



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY
HELD ON THE 10th DAY OF NOVEMBER 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, November 10, 2020 at 6:00 p.m. Chairman Rivera called the Meeting to order at 6:11 p.m., and upon roll call the following answered **present: Donald Brown, Evelyn Jones, Darwin Ona and Daniel Rivera.**

And the following were **absent: Douglas Carlucci, Denise Ridley, 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. Ralph Salerno of TAG Development, LLC, introduced the Board of Commissioners to his proposed project on 336 Martin Luther King Drive. Mr. Salerno informed the Board that he is seeking Board Approval for the designation of a development project located within the Jackson Hill Redevelopment Area located on Block 22605, Lot 1. In addition, the project will consist of a six (6) story building with two (2) stories of non-combustible and four (4) stories of wood frame construction above. Furthermore, the project will entail a total of 25 residential units; 20 one bedrooms, five (5) two bedroom and commercial on ground

floor. Lastly, five (5) of the total units shall be deed restricted as affordable house and 20 units shall be deed market rate.

Commissioner Brown requested clarification about the units and asked if the project will include parking.

Mr. Salerno explained that the affordability is subject to negotiations if the Agency desires. Also, the project will not include parking

Chairman Rivera advised the developer to meet with the Councilman Jermaine D. Robinson.

There being no further questions or presentations, 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 went into closed session. Accordingly, the following Resolution was introduced and duly seconded: the following voted "AYE": Commissioners Brown, Jones, Ona and Rivera and the following voted "NAY": None.

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.

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

Accordingly, Director Jeffrey requested that Item #21 be withdrawn. Director Jeffrey explained that the agency is still undergoing the negotiation process. In addition, Director Jeffrey requested to withdraw Items 3, 4, and 6.

There being no further questions, Chairman Rivera called for a Consent Agenda for Items #1 through #21, which were moved, seconded and voted unanimously, with the exception of Items # 3,4,6,and 21 that was withdrawn. Accordingly, the following Resolutions were introduced and duly seconded: (attached)

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

General Counsel announced that the December Board of Commissioners will commence at 5pm.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 7:12 p.m.

Secretary