



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 16<sup>th</sup> DAY OF AUGUST, 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, August 16<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 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.

There being no presenters on tonight's Agenda, the Open Public Comment portion of the meeting was declared at 6:07pm.

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.

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.

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 at 6:09 p.m. Accordingly, the following voted "AYE": Commissioners 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 Carlucci, Negron, Ona, Ridley and Rivera; and the following voted "NAY": None. Accordingly, the Board entered executive session at 6:09 p.m.

Emerging from executive session at 6:36 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, Counsel acknowledge tonight’s Informational Item with respect to 500 Summit Avenue Mazal, LLC. Counsel noted that during our regularly scheduled July Board of Commissioners meeting, the same Informational Item was presented and tabled. However, a request was be made to untable the item. 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 to untable July’s Informational Item.

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.

There being no requests, comments, and/or questions about the agenda, Chairman Rivera called for a motion to establish a Consent Agenda for Items #1 through #14. 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 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 6:37 p.m.

---

Secretary