, with funding up to their annual allocation.
3. 381 projects have been approved across all 32 zones.
4. UEZA has welcomed 7 new UEZ Coordinators; training is set for September 17, 2025.
5. UEZA is now on Facebook, expanding outreach and sharing partner updates.

UEZ Coordinators/Representatives Roll Call

Camden (*Joe Thomas*)

Gloucester City (*Lori Ryan*)

Kearny (*Linda D'Isa*)

Millville (*Samantha Cruz*)

New Brunswick (*Dan Dominguez*)

Newark (*Andrea Cozier Mclean*)

Paterson (*Dipto Roy*)

Vineland (*Sandra Forosisky*)

Request to approve:

- 6. Camden UEZ Admin Budget FY26: 7-1-25 to 12-31-25 in the amount of \$145,750**
- 7. Camden UEZ Strong Clean Team in the amount of \$580,300**

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.

Request to approve:

- 8. Gloucester City UEZ Admin Budget FY25 7-1-26 to 12-31-25 in the amount of \$70,000.**
- 9. Gloucester City UEZ Burlington Streetscape Project in the amount of \$100,000.**

Motion:

Approve: Denise Harding

Second: Douglas Schneider

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

Request to approve:

- 10. Kearny UEZ Admin Budget FY26: 7-1-25 to 12-31-25 in the amount of \$100,000.**
- 11. Midland Avenue Streetscape Improvements Phase II in the amount of \$2,866,304.**

Motion:

Approve: Darryl Godfrey

Second: Tai Cooper

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Kearny's UEZ Coordinator Linda D'Isa was present during the meeting to address questions or concerns raised by the Board.

12. Request to approve Millville UEZ Admin Budget FY26: 07-01-25 to 12-31-25 in the amount of \$77,273.

Motion

Approve: Douglas Schneider

Second: Denise Harding

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Millville's UEZ Coordinator Samantha Cruz was present during the meeting to address questions or concerns raised by the Board.

13. Request to approve New Brunswick UEZ Admin Budget FY26: 07-01-25 to 12-31-25 in the amount of \$70,000.

Motion

Approve: Carmen Mendiola

Second: Darryl Godfrey

Ayes: 6

Nays: 0

Recusals: Douglas Schneider

Abstentions: 0

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

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

14. Request to approve Newark UEZ South Ward Streetscape Improvement Project in the amount of \$17,609

Motion

Approve: Denise Harding

Second: Carmen Mendiola

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Newark's UEZ Coordinator Andrea Cozier Mclean was present during the meeting to address questions or concerns raised by the Board

15. Request to approve Paterson UEZ: Emergency Road Restoration Project 2025-2026 in the amount of \$3,982,743.

Motion

Approve: Carmen Mendiola

Second: Douglas Schneider

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Paterson's UEZ Coordinator Dipto Roy was present during the meeting to address questions or concerns raised by the Board

16. Request to approve Vineland UEZ Admin Budget FY26: 7-1-25 to 12-31-25 in the amount of \$179,278

Motion

Approve: Denise Harding

Second: Darryl Godfrey

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

17. Other

None

18. Open to the public

No comments were made by the public.

19. Adjournment: 02:34 p.m.

Motions:

Adjourn: Darryle Godfrey

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 on July 16, 2025
Urban Enterprise Zone Authority Meeting