



**State of New Jersey**  
URBAN ENTERPRISE ZONE AUTHORITY  
101 SOUTH BROAD STREET  
PO Box 822  
1ST FLOOR  
TRENTON, NJ 08625-0822

**PHILIP D. MURPHY**  
*Governor*

**TAHESHA L. WAY**  
*Lieutenant Governor*

**JACQUELYN A. SUÁREZ**  
*Commissioner*

**NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY**  
**Board Meeting**

Wednesday, October 15, 2025  
02:00 P.M.

**Microsoft Teams or call in (audio only)**  
**1 (856) 338-7074**  
**Phone Conference ID: 574 332 354#**

**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

**Darryl Godfrey**, New Jersey Redevelopment Authority

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

**Carmen Mendiola**, Public-at-Large

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

**Douglas Schneider**, Public-at-Large

### **3. Approval of September 24, 2025, 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 Report**

Christine Campbell reported that the main item of concern was the allocation letters sent out last week. All coordinators have received the letters, and the feedback has been largely positive. She thanked the coordinators for their responses and feedback, as well as Deputy Director Danny Santos for his excellent work in coordinating the review and distribution of the allocation letters for the upcoming year. Campbell concluded her report and proceeded to the review of project proposals for consideration by the Board of Commissioners.

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

**Asbury Park** (*Sylvia Sylvia*)

**Bayonne** (*Jacqueline Farber*)

**Bridgeton** (*Stephanie Gonzalez*)

**Camden** (*Joe Thomas*)

**Elizabeth** (*Dan Devanney*)

**Jersey City** (*Florence Baron*)

**Mount Holly** (*Sean Kennedy*)

**Newark** (*Andrea Cozier Mclean*)

**Passaic** (*Ricardo Fernandez*)

**Trenton** (*Eric Maywar*)

### **5. Request to approve Asbury Park UEZ Safety Patrol in the amount of \$195,840**

*Motions:*

Approve: Douglas Schneider  
Second: Carmen Mendiola

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

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

**Request to approve:**

- 6. Bayonne UEZ Bergen Point Fall Festival in the amount of \$45,000**
- 7. Bayonne UEZ Tree Lighting in the amount of \$50,000**

*Motion:*

Approve: Carmen Mendiola

Second: Tai Cooper

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

**Bayonne's** UEZ Coordinator Jacqueline Farber was present during the meeting to address questions or concerns raised by the Board.

- 8. Request to approve Bridgeton UEZ Events Fund in the amount of \$40,775**

*Motion:*

Approve: Douglas Schneider

Second: Darryl Godfrey

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

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

**Request to approve:**

- 9. Camden UEZ Strong Revolving Loan Fund in the amount of \$750,000**
- 10. Camden UEZ Strong Fire Truck in the amount of \$1,080,301**
- 11. Camden UEZ Strong Shopping Spree in the amount of \$42,217**
- 12. Camden UEZ Strong Streetscape Enhancement in the amount of \$362,463**

*Motion*

Approve: Tai Cooper

Second: Darryl Godfrey

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

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

**Request to approve:**

- 13. Elizabeth Urban Enterprise Zone Façade and Sign Grant Program in the amount of \$349,966**
- 14. Elizabeth Urban Enterprise Zone Workforce Development Programs in the amount of \$490,000**
- 15. Elizabeth Urban Enterprise Zone Marketing Initiative in the amount of \$300,000**

*Motion*

Approve: Carmen Mendiola

Second: Douglas Schneider

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

**Elizabeth's** UEZ Coordinator Dan Devaney was present during the meeting to address questions or concerns raised by the Board.

**Request to Approve:**

- 16. Jersey City UEZ SID Service Support - Maintenance/Beautification in the amount of \$1,327,096**
- 17. Jersey City UEZ SID Service Support - Marketing/Branding in the amount of \$323,219**

*Motion*

Approve: Douglas Schneider

Second: Darryl Godfrey

Ayes: 7

Nays: 0

Recusals: Carmen Mendiola

Abstentions: 0

Motion carried with a vote (7/0/1/0).

**Jersey City's** UEZ Coordinator Florence Baron was present during the meeting to address questions or concerns raised by the Board

**Request to approve:**

**18. Mount Holly UEZ Clean Team in the amount of \$115,000**  
**19. Mount Holly UEZ Patrol Vehicle in the amount of \$55,000**

*Motion*

Approve: Aaron Binder  
Second: Carmen Mendiola  
Ayes: 8  
Nays: 0  
Recusals: 0  
Abstentions: 0

Motion carried with a vote (8/0/0/0).

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

**20. Request to approve Newark UEZ Small Business Revolving Loan Fund Round 2 in the amount of \$2,000,000**

*Motion*  
Approve: Darryl Godfrey  
Second: Tai Cooper  
Ayes: 8  
Nays: 0  
Recusals: 0  
Abstentions: 0

Motion carried with a vote (8/0/0/0).

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

**21. Request to approve Passaic UEZ Business Expansion Grant Project Phase 2 in the amount of \$225,000**

*Motion:*  
Approve: Carmen Mendiola  
Second: Tai Cooper  
Ayes: 8  
Nays: 0  
Recusals: 0  
Abstentions: 0

Motion carried with a vote (8/0/0/0).

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

**22. Request to approve Trenton UEZ Public Works Sidewalk Fund in the amount of \$3,000,000**

*Motion:*

Approve: Keith White

Second: Aaron Binder

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

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

**23. Other**

None

**24. Open to the public**

No comments were made by the public.

**25. Adjournment: 03:01 p.m.**

*Motions:*

Adjourn: Darryl Godfrey

Second: Tai Cooper

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

**Rasha Hassan**

I, Rasha Hassan, have taken minutes on October 15, 2025

Urban Enterprise Zone Authority Meeting