



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY  
HELD ON THE 21<sup>st</sup> DAY OF APRIL 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 Tuesday, April 21<sup>st</sup>, 2021 at 6:00 p.m. Chairman Rivera called the Meeting to order at 6:05 p.m., and upon roll call the following answered **present: Donald Brown, Douglas Carlucci (6:11 p.m.), Evelyn Jones, Darwin Ona, Denise Ridley and Daniel Rivera.**

And the following were **absent: 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.

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.

There being no public speakers, the public speaking portion of the meeting adjourned at 6:11 pm. Accordingly, the Board went into closed session. The following Resolution was introduced and duly seconded: the following voted "AYE": Commissioners Brown, Carlucci, Jones, Ona, Ridley and Rivera and the following voted "NAY": None.

Emerging from Executive Session at 6:55 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 a public speaker would like to address the Board of Commissioners. Chairman Rivera reopened the public speakers portion at 6:57pm to allow Carl Rizzo, Esq. to address the Board. Mr. Rizzo questioned Item Numbers 4 and 5. Mr. Rizzo claimed that the Agency failed to notified his client to the changes to the Redevelopment Plan and requested that Items 4 and 5 be tabled. Brian M. Nelson, Esq., of the law firm Archer & Greiner P.C, clarified that no changes will be made to the Redevelopment Plan. The public speaking portion adjourned reclosed at 7:11 pm.

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

At this time, Commissioner Brown inquired about the purchase of property 287 Pine, reflected on Item Numbers 14, 15 and 16. Accordingly, Director Jeffrey explained that the property is located within Lena Edwards Park and was is currently owned by a private owner. The opportunity was presented to purchase the land, by purchasing the land, the park's entirely will now be under the ownership of the City.

Commissioner Brown inquired about Item Number 19. Accordingly, Director Jeffrey explained the developer entered into a settlement agreement with the Agency to remove his property from the APRA List.

Commissioner Brown inquired about Item Number 21. Accordingly, General Counsel Credidio informed Commissioner Brown that the Agency is continuing to follow the Remote Public Meetings Requirements and some guides have been updated.

Commissioner Carlucci requested additional information for Item 10. Director Jeffrey explained that the developer has an obligation to commence construction scheduled at Cole Street Park.

There being no further questions, Chairman Rivera called for a Consent Agenda for Items #1 through #23, 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, Jones, Ona, Ridley 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 7:24 p.m.

---

Secretary