



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 21st DAY OF APRIL 2026**



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, April 21st at 6:00 p.m. Chairwoman Ridley called the Meeting to order at 6:00 p.m., and upon roll call the following answered **present: Mira Prinz- Arey, Douglas Carlucci, Darwin Ona, Mary Pat Noonan, Denise Ridley, and Victor Negron Jr.**

Secretary Lozano thereupon declared a quorum present. Also present at the Meeting were: Deputy Director, Christopher Fiore; Secretary to the Board, Jesamil Lozano; General Counsel, Shoshana Schiff Esq.; Agency staff members; and members of the public.

Immediately following the Pledge of Allegiance, Deputy 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, for the public's review.

There being no presentation on the Agenda, Chairwoman Ridley proceeded to the next item on the agenda, the Open Public Comment.

Chairwoman Ridley 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. The Open Public Comment period was declared at 6:03 PM.

At this time, John Heinis, reporter of the Hudson County View, requested to address the Board regarding the separation agreement between the Agency and Diana H. Jeffrey. He inquired about the financial terms of the agreement, specifically the amount thereof. No further discussion ensued.

There being no more public speakers, the Chairwoman Ridley called for a motion to close the Open Public Comment period at 6:04 PM, which was seconded by Commissioner Negron. The motion passed with all Commissioners— Carlucci, Prinz-Arey, Noonan, Negron, Ona and Ridley—voting "AYE," and none voting "NAY."

Next, the Chairwoman requested a motion to enter executive session at 6:04 PM. Commissioner Carlucci 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 6:51 PM, General Counsel Shoshana Schiff announced that discussions took place regarding litigation, personnel, contract negotiations, and matters protected by attorney-client privilege; no formal actions were taken.

Chairwoman Ridley indicated that the Commissioners should have received their agenda packages and inquired if there were any questions, additions, or comments.

At this time, General Counsel Shoshana Schiff requested an amendment to Resolution No. 26-04-14 to award Christopher Fiore a one-time bonus in the amount of \$12,000 for serving in the temporary position of Acting Executive Director, effective immediately.

The Chairwoman called for a motion to approve the requested amendments, which was seconded by Commissioner Negron. The motion passed unanimously, with all Commissioners— Carlucci, Prinz-Arey, Noonan, Negron, Ona and Ridley —voting "AYE" and none voting "NAY." The item was therefore amended from the Consent Agenda.

The Board of Commissioners had no questions or comments to implement the Consent Agenda, thereby approving all Resolutions.

Accordingly, the following members voted "Aye": Carlucci, Prinz-Arey, Ona, Negron, Noonan, and Ridley on Resolutions Nos. 26-04-1 through 26-04-14. Chairwoman Ridley thereupon declared the motion duly carried.

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

The motion was moved, seconded and approved unanimously.

Chairwoman Ridley thereupon declared the Motion carried and the Resolutions adopted as introduced.

Chairwoman Ridley took a moment to thank Director Diana H. Jeffrey for her service to the Agency and the City, noting that her hard work was reflected in the advancement of several major projects throughout the City. She also welcomed Acting Director Christopher Fiore to his new role and expressed her delight to continuing working alongside Mr. Fiore in the advancement and improvement of Jersey City.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 6:55 PM.

Secretary