



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 19th DAY OF MAY 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, May 19th, 2020 at 6:00 p.m. The Chairman called the Meeting to order at 06:06 p.m., and upon roll call the following answered **present: Donald Brown, Douglas Carlucci, Denise Ridley, Darwin Ona and Daniel Rivera.**

And the following were **absent: Evelyn Jones and Erma Greene.** 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 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 would 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" icon 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.

The Chairman acknowledged the presenters. 49 Fisk Property Owner, LLC, made a presentation to the Board for the construction of a residential building with 295 market rate units and 150 parking spaces for Block 22103, Lot 1 commonly known as 49 Fisk Street within the Route 440-Culver Redevelopment Area.

Commissioner Ridley shared that she believes the project will be a great addition to the neighborhood.

Commissioner Carlucci inquired about the units, will the units be rental or sale?

Accordingly, Mr. Don Pepe responded; at the moment this is considered an "As a Right Project" but the units might be rental.

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

Commissioner Brown inquired about Items #2, #12, and #14; how has the scope of services changed?

Director Jeffrey responded accordingly; the scope of services differ based on the need of each project.

Commissioner Brown inquired about Item #6; did any minority group respond to the bid?

Director Jeffrey responded accordingly; yes, minority groups did respond to the bid. However, the Agency has to select the lowest bidder.

At this time, Chairman Rivera acknowledged the Agency's staff for their hard work during the pandemic.

There being no further questions, the Chairman called for a Consent Agenda for Items #1 through #20, which was moved, seconded and voted unanimously. Accordingly, the following Resolutions were introduced and duly seconded: (Attached)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Jones, Greene, Ona, 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 6:37 p.m.

Secretary