

Phillipsburg Urban Enterprise Zone
Minutes of Meeting - January 22, 2018

This meeting was called to order at 6:08 pm by chairperson Meissner. In attendance were Chairperson Helene Meissner, Councilwoman Danielle DeGerolamo, Mayor Stephen Ellis, Pat Dragotta, Gayle Rogers, Keith Zwicker, Dorothy Kays, Charee Carney, Kent Corcoran and Kelly Sheedy.

Mr. Zwicker motioned to approve the December 18, 2017 minutes and Ms. Kays seconded. The motion carried with abstentions from Mr. Zwicker, Councilwoman DeGerolamo and Ms. Sheedy.

Old Business

- Mr. Dragotta updated the board about the Union Square Lighting project. The board discussed how string lighting would brighten the railing along South Main Street. Kays Electric will submit a quote and funding will be researched. Mayor Ellis recommends putting lighting on the buildings on South Main Street heading north and up Morris hill because it is most visible from Larry Holmes Drive.
- Mr. Dragotta recommends a three day economy for the downtown area. He is incorporating the Chamber of Commerce to help with the project. There will be an open house with 100 plus potential investors and hotel representatives. The board discussed how the lighting will help residents and shoppers feel safer to walk on South Main Street in the downtown area. Mr. Corcoran suggested they use brighter period lighting. Ms. Meissner suggested they have the open house after Easter.

New Business

Reorganization of the Board

- Mr. Zwicker nominated Ms. Meissner as chairperson and she respectfully declined. Ms. Kays nominated Mr. Zwicker as Chairperson and Mr. Corcoran seconded. The motion carried.
- Ms. Meissner stated that Ms. Carney will be the board secretary.
- The board discussed board members that missed more than three meetings, Jen Vogt and Brian Otto. The board will need to send Mr. Otto a letter removing him from the board. Mayor Ellis stated that Ms. Vogt will attend the next meeting. They will send her a reminder letter stating the bylaws.
- The board changed Ms. Rogers from an alternate member to a regular member. Ms. Sheedy is now the board's alternate member.
- Mr. Dragotta stated that they are looking for someone to join the board that has finance experience.
- Mr. Corcoran motioned to remove Mr. Otto from the board and Ms. Rogers seconded. The motion carried.
- Mr. Zwicker nominated Ms. Sheedy as an alternate member and Ms. Rogers seconded. The motion carried.

Presentation of Lee's Services

- Presentation was postponed because of a family emergency
- The board educated new members about Lee's Services, how they are a Autistic Habilitation Center for adults that would like to operate at 401 South Main Street. Mr. Dragotta stated that they will get funding but the UEZ can offer better interest rates. Mr. Corcoran stated they will be able to get funding for the business and tuition for the client from the government. Their break even is 7 clients and max out at 35 to 40 clients.

For the Good of the Board

- The board gave a brief history of the board, the people they helped, the mistakes they made, how the UEZ used to operate and how it operates today. The 3 percent sales tax used to go to the state, then they would decide how and if the money is spent, which almost completely diminished with the Christie administration. Today the UEZ is becoming self sustaining. The new governor seems to be supportive of the UEZ which might help the program grow. Mayor Ellis stated that the UEZ is very important to the town of Phillipsburg.
- Mr. Zwicker stated that there is not a UEZ in the state and second generation money is being used (parking meters etc.), which means they now have a lot of flexibility. The state involvement is not longer required.
- The reflected on the Phillipsburg UEZ past accomplishments. The currently have a couple hundred thousand for funding.
- Mayor Ellis gave an update from the former Ingersoll Rand stating that Northern Bridge Construction will be taking ownership soon. They will eventually sell the subdivisions.
- Wednesday the PDA will have their yearly dinner at Marianna's at 6pm.
- Wednesday will also be an event for the homeless or the at risk for homelessness at the St. Phillips and St. James from 10 to 2pm. They will offer a variety of services including lunch and food to take with them.
- Ms. Meissner nominated Ms. Kays as Vice Chairperson and Mr. Corcoran seconded. The motion carried.

Mr. Zwicker motion to adjourn and Ms. Kays seconded. The meeting was adjourned at 7:13 pm.

Respectfully submitted,

Charee Carney
Board Secretary