

**Phillipsburg Urban Enterprise Zone
Board of Trustees Meeting Minutes
January 23, 2017**

The meeting was called to order at 6:11 pm by Chairperson Meissner. In attendance were Mayor Ellis, T. Kent Corcoran, Dorothy Kays, Carrie Scott, and Helene Meissner. Councilman Piazza arrived at 6:35. Also present were UEZ Coordinator Pat Dragotta and one member of the public, Bob Davies. The meeting was held in the conference room on the first floor of the Municipal Building.

Presentations: Mr. Junius Morgan from Unlimited Fitness NYC made a presentation before the board which included a short video as well as a live boxing demonstration by some of his students. Mr. Morgan is looking for help getting the word out about his business. He has a small client base right now but needs/wants to expand. Discussion centered around the fact that he needs signage so people will know he is there. Mayor Ellis offered the services of a designer he knows to help Mr. Morgan create a sign.

Mr. Chris Cotty made an elaborate presentation regarding his plans to develop the building he purchased at 38 Market Street into an Old Fashioned General Store and bathrooms which would enhance the current train excursions. Mr. Cotty had architects drawings and a booklet with photos of the building. He has already invested more than \$200,000 in this property but he needs approximately \$135,000 to finish the job.

Approval of Minutes: Kent Corcoran made a motion to accept the minutes of the 11/14/16 meeting. Dottie Kays seconded the motion. All were in favor with Randy Piazza and Kent Corcoran abstaining from the vote.

Old Business: We had previously discussed hiring JGSC Group to assist with Retail Recruitment in our downtown area. However, we did not have a quorum at the last meeting so we were unable to vote on the project. We will vote on this in Executive session tonight.

We had also discussed installing a central station parking meter in the Riverside Lot next to Jimmy's Hot Dog Stand. Pat Dragotta shared the quote for \$12,000 to have the meter installed. There should also be an allocation of funds to re-line the parking lot to accommodate more parking spaces. We will vote on this in Executive session tonight.

New Business: Coordinator Pat Dragotta gave an update of what he has been doing. He is in regular contact with James Simmons from the State UEZ office. He has been visiting some of the 53 current UEZ businesses. He has spoken to Bob Merlo about updating the UEZ information on the Town's website. He also reported that we currently have \$8,544.91 in our checking account and \$234,417.42 in our Second Generation savings account.

This is normally the time of year we would hold our reorganization meeting and elect new officers. However, the Mayor had to leave early and Keith Zwicker was not present so we decided to wait until the next meeting to handle this order of business.

For the Good of the Order: Councilman Piazza talked about some of the many changes that are being considered for this year's Ole Towne Festival (making it two days instead of three; having the event take place down along So. Main Street rather than up at Walters Park, etc...). More information will be shared after final details are worked out by the OTF Committee.

Helene Meissner mentioned the wonderful and informative ribbon-cutting ceremony that took place for the Morris Canal Greenway Trail and thanked Randy Piazza for the large role he played in seeing it to fruition.

The regular meeting was adjourned at 7:45 and the Board went into Executive Session.

Respectfully submitted,

Helene Meissner

**Phillipsburg Urban Enterprise Zone
Executive Session Minutes
January 23, 2017**

The Board went into Executive Session at 7:45 pm.

Unlimited Fitness NYC: The first order of business was to discuss Junius Morgan's proposal. Everyone is very supportive of what he is doing. However, he really did not have a specific "ask". We decided to table his request for support until he can get a rendering for a sign. Then we can decide on offering him funding for the sign and we can discuss what else we can do to help his business be successful.

JGSC Group Proposal: Carrie Scott made a motion that we hire JGSC for the proposed \$9,500 and begin this retail recruitment project. Kent Corcoran seconded the motion. All were in favor.

Parking Meter Project: Carrie Scott made a motion to allocate \$15,000 for the project (\$12,000 for the meter itself and \$3,000 to have the lot re-lined to allow for more spaces). Kent Corcoran seconded the motion. All were in favor.

Chris Cotty's proposal was discussed at length. Everyone was in agreement that Chris has invested a great deal of time, money and energy in Phillipsburg and we want to see this project completed. We believe it could be a catalyst for "kick-starting" other business ventures along So. Main Street. Carrie Scott made a motion to give a grant of \$35,000 up front, followed by the balance of \$100,000 in low interest loans in phases as the work is being completed. (We believe that starting to grant low interest loans again will ensure some income into the Second Generation fund in the future). Dottie Kays seconded the motion. All were in favor. This is contingent upon Chris re-certifying the business as a UEZ business.

Executive session was adjourned at 8:13 pm.

Respectfully submitted,

Helene Meissner