



**MINUTES OF THE SPEICAL MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 18TH DAY OF APRIL, 2023**

The Board of Commissioners of the Jersey City Redevelopment Agency conducted a regularly scheduled meeting, at 180 9TH Street, Jersey City, New Jersey, on Tuesday, April 18th, 2023 at 6:00 p.m. Chairman Rivera called the Meeting to order at 6:12 p.m., and upon roll call the following answered **present: Donald Brown, Douglas Carlucci, Darwin Ona, Victor Negron 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 And Jersey Journal for the public's review.

At this time, Ms. Credidio introduced today's presenters: Aazul Home Constructions, LLC. Pierre D. Lindor, Jr. is seeking designation for the redevelopment of property located at Block 20201, Lot 80, commonly known as 337 Communipaw Avenue in the Scatter Site Redevelopment Area. The proposed development will consist of the rehabilitation of an APRA property into a 3-unit dwelling. Each unit will include 3 bedrooms and 2 bathrooms over approximately 1,500 square feet of living space for a total of 9 bedrooms and total 4,500 square feet with 3 parking spaces. Mr. Lindor also shared his upbringing in Jersey City.

"How long has this property been vacant?" Commissioner Brown asked.

Accordingly, Commissioner Carlucci confirmed the property has been abandoned for over 20 years.

Commissioner Carlucci asked, is Mr. Lindor intending on demolishing the current structure?

Mr. Lindor explained, that he has yet to gain access to the property. However, once the property is inspected, a decision will be made as to whether to demolish or rehabilitate the structure.

Director Jeffrey further explained, that since the property is currently listed on the Abandoned Properties Rehabilitation Act list, Mr. Lindor will gain access to the property during the process of negotiating the condemnation.

Assistant Director Fiore also added that the property lays within two Redevelopment Plans/Areas: Morris Canal Redevelopment Area and Scatter Site Redevelopment Area.

At this time, Ms. Credidio introduced Property Maintenance Guys, LLC. Geoff Allen, the developer, is seeking designation for the redevelopment of the property located at Block 25101, Lot 6, commonly known as 199 Stegman Street in the Turnkey Redevelopment Area. The proposed development will consist of a two-family home with two rental units. Each unit will consist of three bedrooms. Mr. Allen also added that he has been a long term resident of Jersey City and is extremely excited to work on this project.

Commissioner Brown inquired about the current structure.

Mr. Allen explained that there's a particular structure on the property which will be demolished.

There being no more presentations on today's Agenda, the Open Public Comment portion of the meeting was declared at 6:24 p.m.

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

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 6:25 p.m.

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, 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 Brown, Carlucci, Negron, Ona, Rivera and Ridley; and the following voted "NAY": None. Accordingly, the Board entered into executive session.

Emerging from executive session at 7:00 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 #13 from tonight's Consent Agenda. Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Negron, Ona, Rivera and Ridley; and the following voted "NAY": None. Chairman Rivera thereupon declared the Motion carried.

At this time, a request was made to vote on Item #13. Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Negron, and Rivera; and the following "ABSTAINED": Commissioners Ridley. 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 #16. The motion was moved, seconded and approved unanimously.

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Negron, Ona, 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, 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 7:02 p.m.

Secretary