MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY HELD ON THE 15TH DAY OF SEPTEMBER 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, September 15, 2026 at 6:00 p.m. Chairwoman Ridley called the Meeting to order at 6:03 p.m., and upon roll call the following answered **present**: **Douglas Carlucci, Mary Pat Noonan, Mira Pinz-Airy, Michael Griffin and Denise Ridley.**

The following Commissioners were **absent: Darwin Ona and Victor Negron Jr.** Acting Secretary Robert Napiorksi thereupon declared a quorum present. Also present at the Meeting were: Acting Executive Director, Christopher Fiore; Acting Secretary to the Board, Robert Napiorski; 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 presentations on the Agenda, Chairwoman Ridley proceeded to the next item on the Agenda, the Open Public Comment. The Chairwoman requested a motion to open the public comment portion of the meeting. Commissioner Carlucci made the motion, which was seconded by Commissioner Noonan. The motion passed with all Commissioners – Carlucci, Griffin, Noonan, Prinz-Arey, 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 6:05 p.m.

There being no public speakers, the Chairwoman requested a motion to close the Open Public Comment period at 6:05 p.m. Commissioner Noonan made the motion, which was seconded by Commissioner Prinz-Arey. The motion passed with all Commissioners— Carlucci, Griffin, Prinz-Airy, Noonan, and Ridley—voting "AYE," and none voting "NAY."

Next, the Chairwoman requested a motion to enter executive session at 6:06 p.m. Commissioner Griffin made the motion, which was seconded by Commissioner Prinz-Arey, and again, all Commissioners voted "AYE," with no other votes. The Board then entered executive session.

After emerging from executive session at 6:57 p.m., 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.

The Board of Commissioners had no questions or comments to the Consent Agenda.

The Chairwoman requested a vote to authorize a consent agenda for items 1-22. Commissioner Griffin made the motion, which was seconded by Commissioner Prinz-Airy. The motion passed with all Commissioners— Carlucci, Griffin, Prinz-Airy, Noonan, and Ridley—voting "AYE," and none voting "NAY."

The Secretary called for a vote on the Consent Agenda for Items 1-22. The following members voted “Aye”: Carlucci, Noonan, Griffin, Prinz-Airy and Ridley, on Resolutions Nos. 26-09-1 through 26-09-22. There were no “Nay” votes. Chairwoman Ridley thereupon declared the motion duly carried.

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

The Chairwoman requested a vote on a motion to adjourn the meeting. Commissioner Griffin made the motion which was seconded by Commissioner Noonan. The motion passed unanimously, with Commissioners Carlucci, Griffin, Noonan, Prinz-Arey, 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 6:58 PM.

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Secretary