



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, June 24, 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

Roberto Soberanis, Department of Labor & Workforce Development Designee

Robert Joyce, Department of Treasury Designee

Tai Cooper/Serena Miller, New Jersey Economic Development Authority

Oscar Parham, New Jersey Redevelopment Authority

William Johnson, Public-at-Large

Carmen Mendiola, Public-at-Large

Douglas Schneider, Public-at-Large

3. Approval of May 13, 2026, UEZ Authority meeting minutes:

Motions:

Approve: Douglas Schneider

Second: Tai Cooper

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

NEW BUSINESS

4. UEZA Director's Report

Executive Director Campbell reported that the June agenda, which includes 28 project resolutions, reflects the continued strength of the UEZ program and the significant efforts of both UEZA staff and local UEZ coordinators throughout the State, particularly as municipalities worked to address fiscal year-end funding deadlines. She noted that the UEZ's Regulations are substantially complete and will be transmitted to the Attorney General's Office for further review. She also advised that the UEZA Standard Operating Procedures Manual is in its final stages of review. Finally, Executive Director Campbell provided a legislative update, noting that several bills currently under consideration could expand the UEZ program to include additional municipalities, including Atlantic City, Burlington City, Hackensack, and Hoboken, and that staff will continue to monitor those developments.

UEZ Coordinators/Representatives Roll Call

Asbury Park (*Sylvia Sylvia*)

Bayonne (*Jacqueline Farber*)

Camden (*Joe Thomas*)

East Orange (*Kiona Olivaria-Littlejohn*)

Gloucester City (*Lori Ryan*)

Guttenberg (*Hiram Gonzalez*)

Irvington (*Jadette Williams*)

Mount Holly (*Sean Kennedy*)

New Brunswick (*Dan Dominguez*)

Newark (*Andrea Cozier Mclean*)

Orange (*Christopher Mobley*)

Paterson (*Kenneth Rosado*)

Pemberton (*Rosemary Flaherty*)

Phillipsburg (*Tara Gomez*)

Pleasantville (*Jim Rutala*)

Trenton (*Eric Maywar*)

West Wildwood (*Steve Booy*)

5. Request to Authorize the Urban Enterprise Zone Authority (UEZA) to Approve FY27 Individual Zone Administrative Expenses Without Individual Board Approval or Review

Motions

Approve: Carmen Mendiola

Second: Oscar Parham

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

6. Request to approve the Asbury Park UEZ Fourth of July Fireworks Event in the amount of \$50,000

Motions

Approve: Carmen Mendiola

Second: Serena Miller

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.

7. Request to approve Bayonne UEZ Façade Program in the amount of \$201,190

Motions:

Approve: Carmen Mendiola

Second: Robert Joyce

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 Bayonne UEZ Signage Program in the amount of \$68,368

Motions:

Approve: Oscar Parham

Second: Carmen Mendiola

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.

9. Request to approve Bayonne UEZ Broadway Cameras Phase 2 in the amount of \$453,345

Motions:

Approve: Oscar Parham

Second: Robert Joyce

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.

10. Request to approve Bayonne UEZ Media Marketing and Outreach in the amount of \$298,683

Motions:

Approve: Douglas Schneider

Second: William Johnson

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.

11. Request to approve Camden UEZ Construction Impact Business Relief in the amount of \$350,000

Motions:

Approve: Robert Joyce

Second: Oscar Parham

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Camden's UEZ Representative Joseph Thomas was present during the meeting to address questions or concerns raised by the Board.

12. Request to approve Camden UEZ Strong Clean Team 2027 in the amount of \$580,300

Motions:

Approve: Carmen Mendiola

Second: Robert Joyce

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Camden's UEZ Representative Joseph Thomas was present during the meeting to address questions or concerns raised by the Board.

13. Request to approve the Gloucester City UEZ Business Recognition Campaign in the amount of \$76,000

Motions:

Approve: Robert Joyce

Second: Douglas Schneider

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

14. Request to approve East Orange Surveillance and Security Cameras in the amount of \$1,277,998

Motions:

Approve: Douglas Schneider

Second: Robert Joyce

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

East Orange's UEZ Representative Kiona Olivaria-Littlejohn was present during the meeting to address questions or concerns raised by the Board.

15. Request to approve Guttenberg UEZ 2026 Summer Concert Series-DJ Nights-Pride in the amount of \$26,102

Motions:

Approve: Oscar Parham

Second: Douglas Schneider

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Guttenberg's UEZ Representative Hiram Gonzalez was present during the meeting to address questions or concerns raised by the Board.

