JERSEY CITY ECONOMIC DEVELOPMENT CORPORATION

BOARD OF TRUSTEES MEETING

September 10, 2026

Minutes

TRUSTEES PRESENT: Chair Rosemary McFadden, Jeff Justice Williams, Pierre Lindor Jr., Gerard Pizzillo, Esq., Suraj Kaufman, Stacy Gemma and Emory Edwards.

By Proxy: Brendan Somerville, Daniel Basso and Sierra London McDonald

Also Present: JCEDC Executive Director Mira Prinz-Arey and Staff – Florence Baron, Shannon Mitchell, Miriam Tineo, Corinett Rogers and Richard Campisano, Corporation Counsel.

Call to Order at 6:02pm

Open Public Meeting Act Compliance Statement by Richard Campisano

Roll Call

Motion to approve board minutes of June 25, 2026.
Motion: Gerard Pizzillo
Seconded: Pierre Lindor Jr.
All in Favor. So Moved

World Cup Reports

Executive Director's Report

Updates by Team Members

Resolutions:

RESOLUTION OF THE JERSEY CITY ECONOMIC DEVELOPMENT CORPORATION DENYING THE ISSUANCE OF A LOAN COMMITMENT TO LLOYD'S FLOOR CARE LLC

WHEREAS, Lloyd's Floor Care has requested a loan from Jersey City Economic Development Corporation for the purchase of commercial equipment and machinery.

WHEREAS, upon review of the loan request, it is recommended this request be denied at this time.

NOW THEREFORE BE IT RESOLVED, on September 10, 2026 the Jersey City Economic Development Corporation's Board of Trustees denies the issuance of a loan commitment to *Lloyd's Floor Care, LLC.*

Motion: Emory Edwards
Seconded: Stacy Gemma
All in Favor. Resolution Approved

RESOLUTION OF THE JERSEY CITY ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF A LOAN COMMITMENT TO DOWNTOWN YOGURT LLC.

WHEREAS, Downtown Yogurt, LLC has requested a loan from Jersey City Economic Development Corporation for exterior façade improvements, new awning installation, and enhanced exterior lighting.
WHEREAS, the loan terms are as follows:

BORROWER:	DOWNTOWN YOGURT LLC
GUARANTORS:	MARK KAHN
AMOUNT:	$25,000
LOAN TERM:	6 YEARS
INTEREST RATE:	4.5%
COLLATERAL:	BUSINESS ASSETS; PERSONAL GUARANTEE
FUNDING SOURCE:	EDA RLF

NOW THEREFORE BE IT RESOLVED, on September 10, 2026 the Jersey City Economic Development Corporation's Board of Trustees approves and authorizes the issuance of a loan commitment to *Downtown Yogurt, LLC.*

Motion: Gerard Pizzillo
Seconded: Pierre Lindor Jr.
All in Favor. Resolution Approved

RESOLUTION OF THE JERSEY CITY ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF A LOAN COMMITMENT TO *CHEEKY SANDWICHES WNY, LLC.*

WHEREAS, Cheeky Sandwiches WNY, LLC has requested a loan from Jersey City Economic Development Corporation for marketing and working capital.
WHEREAS, the loan terms are as follows:

BORROWER:	CHEEKY SANDWICHES WNY LLC DBA PO BOY RICHE
GUARANTORS:	ISRAEL JILES

AMOUNT:	$25,000
LOAN TERM:	6 YEARS
INTEREST RATE:	4.5%
COLLATERAL:	BUSINESS ASSETS; PERSONAL GUARANTEE
FUNDING SOURCE:	EDA RLF

NOW THEREFORE BE IT RESOLVED, on September 10, 2026 the Jersey City Economic Development Corporation's Board of Trustees approves and authorizes the issuance of a loan commitment to *Cheeky Sandwiches WNY, LLC.*

Motion: Stacy Gemma
Seconded: Jeff Justice Williams
All in Favor. Resolution Approved

RESOLUTION OF THE JERSEY CITY ECONOMIC DEVELOPMENT CORPORATION (JCEDC) AUTHORIZING AN AGREEMENT BETWEEN MODESTO EDUCATIONAL FOUNDATION AND THE JCEDC

WHEREAS, Modesto Educational Foundation has submitted a proposal to partner with the Jersey City Economic Development Corporation to deliver a comprehensive bilingual entrepreneurship training program designed to help aspiring entrepreneurs and small business owners launch, manage and grow successful businesses.

