



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

MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lieutenant Governor

JACQUELYN A. SUÁREZ
Commissioner

NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY

Board Meeting

Wednesday, July 8, 2026

2:00 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

Kavin Mistry, Department of Treasury

Tai Cooper, New Jersey Economic Development Authority (*joined the meeting at approximately 2:15 pm*)

Oscar Parham, New Jersey Redevelopment Authority

William Johnson, Public-at-Large

Carmen Mendiola, Public-at-Large

Douglas Schneider, Public-at-Large



3. A note about the June 24, 2026, UEZ Authority meeting minutes:

We are still within the Governor's Veto Period, so these minutes will be approved during the August 12, 2026 UEZA Board meeting.

NEW BUSINESS

UEZ Coordinators/Representatives Roll Call

Lakewood (*David Klein*)

New Brunswick (*Daniel Dominguez*)

Passaic (*Ricardo Fernandez*)

Pleasantville (*Olivia Lovett*)

Vineland (*Sandra Forosisky*)

Wildwood Crest (*Steve Booy*)

Hillside (*John Sowell*)

4. Request to approve the Lakewood UEZ Financial Assistance Loans – I – in the amount of \$1,000,000

Motions

Approve: Kavin Mistry

Second: Carmen Mendiola

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.

5. Request to approve Lakewood's UEZ Financial Assistance Incentives – II in the amount of \$1,000,000

Motions:

Approve: Oscar Parham

Second: Carmen Mendiola

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.

6. Request to approve New Brunswick UEZ Technology and Equipment Grant Program in the amount of \$350,000

Motions:

Approve: Kavin Mistry

Second: Julie Diaz

Ayes: 5

Nays: 0

Recusals: 2 – Douglas Schneider, Tai Cooper

Abstentions: 0

Motion carried with a vote (5/0/2/0).

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

Note: Board member Carmen Mendiola was temporarily disconnected during the consideration of this project and was unable to vote. She rejoined the meeting prior to the Pleasantville agenda item.

7. Request to approve Passaic UEZ 2026 Clean Sweep – Graffiti Eradication Project in the amount of \$716,645

Motions:

Approve: Oscar Parham

Second: Tai Cooper

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

8. Request to approve the Pleasantville UEZ Main Street & Washington Avenue Demolition Supplemental Funding in the amount of \$167,881

Motions:

Approve: Julie Diaz

Second: Tai Cooper

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Pleasantville's UEZ Coordinator Olivia Lovett was present during the meeting to address questions or concerns raised by the Board.

9. Request to approve Vineland Landis Theater Renovation and New Restaurant in the amount of \$2,250,000

Motions:

Approve: Kavin Mistry

Second: Oscar Parham

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Vineland's UEZ Representative Sandra Forosisky was present during the meeting to address questions or concerns raised by the Board.

10. Request to approve Wildwood Crest's UEZ Centennial Park Improvement Project in the amount of \$73,000

Motions:

Approve: Julie Diaz

Second: Carmen Mendiola

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Wildwood Crest's UEZ Representative Steve Booy was present during the meeting to address questions or concerns raised by the Board.

11. Request to authorize Hillside's UEZ to proceed with the development of a Request for Proposal (RFP) for a Five-Year Plan

Motions:

Approve: Carmen Mendiola

Second: Kavin Mistry

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Hillside's UEZ Representative John Sowell was present during the meeting to address questions or concerns raised by the Board.

12. Request to authorize Hillside's UEZ Request for Proposal (RFP) for the undertaking of a Five-Year Plan – not to exceed \$125,000

Motions:

Approve: Carmen Mendiola

Second: Kavin Mistry

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Hillside's UEZ Representative John Sowell was present during the meeting to address questions or concerns raised by the Board.

13. Other

None

14. Open to the public

No comments were made by the public.

15. Adjournment 2:37 p.m.

Motions:

Adjourn: Oscar Parham

Second: Kavin Mistry

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 July 8, 2026
Urban Enterprise Zone Authority Meeting