



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 18th DAY OF JUNE, 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, June 18, 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 6:01 p.m., and upon roll call the following answered **present:**

MICHAEL J. SOTTOLANO

PIYUSH M. AMIN (6:10)

ROLANDO R. LAVARRO, JR.

TIMOTHY N. MANSOUR

JOHN SPINELLO

RUSSELL J. VERDUCCI

and the following were **absent: EVELYN FARMER**. 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 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.

First order was a presentation regarding the Beacon Project. The Executive Director introduced Mr. Carl Kuenner, Sr., a principal of BLT and an additional developer of the Beacon.

The City received a \$33 million Transit Hub Grant which is issued to a development. Mr. Kuenner indicated they entered into a public/private agreement so that more of the money can be used for the development and the Agency can receive a fee. Mr. Kuenner explained that you do not get the money until the work is completed. The point is to have more profits going into the project. Mr. Kuenner went on to say that one of the issues is there is a New Jersey Constitutional provision which prohibits a municipality from becoming a private enterprise, but as long as the predominate purpose is public. If the issue needs to be researched, they will find to work through that issue. Mr. Kuenner noted there would be no liability for the Agency as it would be indemnified. Mr. Kuenner indicated that they have closed on property in December of 2011 for 200 units, 500 units are under construction and a 5-story garage. The Executive Director noted that the Board would be welcome to tour the Beacon and the Secretary was asked to arrange it.

Next, Ben Delisle, Director of Development, updated the Board on the Canal Crossing Redevelopment Area with a Power Point presentation.

Mr. Brett Schundler on behalf of BeLoved Charter School addressed the Board. Mr. Schundler noted that BeLoved is located at the former Schomberg School site. He noted that they bought the site and will be breaking ground for additions to the building. He is requested making BeLoved the Redeveloper of the two additional sites across the street from the present school.

Mr. John Froehling introduced the Board to Ten West Apparel another owner within the Canal Crossing Redevelopment Area. He indicated that this owner would be seeking designation in the future. He noted that Ten West has been in business since 1990 and has 35 employees and paying \$70,000 in taxes per year. He noted that Ten West feels it would be appropriate to participate in the redevelopment process. He introduced Solomon Gadeh and his son Teddy Gadeh, owners of Ten West Apparel.

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

The Executive Director indicated there would be an additional resolution added to the Agenda. General Counsel requested authorization for the Executive Director to negotiate an agreement with Beacon Redevelopment, LLC, pertaining to the sale or transfer of the Urban Transit Hub Tax Credit tax certificates awarded to Beacon Redevelopment, LLC and/or its affiliates. As such, this was added to the Agenda as Item #15.

The moved and seconded the tabling of Items #11 and #12.

Dispensing with the reading of the Minutes of May 21, 2013, 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 DATED MAY 21, 2013**

(See Resolution #2, dated June 18, 2013 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Amin, 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.

The Chairman then called for a Consent Agenda for Items #3 through #15, excluding Items #11 and #12 which were tabled. 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 AUTHORIZING THE
RENEWAL AND EXTENSION OF PROFESSIONAL SERVICES
AGREEMENT NO. 12-06-CF2 WITH COONEY BOVASSO REALTY
ADVISORS, INC. FOR APPRAISAL SERVICES WITHIN VARIOUS
PROJECT AREAS CITYWIDE**

(See Resolution #3, dated June 18, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 13-06-CF3 WITH HUDSON REALTY ABSTRACT CO. FOR TITLE SEARCHING AND INSURANCE SERVICES FOR PROPERTIES LOCATED WITHIN VARIOUS PROJECT AREAS CITYWIDE

(See Resolution #4, dated June 18, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH FRANKLIN DEVELOPMENT, LLC FOR PROPERTY LOCATED AT 28 BRIGHT STREET

(See Resolution #5, dated June 18, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING TRF DEVELOPMENT PARTNERS AS REDEVELOPERS OF PROPERTY IN THE CANAL CROSSING REDEVELOPMENT AREA

(See Resolution #6, dated June 18, 2013 attached hereto.)

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

(See Resolution #7, dated June 18, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH 87 NEWKIRK MM, LLC FOR PROPERTY WITHIN THE JOURNAL SQUARE REDEVELOPMENT AREA

(See Resolution #8, dated June 18, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING TRF DEVELOPMENT PARTNERS AS REDEVELOPERS OF PROPERTY IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

(See Resolution #9, dated June 18, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 13-06-FO8 WITH HELENA RUMAN ARCHITECTS FOR PROFESSIONAL SERVICES IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

(See Resolution #10, dated June 18, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT 12-02-MPN2 WITH BEYER BLINDER BELLE ARCHITECTS AND PLANNERS, LLP AS RELATES TO THE SECOND PHASE OF THE STABILIZATION OF THE JERSEY CITY POWERHOUSE

(See Resolution #14, dated June 18, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE NEGOTIATION OF AN AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND BEACON REDEVELOPMENT, LLC PERTAINING TO THE AWARD OF URBAN TRANSIT HUB TAX CREDITS IN CONNECTION WITH THE BEACON REDEVELOPMENT PLAN

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

Accordingly, the following voted "AYE": Commissioners Amin, 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. With the exception of Item #15 on which Commissioner Lavarro abstained.

There being no further business to come before the Board of Commissioners, upon Motion of Commissioner Lavarro, seconded by Vice Chairman Amin, the meeting was adjourned at 6:55 pm.

Secretary