

Phillipsburg Urban Enterprise Zone
Minutes of Meeting -April 23, 2018

This meeting was called to order at 6:19pm by chairperson Zwicker. In attendance were Chairman Keith Zwicker, Mayor Stephen Ellis, Helene Meissner, Carrie Scott, Dorothy Kays. Also in attendance were Pat Dragotta, Charee Carney and Amy Hoppe.

Ms. Meissner motioned to approve the March minutes and Ms. Kays seconded. The motion carried.

Old Business

JGSC

Mayor Ellis explained the RFQ process and how council needs to hire a consultant to coordinate the JGSC project. Pat agreed. Keith said that a lot of people will be interested in the job because of the size of the project. Pat suggested Joe Getz. The board discussed that they will be looking for RFQs. The town pays for the RFQs.

The targeted area will be from the Black Bridge to Broad Street. The Opportunity Zone overlaps the UEZ, which can be seen on the website. The Opportunity zone plan offers 2.5% tax break on capital gains, very similar to a pilot program. Pat mentioned that there is a cap and we need to get moving on the project or the funds might be depleted. The board is afraid the larger cities will take advantage of most of the funds. The board discussed different businesses that would suit the downtown area. Pat said that retail is more important for now and then eventually they will seek out a hotel.

The Lighting Project

Pat gave a brief update on the lighting project. The homeowners are onboard except Dan Siemore. Dan Papa also wants a painted coke sign on his building. Pat followed up by calling Coca Cola with no response but thinks it would be a great project for Lafayette College students. Pat thinks a mural of a town and/or a flag on the other side would look great.

For the Good of the Board

Mayor Ellis told the board that he wants Chris Cotte to put up the sign up that was once on the top of his building and he agreed to put it back up. Pat said the UEZ could possibly help with the lettering. Mayor Ellis gave the board a brief update of the Ingersoll Rand Tract project. Three buildings will be up by summer. Each building will be subdivided. He does not know how the pilot will affect the project. The necessity for more soil to be transported to the project is no longer needed because they will not be elevating the building.

Pat handed out a flyer from St Luke's and how they would like the UEZ to be a sponsor at a function they were having at Flynns. It was unclear what the fundraiser was for and the board voted to not participate.

Pat informed the board of the different businesses that are interested in coming to Phillipsburg. A medical marijuana company is looking for a warehouse, possibly on Broad Street. There is an insurance company that is interested in a building on South Main Street. Carrie did not feel an insurance company is an appropriate business for that area. She said that we need eateries and retail. Pat said that if we need to start targeting different types of businesses, we need to start working with realtors. Carrie suggested that we invite investors to Carol Diee's business so they can see how lucrative it can be. He also advised the board that John Kozel is interested in buying 340 Anderson Street for his business Sims Pump Valve. Carrie was concerned because its a residential area and does not feel it is appropriate.

Helene asked who they would like on the signature card for the banking account. Keith and the Mayor will go to the bank and sign the signature cards.

Councilwoman DeGerolamo motioned to adjourn and Dorothy seconded. The meeting was adjourned at 7:29 pm.

Respectfully submitted,

Charee Carney
Board Secretary