



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 21st DAY OF MAY, 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, May 21, 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 6:15 p.m., and upon roll call the following answered **present:**

MICHAEL J. SOTTOLANO

PIYUSH M. AMIN

ROLANDO L. LAVARRO, JR.

TIMOTHY N. MANSOUR

and the following were **absent: EVELYN FARMER, JOHN SPINELLO and RUSSELL VERDUCCI.** 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 Assistant Executive Director; Ben Delisle, Director of Development; Mary Pat Noonan and Frank 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.

The Chairman acknowledged the first presenters. Mr. Michael Misolli spoke regarding 87 Newkirk Street, which is adjacent to the Court House in Journal Square. The intention is to demolish the existing structure and construct a multi- family residential building to contain

approximately 50 units with a rental component on the ground floor. There is presently an emergency access easement on the property and the City of Jersey City will be introducing an Ordinance to vacate the easement. Mr. Federico Manaigo indicated it would be a multi-level building facing Newkirk Street making best use of the parcel. Mr. Manaigo also noted that they have purchased the necessary property through private transactions.

Next presentation by TRF, Sean Klosky and Graciella Cavicchia presented their plans to construct "The Colony," a 70-unit modern building of 1, 2, and 3-bedroom apartments. The building includes 5,000 SF of flexible space and private and shared off street parking. In addition, the Colony proposes 30 workforce, for-sale, live-work town homes with shared and private open space, and a 100,000 SF of light-industrial commercial space in the Canal Crossing Redevelopment Area.

Mr. John Frohling, Esq. addressed the Board with regard to the condemnation of property within the Morris Canal Redevelopment Area. Then he indicated that the Canal Crossing Redevelopment Ordinance has provision allowing property owners within the Area to develop their property. He introduced Steve Parness of Leonard Parness Trucking who spoke of his company's history and his hope for developing his property.

The reading of the Minutes of the meeting of April 16, 2013 was dispensed with and accordingly, the following Resolution was introduced and duly seconded:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE REGULAR MEETING OF APRIL 16, 2013**
(See Resolution #2, dated May 21, 2013 attached hereto.)

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

The Chairman noted that the Commissioners should have their Agenda packages and asked if there were any questions, additions or comments. Commissioner Lavarro had questions on Items #9 and #10 which were answered.

Items numbered 4, 20 and 21 were pulled from the Agenda.

An additional Resolution was added to the Agenda, Item #26 authorizing entering into Contract No. 13-05-FO7 with DiCarolus Associates, Inc. for the marina office renovation located at 2 Second Street. Said contract is in the amount of \$52,350 and DiCarolus Associates was the lowest qualified bidder at the bid opening of May 2, 2013.

The Chairman called for a Consent Agenda to include Items #3 through #26, excluding numbers 4, 20 and 21. Accordingly, the following Resolutions were introduced and duly seconded:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 13-05-BD3 WITH BROWNFIELD
REDEVELOPMENT SOLUTIONS, INC. FOR GRANT WRITING AND
MANAGEMENT SERVICES IN ALL PROJECT AREAS**

(See Resolution #3, dated May 21, 2013 attached hereto.)

Item #4 PULLED

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
AMENDMENT NO. 2 TO CONTRACT 11-07-BD5 WITH
BROWNFIELD REDEVELOPMENT SOLUTIONS INC. FOR
PROFESSIONAL PLANNING SERVICES IN THE CANAL
CROSSING REDEVELOPMENT AREA**

(See Resolution #5, dated May 21, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO.13-05-BD2 WITH DRESDNER ROBIN
ENVIRONMENTAL MANAGEMENT, INC. FOR PROFESSIONAL
SERVICES IN THE GRAND JERSEY REDEVELOPMENT AREA**

(See Resolution #6, dated May 21, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY
DESIGNATING 87 NEWKIRK MM, LLC (FEDERICO MANAIGO) AS
DEVELOPER FOR PROPERTY KNOWN AS 87 NEWKIRK STREET
IN THE JOURNAL SQUARE REDEVELOPMENT AREA**

(See Resolution #7, dated May 21, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN
AMENDMENT TO THE DESIGNATION OF JOURNAL SQUARE
ASSOCIATES, LLC IN THE JOURNAL SQUARE
REDEVELOPMENT AREA**

(See Resolution #8, dated May 21, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING
TRANSFERS OF INTEREST FOR PROPERTY LOCATED AT
BLOCK 15902, LOT 17 IN THE LIBERTY HARBOR NORTH
REDEVELOPMENT AREA**

