



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 17<sup>th</sup> DAY OF MAY, 2022

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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, May 17<sup>th</sup>, 2022 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: Douglas Carlucci, Darwin Ona, Victor Negron Jr., Denise Ridley and Daniel Rivera.**

And the following were **absent: Donald Brown and 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 staff members; and members of the public.

Immediately following the Pledge of Allegiance, Executive Director Jeffrey 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.

In accordance with tonight's agenda, Ms. Credidio acknowledged tonight's presenters, KRE/Silverstein 808 Pavonia Ave, LLC. KRE/Silverstein 808 Pavonia Ave, LLC requested to make a presentation to the Board for the construction of a project located at Block 10601, Lots 38 and 39 and Block 9404 Lots 34, 35, and 41, more commonly known by the street address 808 Pavonia Avenue located within the Journal Square 2060 Redevelopment Area. The applicant's attorney, James McCann, Esq. of Connell Foley, informed the Board that the applicant is seeking conditional designation as redeveloper for the property. Mr. McCann further explained that the applicant is also the contracted purchaser of the property. Mr. McCann introduced Mr. Handel of Handel Architects, LLP. Mr. Handel explained that the property is approximately 2.2 acres and redeveloped as a mixed-use community with two (2) high rise towers

containing a total of 1,189 market rate residential rental apartments, underground parking, and gallery and café space. In addition, the project will also include public plazas and art walkways area. These walkways will also include improvements to the pedestrian walkway within Journal Square.

General Counsel Credidio inquired about the openings depicted at the bottom level of the right podium.

In response, Mr. Handel advised that the open areas contain lobby and loading entrances on the ground floor and tenant amenity space on the second floor.

Mr. Handel continued the presentation with a description of applicant's intent to grant an easement for the improvements and development of the southern portion of Lot 39 to service the Loew's Theater loading dock.

There being no more presenters on tonight's Agenda, the Open Public Comment portion of the meeting was declared at 6:20pm.

Accordingly, the following voted "AYE": Commissioners 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 pre-registered to address the Commissioners. No members of the public indicated their desire to speak during Open Public

Comment, and, accordingly, the period for Open Public Comment was closed. Accordingly, the following voted "AYE": Commissioners Carlucci, Negron, Ona, Ridley and Rivera; and the following voted "NAY": None.

Accordingly, the Board went into closed session at 6:22 p.m. The following Resolution was introduced and duly seconded: the following voted "AYE": Commissioners Carlucci, Negron, Ona, Ridley and Rivera and the following voted "NAY": None.

Emerging from Executive Session at 6:49 p.m., 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 #13. 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 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 6:51 p.m.

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Secretary