



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY
HELD ON THE 20th DAY OF OCTOBER 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, October 20, 2020 at 6:00 p.m. Madame Vice Chair Jones called the Meeting to order at 06:11 p.m., and upon roll call the following answered **present: Donald Brown, Douglas Carlucci, Darwin Ona, and Denise Ridley.**

And the following were **absent: Erma Greene and Daniel Rivera.** Madame Vice Chair Jones 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.

Madame Vice Chair Jones acknowledged the first presenters. Charles J. Harrington, Esq., introduced the Board of Commissioners to his client, 40135 Whiton, LLC. Mr. Harrington informed the Board that his client is seeking Board Approval for the designation of a development project located within the Lafayette Park Redevelopment Plan. Mr. Harrington indicated that the proposed project is located on Block 17506, Lots 8, 9 & 10, and the property is owned by the redeveloper. In addition, the project will include 16% (8 units) of affordable housing, complying with the affordable housing bonus. Lastly, the project will also comply with the resiliency

bonus, which will provide 400 square feet of Emergency Storage Space within the garage. Mr. Harrington introduced Dennis Davino, of Devino Architects & Associates. Mr. Davino explained that the proposed project will consist of an eight (8) story multi-family residential building with forty-nine (49) residential units and eleven (11) on-site car parking spaces. Mr. Devino also explained that the affordable housing bonus and resiliency bonus will allow for additional density and height. As a result, the bonuses will allow for an additional twenty (20) feet of height. Moreover, the project also has a green roof for sustainable storm water management. The developer is anticipating approximately forty (40) construction jobs.

There being no questions for the presenters, Madame Vice Chair Jones acknowledged Property Maintenance Guys, LLC. Eugene O'Connell Esq., introduced the Board of Commissioners to his client, Property Maintenance Guys, LLC for the rehabilitation of a three (3) story affordable use project overseen by a supportive services agency to contain approximately two (2) residential units; located on Block 16901, Lot 17, more commonly known by the street address of 51 Crescent Avenue, in accordance with the permitted uses within the Scatter Site Redevelopment Area. Director Jeffrey noted that the project is an opportunity project for local vendors to become developers within their own city. Lastly, this Turnkey project, does not have final purpose. A few ideas have been proposed. However, the final decision has not been made.

Madame Vice Chair Jones recognized the last presenters, Gemma Gordon of West Side Station, LLC. Mr. Gordon informed the Board that the proposed project, Block 21801 Lot 1-8 and Lots, 29-33 is approximately 12 acres and located within the Water Street Redevelopment Area. Mr. Gordon guaranteed the Board of Commissioners that the project is intended to comply with the requirements and limitations to both the redevelopment area and the New Jersey Transit. Moreover, the property is currently being utilized by the Hudson-Bergen Light Rail, which offers parking to commuters. Mr. Gordon informed that the plan extends across Route 440 to the Bayfront

Redevelopment Area. In conclusion, the plan takes into consideration the Light Rail extension in the site plan design and configuration. Mr. Gordon also informed the Board that the plan will also include the development of a new school, the Soaring Heights Charter School. Mr. Gordon introduced Charles Haupt of Dresdner Robin. Mr. Haupt informed the Board that the proposed project will consist of a mixed-use building that will include community space, shopping area, recreation space, a learning facility and living space. Lastly, the plan incorporates 860 units of residential housing; 41,800 square feet of office space; 30,000 square feet of retail space; a 30,000 square-foot elementary school; and 247,500 square feet of parking.

Commissioner Brown requested to address West Side Station, LLC, "How was Soaring Heights Charter School selected?"

Mr. Gordon explained, "A school was not included on our regular plan. However, the school administration reached out to our team. After a few discussions, we amended the plans to include Soaring Heights Charter School"

Commissioner Ridley requested to address West Side Station, LLC, "Has a traffic study been conducted?"

Accordingly, Mr. Gordon replied, "Traffic has been considered. However, a study has not been done."

Commissioner Ridley suggested that the developer meet with the Council Woman of the Ward.

