MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY HELD ON THE 16th DAY OF JUNE 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, June 16 at 6:00 p.m. Vice chairman Carlucci called the Meeting to order at 6:01 p.m., and upon roll call the following answered **present**: **Douglas Carlucci, Michael Griffin, Darwin Ona, Mary Pat Noonan, Mira Prinz- Arey, Victor Negron Jr. and Denise Ridley (6:13pm).**

No Commissioners were absent. Secretary Lozano thereupon declared a quorum present. Also present at the Meeting were: Acting Executive 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, Acting 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.

At this time, Vice chairman Carlucci acknowledged the presentations on tonight's Agenda. Charles J. Harrington III, Esq. of the law firm of Connell Foley LLP introduced the applicant, Namdar Group, LLC. The applicant is seeking to be designated for property located at 3000 John F. Kennedy Boulevard and on the official tax map of the City of Jersey City as Block 6502, Lot 13.02. The Property is located within the Journal Square 2060 Redevelopment Plan. The Property consists of a 30,143 square foot lot with frontage on John F. Kennedy Boulevard, Newark Avenue and Brooks Place. The project will consist of a 51-story mixed-use building containing ground floor retail space, 34 hotel rooms, 1,483 residential units on the floors above, inclusive of 149 affordable residential units (10% of total residential unit count), 151 parking and related tenant amenity space. The project will provide public benefits by redeveloping underutilized and vacant properties for the construction of new housing within the City and public parking. The project will also increase housing opportunities, support economic growth, create jobs, and encourage future investment and development.

Commissioner Carlucci inquired whether the proposed affordable housing component was the maximum amount the project could provide. Mr. Harrington confirmed that it was.

Commissioner Griffin inquired about the Area Median Income (AMI) level applicable to the project's affordable housing units. Mr. Harrington stated that the affordable housing units would be designated for low- to middle-income households in accordance with the City's zoning requirements and would include a mix of one-, two-, and three-bedroom units. Commissioner Griffin asked whether the hotel operator would consider offering internship opportunities for students at Hudson County Community College (HCCC). Mr. Harrington stated that he would present the idea to the redeveloper for consideration.

At this time, 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 6:15 PM.

David Melton of LIUNA requested the opportunity to address the Board regarding the proposed 3000 JFK Boulevard project. Mr. Melton stated that he has been a member of LIUNA for 23 years and is a Jersey City homeowner. He explained that his role within LIUNA involves preparing the next generation of workers by providing apprenticeship and job training opportunities that equip them for the workforce. Mr. Melton expressed his desire to ensure that the project fulfills its commitments, particularly with respect to employing local workers throughout the development.

Laura Mistretta of LIUNA also requested the opportunity to address the Board. Ms. Mistretta shared her concerns regarding Namdar Group's projects throughout the City. She stated that, in her opinion, the redeveloper's projects do not adequately address the needs of the community, noting that many of the developments are primarily studio-unit driven, which she believes does not align with the housing needs of Jersey City residents.

Ms. Mistretta expressed concern that while redevelopers may benefit from these projects, the broader community does not receive sufficient benefit. She further stated that a hotel component was not as essential as providing additional affordable housing opportunities for Jersey City residents.

Nicole Vecchione of LIUNA addressed the Board regarding Namdar Group. Ms. Vecchione expressed concerns regarding the redeveloper's compliance with City requirements and emphasized the importance of making decisions that best serve the families and residents of Jersey City. Ms. Vecchione stated that, in her opinion, the proposed project may not represent the best outcome for the community.

At this time Mr. Harrington noted a correction on Item #12, correcting the amount of Affordable Housing instead of 57 its 52.

There being no more public speakers, the Chairwoman Ridley called for a motion to close the Open Public Comment period at 6:32 PM, which was seconded by Commissioner Noonan. The motion passed with all Commissioners— Carlucci, Noonan, Negron, Giffin, Prinz-Arey, Ona and Ridley, voting "AYE," and none voting "NAY."

Next, the Chairwoman requested a motion to enter executive session at 6:32 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 7:30 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.

General Counsel Shoshana Schiff noted the corrected made to Item #12.

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, Noonan, Negron, Giffin, Prinz-Arey, Ona and Ridley, on Resolutions Nos. 26-07-1 through 26-07-21. 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.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 7:32 PM.

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Secretary