



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 19<sup>th</sup> DAY OF MARCH, 2013**

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The Board of Commissioners of the Jersey City Redevelopment Agency met in a Regular Meeting at the Agency office, 180 Ninth Street, Jersey City, New Jersey on Tuesday, March 19, 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 6:00 p.m., and upon roll call the following answered **present:**

**MICHAEL J. SOTTOLANO**

**PIYUSH M. AMIN**

**EVELYN FARMER**

**JOHN SPINELLO**

**RUSSELL J. VERDUCCI**

and the following were **absent: ROLANDO R. LAVARRO, JR. and TIMOTHY N. MANSOUR.**

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; Benjamin Delisle, Director of Development; Mary Pat Noonan and Franklyn Ore, Project Managers 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.

Clark, Canton and Hintz presented on the final draft of the Green Guide. The Guide provides strategies for increasing sustainable development in Jersey City's redevelopment areas and is the culmination of best practice research, stakeholder outreach and analysis. It was

funded by the Jersey City Federal Energy Efficiency Conservation Block Grant. It is the intention that the Guide will be used in the future by Agency staff and developers in meeting the Agency's sustainable development goals. Beth McManus indicated they worked in conjunction with Jeff LaJava of Pace Land Use Law School. Both Beth and Jeff gave the Board an overview of the report noting there are three basic parts: 1) foundation; 2) program design strategies and 3) sustainable development strategies. Ms. McManus indicated that Pace was brought in to assist in the "best practices." She noted that the process used to develop the Green Guide began with stakeholders meetings which consisted of affordable housing developers, large and small scale developers and after their input they began to formulate goals. A certification system will be developed via a point system which would, like LEEDS, give a gold, silver, etc. standard. She noted that this would add value to a developer's project which, in turn, would help to market them. Mr. LaJava went through the guide and explained about the goals and rationale behind it.

The Executive Director then informed the Board that the first eleven emerging market units at Jackson Green were sold.

Ben Delisle noted that Berry Lane Park is ready for the sod. He also noted that they would be swapping the tennis park land for a skate park and would have one tennis court toward the back.

The Director also noted there was a photo op with the Mayor at 8 Erie Street.

Moving to the reorganization, the Secretary called for nominations for the office of Chairman commencing immediately, and terminating March 2014. John Spinello nominated Michael Sottolano, which was seconded by Commissioner Amin. There being no further nominations, a motion to close the nominations for Chairman was called for which was moved

by Commissioner Spinello and seconded by Commissioner Farmer. The vote on the nomination of Michael Sottolano as Chairman was unanimous.

The Secretary called for nominations for the office of Vice Chairman for the period commencing immediately and terminating March, 2014. Chairman Sottolano nominated Piyush Amin which was seconded by Commissioner Spinello. There being no further nominations for the office of Vice Chairman, a motion to close the nominations was called for which was moved by Chairman Sottolano and seconded by Commissioner Verducci. The vote on the nomination of Piyush Amin as Vice Chairman was unanimous.

General Counsel informed the Board that the Morgan Street litigation has been resolved.

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

The Chairman then called for a Consent Agenda for Items #2 through #19 with an amendment to Item #11. A Consent Agenda was duly moved and seconded and 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  
FEBRUARY 19, 2013**

(See Resolution #2, dated March 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE  
MINUTES OF EXECUTIVE SESSION OF THE REGULAR  
MEETINGS DATED OCTOBER 16, 2012 AND NOVEMBER 20, 2012**

(See Resolution #3, dated March 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE  
EXECUTION OF A TERMINATION OF A PRECIS AND CONTRACT  
FOR PRIVATE REDEVELOPMENT IN THE JERSEY AVENUE  
PARK REDEVELOPMENT AREA**

(See Resolution #4, dated March 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 13-03-CF2 WITH PHILLIPS PREISS GRYGIEL, LLC FOR PROFESSIONAL RELOCATION SERVICES IN THE JOURNAL SQUARE REDEVELOPMENT AREA**

