



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY
HELD ON THE 18th DAY OF AUGUST 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 Tuesday, August 18th, 2020 at 6:00 p.m. The Vice Chairwoman called the Meeting to order at 06:08 p.m., and upon roll call the following answered **present: Donald Brown, Douglas Carlucci, Erma Greene, Evelyn Jones, Darwin Ona, Denise Ridley, and Daniel Rivera.**

And the following were **absent none:** Vice Chair Jones 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.

Chairman Rivera acknowledged the first presenters. Eugene Paolino Esq., of the law firm Genova Burns represented the applicant, Phoenix Real Estate Partners. Mr. Paolino informed the Board that the subject site is approximately 20,620 square feet, consisting of tax Block 22102, Lots 23, 24 and 25. The site is bound by Culver Avenue to the North, West Side Avenue to the West and Fisk Street to the South. The site has been formally designated an area in need of redevelopment. Richard Garber, of Gro Architects PLLC, communicated to the Board of Commissioners that the original construction of Lot 25 was not built in accordance with Zone Regulations. As a result, the Lot has one or more construction code violations. Therefore, the property owner's designation as

redeveloper was withdrawn as a result of its failure to abide by the terms and conditions of the Redevelopment Agreement. Mr. Garber proposed the removal of the existing abandoned construction project located on Lot 25 and the creation of a new apartment and commercial structure. The structure will consist of 29 parking spaces on the ground floor; 8,464 square feet of retail space; and 108 apartments. The development will also include a roof top garden with a lounge area and a residence club room with a gym. Mr. Garber noted that the proposed project has not been approved by the City's Planning Board.

Vice Chair Jones asked if the properties are part of a parcel.

Accordingly, Mr. Paolino replied that there's a building on Lot 25. Lots 23 and 24 are vacant.

There being no further questions, the Board went into Executive Session. Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Greene, Jones, Ona, Rivera and Ridley and the following voted "NAY": None. The Chairman thereupon declared the Motion carried.

Emerging from Executive Session, General Counsel Credidio made it known that discussions involving litigation, contract negotiations and personnel took place; no formal action was taken.

The Chairman noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments.

Director Jeffrey indicated that at this time the Agency would like to withdraw Item #8:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING A FIRST AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT
AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND BRIGHT AND VARICK

URBAN RENEWAL, LLC FOR PROPERTY LOCATED AT 268 VARICK STREET (BLOCK 13902, LOT 32) WITHIN
THE BRIGHT AND VARICK REDEVELOPMENT AREA

Director Jeffrey explained that the Agency and Bright and Varick Urban Renewal, LLC have not reached an agreement.

Commissioner Brown inquired about Items #1-3: Are any of the selected vendors local or minority groups?

Accordingly, Director Jeffrey explained that she does not have the information. However, the Agency will provide the Commissioners with the information.

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Greene, Jones, Ona River, and Ridley; and the following voted "NAY": None. The Vice Chair 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 7: 01 p.m.

Secretary