



MINUTES OF THE SPECIAL (SP1) MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY
HELD ON THE 22nd DAY OF FEBRUARY 2021



The Board of Commissioners of the Jersey City Redevelopment Agency conducted today's meeting as a virtual audio conference on the Zoom platform on Monday, February 22, 2021 at 2:00 p.m. Chairman Rivera called the Meeting to order at 2:03 p.m., and upon roll call the following answered **present: Douglas Carlucci, Evelyn Jones, Darwin Ona (2:10 p.m.), Denise Ridley and Daniel Rivera.**

And the following were **absent: Donald Brown and Erma Greene.** 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 presenters. Jonathan Fascitelli, of Blue Atlantic Capital LLC, informed the Board that Blue Atlantic Capital LLC is seeking Board Approval for the designation for the historic rehabilitation of the Loew's Jersey Theatre project located within the Journal Square 2060 Redevelopment Area. Mr. Fascitelli noted that Blue Atlantic Capital LLC is an operating partner of the Devils Arena Entertainment LLC. Mr. Fascitelli proposed major upgrades and comprehensive renovations to the building, as well as improvements to landscaping surrounding the site and after rehabilitation, fully operate and maintain the Loews Jersey Theatre.

Director Jeffrey acknowledged Mayor Steve Fulop. Mayor Fulop thanked Jonathan Fasitelli's team, Governor Murphy, Friends of the Loew's, Bill O'Dea, and everyone involved in this wonderful project. Mayor Fulop noted that he was excited to partner with Devils Arena Entertainment, LLC. The New Jersey Devils have a great supportive relationship with the City for years. In addition, taking these monumental step forward in our commitment to restore the Loew's Theatre hopefully may transform Journal Square and once again become the heart of the City.

Colin Egan, Director of Friends of the Loew's, addressed the Board. Mr. Egan expressed his excitement to bring the arts back into Journal Square. In addition, Mr. Egan agreed that the partnership with the Devils Arena Entertainment will keep the preservation of this landmark, maintain and grow the support for local arts and other non-profit groups, and provide affordable programming. Perhaps most importantly of all, will continue to ensure as many people as possible have the opportunity to enjoy and benefit from the Loew's. Lastly, Mr. Egan is looking forward to the future development.

There being no more comments 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 and may indicate their wish to speak now by utilizing 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 by 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. Speakers who were participating by telephone and would like to speak during public comment could "raise your hand" by pressing *9.

Director Jeffrey indicated that a member of the public submitted comments, from Jersey City resident Angus Vail, which were presented and read to the Board. Director Jeffrey addressed Mr. Vail's concerns (Attached)

Councilman Rich Boggiano thanked everyone who took part in this process and is going forward to making Journal Square "Center City" once again.

There being no more public comments, accordingly, the following Resolution was introduced and duly seconded: the following voted "AYE": Commissioners Carlucci, Farmer, Ona, Ridley and Rivera and the following voted "NAY": None.

Chairman Rivera noted that he is fully supportive of the development.

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

There being no further business, Chairman Rivera called for a Consent Agenda for Item #1 which was moved, seconded and voted unanimously. Accordingly, the following Resolution was introduced and duly seconded: (attached)

Accordingly, the following voted "AYE": Commissioners Carlucci, Farmer, Ona, Ridley and Rivera; and the following voted "NAY": None. Chairman Rivera thereupon declared the Motion carried and the Resolution adopted as introduced.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 2:31 p.m.

Secretary