

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting
February 19, 2013



1. Meeting to Order.
2. Quorum.
3. Chairman Sottolano - Pledge of Allegiance.
4. Executive Director - Announces that in accordance with the "Open Public Meetings Act" a copy of the Public Notice was sent to the Jersey Journal, Hudson Reporter and to the City Clerk for the public's review and information and posted on the Agency's web site.
5. PRESENTATIONS - A presentation by Franklin Development Group, LLC for the construction of a multi-family residential project to contain 48 units and one commercial unit on the ground floor which is intended to house the JCRA offices upon completion of the building.
6. Chairman Sottolano STATUS OF PROJECTS

- Item #1 Approval to go into Executive Session.
- Item #2 Approval of the Minutes of the Regular Meeting of January 15, 2013.
- Item #3 RESOLUTION AUTHORIZING CONTRACT NUMBER 12-02-MPN2 WITH J & B LANDSCAPE, INC. FOR YEARLY LANDSCAPING SERVICES AT THE BETZ-CERC
- Item #4 RESOLUTION AUTHORIZING ENTERING INTO CONTRACT NO. 13-02-MPN1 WITH MATHUSEK SPORTS FLOORS FOR REFINISHING THE GYMNASIUM FLOOR AT THE BETZ CERC FACILITY
- Item #5 RESOLUTION AMENDING RESOLUTION WHICH DESIGNATED RUSHMANDILLON PROJECTS, LLC AT 268 VARICK STREET AND APPROVING A REDEVELOPMENT AGREEMENT WITHIN THE BRIGHT & VARICK REDEVELOPMENT AREA
- Item #6 RESOLUTION EXTENDING THE DESIGNATION OF PPG INDUSTRIES, INC. (OR ITS WHOLLY OWNED SUBSIDIARY TO BE FORMED) AS REDEVELOPER OF PROPERTY WITHIN THE CANAL CROSSING REDEVELOPMENT AREA DESIGNATED AS BLOCK 21510, LOTS 1-11 ON THE TAX MAP OF THE CITY OF JERSEY CITY
- Item #7 RESOLUTION AMENDING A PREVIOUS RESOLUTION WHICH DESIGNATED MORGAN STREET DEVELOPERS URBAN RENEWAL COMPANY, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 75, LOT 154 AND APPROVING A REDEVELOPMENT AGREEMENT WITHIN THE EXCHANGE PLACE NORTH REDEVELOPMENT AREA

- Item #8 RESOLUTION APPROVING A FIRST AMENDMENT TO A REDEVELOPMENT AGREEMENT WITH TRFDP-JACKSON GREEN, LLC FOR PROPERTY LOCATED IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
- Item #9 RESOLUTION AMENDING RESOLUTION WHICH DESIGNATED ONE, LLC AS THE REDEVELOPER FOR THE PROPERTY LOCATED AT 355-361 MARTIN LUTHER KING DRIVE WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
- Item #10 RESOLUTION AUTHORIZING ENTERING CONTRACTO NO 13-02-fo4 WITH WATERS AND BUGSBY GENERAL CONTRACTORS TO INSTALL FLEXI-PAVE TREE GRATES ON PROPERTY LOCATED AT BLOCK 21201, LOT 17 IN THE MARTIN LUTHER DRIVE REDEVELOPMENT AREA
- Item #11 RESOLUTION AUTHORIZING REJECTING BIDS RECEIVED FOR PROPERTY ON BLOCK 21201, LOT 17 KNOWN AS 360-398 MARTIN LUTHER KING DRIVE IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
- Item #12 RESOLUTION AUTHORIZING AN AMENDMENT TO THE LOAN AGREEMENT WITH HUDSON COUNTY ECONOMIC DEVELOPMENT CORPORATION WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #13 RESOLUTION AUTHORIZING A FIFTH AMENDMENT TO CONTRACT NUMBER 10-10-BD12 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. FOR ENVIRONMENTAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #14 RESOLUTION AUTHORIZING A FIRST AMENDMENT TO CONTRACT NUMBER 12-06-BD8 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. FOR ENVIRONMENTAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #15 RESOLUTION AUTHORIZING CHANGE ORDER NO. 3 TO CONTRACT NUMBER 12-05-BD5 WITH CREAMER ENVIRONMENTAL, INC. FOR SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #16 Approval of the Accounts/Invoices Payable List as of February 19, 2013
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- Item #17 RESOLUTION APPROVING A CONTRACT WITH MOISHE'S MOVING SYSTEMS FOR THE AGENCY'S MOVE FROM 30 MONTGOMERY STREET
- Item #19 RESOLUTION DESIGNATING FRANKLIN DEVELOPMENT GROUP, LLC AS DEVELOPER FOR PROPERTY WITHIN THE BRIGHT STREET REDEVELOPMENT AREA
- Item #20 RESOLUTION DESIGNATING TRFDP - JACKSON GREEN, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

