



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY
HELD ON THE 17th DAY OF AUGUST 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, August 17TH, 2021 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, Douglas Carlucci, Erma Greene, Evelyn Jones and Daniel Rivera.**

And the following were **absent: Darwin Ona and Denise Ridley.** Chairman Rivera thereupon declared a quorum present. Also present at the Meeting were Diana H. Jeffrey, Esq., Executive Director; Hjordys Espinal, Acting Secretary to the Board; Robert Napiorski, Acting 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.

In accordance with tonight's agenda, Chairman Rivera acknowledged the first presenters. Ms. Cynthia Blue represented the applicant, BLESC Housing Group. Ms. Blue informed the Board that the applicant is seeking Board approval for the development of property currently owned by the Agency located at 24 Block 22604, Lot 24, commonly known as 314-316 Martin Luther King Jr. Drive, located within the Jackson Hill Redevelopment Area. Ms. Blue explained that the applicant, BLESC Housing Group, is a non-profit entity in Jersey City, which consists of

96-98% of membership being law enforcement and first responders here in Jersey City; and that over 90% of those members actually live in Jersey City. Ms. Blue went on to explain Developer is proposing to construct a 19,787 square foot building with approximately 2,200 square feet of commercial space on the ground floor, which will include a permanent food pantry, community/tutorial space, and business offices for BLESC. The developer is also proposing to construct 18 residential units for families of low to moderate income. She stated they have an “established relationship” with the Jersey City Public School System, of which they work very closely with Public School #15; Dr. Lena Edwards Charter School, on Bramhall Avenue. We also have other schools: Lincoln High School, Snyder High School; as well as other public middle schools and elementary schools. She went on to say they wish to continue to work on the community, with the community, and which better way to do that than by investing in the community; and that is what this project is all about. She explained they are proposing to build 16 units of two-bedroom/two bath apartments and two studio apartments. Ms. Blue then introduced Mr. Bob Ancheta, of Hampton Hill Architects, to present the design and criteria of the project and the apartment formation.

Mr. Ancheta explained the project is currently a vacant 5,000 square feet lot between existing buildings, located on the south side of MLK Drive, between Claremont and Orient Avenues, and a block away from the City Hall Annex, within the Jackson Hill Redevelopment Area; and that they are adhering to all of the standards of the Redevelopment Zone. He stated they are providing ground floor commercial space, as required; and they have two (2) studio units along the rear on the first floor, as well as a community hall for BLESC class area. There is also a cellar for all the utilities.

Mr. Ancheta then explained they have four (4) units on each floor from the second (2nd) to the fifth (5th) floor; and on each unit two (2) bedrooms and two (2) baths. He stated all units will be ADA accessible and will have their own laundry appliances within the unit. They are

also proposing a common roof-deck, which can be accessible by either both, the stairs or the provided elevator. He also said all units, from the 2nd to the 5th floor will have a balcony, with the exception of the two (2) studio units on the first (1st) floor, which will have a patio.

At this time, General Counsel Credidio asked if the Chairman or Commissioners had any questions for the presenters.

Chairman Rivera asked Ms. Blue if these were 100% affordable housing units; to which Ms. Blue responded yes.

Commissioner Brown addressed the Developer and noted that this is an Agency owned property; and that he understands that negotiations and funding plans had begun to transfer the property to Developer. Ms. Blue responded that negotiations for the transfer of property have not begun yet, but they are preparing and prepared for funding sources and that as soon as they are “approved and ready to roll” with their negotiated price, they will be moving forward, so that they can get started as quickly as possible.

Commissioner Jones inquired if the project was being funded by the organization? Ms. Blue responded “yes” and stated they will take responsibility as well as they are applying for funding from other sources.

Commissioner Jones also inquired as to the proposed timeline, to which Ms. Blue responded that it would be at least 18 months, given the fact that they have to go before the Planning Board as well as other entities, but that they are “ready to hit the ground running now” and they are not trying to drag this project out.

General Counsel Credidio noted there were no further questions from the Board and asked if the Board would move on with the next business, to which Chairman Rivera responded in the positive.

General Counsel Credidio noted that prior to going into Executive Session we should do public comments, if there are any. General Counsel Credidio 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.

General Counsel Credidio asked Mr. Napiorski and Ms. Espinal if they had received any pre-registrations from any members of the public, to which they both replied in the negative.

General Counsel Credidio noted that 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 6:32 pm. Accordingly, the Board went into closed session. The following Resolution was introduced and duly seconded: the following voted "AYE": Commissioners Brown, Carlucci, Green, Jones and Rivera and the following voted "NAY": None.

Emerging from Executive Session at 6:56 pm, General Counsel Credidio made it known that discussions involving litigation, contract negotiations and personnel took place; no formal action was taken.

General Counsel Credidio asked if there were any questions from any members of the Board regarding Items #1 through #18. There being no questions, General Counsel Credidio asked if the Board members wanted to move to establish a Consent Agenda.

There being no further requests, comments, and/or questions, Chairman Rivera called for a Consent Agenda for Items #1 through #18, 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, Green, Jones 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 6:58 p.m.

Secretary