16. Request to approve Irvington UEZ Clean Sweep Initiative II in the amount of \$857,881

Motions:

Approve: Carmen Mendiola

Second: Oscar Parham

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Irvington's UEZ Representative Jadette Williams was present during the meeting to address questions or concerns raised by the Board.

17. Request to approve the Mount Holly UEZ Public Restroom Facility in the amount of \$350,000

Motions:

Approve: Robert Joyce

Second: Douglas Schneider

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

18. Request to approve the Mount Holly UEZ Façade Matching Grant in the amount of \$120,000

Motions:

Approve: Oscar Parham

Second: Robert Joyce

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

19. Request to approve the New Brunswick UEZ Marketing and Events FY27 in the amount of \$350,000

Motions:

Approve: Carmen Mendiola

Second: Roberto Soberanis

Ayes: 7

Nays: 0

Recusals: Douglas Schneider

Abstentions: 0

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

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

20. Request to approve the Newark UEZ FY26 Public Safety Program in the amount of \$2,028,943

Motions:

Approve: Robert Joyce

Second: Douglas Schneider

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 the Newark UEZ Citywide Beautification Project in the amount of \$4,338,746

Motions:

Approve: Oscar Parham
Second: Douglas Schneider
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

22. Request to approve the Orange UEZ Main Streetscape Project Phase 1 in the amount of \$3,999,709

Motions:

Approve: Robert Joyce
Second: Oscar Parham
Ayes: 8
Nays: 0
Recusals: 0
Abstentions: 0

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

Orange's UEZ Coordinator Chris Mobley was present during the meeting to address questions or concerns raised by the Board

23. Request to approve the Paterson UEZ Urban Parks Improvement Project in the amount of \$ 971,931

Motions:

Approve: Carmen Mendiola
Second: Robert Joyce
Ayes: 8

Nays: 0
Recusals: 0
Abstentions: 0

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

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

24. Request to approve the Paterson UEZ Marketing and Business Development Project in the amount of \$694,764

Motions:

Approve: Douglas Schneider

Second: Robert Joyce

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

25. Request to approve the Paterson UEZ Corridor Lighting & Security Project in the amount of \$1,235,197

Motions:

Approve: Oscar Parham

Second: Robert Joyce

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

26. Request to approve Pemberton UEZ Browns Mills Public Safety Project 2026 in the amount of \$119,000

Motions:

Approve: Carmen Mendiola

Second: Douglas Schneider

Ayes: 8

Nays: 0

Recusals: 0
Abstentions: 0

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

Pemberton's UEZ Coordinator Rosemary Flaherty was present during the meeting to address questions or concerns raised by the Board

27. Request to approve Phillipsburg UEZ Tourism and Event Public Safety Program in the amount of \$150,000

Motions:

Approve: Douglas Schneider

Second: William Johnson

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Phillipsburg's UEZ Representative Tara Gomez was present during the meeting to address questions or concerns raised by the Board

28. Request to approve Phillipsburg UEZ Community Events and Tourism in the amount of \$150,000

Motions:

Approve: Oscar Parham

Second: Carmen Mendiola

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Phillipsburg's UEZ Representative Tara Gomez was present during the meeting to address questions or concerns raised by the Board

29. Request to approve Pleasantville UEZ Concert in the Park Series in the amount of \$100,000

Motions:

Approve: Oscar Parham

Second: Roberto Soberanis

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Pleasantville's UEZ Coordinator Jim Rutala, was present during the meeting to address questions or concerns raised by the Board

30. Request to approve Pleasantville UEZ Surveillance Cameras in the amount of \$270,947

Motions:

Approve: Carmen Mendiola

Second: Robert Joyce

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Pleasantville's UEZ Coordinator Jim Rutala, was present during the meeting to address questions or concerns raised by the Board

31. Request to approve Trenton UEZ Anchor Loan Fund in the amount of \$1,700,000

Motions:

Approve: Robert Joyce

Second: Roberto Soberanis

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

32. Request to approve West Wildwood UEZ Free Parking Lot Project Phase I in the amount of \$100,000

Motions:

Approve: Oscar Parham

Second: Robert Joyce

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

West Wildwood's UEZ Coordinator Steve Booy was present during the meeting to address questions or concerns raised by the Board

33. Other

None

34. Open to the public

No comments were made by the public.

35. Adjournment 3:24 p.m.

Motions:

Adjourn: Douglas Schneider

Second: Carmen Mendiola

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Christine Ott

I, Christine Ott, have taken minutes on June 24, 2026
Urban Enterprise Zone Authority Meeting