MINUTES OF THE SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY HELD ON THE 27th DAY OF JULY, 2026

The Board of Commissioners of the Jersey City Redevelopment Agency conducted a special scheduled meeting as a virtual conference on the Teams platform on Monday, July 27th, 2026 at 4:00 p.m. Chairwoman Ridley called the Meeting to order at 4:08 p.m., and upon roll call the following answered present: **Douglas Carlucci, Michael Griffin, Darwin Ona, Mary Pat Noonan, Mira Prinz-Arey and Chairwoman Denise Ridley.**

And the following were **absent: Victor Negron, Jr.** Chairwoman Ridley thereupon declared a quorum present. Also present at the Meeting were Jesamil Lozano, Secretary to the Board; Shoshana Schiff, Esq., General Counsel; Matthew Wielkotz, CFO; Joseph Castor, Esq., General Counsel and Secretary for the Meeting; Agency staff members; and members of the public.

Immediately following the Pledge of Allegiance, General Counsel Schiff announced that, in accordance with the Open Public Meetings Act and Guidance for Remote 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.

General Counsel Schiff explained that there was a need for this meeting to take place as a special meeting because the July 21, 2026 regularly scheduled meeting was cancelled due to inclement weather and a declared state of emergency. The items on the agenda for the Special Meeting were also noticed on the agenda for the regularly scheduled July 21st meeting. Notices of the Special Meeting were posted on the website of the Agency and with the City Clerk.

There being no presentations on the Agenda, Chairwoman Ridley made a motion to open the public comment portion of the meeting and Commissioner Noonan seconded the motion. The following voted "AYE": Commissioners Carlucci, Griffin, Ona, Noonan, Prinz-Arey, and Ridley; and the following voted "NAY": None. Chairwoman Ridley thereupon declared the Motion carried. The Open Public Comment portion of the meeting was declared at 4:17 pm. General Counsel Schiff asked if anyone from the public would like to address the Board of Commissioners.

General Counsel Schiff advised that members of the public who wish to speak during today's meeting were encouraged to pre-register with the Agency or to submit comments by email in advance. If they did not pre-register, members of the public would still be permitted to speak and may indicate their wish to speak now by utilizing the "raise your hand" icon to indicate their desire to speak.

General Counsel Schiff informed the Board that members of the public pre-registered to address the Commissioners. The following members of the public pre-registered were invited to address the Board:

- Esther Winter objected to the items on the Agenda seeking authorization of consulting services on the basis that they represented a wider redevelopment policy and that the benefits provided by redevelopment areas to specific projects should be evaluated on a case-by-case basis.
- Charlene Burke was concerned that the meeting time of 4:00 p.m. was not accessible to the public generally. She also asked about the status of the Bayfront Advisory Committee.

  Chairwoman Ridley responded and explained that the Bayfront Advisory Committee had met in the past year, but the membership was going to expire due to a sunset clause in its authorizing legislation. This requires the Committee to be reconstituted. Chairwoman Ridley will work with the Administration
- Erica Walker, Chief of Staff to Councilman Gilmore, asked that the Board pause its consideration of what she viewed as broad consultancies. She encouraged the Board to work on projects in the Morris Canal Redevelopment Area.

- June Jones stated that the Board should ensure that any consultants it retains are independent. The Board should assess the overlap between Ward districts within the City and the boundaries of Redevelopment Areas.

Having heard public statements from all those who pre-registered General Counsel invited members of the public to indicate if they wished to speak.

The following members of the public addressed the Board:

- Stephanie Startz expressed opposition to the procurement of advisory services and about the notice of the special meeting.
- Vita Greene was concerned about the tax impact of the Agency retaining consultants and wondered if someone at the City or Agency could provide the services. She also objected to the JCRA having a QPA.

    Matt Wielkotz, CFO responded and explained that the Agency sought to appoint a QPA rather than employing a full time one because the total QPA costs for 2025 was approximately $5,900. Hiring an in house QPA would be substantially more expensive. He also explained that the City and the Agency are separate financial entities and the Agency is self-funded.

- Veronica Sutton encouraged the Agency to engage with those with local affordable housing experience and to focus on affordable housing.
- Aieda Meskel asked that the Board take additional time to consider engaging consultants as described in item 1 and item 2 on the agenda. She also questioned the need for a QPA.
- Venus Smith asked the Board to pause the current process and to explore development of affordable housing in different redevelopment areas. She also commented on the June Jones project, Scitech City and Bayfront.
- Vita Greene asked what fees the consultants would charge.

General Counsel Schiff clarified that the Agency was: 1) seeking to authorize competitive contracting for 2 advisors and was not authorizing contracts; and 2) that the Agency was seeking to appoint Chris Battaglia as QPA not to authorize a contract with him.

No other members of the public indicated their desire to speak during Open Public Comment, and, therefore, Chairwoman Ridley made a motion to close the Open Public Comment portion of the meeting. Commissioner Prinz-Arey seconded. The following voted "AYE": Commissioners Carlucci, Griffin, Ona, Noonan, Prinz-Arey, and Ridley; and the following voted "NAY": None.

The Board of Commissioners then voted to enter executive session. The following voted "AYE": Commissioners Carlucci, Griffin, Ona, Noonan, Prinz-Arey, and Ridley; and the following voted "NAY": None. Accordingly, the Board entered executive session at 4:56 p.m.

The Board emerged from executive session at 5:34 p.m., General Counsel made it known that discussions involving contract negotiations, personnel, and matters within the attorney-client privilege took place; no formal action was taken.

General Counsel Schiff noted that the Commissioners should have received their agenda packages and asked if there were any questions, additions or comments.

There being no further requests, comments, and/or questions about the agenda Chairwoman Ridley called for a motion to carry Items #1- #3 to the August meeting. The motion was moved, seconded and approved unanimously.

Chairwoman Ridley then called for a motion to establish a Consent Agenda for Items #4 and #5. The motion was moved, seconded and approved unanimously.

Finally, Chairwoman Ridley called for a motion to authorize Items #4 and #5 and the following Commissioners voted "AYE": Commissioners Carlucci, Griffin, Noonan, Prinz-Arey, and Ridley; and the following voted "NAY": None. Chairwoman 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 Special Meeting was adjourned at 5:37 p.m.

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Secretary