



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 17th DAY OF OCTOBER 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, October 17th, 2023 at 6:00 p.m. Chairman Rivera called the Meeting to order at 6:02 p.m., and upon roll call the following answered **present: Donald Brown, Douglas Carlucci (6:03 pm), Victor Negron Jr., Darwin Ona and Daniel Rivera.**

And the following were **absent: Erma Greene and Vice Chairwoman Ridley.** Chairman Rivera thereupon declared a quorum present. Also present at the Meeting were: Madam Executive Director, Diana Jeffrey; Duty Executive Director, Christopher Fiore; Secretary to the Board and Counsel, J. Nicholas Strasser Esq.; Secretary to the Board, Jesamil Lozano; Agency staff members; and members of the public.

Immediately following the Pledge of Allegiance, Duty Executive Director Fiore announced that, in accordance with the Open Public Meetings Act and Guidance for 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, the Star Ledger, and the Jersey Journal for the public's review.

At this time, Director Jeffrey noted that the following presenters were not present at tonight's meeting: 605-607 Grove St Realty, LLC and Hoboken Brownstone Company. Therefore, Chairman Rivera acknowledged the presentation on today's Agenda: 650 Grove LLC. James McCann, Esq. from the law firm of Connell Foley introduced 650 Grove, LLC. Mr. McCann informed the Board that 650 Grove, LLC is seeking designation for the redevelopment of property located as Block 6101, Lot 2, commonly known as 650 Grove Street. The proposed project will consist of a 5-story mixed-use building. The project will also include 108 residential apartment units at market rate rental. Along with a parking garage on the first floor with 58 parking spaces, 10 EV/EVMR spaces, 3,752 SF of commercial space, interior and exterior amenity

space and an 8,400 SF performative green roof in accordance with the Jersey Avenue Light Rail Redevelopment Area. Architect of the project, Mr. Peacock from Thriven Design, informed the Board that the structure would be elevated to prevent flooding. The project will also include improvements to the surrounding landscape.

Commissioner Brown confirmed that the project does not include affordable housing.

Mr. Peacock confirmed.

There being no comments, and/or questions for the presenters.

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

Emerging from executive session at 6:11 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.

Open Public Comment portion of the meeting was declared at 6:53 p.m.

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Negron, Ona, and Rivera; and the following voted "NAY": None. Chairman Rivera thereupon declared the Motion carried. At this time, Chairman Rivera asked if anyone from the public would like to address the Board of Commissioners.

In addition, 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.

No more members of the public indicated his or her desire to speak during Open Public Comment, even though members did pre-register. Therefore, the period for Open Public Comment was closed at 6:54 p.m.

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

Emerging from executive session at 6:42 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.

Chairman Rivera noted that the Commissioners should have received their agenda packages and asked if there were any questions, additions and/or comments.

At this time, Director Jeffrey requested to withdraw Item #7 and item #14 from tonight's Consent Agenda. Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Ona, Negron and Rivera; and the following voted "NAY": None

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 #25 and withdrawing Item #7 and Item #14. The motion was moved, seconded and approved unanimously.

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Ona, Negron, and Rivera; 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, Ona, Negron, 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 6:56 p.m.

Secretary