



MINUTES OF THE SPECIAL MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 25th DAY OF JANUARY 2024



The Board of Commissioners of the Jersey City Redevelopment Agency conducted a special meeting, at 180 9th Street, Jersey City, New Jersey, on Thursday, January 25, 2024 at 5:00 p.m. Chairman Rivera called the Meeting to order at 5:00 p.m., and upon roll call the following answered **present**: **Douglas Carlucci (5:10pm), Donald Brown, Victor Negrón Jr, Mary Pat Noonan and Daniel Rivera.**

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

Immediately following the Pledge of Allegiance, Executive Director, Diana Jeffrey 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 Jersey Journal for the public's review.

In accordance with tonight's agenda, Chairman Rivera acknowledged tonight's presenter. Anthony Pantano, of the law firm of Amoroso Pantano PC, represented the applicant Grand Jersey Group, LLC. The Redeveloper is seeking designation for the development, financing, and construction of property located at Block 15801, Lot 3.02 within the Grand Jersey Redevelopment Area. Michael Higgins, of MHS Architecture, presented the proposed project, which will consist of a 26 story mixed-use building consisting of approximately 1,000,000 total square feet and including approximately 501,672 square feet of gross residential space with approximately 515 rental apartments, approximately 30,000 square feet of ground floor retail space, approximately 225,000 square feet of flex commercial space, and up to 720 parking spaces.

The project will also include office space, amenities, and sidewalk improvements. This three-phase project will consolidate Blocks 5 and 6 of the Redevelopment Plan.

There being no more presentations on tonight's Agenda, the Open Public Comment portion of the meeting was declared at 5:13 p.m.

Accordingly, the following voted "AYE": Commissioners Carlucci, Brown, Negron, Noonan and Rivera; and the following voted "NAY": None. Chairman Rivera thereupon declared the Motion carried. At this time, Chairman 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 one pre-registered to speak to the Board and no members of the public indicated his or her desire to speak during Open Public Comment. Therefore, the period for Open Public Comment was closed at 5:13 p.m.

Accordingly, the following voted "AYE": Commissioners Carlucci, Brown, Negron, Noonan and Rivera and the following voted "NAY": None.

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

Emerging from executive session at 5:27 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 required to amend the fifth "WHEREAS" in Item #8, amending "approximately 30,000 square feet of ground floor retail space" to now read, "approximately 38,000 square feet of ground floor retail space". Additionally, the following project improvement were also amended to read as follow, "as well as include improvements and extensions of roads, sidewalks and utilities for the development and access to the Jersey Avenue Light Rail Station, creation of the Grand Street Redevelopment from Morris Street to Park View Avenue to enhance transportation options, transform approximately 900 square feet of frontage of Jersey Avenue from surface parking to neighborhood retail amenities, and provide restaurant and retail parking for accessibility to large groups."

Accordingly, the following voted "AYE": Commissioners Carlucci, Brown, Negron, Noonan 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 #20, including the amended Item. The motion was moved, seconded and approved unanimously.

Accordingly, the following voted "AYE": Commissioners Carlucci, Ona, Rivera, Negron, and Noonan; 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" for Resolutions No. 24-SP01-01 through 24-SP01-20: Commissioners Carlucci, Brown, Negron, Noonan and Rivera; with the exception of Resolutions No. 24-SP01-02, which Commissioner Noonan "ABSTAINED".

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 5:30 p.m.

Secretary