(See Resolution #5, dated March 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONSENTING TO AN ADDITIONAL FIVE HUNDRED THOUSAND DOLLAR (\$500,000) MORTGAGE IN FAVOR OF PARK LIBERTY FINANCE GROUP, LLC ON THE PROPERTY IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA**

(See Resolution #6, dated March 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH CO-REDEVELOPERS (STATUE OF LIBERTY HARBOR NORTH REDEVELOPMENT URBAN RENEWAL, LLC AND PARK LIBERTY COMPANY, LLC) FOR PROPERTY LOCATED WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA**

(See Resolution #7, dated March 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE CONVEYANCE OF BLOCK 22502, LOTS 35, 34, 33, 32, & 31 LOCATED WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA TO ONE 1, LLC IN ACCORDANCE WITH THE REDEVELOPMENT AGREEMENT BETWEEN THE PARTIES**

(See Resolution #8, dated March 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE FILING OF A PETITION TO THE CITY OF JERSEY CITY FOR A PARTIAL VACATION AND MINOR DEDICATION OF ROSE AVENUE IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA**

(See Resolution #9, dated March 19, 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 MUNICIPAL UTILITIES AUTHORITY RATIFYING AN AGREEMENT AS TO PAYMENT OF NECESSARY DEMOLITION COSTS FOR UTILITY INSTALLATION UPON A PORTION OF BERRY LANE PARK LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA AND APPROVING PAYMENT FOR SAID DEMOLITION COSTS**

(See Resolution #10, dated March 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 4 TO CONTRACT NUMBER 12-05-BD5 WITH CREAMER ENVIRONMENTAL, INC. FOR SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #11 as amended, dated March 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY TERMINATING THE DESIGNATION OF JOHNSTON II ASSOCIATES, LLC AS REDEVELOPER AND TERMINATING THE REDEVELOPMENT AGREEMENT WITH JOHNSTON II ASSOCIATES, LLC FOR PROPERTY LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #12, dated March 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONFIRMING AND EXTENDING THE DESIGNATION OF SJBC COMMUNITY DEVELOPMENT CORPORATION AS REDEVELOPER OF PROPERTY LOCATED AT 826 OCEAN AVENUE (BLOCK 19602, LOT 31) AND APPROVING A REDEVELOPMENT AGREEMENT WITH SJBC COMMUNITY DEVELOPMENT CORPORATION FOR SUCH PROPERTY, AND APPROVING THE CONVEYANCE OF SUCH PROPERTY (BLOCK 19602, LOT 31) TO SJBC COMMUNITY DEVELOPMENT CORP IN THE 826 OCEAN AVENUE REDEVELOPMENT AREA**

(See Resolution #13, dated March 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO AN AGREEMENT NO. 13-01-BA2 WITH FUSION CREATIVE, INC. FOR GRAPHIC DESIGN & WEB SERVICES FOR THE PERIOD JANUARY 1, 2013 THROUGH DECEMBER 31, 2013**  
(See Resolution #14, dated March 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN EXPANSION AND AMENDMENT OF LEASE WITH 66 YORK, LLC**  
(See Resolution #15, dated March 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF MARCH 19, 2013**  
(See Resolution #16, dated March 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT EXTENSION BETWEEN THE AGENCY AND ROBERT P. ANTONICELLO AS EXECUTIVE DIRECTOR/SECRETARY**  
(See Resolution #16, dated March 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE TERMINATION OF PROFESSIONAL SERVICES AGREEMENT 12-09-MPN11 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. FOR PROFESSIONAL CONSULTING SERVICES IN THE NEWPORT REDEVELOPMENT AREA**  
(See Resolution #17, dated March 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT AND TERMINATION OF CONTRACT NO. 10-07-CF7 IN ALL PROJECT AREAS**  
(See Resolution #18, dated March 19, 2013 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Amin, Farmer, Sottolano, Spinello and Verducci; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolutions adopted as introduced and #11 adopted as amended.

There being no further business to come before the Commissioners, upon Motion of Commissioner Spinello, seconded by Commissioner Farmer, the meeting was adjourned at 6:40 p.m.

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Secretary