



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY
HELD ON THE 19th DAY OF APRIL, 2022



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 19th, 2022 at 6:00 p.m. Chairman Rivera called the Meeting to order at 6:03 p.m., and upon roll call the following answered **present: Donald Brown, Douglas Carlucci, Darwin Ona, Victor Negron Jr., 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 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, in the absence of Executive Director Jeffrey, General Counsel Credidio announced that, in accordance with the Open Public Meetings Act and Guidance for Remote Public Meetings issued by the Department of Community Affairs, public notice of today's meeting was posted on the Agency's website, posted at the Agency's offices, and was sent to the City Clerk for the public's review.

There being no presenters on tonight's Agenda, the portion of Open Comments was declared at 6:06pm.

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Negron, Ona, Ridley and Rivera; and the following voted "NAY": None. Chairman Rivera thereupon declared the Motion carried and 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. Speakers who were participating by telephone and would like to speak during public comment could "raise your hand" by pressing *9.

Madam Secretary Lozano informed the Board that no members of the public preregistered to address the Commissioners.

Erica Walker, aide to Councilman Gilmore, inquired about retrieving tonight's Agenda.

Accordingly, General Counsel advised Ms. Walker that tonight's Agenda and Resolutions can be accessed through the Agency's website, thejcra.org, under the 'Public Documents' tab.

Jonathan Rodriguez, Passaic resident and St. Peter's University alumni, inquired about the Affordable Housing efforts within the Journal Square 2060 Redevelopment Area and the Westside Redevelopment Area.

Accordingly, Director Jeffrey explained that the Affordable Housing requirement differ with every redevelopment area and are identified within the respective Redevelopment Plans. She also advised that the City has enacted an inclusionary zoning ordinance which requires affordable housing to be constructed on site in certain circumstances. Although the Agency helps to implement the requirements, Director Jeffrey advised Mr. Rodriguez to contact Gigi Gazón, Division Director for the Division of Affordable Housing, for more details.

Accordingly, the Board went into closed session at 6:15 p.m. The following Resolution was introduced and duly seconded: the following voted "AYE": Commissioners Brown, Carlucci, Negron, Ona, Ridley and Rivera and the following voted "NAY": None.

Emerging from Executive Session, General Counsel Credidio made it known that discussions involving litigation, contract negotiations, personnel, and matters within the attorney client privilege took place; no formal action was taken.

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

There being no requests, comments, and/or questions, Chairman Rivera called for a motion to establish a Consent Agenda for Items #1 through #26. The motion was moved, seconded and voted unanimously.

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

Finally, Chairman Rivera called for a motion to implement the Consent Agenda. Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Negron, 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 7:00 p.m.

Secretary