



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



The Board of Commissioners of the Jersey City Redevelopment Agency conducted a regularly scheduled meeting as a virtual audio conference on the Zoom platform on Tuesday, July 19th, 2022 at 6:00 p.m. Chairman Rivera called the Meeting to order at 6:01 p.m., and upon roll call the following answered **present**: **Donald Brown, Douglas Carlucci, Darwin Ona, Victor Negrón 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 Diana H. Jeffrey, Esq., Executive Director; Jesamil Lozano, Secretary to the Board and secretary for the Meeting; Alaina Patzke, Esq., 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.

Ms. Patzke acknowledged Friends of Quality Education, Inc. who requested to make a presentation to the Board for the development, financing and construction of a high school for BelovED Community Charter School and K-12 facilities for Empowerment Academy Charter School. The project will be approximately 275,000 square feet with a 140,000 square foot garage, a bus maintenance facility, and bus parking area located on Block 23704, Lot 23 and Block 24301, Lot 1.01, commonly known as 20 Commercial Street and 65 Commercial Street within the Canal Crossing Redevelopment Area.

The applicant's representative, Bret Schundler, informed the Board that the applicant is seeking designation as redeveloper for the development of a K-12 Charter Public School Campus. The project will

include the construction of a bike and walking path located within the Morris Canal Greenway. The bike and walking path will be owned by the City. The project will also include a parking garage with an above common area. The common area will include a large auditorium, multi-purpose rooms, and cafeterias. The common area will be shared among the different schools. The elementary school, middle school and high school will be located across from the parking garage. The existing elementary school is a five (5) story structure, the middle school will be developed as a three (3) story structure with two (2) additional stories for high school grade, and the high school will be developed as a five (5) story structure. Green space will be located alongside the high school. Additional green space and a play area will be located alongside the elementary school. The developer wishes to achieve a green oasis within the property. The project will include acres of landscape, gardens and green playing fields. The buildings will also have large windows facing the garden and wooden walls to help achieve the feeling of being outdoors. Lastly, the common green area will be available for the community as well as 300 parking spaces during the weekend.

The Chairman expressed approval of the project.

Commissioners Brown inquired about the effect the project will have on maintenance of Grand Avenue facilities.

Mr. Schundler explained that there will be additional rent from BeLoVED School to offset maintenance obligations.

There being no more presenters on tonight's Agenda, the Open Public Comment portion of the meeting was declared at 6:32pm.

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.

Counsel advised that members of the public who wish 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. Counsel invited the public to indicate their wish to speak.

Jeff Kaplowitz wished to express his support of the Friends of Quality Education, Inc. project.

No other 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 Brown, Carlucci, Negron, Ona, Ridley and Rivera; and the following voted "NAY": None.

The Board of Commissioners then voted to enter executive session. The following voted "AYE": Commissioners Brown, Carlucci, Negron, Ona, Ridley and Rivera; and the following voted "NAY": None. Accordingly, the Board entered executive session at 6:37 p.m.

Emerging from executive session at 7:09 p.m., Counsel 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.

At this time, Executive Director Jeffrey advised the Board that the informational item relating to 500 Summit was being withdrawn from the agenda pending further negotiation.

There being no further requests, comments, and/or questions about the agenda, Chairman Rivera called for a motion to establish a Consent Agenda for Items #1 through #15. The motion was moved, seconded and approved 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 7:12 p.m.

Secretary