



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 20<sup>th</sup> DAY OF AUGUST 2024

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The Board of Commissioners of the Jersey City Redevelopment Agency conducted a regularly scheduled meeting, at 180 9<sup>th</sup> Street, Jersey City, New Jersey, on Tuesday, August 20<sup>th</sup>, 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, Mary Pat Noonan, Denise Ridley and Daniel Rivera.

The following Commissioners were **absent**: Victor Negron Jr, and Darwin Ona. 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, Madam 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.

Next Madam Executive Director Jeffrey, announced that 107 Morgan Street Development, LLC is no longer required to address the Board this evening, as they have withdrawn their request to postpone execution of the Funding Agreement, previously approved by the Board.

There being no presenters, Chairman entertained a motion to enter into the Open Public Comment portion of the meeting at 6:04pm. In which, the following voted "AYE": Commissioners Brown, Carlucci, Ridley, Rivera, 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.

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.

Nicole Vecchione, from the Laborers Eastern Region, requested to address the Board on the 107 Morgan Development Project. Ms. Vecchione, expressed her support of the project and noted that the development project will create qualified labor jobs.

Madam Executive Director Jeffrey acknowledged Ms. Vecchione comments and informed her that the developer was designated in July, the next steps are to negotiate the terms of the Redeveloper Agreement.

There being no more public speakers, The Chairman entertained a motion for Open Public Comment period to be closed. The motion carried by a vote of "AYE": Commissioners Brown, Carlucci, Ridley, Rivera, and Noonan and the following voted "NAY": None.

At this time, The Chairman entertained a motion to enter executive session at 6:08 p.m. The following voted "AYE": Commissioners Brown, Carlucci, Ridley, Rivera, and Noonan and the following voted "NAY": None. Accordingly, the Board entered into executive session.

Emerging from executive session at 6:46 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. There were no questions, additions or comments from the Board of Commissioners.

At this time, Madam Executive Director Jeffrey requested the following modification to items on tonight's Agenda: To Amend the completion date of construction to August 1<sup>st</sup>, 2025 on Item #7;

To Amend the Street Extensions Easement Agreement to no later than December 31, 2028 and Amend the Subdivision Plan for the Loading Dock Area concurrently with the closing of title on the property to September 30, 2024 on Item #8 ;

To Amend the tile of Item #12 to read as follows: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EIGHTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH PETER MOCCO, LIBERTY HARBOR NORTH, INC, 333 GRAND STREET LLC, ET AL, ALLOWING A TRANSFER TO 201 GROVE STREET LLC, AND PERMITTING A CONSTRUCTION MORTGAGE ON PROPERTY IDENTIFIED AS BLOCK 15801, LOT 24.01 ANTICIPATED TO BE COMMONLY KNOWN BY THE STREET ADDRESS 201 GROVE STREET, WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

The Chairman entertained a motion to approve the requested amendments. The following voted "AYE": Commissioners Brown, Carlucci, Ridley, Rivera, and Noonan; and the following voted "NAY": None. Chairman Rivera thereupon declared the Motion carried.

Chairman Rivera called for a motion to establish a Consent Agenda. Finally, Chairman Rivera called for a motion to implement The Consent Agenda, there by approving all Resolutions.

Accordingly, the following voted "AYE" for Resolutions No. 24-08-01 through 24-08-18: Commissioners Carlucci, Brown, Negrón, Noonan and Rivera; with the exception of Resolutions No. 24-08-09, which Chairman Rivera "ABSTAIN". Chairman Rivera thereupon declared the Motion carried.

Accordingly, the following Resolutions were introduced and duly seconded: (attached)

The motion was moved, seconded and approved unanimously.

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 6:53 p.m.

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Secretary