



MINUTES OF THE SPEICAL MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 28th DAY OF FEBRUARY, 2023



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, February 28th, 2023 at 11:00 a.m. After experiencing technical difficulties, Chairwoman Rivera recalled the Meeting to order at 11:17 a.m., and upon roll call the following answered **present**: **Daniel Rivera, Darwin Ona, Victor Negron Jr., and Denise Ridley.**

And the following were **absent**: **Donald Brown, Douglas Carlucci, and Erma Greene.** Chairwoman 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 And Jersey Journal for the public's review.

At this time, Ms. Credidio acknowledged today's presenters Hudson Exchange Phase 2, LLC. Steven Kleinman of G&S Investors, Inc. informed the Board that the developer purchased and redeveloped the property in 1992, completing Phase 1. Mr. Kleinman and Hudson Exchange Phase 2, LLC are seeking re-designation for the development of Phase 2 Lots 50 and 51 in Block 11603, commonly known, as 400 Marin Boulevard and 420 Marin Boulevard in the Harsimus Cove Station Redevelopment Area. Robert Pears of Brookfield Properties, further explained that Phase 2 will consist of the development of a mixed used 60 story building with 802 new apartments, and the relocation of the Shop-Rite Supermarkets Inc.. The mixed used building will include residential amenities, pool, fitness center, courtyard space, 422 bike

parking sports and a 538 parking garage. Apartments will range from studios to 3 bedrooms. First level will host the lobby area and loading deck, the second floor will host the grocery and parking, amenities and residential area above. Mr. Pears also proposed public improvements such as 20,000 square foot of new open space, improvements to public infrastructure and new jobs.

Chairman Rivera inquired about on the total parking spaces.

Mr. Pears informed the Chairman that the project includes 538 parking spaces within the structure. Additionally, the current surface parking will remain until future development.

There being no more questions to the presenters, 335 Washington Realty, LLC made a presentation to the Board for a proposed project located at Block 11611, Lots 1.02 commonly known as 335 Washington street, within the Powerhouse Arts District Redevelopment Area . Mr. Nevins McCann, Esq., of the law firm Connell Foley, represented the applicants. Mr. McCann informed the Board that the property is currently owned by Veris Residential Partners, LP a single purpose entity from Mack Cali, who has been rehabbing and conducting remediation work to the existing building. Once all remediation work is complete, the developer hopes to transfer the property to the City for City function. Mark Sheeleigh of Veris Residential informed the Board of the proposed project compliance with the requirements of the Jersey City Historic Preservation Commission and the Jersey City Division of City Planning. Mr. Sheeleigh explained that the proposed scope of work includes: removal and proper disposal of all asbestos and lead containing materials, all interior equipment, tanks, machinery, piping, switches, turbines, and rubbish. Additionally, erection of a new floor structure over the existing depressed lower floor area to create a single interior floor elevation that matches the existing entry elevation; installation of new windows and doors. Mr. Sheeleigh hopes to transfer the completed project to the City by November 2023.

There being no questions for the presenters, the Board acknowledged Haus Companies, LLC. Charles Harrington, Esq., of the law firm Connell Foley, represented the applicants, Haus Companies, LLC, who is seeking Board approval for the development of property currently owned by the Agency located at

Block 11041 Lot 13.02 commonly known as 174 Newark Avenue within the 174 Newark Avenue Redevelopment Plan Area. The redeveloper is proposing to construct eight (8) rental units including one (1) two-bedroom affordable unit, for a total square footage of approximately 6,500 square feet and 1,450 square feet of retail at the ground level. Mr. Kelly, of MVMK, further explained that the 5 story residential building will consist of eight (8) rental units, each two (2) bedrooms and solar installation. Additionally, 30% of the roof will be dedicated for solar panels installation.

Chairman Rivera asked for clarity of the exact location of the project.

Mr. Kelly clarified the location.

At this time, Ms. Credidio acknowledged the final presenters listed on the Agenda. Mr. Nevins McCann, Esq., of the law firm Connell Foley, represented the applicant, Real Shelter For All, LLC. Mr. McCann explained that the developer will be applying for two (2) bonds, Greenspace Bond and an Affordable Housing Bond for the redevelopment of property located at Block 7103, Lots 2-8 & 11, commonly known as 183 Sixteenth Street, 181 Sixteenth Street, 179 Sixteenth Street, 177 Sixteenth Street, 175 Sixteenth Street, 173 Sixteenth Street, 619 Marin Blvd and 180 Fifteenth Street. Secondly, Hany Ahmed, Managing Member of Real Shelter For All, LLC, informed the Board that redeveloper proposes to develop, finance and construct the project. Project will consist of a 14-story mixed-use rental development with 613 dwelling units, 5,100 square feet of ground floor retail, and 200 parking spaces along with other on-site amenities. Dean Marchetto, of MHS Architects, provided an overview of the project and external structure.

There being no more presentations on today's Agenda, the Open Public Comment portion of the meeting was declared at 11:58 a.m.

Accordingly, the following voted "AYE": Commissioners Negron, Ona, Rivera and Ridley; 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.

Hipolito Roldan, B Manager for Local Unit Three, inquired if the remediation and demolition work has been completed at 335 Washington.

Mr. Sheeleigh confirmed.

Mr. Rolden inquired about the time frame of the work.

Mr. Sheeleigh explained that the remediation and demolition was completed sometime last year.

Mr. Rolden asked about the ownership of the property.

Mr. Sheeleigh informed that 335 Washington, LLC are the current owners and we hired the professionals.

Mr. Rolden asked if the City approved 88 Million Dollars Bond towards the project.

Mr. Sheeleigh stated that there were not any bonds aware toward the project.

Mr. Rolden, "that means that this project will not qualify as a prevailing wage job. Meaning the work was privately funded?"

In which Mr. Sheeleigh replied, "Correct."

Mr. Rolden asked if there are any plans to apply for public funding.

Mr. Sheeleigh replied, "No, not at this time."

Mr. Rolden now requested to address 619 Marin Blvd, LLC. Did the negotiation of the project take place already?

Ms. Credidio informed Mr. Rolden that the negotiation process will begin once the developer has been designated.

Mr. Rolden asked when the agreement will take place.

Mr. Credidio informed Mr. Rolden that once all parties come into an agreement, the Board will have to approve the Redeveloper Agreement and that will occur during another public meeting. All meeting notice will be available on our website the Friday before our regular scheduled meetings.

Director Jeffrey wished to excuse the technical difficulties that occurred and informed the Board that we will resume in-person meetings moving forward.

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 12:06 p.m. Accordingly, the following voted "AYE": Commissioners Negron, Ona, Rivera and Ridley; and the following voted "NAY": None.

The Board of Commissioners then voted to enter executive session. The following voted "AYE": Commissioners Negron, Ona, Rivera and Ridley; and the following voted "NAY": None. Accordingly, the Board entered executive session.

Emerging from executive session at 12:13 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 Rivera 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 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 voted "AYE": Commissioners Negron, Ona, Rivera and Ridley; and the following voted "NAY": None. Vice chairwoman Ridley thereupon declared the Motion carried.

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 Negron, Ona, Rivera and Ridley; and the following voted "NAY": None. Chairman 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 12:15 p.m.

Secretary