



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY
HELD ON THE 15th DAY OF SEPTEMBER 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, September 15th, 2020 at 6:00 p.m. Chairman Rivera called the Meeting to order at 06:12 p.m., and upon roll call the following answered **present: Donald Brown, Douglas Carlucci, Darwin Ona, Denise Ridley, and Daniel Rivera.**

And the following were **absent: Erma Greene and Evelyn Jones.** Chairman Rivera 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. John J. Curley, Esq., introduced the Board of Commissioners to his client, Powerhouse, LLC. Mr. Curley informed the Board this client is seeking Board Approval for the designation of a development project located within the Transition Zone within the Powerhouse Arts District Redevelopment Plan. Dean Marchetto, of Marchetto Higgins Stieve Architects, indicated that the proposed project is located on Block 13002, Lots 10, 11 and 12 and is approximately 11,346 square feet of land area. The site is located on the corner of Morgan Street and Warren Street. The existing uses on the subject site consist of

a parking lot on lots 11 and 12, while lot 10 is vacant and unimproved. The proposed project is a 12-story rental apartment building consisting of 117 market rate units plus 14 affordable housing units by way of amendment to the Transition Zone. The project will consist of 44- studios; 66-1 bedrooms; and 22-2-bedrooms. The project will also include a small retail space, 2 level parking garage which holds 41 parking spaces, and roof top amenities.

General Counsel Credidio inquired about the presentation; "Would this project require any plan amendments?"

Accordingly, Mr. Marchetto replied no.

General Counsel Credidio asked if the developer has met with the City Planning Board.

Accordingly, Mr. Marchetto replied no.

Mr. Curley corrected Mr. Marchetto, stating that the project will undergo plan amendments.

There being no further questions, Chairman Rivera acknowledged public speaker. Priscilla Triolo Esq., of the law firm Bittiger Elias, who represents the current owner of 305-311 West Side Avenue. Ms. Triolo indicated that her client does not wish to sell or enter into any agreement relating to her 305-311 West Side Avenue Properties. Inclusion, Ms. Triolo requested that the Board please rescind Resolution Item 20-08-15, which designated Phoenix Real Estate Partners, LLC as redeveloper for her client's properties. Director Jeffrey explained that her assistant will contact Ms. Triolo to schedule a call to discuss her client's request. General Counsel Credidio will also be available for assists.

There being no further questions or comments, Chairman Rivera noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments.

Commissioner Brown inquired about Item #4: "Was the RFQ sent to women/minority group?"

Accordingly, Director Jeffrey explain that the Agency only received one (1) proposal and is working on making the Agency RFQ/RFP more accessible by expanding our publication to attract minority groups/firms.

Commissioner Brown inquired about Item #10: "This project has been ongoing since 2016, how much longer do we need to complete the environmental and engineering services?"

Director Jeffrey indicated that the work is still ongoing and the Agency has not designated a developer for that property.

Commissioner Brown inquired about Item #16: Why is this contract being awarded months later?

Director Jeffrey explained that when the City reopened all City Departments, the agency had to quickly find a cleaning company that would sanitize the office for the safety of the staff.

There being no further questions, the Chairman called for a Consent Agenda for Items #1 through #19, which were moved, seconded and voted unanimously. Accordingly, the following Resolutions were introduced and duly seconded: (attached)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Ona River, and Ridley; and the following voted "NAY": None. Chairman Rivera 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 6:55 p.m.

Secretary