



MINUTES OF THE SPEICAL MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 21st DAY OF MARCH, 2023



The Board of Commissioners of the Jersey City Redevelopment Agency conducted a regularly scheduled meeting, at 280 Grove Street, Jersey City, New Jersey, on Tuesday, March 21st, 2023 at 6:00 p.m. Chairman Rivera recalled the Meeting to order at 6:11 p.m., and upon roll call the following answered **present**: Donald Brown, Douglas Carlucci, Victor Negrón Jr., Denise Ridley and Daniel Rivera.

And the following were **absent**: Darwin Ona, 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; 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 introduced today's presenters Liberty Harbor North Partners, LLC. Mr. Gregory Asadurian, Esq., of the law firm Decotiis, FitzPatrick & Cole, LLP, represented the applicants. Mr. Asadurian informed the Board that the developer is the contracted purchaser for the property located at 177 Marin Boulevard. Mr. Asadurian's client is currently seeking designation for the development of a new construction of a 32 story building with 300 residential units, of which 45 will be affordable housing units. Mr. Asadurian introduced Project Planner, Sean McDonough. Mr. McDonough explained that a request was made to the City's Planning Board to amend the Liberty Harbor North Redevelopment Plan from a Hotel Redevelopment Plan to a Multi Family Redevelopment Plan, which is subject for approval. Mr. McDonough explained that the development will be constructed on a small lot, approximately 84 acres,

neighboring two 45 story buildings. Redeveloper proposes to develop, finance and construct on the property, a thirty-two (32) story building containing 5 stories of parking, office/flex space, amenities, and three hundred (300) residential units with a mix of studios, one-bedroom, two-bedroom and three-bedroom unit types, of which forty-five (45) units will be affordable units with ten (10) one-bedroom units, twenty-five (25) two-bedroom units, and ten (10) three-bedroom affordable units.

At this time, Ms. Credidio noted that Redevelopment Plan amendment in accordance with City Ordinance No. 23-021, which was introduced on March 8, 2023 and currently pending before the City Council. Tonight's Resolution is conditional under the adoption of the Redevelopment Plan amendment.

At this time, Ralph Salerno addressed the Board. Mr. Salerno stated that Scott A. Fields is also a partner on this redevelopment project.

Commissioner Brown inquired about the parking spaces, "How much parking will be available?"

Mr. Salerno stated 200 parking spaces will be available.

There being no more questions to the presenters, Ms. Credidio introduced the next presenters, New Life Construction & Property Management. Daniel Figueroa, Esq. introduced his client, who is seeking designation for the redevelopment of property located at Block 23703, Lot 12, commonly known as 9 Myrtle Avenue. The developer proposed to rehabilitate the current structure into a 2 family home. Mr. Figueroa explained that the developer has multiple developments in neighboring cities. At this time, Mr. Figueroa asked Mr. Addison Valencia to confirm that the redeveloper had the financial capability and experience necessary to serve as the redeveloper for the Property.

Commissioner Brown inquired about the developer's previous development.

Mr. Valencia confirmed that the proposed project will be similar to previous development.

There being no more presentations on today's Agenda, the Open Public Comment portion of the meeting was declared at 6:23 p.m.

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Negron, 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.

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 member of the public indicated their desire to speak during Open Public Comment. Therefore, the period for Open Public Comment was closed at 6:33 p.m. Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Negron, Rivera 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, Rivera and Ridley; and the following voted "NAY": None. Accordingly, the Board entered executive session.

Emerging from executive session at 7:05 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.

At this time, Director Jeffrey requested to withdraw Item #5 from tonight's Consent Agenda. Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Negron, Rivera and Ridley; and the following voted "NAY": None. Chairman Rivera thereupon declared the Motion carried.

An additional request was made to amend Item #7 to replace references of "210 days to 300 days." Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Negron, Rivera and Ridley; and the following voted "NAY": None. Chairman Rivera thereupon declared the Motion carried.

A further request was made to amend Item #11 to replace reference of "48 stories to 49 stories" and extend the license agreement to expire September 3rd rather than June 30th.

Item #21 was also amend to replace references of the location of our regularly scheduled meetings as follows, "The Agency's regularly scheduled meetings shall be held at the Explorer Middle School located at 180 9th Street, Jersey City, New Jersey"

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 #23, omitting Item #5, amending Items #7, Item #11 and Item #21. The motion was moved, seconded and approved unanimously.

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Negron, Rivera and Ridley; and the following voted "NAY": None. Chairman Rivera 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 Brown, Carlucci, Negron, Rivera and Ridley; and the following voted "NAY": None. Chairman thereupon declared the Motion carried and the Resolutions adopted as introduced.

At this time, Ms. Credidio noted that our next regularly scheduled meeting on April 18th, 2023 will be held at the Explorer Middle School located at 180 9th Street, Jersey City, New Jersey.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 7:08 p.m.

Secretary