



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 21st DAY OF JANUARY 2025



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, January 21st, 2025 at 6:00 p.m. Chairman Rivera called the Meeting to order at 6:00 p.m., and upon roll call the following answered **present**: Donald Brown, Douglas Carlucci, Mary Pat Noonan, Denise Ridley, Victor Negron Jr and Daniel Rivera.

The following Commissioners were **absent**: Darwin Ona. Chairman Rivera thereupon declared a quorum present. Also present at the Meeting were: Assistant Executive Director, Christopher Fiore; Counsel, Shoshana Schiff, Esq.; and Secretary to the Board, Jesamil Lozano; Agency staff members; and members of the public.

Immediately following the Pledge of Allegiance, Assistant Executive Director, 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.

With no presenters on tonight's agenda, the Chairman called for a motion to begin the Open Public Comment segment of the meeting at 6:00 PM. The motion was seconded by Commissioner Negron. Commissioners Brown, Carlucci, Noonan, 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 Shoshana Schiff 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 Chairman called for a motion to close the Open Public Comment period at 6:00 PM, which was seconded by Commissioner Negrón. The motion passed with all Commissioners— Brown, Carlucci, Noonan, Ridley, and Rivera— voting "AYE," and none voting "NAY."

Next, the Chairman requested a motion to enter executive session at 6:01 PM. Commissioner Noonan 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 6:22 p.m., General Counsel Shoshana Schiff announced that discussions took place regarding personnel, litigation, contract negotiations, and matters protected by attorney-client privilege; no formal actions were taken.

Chairman Rivera 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.

At this point, Christopher Fiore requested the withdrawal of Item Number 8. The Chairman called for a motion to approve the item withdrawn, which was seconded by Commissioner Brown. The motion passed unanimously, with all Commissioners— Carlucci, Noonan, Ridley, and Rivera — voting "AYE" and none voting "NAY." The item was therefore withdrawn from the Consent Agenda.

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, Noonan, Carlucci, Negrón, Ridley and Rivera for Resolutions No. 25-01-1 through 25-01-19: with the exception of Resolution No. No. 25-01-08, which was withdrawn from the agenda. 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 6:23 p.m.

Secretary