



MINUTES OF THE SPECIAL MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 5th DAY OF DECEMBER 2024



The Board of Commissioners of the Jersey City Redevelopment Agency conducted a special public meeting, at 180 9th Street, Jersey City, New Jersey, on Thursday, December 5th, 2024 at 6:00 p.m. Vice Chair Ridley called the Meeting to order at 6:03 p.m., and upon roll call the following answered **present**: **Donald Brown, Mary Pat Noonan, Victor Negron Jr, Denise Ridley**

The following Commissioners were **absent**: **Douglas Carlucci, Daniel Rivera and Darwin Ona.** Vice Chair Ridley thereupon declared a quorum present. In addition, 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.

With no presenters on tonight's agenda, the Vice Chair called for a motion to begin the Open Public Comment segment of the meeting at 6:06 PM. The motion was seconded by Commissioner Noonan. Commissioners Brown, Negron, Noonan, and Ridley voted "AYE," with no votes in opposition. Vice Chair declared the motion carried.

Vice Chair then invited members of the public to address the Board of Commissioners. General 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.

As there were no public speakers, the Vice Chair called for a motion to close the Open Public Comment period at 6:06 PM, which was seconded by Commissioner Brown. The motion passed with all Commissioner—voting "AYE," and none voting "NAY."

Next, the Vice Chair requested a motion to enter executive session at 6:07 PM. Commissioner Negrón seconded this motion, and again, all Commissioners voted "AYE," with no other votes. The Board then entered executive session.

After emerging from executive session at 6:10 p.m., General Counsel Joseph P. Baumann Jr. announced that discussions took place regarding litigation, contract negotiations, and matters protected by attorney-client privilege; no formal actions were taken.

Vice Chair Ridley indicated that the Commissioners should have received their agenda packages and inquired if there were any questions, additions, or comments. The Board of Commissioners had no questions or comments.

Vice Chair Ridley then called for a motion to establish a Consent Agenda. Finally, sought a motion to implement the Consent Agenda, thereby approving all Resolutions.

Accordingly, the following voted "AYE" Brown, Negrón, Noonan, and Ridley for Resolutions No. 24-SP012-01. 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.

Vice Chair Ridley 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 6:32 p.m.

Secretary