



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY
HELD ON THE 15th DAY OF DECEMBER 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, December 15th, 2020 at 5:00 p.m. Chairman Rivera called the Meeting to order at 5:07 p.m., and upon roll call the following answered **present: Donald Brown, Douglas Carlucci, Evelyn Jones, Denise Ridley and Daniel Rivera.**

And the following were **absent: Darwin Ona, 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. Patrick Conlon, Esq., introduced the Board of Commissioners to his client, GND JC Holdings, LLC . Mr. Conlon informed the Board that his client is seeking Board Approval for the designation of a development project located within the Morris Canal Redevelopment Area. Mr. Conlon indicated that the proposed project is located on 385-387 Communipaw Avenue (Block 20102, Lots 36 and 37) and the property is owned by the redeveloper. In addition, the project will consist of the construction of a five (5) story building with eighteen (18) residential rental units, one (1) of the residential units shall be deed

restricted as low income affordable housing. Which is complying with the affordable housing density bonus of an additional ten feet. Lastly, Mr. Conlon explained, that the developer has developed throughout the City and is excited to begin his new project.

Chairman Ridley inquired if the project will include any parking.

Accordingly, Mr. Conlon explained that the project will not include parking.

Commissioner Brown requested clarification about the units.

Mr. Conlon explained that 14 units will be two (2) bedrooms units and four (4) units will either be two (2) bedrooms or loft apartment.

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.

At this time, Steven Schwartz requested to address the Board of Commissioners. Mr. Schwartz requested that Item #10 be withdrawn from the agenda. Mr. Schwartz claims that he is the current owner of the property, 125 Monitor Street JC, LLC, and has right to the property. Mr. Schwartz introduced his attorney, Daniel Lavoie. Mr. Lavoie informed the Board that his client has been involved in litigation with respects to the fee ownership of the property and has expended in investigation and remediation of the property. Moreover, Mr. Lavoie further explains that after Mr. Schwartz court case was judicata, Judge Yablonsky ruled that 125 Monitor Street JC, LLC will be deed the current owner of the property on August 24, 2020. Mr. Lavoie informed the Board that all environmental plans must be completed by March 1, 2021 and claims that Mr. Schwartz has begun the processes. In conclusion, a letter was received from Graffiti, LLC, claiming they were the designated redeveloper of the property and made an offer to Mr. Schwartz to purchase the property. Mr. Lavoie claimed that the prior attorney of 125 Monitor Street JC, LLC submitted a letter to the agency on October 14, 2020, stating that Graffiti's designation expired in 2016 and the developer is not in "good faith" with the property. Mr. Schwartz will like to be given the opportunity to submit a redeveloper application and be designed as the redeveloper of his property. Mr. Lavoie requested to withdraw Item #10.

General Counsel acknowledged Robert Silagy, of Silagy Contracting. Mr. Silagy wanted to thank you the agency and Board for giving the opportunity to work alongside the agency.

There being no more public speakers, the Board went into closed session. Accordingly, the following Resolution was introduced and duly seconded: the following voted "AYE": Commissioners Brown, Carlucci, Jones, Ona and Rivera and the following voted "NAY": None.

Emerging from Executive Session at 6:03 pm, 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.

Chairman Brown inquired about Items #4, 5,6,8,9, 11 and 13; why are we granting so many extension?

Accordingly, Director Jeffrey explained, Item #4 we are still in need of their services and will extend the contract to the end of year. With relation to the other Items, many projects had stop development due to Covid-19.

Lastly, Director Jeffrey requested to withdrawn Item #8; the developer failed to agree to enter into a funding agreement.

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 Item #8 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.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 6:15 p.m.

Secretary