



State of New Jersey
URBAN ENTERPRISE ZONE AUTHORITY
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MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lieutenant Governor

JACQUELYN A. SUÁREZ
Commissioner

NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY

Board Meeting

Wednesday, February 11, 2026
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 Deputy Commissioner Sam Viavattine: 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

Samuel Viavattine, Department of Community Affairs Chair Designee

Julie Diaz, Department of Labor & Workforce Development Designee

Denise Harding, Department of Treasury

Tai Cooper, New Jersey Economic Development Authority

Oscar Parham, New Jersey Redevelopment Authority

William Johnson, Public-at-Large

Carmen Mendiola, Public-at-Large

3. Approval of January 14, 2026, UEZ Authority meeting minutes:

Motions:

Approve: Denise Harding

Second: Carmen Mendiola

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

NEW BUSINESS

4. UEZA Director's Report

- Executive Director Christine Campbell thanked all Zone Coordinators and staff for their work in preparing for the meeting.
- A mandatory UEZ Coordinator training session is scheduled for **February 19 at 10:00 a.m. via Microsoft Teams**. The training will be approximately **two hours**.
- The session will ensure coordinators remain compliant with statutory training requirements.
- UEZA Executive team plans to conduct **regional visits** over the next several months.
- Visits will include southern, central, and northern zones across the state.
- The purpose of the visits is to:
 - Conduct meet-and-greet sessions
 - Encourage open dialogue and Q&A
 - Discuss coordinator needs
 - Provide updates on expectations and support for the year

UEZ Coordinators/Representatives Roll Call

Bridgeton (*Stephanie Gonzalez*)

Camden (*Joe Thomas*)

Carteret (*Bob Makin*)

Jersey City (*Florence Baron*)

Lakewood (*David Klein*)

New Brunswick (*Dan Dominguez*)

Newark (*Andrea Cozier Mclean*)

Paterson (*Washington Vivero*)

Perth Amboy (*Noelia Colon*)

5. Request to approve Bridgeton UEZ Off Duty Police Assignments in the amount of \$73,320

Motions

Approve: Carmen Mendiola

Second: Denise Harding

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.

6. Request to approve Bridgeton UEZ Public Safety – Portable Surveillance Cameras in the amount of \$97,385

Motions:

Approve: Julie Diaz

Second: Tai Cooper

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.

7. Request to approve Camden UEZ All-Terrain Vacuum Equipment Purchase in the amount of \$196,576

Motions:

Approve: Oscar Parham

Second: Carmen Mendiola

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.

8. Request to approve Carteret UEZ Ferry Terminal Construction Funding Round 2 in the amount of \$724,988

Motions:

Approve: Oscar Parham

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals:

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.

9. Request to approve Jersey City UEZ Lease Subsidy Grant Phase 2 in the amount of \$2,656,920

Motions:

Approve: Julie Diaz

Second: Tai Cooper

Ayes: 6

Nays: 0

Recusals: Carmen Mendiola

Abstentions: 0

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

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

10. Request to approve Lakewood UEZ Business Assistance Program in the amount of \$220,000

Motions:

Approve: Oscar Parham

Second: Denise Harding

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

11. Request to approve New Brunswick UEZ Business Training in the amount of \$98,000

Motions:

Approve: Carmen Mendiola

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

12. Request to approve Newark UEZ Marketing and Events Fund in the amount of \$1,800,000

Motions:

Approve: Tai Cooper

Second: Oscar Parham

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

13. Request to approve Newark UEZ Wayfinding Design Project in the amount of \$124,332

Motions:

Approve: Carmen Mendiola

Second: Julie Diaz

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

14. Request to approve Paterson UEZ Public Safety Project 2026 in the amount of \$1,818,476

Motions:

Approve: Carmen Mendiola

Second: Denise Harding

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

Paterson's UEZ Representative Washington Vivero was present during the meeting to address questions or concerns raised by the Board

15. Request to approve Perth Amboy UEZ Student Workforce Training – Round 2 in the amount of \$50,000

Motions:

Approve: Julie Diaz

Second: Carmen Mendiola

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

Perth Amboy's UEZ Representative Noelia Colon 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 the public.

18. Adjournment 02:41 p.m.

Motions:

Adjourn: Carmen Mendiola

Second: Julie Diaz

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

Rasha Hassan

I, Rasha Hassan, have taken minutes on February 11, 2026
Urban Enterprise Zone Authority Meeting