



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 20th DAY OF DECEMBER, 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, December 20th, 2022 at 5:00 p.m. Vice chairwoman Ridley called the Meeting to order at 5:06 p.m., and upon roll call the following answered **present**: **Donald Brown, Douglas Carlucci, Darwin Ona, Victor Negron Jr. (5:09 p.m.), and Denise Ridley.**

And the following were **absent**: **Erma Greene and Daniel Rivera.** Vice Chairwoman Ridley 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 284 MLK Realty, LLC, who requested to make a presentation to the Board for the development of a three-story mixed use development within the Jackson Hill Redevelopment Area. At this time Edward Fowlkes, member of 284 MLK Realty, LLC, explained to the Board the lot is currently vacant located on the corner of Myrtle Avenue and Dr. Martin Luther King Drive. Additionally, Mr. Fowlkes explained that the proposed project will be identical to their previous developed project located at 301 Dr. Martin Luther King Drive. The project will consist of five (5) residential units and ground floor commercial space. The ground floor will also include a 1-1 bedroom ADA (Americans with

Disabilities) accessible unit located behind the commercial space. Furthermore, the additional floors will consist of 4-3 bedrooms units, two (2) units per floor.

At this time Ms. Credidio and Director Jeffrey noted that tonight's presentations and the information provided on the developer's application does not coincide. Director Jeffrey also noted that there's a discrepancy within the unit count and asked Mr. Fowlkes to please clarify. Mr. Fowlkes explained that the renderings displayed on tonight's presentation contains the incorrect unit count. However, the information submitted on the application is correct.

Vice Chairwoman Ridley confirmed the location of the proposed project.

Accordingly, Director Jeffrey made the Board of Commissioner aware that the Resolution #9 consumes the incorrect information regarding the units.

Commissioners Brown request confirmation that the three (3) of the units will be market rate and two (2) units will be affordable. At what rate will the ADA unit be marketed?

Accordingly, Mr. Fowlkes confirmed three (3) units will be market rate and two (2) units will be affordable. Additionally, the ADA unit will be marketed at an affordable rate.

Commissioner Brown inquired about the ownership of the lot.

Mr. Fowlkes confirmed that the Agency is the current owners of the lot.

Assistant Executive Director Fiore noted that the property was encumbered by a Community Development Block Grant (CDBG).

Commissioner Brown questioned if Mr. Fowlkes intends to purchase the property once developed. Mr. Fowlkes confirmed.

Director Jeffrey inquired about the lead developer of the project, in which, Mr. Fowlkes explained that he is the lead and his partner is Medhat Botros.

Ms. Credidio ask if Mr. Fowlkes has discussed his project with the Planning Board or the Council Person. Mr. Fowlkes explained that proposed project is an as of right project.

There being no more presenters on tonight's Agenda, the Open Public Comment portion of the meeting was declared at 5:19 pm.

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Negron, Ona, and Ridley; and the following voted "NAY": None. Vice chairwoman Ridley thereupon declared the Motion carried and at this time Vice Chairwoman Ridley 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 5:20 p.m. Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Negron, Ona, and Ridley; 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, and Ridley; and the following voted "NAY": None. Accordingly, the Board entered executive session.

Emerging from executive session at 5:42 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.

Vice Chairwoman Ridley noted that the Commissioners should have received their agenda packages and asked if there were any questions, additions or comments.

At this time, Director Jeffrey requested to amend Item #19 to revise the percentage. Accordingly, the following voted "AYE": Commissioners Carlucci, Negron, Ona, and Ridley; and the following voted "NAY": None. Vice chairwoman Ridley thereupon declared the Motion carried.

Secondly, Director Jeffrey requested to withdraw Item #13 and table Item #9.

There being no requests, comments, and/or questions about the agenda, Vice Chairwoman Ridley called for a motion to establish a Consent Agenda for Items #1 through #20, omitting Items #9 and Item #13 and Item #19 as amended. The motion was moved, seconded and approved unanimously.

Accordingly, the following voted "AYE": Commissioners Carlucci, Negron, Ona, Ridley and Rivera; and the following voted "NAY": None. Vice chairwoman Ridley thereupon declared the Motion carried.

Ms. Credidio noted that Item #17 establishes the 2023 Annual Board of Commissioners Meetings.

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

Finally, Vice Chairwoman Ridley 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. Vice Chairwoman Ridley 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 5:48 p.m.

Secretary