



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 18th DAY OF OCTOBER, 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, October 18th, 2022 at 6:00 p.m. Chairman Rivera called the Meeting to order at 6:07 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; Jennifer Credidio, 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. Credidio acknowledged BNE Acquisitions, LLC, who requested to make a presentation to the Board for the development of a mixed-use residential building that will include approximately 515 rental apartments and 8,000 square feet of ground retail space totaling 600,000 square feet within the Grand Jersey Redevelopment Area. Robert Verdibello Esq., of the law firm Connell Foley, represented the applicants. Mr. Verdibello introduced the members of the BNE Real Estate Group. Mr. Verdibello explained that the site is located west of the Jersey City Medical Center and to the east of the New Jersey Turnpike. Mr. Verdibello also informed the Board that the site is currently a vacant City owned property. Jonathan Schwartz, of BNE Real Estate Group, shared the group's previous developments within the City. Mr.

Schwartz introduced Mark Vizzni of Dresdner Robin. Mr. Vizzni demonstrated the layout plans and further explained that the developer proposes to consolidate Blocks 5 and 6, as depicted on the Block Identification Plan for the Grand Jersey Redevelopment Plan, and, develop, finance and construct on the property a mixed-used project. Jack Raker of Minno Wasko Architects and Planners, displays the project's renderings. Mr. Raker explained that the first five levels will be utilized as a parking garage and there will be approximately 10,000 square feet of amenities space will be located above the garage. Lastly, the fifth and twelfth levels are designed to "step backs" as required in the redevelopment plan.

Chairman Rivera and Assistant Director Fiore expressed their support of the project.

Ms. Credidio acknowledged the second presenter 558 Communipaw, LLC. Vincent Prieto, Principal of 558 Communipaw, LLC, thanked the Commissioners for the opportunity to make tonight's presentation. Mr. Prieto informed the Board that the lot is currently vacant and owed by the agency. Mr. Efran Gnobrial, from Integra Consultant, made a presentation to the Board for the development of a 5 story building with 1 retail unit on ground floor and 20 residential units (5 per floor) on floors 2-5 within the Jackson Hill Redevelopment Area. The development will consist of two studio apartments and three 1 bedroom apartments. Additionally, the project proposals a roof top amenity area. Mr. Gnobrial noted that the project will not include parking even though parking is require with the redeveloper plan. The developer intense to work with the City and agency address the parking issue. The goal of the project is to raise the value of the neighborhood.

There being no question or comments for the presenter, Ms. Credidio acknowledged the last presenters. Eugene O'Connell, Esq., introduced the Board to his client, Styles House, Inc. Monique Wilson, founder and president, informed the Board that Styles House, Inc. is a 501(c)(3) nonprofit organization and seeking designation for the development of transitional living program located at 26 Seidler Street. The goal of the program is to provide a safety net and strong emotional support system for young people to transition into self-sufficiency with a semi long-term residential services to homeless youth ages 18 to 22.

Raquel Monroe, Executive Director, also stated that the property currently vacant. The applicant hopes to inspire the neighborhood through this development. The project will be developed as a 2-floor transitional living facility consisting of 7 bedrooms, 5 bathrooms, a common backyard area, along with bike storage and parking.

Chairman Rivera and Commissioner Negron is in full support of the development.

There being no more presenters on tonight's Agenda, the Open Public Comment portion of the meeting was declared at 6:39 pm.

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.

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 6:42 p.m. 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.

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