



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 18th DAY OF NOVEMBER 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, November 18th, 2024 at 6:00 p.m. Chairman Rivera called the Meeting to order at 6:03 p.m., and upon roll call the following answered **present: Donald Brown, Mary Pat Noonan, Darwin Ona Denise Ridley and Daniel Rivera.**

The following Commissioners were **absent: Victor Negron Jr, and Douglas Carlucci.** Chairman Rivera thereupon declared a quorum present. Also present at the Meeting were: Madam Executive Director, Diana Jeffrey; Assistant Executive Director, Christopher Fiore; Counsel, Joseph P. Baumann Jr. 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.

Chairman Rivera acknowledged on tonight's Agenda, Charles J. Harrington, Esq. from the firm Connell Foley, LLP, introduced GND JSQ Holdings, LLC. GND JSQ Holdings, LLC, is seeking designation for the redevelopment of property identified as Block 9301, Lot 17, commonly known by the street address 158-166 Van Wagenen Avenue, and Block 9301, Lot 4 commonly known by the street address 121 Tonnelle Avenue within the Broadway Fayette Redevelopment Area. Mr. Harrington noted, that this Redevelopment Area has been newly established by the City. The proposed project will consist of the development of a 15-story residential building, consisting of 321 residential units, 32 (10%) of those units will be allocated to affordable housing, 123 parking spots of which 19 will be for EV parking, 161 bicycle

spaces and 16,250 sq. ft of amenity space. As one of the community benefits, an amenity space at the entrance of the building on Tonnelle Avenue will be maintained by ownership and open to the public. Additionally, the Redeveloper will be making a monetary contribution towards the restoration, renovation of the pedestrian bridge that crosses over the Path train tracks from the northern end of Van Wagenen to Newark Avenue in the Broadway Fayette Redevelopment Area.

Mr. Harrington stated that the property would include a public outdoor park and amenity space that would be privately managed by the property owner and open to the public. Also, a capital contribution to the Port Authority will be made to help finance the rehabilitation of the pedestrian bridge at the foot of the building on Van Wagenen Avenue. The redeveloper plans to include an Art Walk that will finish at the end of the bridge to complement the upcoming Journal Square Arts initiative.

Commissioner Brown inquired whether a traffic study had been conducted. In response, Mr. Harrington stated that a traffic study had been completed for Van Wagenen but not for Tonnelle Avenue.

Chairman Rivera acknowledged the second presenter on tonight's Agenda, Eugene Paolino, Esq. from the firm Genova Burns, introduced Jersey City Embankment Associates, LLC. Mr. Paolino stated that negotiations for the project have been ongoing since 2016, finally, an official application has been submitted. This property, formerly owned by the Conrail Company and now Jersey City Embankment Associates LLC is the contract purchaser of certain property within the Redevelopment Area, identified as Block 11602, Lot 1, commonly known by the street address 437 Marin Boulevard, located on Sixth Street between Marin Boulevard and Manila Avenue, identified as District 2 in the Redevelopment Plan. The Redeveloper proposes to build the Block 1 Improvement as one of the following three options in accordance with the Redevelopment Plan and the Settlement Agreement: 1) Zoning Option A: A single tower containing 404 residential units and 200 hotel rooms; 2) Zoning Option B: A single tower containing up to 604 residential units, where 15% of the number of units above 404 units shall constitute Affordable Housing Units (i.e. if 604 units then 15% of the 200 converted hotel units (30 units), shall be affordable); or 3) Zoning

Option C: a single tower containing 700-750 residential units, where 20% of such units shall constitute the Affordable Housing Units.

Commissioner Noonan asked which street the project begins on. Mr. Paolino stated that the project starts at Marin Boulevard and extends to Grove Street, running from east to west.

Commissioner Brown inquired about the option the redeveloper intends to pursue. Mr. Paolino explained that the decision will be contingent upon the availability of financing.

Mr. Paolino introduced the project manager, Vincent Albanese, who provided a visual presentation of the various project options. Commissioner Brown inquired whether a traffic study had been conducted. Mr. Paolino responded that no traffic study has been completed.