NEXT REGULAR MEETING:

TUESDAY, MARCH 19, 2013
ANNUAL REORGANIZATION MEETING



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 15TH DAY OF JANUARY, 2013**



The Board of Commissioners of the Jersey City Redevelopment Agency met in a Regular Meeting at the Agency office, 30 Montgomery Street, Jersey City, New Jersey on Tuesday, January 15, 2013 at 6:00 p.m., the place and date duly established for the holding of such Meeting. The Chairman called the Meeting to order at 6:04 p.m., and upon roll call the following answered **present**:

MICHAEL J. SOTTOLANO

PIYUSH M. AMIN

EVELYN FARMER

ROLANDO R. LAVARRO, JR.

TIMOTHY N. MANSOUR

JOHN SPINELLO

RUSSELL J. VERDUCCI

and the following were **absent: NONE**. The Chairman thereupon declared a quorum present. Also present at the Meeting were Robert P. Antonicello, Executive Director; John J. Curley, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary for the Meeting; Christopher Fiore, Assistant Executive Director; Ben Delisle, Director of Development; Franklyn Ore, Project Manager, Gary Higgins of Lerch, Vinci & Higgins and those listed on the attached Attendance Sheet.

Immediately following the Pledge of Allegiance the Executive Director announced that in accordance with the "Open Public Meetings Act," a copy of the Public Notice was sent to the Jersey Journal and to the City Clerk for the public's review and information.

The first order of business was the Agency's 2013 Budget. Mr. Higgins informed the Board that the Division of Local Government Services has approved the budget that was

introduced at the December meeting. He also noted that this year's budget was completed in a more timely fashion because the Mocco/Kerrigan judgment was satisfied in the 2012 calendar year. He noted that the Agency's net assets are down but that the proposed sale of Agency owned property will make the net assets higher.

Next, a presentation by TRF Development Partners, the designated redeveloper for the Jackson Green Project. Sean Klosky indicated that the first unit sold, sight unseen. He indicated that the presentation was for an additional 10,000 SF of land on Virginia and Ocean Avenues which will finish the frame of the development. Rick Garber of GRO Architects stated that Jackson Green is the first phase of a kind of urban lab, where a development is affordable, sustainable with character and that brings a sense of ownership and worth to the HUB. He explained that an urban lab is a series of vacant lots that become pertinent to bringing in a sense of community. The Executive Director indicated that Honeywell is a partner in the development funding \$2.5 million to the project. Commissioner Lavarro asked about community input. It was noted that the community is very excited about the project and had a tremendous amount of input.

The Executive Director informed the Board that the Powerhouse smokestacks will be coming down in the next three weeks.

Ben Delisle gave the Board an update on the Berry Lane Project indicating that the demolition is complete, the drainage is complete, they are installing the storm pipes and clean fields. Clean up should be done by the end of January or early February. He also noted that the baseball field will be the first phase built.

The Director told the Board that the Green Guide will be ready for the Board's review next month and there will be a presentation.

The Director stated that he had a conversation with MEPT and they will not be applying for the Transit Hub Grant because the City's priority is KRE. Plan B for MEPT is to join with KRE and have a heart to heart .

The Director noted that Item #15 is being taken off the Agenda.

The Chairman noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments.

Commissioner Lavarro inquired about Item #5. It was noted that Mr. Fisher is paying the \$7 million Section 108 Loan and then secures the \$7 million with Mrs. Murad on her property. The City's 108 loan gets paid and Mrs. Murad has \$7 million in debt.

Commissioner Lavarro inquired about Items #8 and #10 and wanted to know where the additional funding is coming from. The Director noted it is being covered by EPA Grants and City Capital money.