(See Resolution #9, dated May 21, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING LEASE
NEGOTIATIONS WITH JP MORGAN CHASE BANK, N.A. FOR
LEASE LOCATED WITHIN THE MARTIN LUTHER KING DRIVE
'HUB' SHOPPING CENTER WITHIN THE MARTIN LUTHER KING
DRIVE REDEVELOPMENT AREA**

(See Resolution #10, dated May 21, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
SECOND AMENDMENT TO CONTRACT NUMBER 11-02-FO2 WITH
LINDEMON, WINCKLEMANN, DEUPREE, MARTIN, RUSSELL AND
ASSOCIATES, PC FOR PROFESSIONAL ARCHITECTURAL
SERVICES ON AGENCY OWNED PROPERTY LOCATED IN THE
MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA**

(See Resolution #11, dated May 21, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO NON-FAIR AND OPEN PROFESSIONAL SERVICES AGREEMENT NO. 13-05-FO6 WITH LINDEMON, WINCKLEMAN, DEUPREE, MARTIN, RUSSELL AND ASSOCIATES, PC FOR PROFESSIONAL ARCHITECTURAL SERVICES IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

(See Resolution #12, dated May 21, 2013 attached hereto.)

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

(See Resolution #13, dated May 21, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING RESOLUTION NO. 13-04-11 FOR CONTRACT NO. 12-08-MPN9 FOR WORK AT THE JERSEY CITY POWERHOUSE

(See Resolution #14, dated May 21, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RENEWAL THE GENERAL LIABILITY INSURANCE POLICY ON ALL JCRA PROPERTY IN ALL PROJECT AREAS WITH ADMIRAL INSURANCE COMPANY

(See Resolution #15, dated May 21, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF MAY 21, 2013

(See Resolution #16, dated May 21, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING THE SPIRE GROUP FOR VARIOUS ACCOUNTING AND FINANCIAL SERVICES IN ALL PROJECT AREAS

(See Resolution #17, dated May 21, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE FORMATION OF AN LLC COMPANY, APPROVING CERTAIN TRANSFERS WITH THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA AND AUTHORIZATION AND CONSENT FOR THE PLACEMENT OF A CONSTRUCTION MORTGAGE ON PROPERTY WITHIN THE PROJECT AREA

(See Resolution #18, dated May 21, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY IN SUPPORT OF GENESIS OCEAN ASSOCIATES, LLC'S APPLICATION FOR CDBG-DR SUPERSTORM SANDY DISASTER RELIEF AND LOW INCOME 9% TAX CREDITS

(See Resolution #19, dated May 21, 2013 attached hereto.)

Item #20 Pulled

Item #21 Pulled

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING NEGOTIATION FOR TRANSFER OF BLOCK 27401, LOTS 14 AND 20 (THE "PROPERTY") AND AMENDING THE AMENDED AND RESTATED CONTRACT FOR THE SALE LAND BETWEEN THE AGENCY AND WA GOLF CO., LLC IN THE CAVEN POINT REDEVELOPMENT AREA

(See Resolution #22, dated May 21, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 13-05-BD4 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR PLANNING SERVICES IN THE CANAL CROSSING REDEVELOPMENT AREA

(See Resolution #23, dated May 21, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A THIRD AMENDMENT TO A REDEVELOPMENT AGREEMENT WITH TRFDP - JACKSON GREEN, LLC FOR PROPERTY WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA AND AUTHORIZING A SUBORDINATION AGREEMENT WITH REDEVELOPER'S CONSTRUCTION LENDERS

(See Resolution #24, dated May 21, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PROFESSIONAL SERVICES AGREEMENT NO. 13-05-BA3 WITH
THE SPIRE GROUP FOR ACCOUNTING AND CONSULTING
SERVICES**

(See Resolution #25, dated May 21, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 13-05-FO7 WITH DICAROLIS ASSOCIATES, INC.
FOR RENOVATION OF MARINA OFFICE SPACE LOCATED AT 2
SECOND STREET IN THE HARSIMUS COVE STATION
REDEVELOPMENT AREA**

(See Resolution #26, dated May 21, 2013 attached hereto.)

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

There being no further business to come before the Board of Commissioners, upon Motion of Commissioner Lavarro, seconded by Commissioner Amin, the meeting was adjourned at 7:25 p.m.

Secretary