Chairman Rivera strongly recommended that the redeveloper conduct a traffic study, due to the existing traffic issues, the presence of a nearby park, and a school in the area. He also stressed that the restrooms would likely be used by visitors to the nearby park. Furthermore, Chairman Rivera stated that he would not support the project if the parks were removed or affected. In response, Mr. Paolino assured the Chairman that the redeveloper has no plans to alter the parks and is solely requesting to develop Lot 1.

With no more questions or presenters on the agenda, at 6:24 PM the Chairman called for a motion to begin the Open Public Comment segment of the meeting. The motion was seconded by Commissioner Brown. Commissioners Brown, Noonan, Ona, Ridley, and Rivera voted "AYE," with no votes in opposition. Chairman Rivera declared the motion carried.

Chairman Rivera then invited members of the public to address the Board of Commissioners. General Counsel Joseph P. Baumann Jr. 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.

Stephen Gucciardo, member of the Preservation Coalition of the Embankment, requested to address the Board regarding the approval of the Redevelopment Agreement (RDA) with Jersey City

Embankment Associates, LLC. Mr. Gucciardo urged the Agency to withhold approval of the RDA to allow the public sufficient time to review the draft. Ms. Maureen Crowcey, a member of the Preservation of the Embankment, voiced her support for Mr. Gucciardo's request.

As there were no public speakers, at 6:39 PM the Chairman called for a motion to close the Open Public Comment period, which was seconded by Commissioner Ona. The motion passed with all Commissioners— Brown, Ona, Noonan, Ridley, and Rivera – voting "AYE," and none voting "NAY."

Emerging from executive session at 7:30 p.m., General Counsel Joseph P. Baumann Jr. 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 point, Executive Director Jeffrey requested to amend of Item Numbers 8 as follows:

The 4th Whereas Clause, to withdraw: "WHEREAS, AR SciTech LLC submitted an application to the Agency (the "Application") to allow the Residential Redeveloper to undertake the Residential Project on the Residential Site, and to permit the transfer of membership interests in the Residential Redeveloper to Scholars Village JV, LLC, a joint venture of Alpine Residential and EOS Residential; and" and

Amending the 6th whereas clause, to withdraw: "WHEREAS, the Fourth Amendment seeks to designate AR SciTech LLC as Residential Redeveloper, and approve the Ground Lease, for the sole purpose of enabling the Residential Redeveloper to obtain financing and complete the Project, and which approval in no way should be construed as a waiver of any rights conferred upon the Agency or the City, as set forth in the deed restriction or the Redevelopment Agreement; and"

The Chairman called for a motion to approve the requested Items to be amended, which was seconded by Commissioner Brown. The motion passed unanimously, with all Commissioners—Brown,

Ona, Negrón, Noonan, Ridley, and Rivera--voting "AYE" and none voting "NAY." The items were therefore withdrawn from the Consent Agenda.

Next, Executive Director Jeffrey requested to amend and withdraw the approval of the Redevelopment Agreement listed as Item #9 on tonight's Agenda:

The Amendment the title of Item #9 to read as follows: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING AS REDEVELOPER JERSEY CITY EMBANKMENT ASSOCIATES LLC FOR PROPERTY IDENTIFIED AS BLOCK 11602, LOT 1, COMMONLY KNOWN BY THE STREET ADDRESS 437 MARIN BOULEVARD, WITHIN THE LUIS MUNOZ MARIN BOULEVARD (HENDERSON STREET) REDEVELOPMENT AREA

The Chairman sought a motion to approve this amendment, which was seconded by Commissioner Noonan. This motion also passed unanimously, with all Commissioners voting "AYE" and none voting "NAY." The item was amended accordingly.

Chairman Rivera then called for a motion to establish a Consent Agenda. Finally, he sought a motion to implement the Consent Agenda, thereby approving all Resolutions.

Accordingly, the following voted "AYE" Brown, Ona, Noonan, Ridley, and Rivera for Resolutions No. SP24-10-01 through SP24-10-28: . 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 7:36 p.m.

Secretary