



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 18th DAY OF AUGUST 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 August 18th, at 6:00 pm. Chairwoman Ridley called the Meeting to order at 6:00 p.m., and upon roll call the following answered **present: Michael Griffin (arrived 6:04 pm), Victor Negron Jr., Mary Pat Noonan, Mira Prinz-Arey, Darwin Ona, and Denise Ridley. Absent: Douglas Carlucci**

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 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 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 made a motion to open the public comment portion of the meeting. Commissioner Ona seconded the motion. The motion passed with all Commissioners-, Prinz-Arey, Noonan, Negron, Ona, Griffin and Ridley-voting "AYE," and none voting "NAY."

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 6:02 PM.

The following members of the public addressed the Board:

Omer Calakos-Mano, a Jersey City resident, addressed the Board regarding Agenda item #8 authorization of competitive contracting for an anti-displacement study. Mr. Calakos-Mano stated that anti-displacement studies of this nature have been unsuccessful in preventing rents from continuing to rise. He explained the studies of this nature are expensive and ultimately provided limited benefit to the community. He expressed that similar measures has been attempted in approximately a dozen other cities without success. Mr. Calakos-Mano urged the board not to spend its funds and extend its resources on the proposed resolution.

Jon Schwedd, a Jersey City resident, addressed the Board regarding Agenda item #8 the proposed authorization of competitive contracting for an anti-displacement study. Mr. Schwedd stated that similar measures have not produced intended results in other municipalities. He expressed concern of who this benefits. Mr. Schwedd called for Jersey City to learn from its mistakes in years past and encouraged the Board to consider more effective strategies for addressing displacement. He urged the board to reconsider the expenditure.

Akshay Verma, a Jersey City resident, addressed the Board regarding the authorization of competitive contracting for an anti-displacement study. Mr. Verma expressed concern that an anti-displacement study and inclusionary zoning efforts would not adequately address rising rents or provide a meaningful benefit to the community, emphasizing Boston as a case study where efforts of this nature ultimately led to a rise in the rent. He urged the board to consider the experiences of other municipalities before proceeding with the proposed resolution stating that historically through the country, similar studies have not been effective in preventing displacement.

Chairwoman Ridley called for a motion to close the Open Public Comment period at 6:10 PM, which was seconded by Commissioner Prinz- Arey. The motion passed with all Commissioners- Prinz-Arey, Noonan, Negrón, Ona, Griffin and Ridley-voting "AYE," and none voting "NAY."

Next, the Chairwoman requested a motion to enter executive session at 6:11 PM. Commissioner Ona seconded this motion, and again, all Commissioners voted "AYE," with none voting "NAY." The Board then entered executive session.

After emerging from executive session at 7:16 PM, General Counsel Shoshana Schiff announced that discussions took place regarding litigation, contract negotiations, and matters protected by attorney-client privilege; no formal actions were taken. Commissioner Noonan left the meeting at 7:13 pm.

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

Next, Chairwoman Ridley requested a motion to re-open the public comment portion of the meeting because certain members of the public went to the wrong location. Commissioner Mira Prinz-Arey seconded this motion, and again, all Commissioners voted "AYE," and none voting "NAY." The Board then re-opened the public comment portion of the meeting.

The following members of the public addressed the Board:

Rashaan Garlen, a Jersey City resident, addressed the board and explained that he would cede his 3 minutes of speaking time to Ms. June Jones to discuss 408-420 Communipaw.

June Jones, a Jersey City resident, addressed the Board regarding Agenda Item #23, the authorization of a professional services contract with BRS for environmental services for the Agency property located 408-420 Communipaw Avenue. Ms. Jones provided her history with developing the property and expressed opposition to awarding the contract to BRS, citing concerns based on her prior experience with the company. She encouraged the Commissioners to conduct additional research and reviewed recent findings before awarding the contract to BRS.

Chairwoman Ridley suggested they have meeting with community members to discuss this project further to highlight transitions.

Stephanie Startz, a Jersey City resident, addressed the Board regarding Agenda item #8 the proposed authorization of competitive contracting for an anti-displacement study and Agenda item #9 the

proposed authorization of competitive contracting for construction advisory services. She stated that anti-displacement studies can often contribute to further displacement rather than prevent it. She urged the Board of Commissioners to reconsider citing the role of development in Jersey City's past contributing to Jersey City's lack of sufficient affordable housing. She claimed that this study will further negatively impact rent stabilization. Mr. Starz proposed providing financial resources directly to tenants and taking a more structured approach when considering new redevelopment projects.

Veronica Satten, a consultant who previously worked on a proposed redevelopment project on the property, addressed the board regarding Agenda item #23, the authorization of professional services contract with BRS. Ms. Satten expressed similar concerns to Ms. Jones regarding BRS and provided her perspective on the environmental work on the property performed by BRS. She urged the commissioners to conduct further research and review the available findings before proceeding with the resolution.

Chairwoman Ridley called for a motion to close the second Open Public Comment period at 7:34 PM, which was seconded by Commissioner Prinz-Arey. The motion passed with all Commissioners--, Prinz-Arey, Negron, Ona, Griffin and Ridley—voting "AYE," and none voting "NAY."

Chairwoman Ridley then called for General Counsel, Joseph Baumann Esq., to address the public on Agenda items #8 and #9.

General Counsel Joseph Baumann stated that the City and the Agency are simply seeking to authorize a competitive contracting for these services, if the Board votes to authorize competitive contracting, the Agency will issue an RFP, evaluate proposals received and then the board will approve all contracts for the services before the services are performed. The City and Agency need the findings from an anti-displacement study to inform the City how to ensure that residents are not displaced and there is housing available to meet the needs of the residents.

Chairwoman Ridley called for General Counsel, Joseph Baumann Esq., to address the public on Agenda item #23.

Regarding Item No. 23, Mr. Baumann stated that the proposed contract was not a new contract, but rather continued the same scope of services that JCRA has utilized for several years. He explained that the JCRA is required to have a licensed remediation professional monitoring the work being done in accordance with environmental law. Mr. Baumann urged the Board to approve the contract in order to allow the necessary environmental work to continue.

Commissioner Griffin stated that he would abstain from voting on Item No. 23, indicating that he needed to have further discussions and review the additional information provided before making a determination.

The Chairwoman called for a vote to authorize a consent agenda for all items except Agenda Item #23. The motion was seconded by Commissioner Negrón. The motion passed unanimously, with Commissioners Prinz-Arey, Negrón, Ona, Griffin and Ridley voting “AYE” and none voting “NAY.”

The Chairwoman called for a vote on the consent agenda for all items except Agenda item #23. following members voted “AYE”: Commissioners Negrón, Griffin, Prinz-Arey, Ona, and Ridley, on Resolutions Nos. 26-08-1 through 26-08-27, excluding Resolution No. 26-08-23. Chairwoman Ridley thereupon declared the motion duly carried.

Resolution No. 26-08-23 was then considered separately. Commissioner Griffin abstained from the vote. Commissioners Negrón, Prinz-Arey, Ona, and Ridley voted “AYE,” and none voted “NAY.” Chairwoman Ridley thereupon declared the motion duly carried.

Accordingly, all of the following Resolutions on the agenda were duly authorized: (attached).

The Chairwoman called for a vote on a motion to adjourn the meeting. The motion was seconded by Commissioner Negrón. The motion passed unanimously, with Commissioners Prinz-Arey, Negrón, Ona, Griffin and Ridley voting “AYE” and none voting “NAY.”

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 7:52 PM.

Secretary

