



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 16th DAY OF JULY 2024



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, July 16, 2024 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, Darwin Ona, Victor Negron Jr, Mary Pat Noonan, Denise Ridley and Daniel Rivera.**

The following Commissioners were **absent: none.** Chairman Rivera thereupon declared a quorum present. Also present at the Meeting were: Acting Secretary of the Board, 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, Acting Secretary of the Board, Christopher 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 Jersey Journal for the public's review.

Due to Richard Garber, the architect from GRO Architects not present yet, Chairman Rivera acknowledged the second presentation on tonight's Agenda, Pierre Lindor from Aazul Home Construction, LLC. Lindor is seeking designation for the rehabilitation of an APRA (Abandoned Property Rehabilitation Act) property identified as Block 17506, Lot 17, commonly known as by the street address 428 Pacific Ave within the Morris Canal Redevelopment Area. The proposed project will consist of the rehabilitation of a two (2) family home, each containing three (3) bedrooms and two (2) bathrooms for a total of 1,200 square feet per dwelling.

The next presentation on tonight's Agenda, 284 MLK Drive Holdings, LLC, was introduced by Kyle Webster. Mr. Webster explained that the developer is seeking designation for the redevelopment of property identified as at Block 23202, Lot 75, commonly known by the street address 284 MLK Drive within the Jackson Hill Redevelopment Area. The proposed project will consist of a three (3) story mixed-use project containing nine (9) rental apartments, ground floor retail and 514 square feet of amenity space. Mr. Webster noted that the units will be designed as workforce units, targeting teachers, police, and firefighters. [SIC] Moreover, for families and individuals within 60-100% AMI. Furthermore, Richard Garber from GRO Architects, added that the studio units will average 518 square feet, the one-bedroom units will average about 764 square feet per unit and the two-bedrooms about 800 square feet.

Commissioner Noonan commented that the two bedrooms units are small.

Mr. Garber replied that the units are average in size.

There being no more questions for the presenters, the Board of Commissioners voted to enter into the Open Public Comment portion of the meeting at 6:14pm.

In which, the following voted "AYE": Commissioners Brown, Carlucci, Ona, Ridley, Rivera, Negron, and Noonan; 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, General Counsel Nick Strasser 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.

There being no public speaker, the period for Open Public Comment was closed.

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

At this time, The Board of Commissioners then voted to enter executive session at 6:16 p.m. The following voted "AYE": Commissioners Brown, Carlucci, Ona, Ridley, Rivera, Negron, and Noonan and the following voted "NAY": None. Accordingly, the Board entered into executive session.

Emerging from executive session at 6:39 p.m., General Counsel Nick Strasser made it known that discussions involving litigation, contract negotiations 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.

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

At this time, Christopher Fiore requested to Withdraw Item #11 from tonight's Agenda.

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

Additionally, Christopher Fiore requested to amend Item #14 to correct the number of units from 165 residential units to 170 residential units. Furthermore, an amendment was also requested to correct the amount of parking from 117 spaces to 119 spaces.

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Ona, Ridley, Rivera, Negron, and Noonan; and the following voted "NAY": None. 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 #20 excluding Item #11 and the amendments to Item #14. The motion was moved, seconded and approved unanimously.

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Ona, Ridley, Rivera, Negrón, and Noonan; and the following voted "NAY": None. Vice Chair 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, Ridley, Rivera, Negrón, and Noonan; 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 6:42 p.m.

Secretary