



MINUTES OF THE SPECIAL MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 1st DAY OF APRIL 2020



The Board of Commissioners of the Jersey City Redevelopment Agency conducted today's meeting as a virtual audio conference on the Zoom platform on Wednesday, April 1<sup>st</sup>, 2020 at 10:00 a.m. The Chairman called the Meeting to order at 10:01 a.m., and upon roll call the following answered **present: Donald Brown, Douglas Carlucci, Evelyn Jones, Denise Ridley, and Daniel Rivera.**

And the following were **absent: Erma Greene and Darwin Ona.** The Chairman thereupon declared a quorum present. Also present at the Meeting were Diana H. Jeffrey, Esq., Executive Director; Jesamil Lozano, Secretary to the Board and secretary for the Meeting; Jennifer Credidio, General Counsel; Agency's staff; and Members of the public.

Immediately following the Pledge of Allegiance the Executive Director announced that, in accordance with the Open Public Meetings Act and Guidance for Remote Public Meetings issued on March 23, 2020 by the Department of Consumer Affairs, public notice of today's meeting was posted on the Agency's website and was sent to the City Clerk for the public's review.

At this time the Chairman Rivera asked if anyone from the public would like to address the Board of Commissioners. General Counsel advised that members of the public who wished to speak during today's meeting were encouraged to pre-register with the Agency's administrator or to submit comments by email in advance. If they did not pre-register, they were still be permitted to speak. Members of the

public may indicate their wish to speak now by following these instructions: If they did not pre-register and would like to comment during the public portion of the meeting, they were to please use the "raise your hand" tool to indicate their desire to speak. If they were participating in today's meeting through a web browser, they could raise their hands by opening the chat feature in the Zoom conference window. First selecting the "raise my hand" icon, and then commenting in the chat box with a typewritten message that includes their last name and home address. If they were participating by telephone and would like to speak during public comment, they could "raise your hand" by pressing \*9.

There being no public speakers, the Board continued. Accordingly, the Chairman noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments.

General Counsel indicated that at this time the Agency would like to withdraw Item #5:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH NEWARK AVENUE JV, LLC FOR BLOCK 7902, LOTS 22, 23, 24, 25, 26, 27, 28, 29, 45 AND 50, COMMONLY KNOWN AS 693-701 NEWARK AVENUE, 30 COTTAGE STREET, 703-707 NEWARK AVENUE, AND 40 COTTAGE STREET, AND A PURCHASE AND SALE AGREEMENT FOR BLOCK 7902, LOTS 25, 26, 27, 28, 29 AND 45, COMMONLY KNOWN AS 693-701 NEWARK AVENUE AND 30 COTTAGE STREET, ALL WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA**

Commissioner Brown inquired about Items #8 and 9; "Who is the current owner of the property" Director Jeffrey responded accordingly, the Agency has ownership of the property.

Commissioner Ridley also inquired about Item #8 and 9; will the redevelopers develop the entire building? Director Jeffrey responded accordingly, the developers will rehab the commercial place on the lower level and will fully rehab the building after.

Vicechair Jones requested that the Executive Director consult with the Commissioners before delegating certain responsibilities relating to Item #13.

There being no further questions, the Chairman called for a Consent Agenda for Items #1 through #15, which were moved, seconded and voted unanimously, with the expectation of Item #5 which was withdrawn. Accordingly, the following Resolutions were introduced and duly seconded:

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Jones, Rivera, and Ridley; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolutions adopted as introduced.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 10:18 a.m.

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Secretary