WHEREAS, the program will consist of three interactive training sessions delivered by experienced subject matter experts and presented in both English and Spanish. Simultaneous translation will be available to ensure full accessibility for participants regardless of their primary language.

WHEREAS, the cost of this will be $7,500 which will be covered by programming funds from the UEZ Small Business Incubator and CoWork project.

NOW THEREFORE BE IT RESOLVED, on September 10, 2026, the Board of Trustees of the Jersey City Economic Development Corporation hereby authorizes an agreement between Modesto Educational Foundation and the JCEDC.

NOW BE IT FURTHER RESOLVED that, Mira Prinz-Arey, Executive Director, JCEDC, is hereby authorized to represent the corporation and sign an agreement between Modesto Educational Foundation and the JCEDC to execute this program.

Motion: Emory Edwards
Seconded: Gerard Pizzillo
All in Favor. Resolution Approved

TABLED RESOLUTIONS:
RESOLUTION OF THE JERSEY CITY ECONOMIC DEVELOPMENT CORPORATION (JCEDC) AUTHORIZING AN AGREEMENT BETWEEN NJSBDC AT WILLIAM PATERSON UNIVERSITY AND THE JCEDC
Motion to Table: Gerard Pizzillo
Seconded: Suraj Kaufman
Resolution Tabled.

RESOLUTION OF THE JERSEY CITY ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE SUBMISSION/ACCEPTANCE OF AN APPLICATION TO THE MUNICIPAL COUNCIL OF JERSEY CITY AND THE NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY FOR ENTERPRISE ZONE ASSISTANCE FUNDS FOR THE JERSEY CITY UEZ COMMUNITY STABILITY NEEDS ASSESSMENT
Motion to Table: Stacy Gemma
Seconded: Suraj Kaufman
Resolution Tabled.

Suraj Kaufman and Jeff Justice Williams left the meeting.

Discussion of Lease Subsidy Grant Phase 2 – List of Awardees

RESOLUTION OF THE JERSEY CITY ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING GRANT AWARDS TO APPLICANTS OF THE JERSEY CITY UEZ LEASE SUBSIDY GRANT PHASE 2

WHEREAS, THE ATTACHED LIST OF BUSINESS APPLICANTS HAVE SUBMITTED COMPLETE APPLICATIONS FOR THE GRANT.

WHEREAS, STAFF AND A PEER REVIEW COMMITTEE HAVE REVIEWED THE SUBMITTED APPLICATIONS AND SCORED THEM ACCORDING TO A SCORE RUBRIC.

WHEREAS, STAFF AND THE PEER REVIEW COMMITTEE HAVE SUBMITTED AN ATTACHED LIST FOR BOARD APPROVAL.

NOW THEREFORE BE IT RESOLVED, ON SEPTEMBER 10, 2026, THE JERSEY CITY ECONOMIC DEVELOPMENT CORPORATION APPROVES AND AUTHORIZES THE ISSUANCE OF GRANT AWARDS TO THE ATTACHED LIST OF BUSINESSES.
Motion: Emory Edwards
Seconded: Gerard Pizzillo
All in Favor. Resolution Approved

MOTION TO RELEASE ANOTHER ROUND OF AN OPEN APPLICATION PERIOD TO SPEND REMAINING FUNDS FOR THE LEASE SUBSIDY GRANT. NOTE THAT

CURRENT LOAN CLIENTS ARE NOT ELIGIBLE TO APPLY OR RECEIVE THIS GRANT.
Motion: Gerard Pizzillo
Seconded: Rosemary McFadden
All in Favor.

Motion to Adjourn: Gerard Pizzillo
Seconded: Rosemary McFadden
All in Favor.

Meeting Adjourned.