Mr. Gordon took Commissioner Ridley's suggestion into consideration.

There being no further questions or presentations, at this time Madame Vice Chair Jones 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, Jesamil Lozano, Secretary to the Board, informed the Board that Jersey City resident, Jacqueline Thomas, submitted a comment: "We are requesting a halt in the project until we have in-depth understanding of what is entailed."

Madame Vice Chair Jones acknowledged Jersey City resident, Chris L. Gadsden. Mr. Gadsden requested to address the Board on Resolution #21. Mr. Gadsden explained that the original agreement, which was presented during the City's Council Meeting, included language that suggested that the project will support affordable housing for women. However, Mr. Gadsden requested to meet with the Agency to discuss other probable usage of the facilities. In addition, Mr. Gadsden inquired about the City's Council withdrawal of the resolution regarding the property. Nevertheless, Mr. Gadsden supports the Agency's overall goal to allow the opportunity for local vendors to become developers.

Accordingly, General Counsel Credidio, clarified that Item #21 is designating Property Maintenance Guys, LLC as redeveloper for 51 Crescent after adoption of the resolution. This will allow the negotiation process between the agency and the redeveloper. In addition, the project final usage of the space has not been determined. When

the negotiation process is completed, another resolution will be presented to the Board to enter into a Redevelopment Agreement with Property Maintenance Guys, LLC.

Mr. Gadsden requested that all language regarding the usage of the space be withdrawn from the resolution.

Director Jeffrey informed Mr. Gadsden that the resolution only allows the rehabilitation and renovation of the existing two (2) family duplex brownstone home on the Property, which after rehabilitation will be available as affordable housing and will be overseen by a supportive services agency. Also, Director Jeffrey has been working alongside other City Department to correct all necessary language. Lastly, the Agency will also have discussions with the community once Phase I is completed.

Madame Vice Chair Jones acknowledged Hudson County View reporter, John Heinis. Mr. Heinis addressed the Board about Item #11, "Were the litigation expenses paid by tax payers?"

Accordingly, General Counsel Credidio explained that all parties were responsible for their litigation expenses. Lastly, General Counsel confirmed that all parties agreed to the project description without any tax abatements.

Madame Vice Chair Jones acknowledged Jersey City resident, Jacqueline Thomas, who addressed the Board about Item #21. Ms. Thomas inquired about the type of rehabilitation work is needed on the property.

Accordingly, Director Jeffrey explained there are numerous amounts of damage within the two buildings that need to be addressed. At this time we have not finalized the scope of work. However, the scope of work is normally concluded during the negotiation process.

Madame Vice Chair Jones acknowledged Jersey City resident, Colin Devries. Mr. Devries inquired about affordable housing on Item #23.

Mr. Gordon explained that the developer will comply with any affordable housing regulations within the redevelopment plan. At the moment the plan does not include affordable housing. In addition, all terms and conditions will be fulfilled as stated in the City's Plan.

Madame Vice Chair Jones acknowledged Jersey City resident, Christine Porretta. Ms. Porretta inquired about Item #21, "How did 51 Crescent become part of the Scattered Site Redevelopment Area?"

Accordingly, Director Jeffrey advised Ms. Porretta to submit an Open Public Record Acts (OPRA) request.

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 Ridley and the following voted "NAY": None.

Emerging from Executive Session at 8:03 p.m., General Counsel Credidio made it known that discussions involving litigation, contract negotiations and personnel took place; no formal action was taken.

Madame Vice Chair Jones noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments.

Director Jeffrey requested that Item #20 be withdrawn.

There being no further questions, Madame Vice Chair Jones called for a Consent Agenda for Items #1 through #28, which were moved, seconded and voted unanimously, with the exception of Item#20 that was

withdrawn and with the exception of Item#21, which was moved, seconded and voted individually.

Commissioner's Ridley recused her vote on Item #21 due to a conflict of interest.

Accordingly, the following Resolutions were introduced and duly seconded: (attached)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Jones, Ona 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 8:08 p.m.

Secretary