The Chairman called for a Consent Agenda for Items numbered 2 through 16 excluding #15. It was moved and seconded and voted unanimously. Accordingly, the following Resolutions were introduced and duly seconded:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE REGULAR MEETING DATED
DECEMBER 18, 2012**

(See Resolution #2, dated January 15, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT
BETWEEN THE AGENCY AND G & S GRAND STREET, LLC FOR
PROPERTY IN THE GRAND JERSEY REDEVELOPMENT AREA**

(See Resolution #3, dated January 15, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT #13-01-CF1 WITH COONEY BOVASSO REALTY ADVISORS, INC. FOR DISPOSITION APPRAISAL SERVICES WITHIN BLOCK 6902, LOT 24 AND KNOWN AS 605 MONMOUTH STREET WITHIN THE JERSEY AVENUE PARK REDEVELOPMENT AREA

(See Resolution #4, dated January 15, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONFIRMING ITS CONSENT FOR A SEVEN MILLION DOLLAR MORTGAGE IN FAVOR OF PARK LIBERTY FINANCE GROUP, LLC FOR PROPERTY IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

(See Resolution #5, dated January 15, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING PARK AVENUE LANDING, LLC (JOHN L. NEU) AS REDEVELOPER FOR PROPERTY LOCATED IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

(See Resolution #6, dated January 15, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN INTER-AGENCY COOPERATION AGREEMENT WITH THE JERSEY CITY INCINERATOR AUTHORITY FOR CLEAN OUT & DEMOLITION SERVICES OF PROPERTY LOCATED AT BLOCK 22605, LOT 32 WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

(See Resolution #7, dated January 15, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A QUIT CLAIM DEED FOR PROPERTY CONVEYED TO SCHOMBURG CHARGER SCHOOL, INC. WITHIN THE MONTGOMERY STREET URBAN RENEWAL AREA

(See Resolution #8, dated January 15, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN INTER-AGENCY COOPERATION AGREEMENT WITH THE JERSEY CITY INCINERATOR AUTHORITY FOR CLEAN OUT & DEMOLITION SERVICES OF PROPERTY LOCATED AT BLOCK 20001, LOTS 21 & 22 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #9, dated January 15, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 2 TO CONTRACT NUMBER 12-05-BD5 WITH CREAMER ENVIRONMENTAL, INC. FOR SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #10, dated January 15, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO CONTRACT NO. 12-06-BD10 WITH EMILCOTT ASSOCIATES, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #11, dated January 15, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO CONTRACT NO. 12-06-BD7 WITH WCD ENVIRONMENTAL MANAGEMENT, LLC FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #12, dated January 15, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 13-01-FO01 WITH MID ATLANTIC ENGINEERING PARTNERS FOR PROFESSIONAL SERVICES FOR PROPERTY FOR PROPERTY ON BLOCK 25201, LOTS 1 & 71, KNOWN AS 474 & 480 OCEAN AVENUE IN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #13, dated January 15, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PROFESSIONAL SERVICES AGREEMENT NO. 12-01-BA1 WITH
LERCH, VINCI & HIGGINS TO PROVIDE AUDIT SERVICES TO
THE AGENCY FOR THE 2012 SINGLE AUDIT AND FOR SIX
MONTH FINANCIAL STATEMENT COMPILATION AND BUDGET
PREPARATION ASSISTANCE**

(See Resolution #14, dated January 15, 2013 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Amin, Farmer, Lavarro, Mansour, Sottolano, Spinello and Verducci; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolutions adopted as introduced.

The following Resolution was amended.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF JANUARY 15, 2013**

(See Resolution #16, dated January 15, 2013 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Amin, Farmer, Lavarro, Mansour, Sottolano, Spinello and Verducci; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolution adopted as amended.

Board authorization was requested to adopt the Agency's 2013 Annual and Capital Budget Program. The Budget document was introduced at the December 18, 2012 Board meeting and the Division of Local Government Services approved said Budget via e-mail dated January 14, 2013. Accordingly, the following Resolution was introduced and duly seconded:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ADOPTING THE
FISCAL YEAR JANUARY 1, 2013 TO DECEMBER 31, 2013
ANNUAL AND CAPITAL BUDGET**

(See Resolution #17, dated January 15, 2013 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Amin, Farmer, Lavarro, Mansour, Sottolano, Spinello and Verducci; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolution adopted as introduced.

Item #18 was amended to reflect excluding lots 37 and 36 on Block 22502. Accordingly, the following Resolution was introduced and duly seconded as amended:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF ONE 1, LLC AS REDEVELOPER OF PROPERTY AT 347 - 361 MARTIN LUTHER KING DRIVE & 69 KEARNEY AVENUE (BLOCK 1983, LOTS D.99, A.99, K, L, M, N & 37) AND ENTERING INTO A REDEVELOPMENT AGREEMENT WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

(See Resolution #18, dated January 15, 2013 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Amin, Farmer, Lavarro, Mansour, Sottolano, Spinello and Verducci; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolution adopted as amended.

There being no further business to come before the Board of Commissioners, upon Motion of Commissioner Lavarro, seconded by Commissioner Farmer, the meeting was adjourned at 7:01 p.m.

Secretary