



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 16TH DAY OF APRIL, 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, April 16, 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 6:02 p.m., and upon roll call the following answered **present:**

MICHAEL J. SOTTOLANO

PIYUSH M. AMIN

EVELYN FARMER

ROLANDO LAVARRO, JR.

TIMOTHY N. MANSOUR

RUSSELL J. VERDUCCI

and the following were **absent: JOHN SPINELLO**. 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; Mary Pat Noonan and Franklyn Ore, Project Manager 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.

At this time, Helena Ruman, the Agency's construction manager for the Powerhouse stabilization, addressed the Board with regard to a Change Order. The change order is on the

contract for the removal of the smokestacks. Upon completion of the scaffolding on one of the stacks, two engineering reports were done with regard to the four monitors on the roof. Both studies concluded that the monitors were in a dangerous condition. The steel columns around each monitor are completely rusted out. Confronted with the total collapse of the steel housing it was concluded that it could pull the masonry walls down. It was also noted that it was not financially advantageous to award another contract for the removal of the monitors. Chairman Sottolano asked is the building is salvageable and Ms. Ruman indicated it is salvageable now but would not be in twenty years. General Counsel asked if the condition of the monitors was unforeseen and not part of the original contract. Ms. Ruman noted it only came to light when the contractor started to erect the scaffolding.

At this time the Chairman acknowledged the public speakers. Mr. Tyrone Rose stated that he was the President of the Jackson Hill SID and noted they were the largest SID in Jersey City. Mr. Rose noted he was hoping to establish a formal communication and to make the Board aware of their district.

Michele Massey indicated they combined Monticello Avenue and Jackson Hill and noted they were different because of the Main Street designation. She also stated they were very big on community involvement. She noted they want to the area “developer friendly” and encourage appropriate development in the area. Ms. Massey noted the SID wants to work in partnership with the Agency and share information and noted that if this is done it will not only benefit the community but the JCRA.

Elnora Watson, President of the Urban League of Hudson County noted they serve 40,000 people each year. She noted that her concerns are regarding work for the community. She stated that she would like to be informed when bids are available noting there are people in the community who are competent to provide services. Ms. Watson also requested an opportunity

to meet with regard to 24 Monticello Avenue indicating it would be an opportunity for contractors in the community to display the quality of their work. She noted that this would be an opportunity to do a public project to show the quality of the work that can be done.

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

The minutes of the Meeting of March 19, 2013 were duly moved and seconded:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE REGULAR MEETING DATED MARCH 19, 2013**

(See Resolution #2 dated April 16, 2013 attached hereto.)

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

Commissioner Lavarro had questions with regard to Item #16, the change order for 202 MLK Drive. It was explained that the cornice came off the building and needed to be replaced.

The Chairman then called for a Consent Agenda for Items #3 through #18. It was duly moved, 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 AMENDING AND
CLOSING OUT PROFESSIONAL SERVICES AGREEMENT No. 11-
08-CF3 WITH JOHN J. CURLEY, LLC FOR CONDEMNATION
LEGAL SERVICES FOR THE PERIOD AUGUST 16, 2011
THROUGH AUGUST 16, 2012 IN VARIOUS REDEVELOPMENT
AREAS CITY-WIDE**

(See Resolution #3, dated April 16, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
TERMINATION OF CONTRACT NO. 11-08-CF2 IN ALL PROJECT
AREAS**

(See Resolution #4, dated April 16, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ADOPTING THE
JERSEY CITY GREEN REDEVELOPMENT GUIDE PREPARED BY
CLARK CANTON HINTZ**

(See Resolution #5, dated April 16, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING AND
AMENDING 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 AND BLOCK 21509, LOT 1 ON THE TAX MAP OF THE CITY
OF JERSEY CITY**

(See Resolution #6, dated April 16, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PROFESSIONAL SERVICES AGREEMENT NO. 13-04-BD1 WITH
COONEY BOVASSO REALTY ADVISORS, INC. FOR DISPOSITION
APPRAISAL SERVICES IN BLOCK 27401, Lots 14 & 20 AND
LOCATED WITHIN THE CAVEN POINT REDEVELOPMENT AREA**

(See Resolution #7, dated April 16, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
FIFTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT
BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND
GRAND JERSEY WATERFRONT URBAN RENEWAL
ASSOCIATES, LLC.**

(See Resolution #8, dated April 16, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
ENTERING INTO A LEASE WITH CORNUCOPIA CRUISE LINES,
INC. FOR UNDERWATER PROPERTY LOCATED IN THE
HARSIMUS COVE STATION REDEVELOPMENT AREA**

(See Resolution #9, dated April 16, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING**

CHANGE ORDER NO. 5 TO CONTRACT NUMBER 12-05-BD5 WITH CREAMER ENVIRONMENTAL, INC. FOR SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #10, dated April 16, 2013 attached hereto.)
Commissioner Lavarro voted "nay"

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 1 TO CONTRACT NO. 12-08-MPN9 WITH GRAMERCY GROUP, INC. FOR PHASE II - REMOVAL OF SMOKESTACKS AT THE JERSEY CITY POWERHOUSE

(See Resolution #11, dated April 16, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EXTENSION TO THE MEMORANDUM OF AGREEMENT WITH THE JERSEY CITY POWERHOUSE ARTS DISTRICT, LLC FOR DEVELOPMENT OF THE POWERHOUSE LOCATED WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

(See Resolution #12, dated April 16, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PURCHASE OF A CELL PHONE FOR MARY PAT NOONAN

(See Resolution #13, dated April 16, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF APRIL 16, 2013

(See Resolution #14, dated April 16, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RELATING TO THE "REDEVELOPMENT AND LAND DISPOSITION AGREEMENT BY AND AMONG THE JERSEY CITY REDEVELOPMENT AGENCY AND GRAND LHN III URBAN RENEWAL, LLC"

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NUMBER 1 AND CHANGE ORDER NUMBER 2 TO CONTRACT NO. 12-07-FO7 WITH EVERGREEN CONSTRUCTION, INC. FOR REHABILITATION OF PROPERTY

**LOCATED AT BLOCK 23202, LOT 79 IN THE MARTIN LUTHER
KING DRIVE REDEVELOPMENT AREA**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING A
SECOND AMENDMENT TO A REDEVELOPMENT AGREEMENT
WITH TRFDP - JACKSON GREEN, LLC FOR PROPERTY
LOCATED WITHIN THE MARTIN LUTHER KING DRIVE
REDEVELOPMENT AREA AND APPROVING THE CONVEYANCE
ON SUCH PROPERTY TO REDEVELOPER IN ACCORDANCE
WITH THE REDEVELOPMENT AGREEMENT**

(See Resolution #17, dated April 16, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
NEGOTIATIONS FOR A LEASE OR AGREEMENT WITH HUDSON
HOSPITALITY SERVICES URBAN RENEWAL, LLC IN THE
HARSIMUS COVE STATION REDEVELOPMENT AREA**

(See Resolution #18, dated April 16, 2013 attached hereto.)

Accordingly, the following voted "AYE" : Commissioners Amin, Farmer Lavarro, Mansour, Sottolano, and Verducci; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolution adopted as introduced with the exception of Item #10 on which Commissioner Lavarro voted "Nay."

There being no further business to come before the Board of Commissioners, upon Motion of Commissioner Farmer, seconded by Commissioner Mansour, the meeting was adjourned at 7:00 p.m.

Secretary