



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 17th DAY OF SEPTEMBER, 2013**

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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, September 17, 2013 at 6:00 p.m., the place and date duly established for the holding of such Meeting. The Vice Chairman called the Meeting to order at 6:00 p.m., and upon roll call the following answered **present**:

**PIYUSH M. AMIN**

**DIANE COLEMAN**

**EVELYN FARMER**

**ROLANDO R. LAVARRO, JR.**

**TIMOTHY N. MANSOUR**

**JOHN SPINELLO**

**RUSSELL 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; Anthony Pantano, 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 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 Executive Director then asked Ben Delisle to update the Board on Canal Crossing. Mr. Delisle informed the Board that they have completed the engineering and have 300 plans for the Canal Crossing Area. However, two tasks are not completed: 1) a study of water outfall; and 2) How to pay for it. He noted they were going to try and extend the DOT grant. He indicated the team worked very hard on the plans and they were very well done.

The Executive Director asked Chris Fiore to inform the Board about the New Market Tax Credit application. Mr. Fiore noted that the Agency is in partnership with the New Jersey Redevelopment Authority and the cities of Newark and Elizabeth is applying for NMTC. This is a federally funded program which is awarded on a competitive basis. The four entities will be negotiating for one application with the NJRA as lead entity. This award will help to fund gaps in low income credits. If awarded the allocation the Agency's portion would be 20% of the total allocation. Mr. Fiore indicated the deadline for applying and also noted that we would have to wait for the Treasury Department to make the announcement.

Commissioner Mansour asked where the money would go. Mr Fiore indicated there was a list of pipeline projects that met the criteria and would be based on the qualified census tract and property level. He also noted that 20% would go to Newark and Elizabeth and 40% to the NJRA. He also noted that it is for commercial and industrial development and not residential.

Franklyn Ore was asked to update the Board on the Jackson Green Project. Mr. Ore indicated that the project is nearing completion on the east side of the street and consists of eight townhomes. He noted it should be completed within 30 days then on the west side would begin which is six townhomes. The entire project is targeted to be completed in December or January. He also noted the project consists of moderate and market rate units and that they have contracts for all the market rate units.

The Executive Director went on to tell the Board about the St. Peter's College Project and indicated that SPC has selected SORA as their developer for constructing housing and dormitories. He noted they are moving forward and looking to have them designated in November, which will jump start the McGinley Square Project.

A question with regard to Item #10 came up and the Executive Director indicated that the Agency has been acquiring property since 2006 in order to complete the park. Now we need to transfer the property to the City and it will be part of the park.

Commissioner Coleman had a question regarding Item #4 and wanted to know what areas of the City the grants would cover. It was noted that it was throughout the City. Mr. Delisle indicated that the grants had a three-year term, but the application indicated Morris Canal, Canal Crossing and Ward F.

Commissioner Lavarro had a questions with regard to Item #9 and the rejection of bids. Mr. Delisle indicated that after reviewing the bids, the two lowest had non-waiveable defects and the third lowest threatened litigation, therefore, a decision to rejects all bids and re-bid we made. A discussion ensued regarding the time sensitive issues surrounding the bid and should there be a Special Meeting for a new bid award. It was explained about publication and review and the soonest it could be done would be after October 7<sup>th</sup>. If that was the case, it could wait for the Regular Meeting. However, Commissioner Lavarro indicated that we did not want to lose the funding and perhaps need to have a Special Meeting. Mr. Delisle indicated that the funding would not be lost it would be used for something else at the park. A discussion of how to expend the funds if the time frame is not met took place. It was noted that Mr. Delisle would purchase the lights from PSE&G in order to expend the funds. He also noted that the re-bid would be simplified so there is less chance of error.

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

There being no other questions, the Vice Chairman called for a Consent Agenda for Items #2 through #14, which 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 OF AUGUST 20, 2013**

(See Resolution #2, dated September 17, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE JCRA TO PARTNER WITH NEW JERSEY REDEVELOPMENT AUTHORITY FOR ITS 2013 NEW MARKET TAX CREDIT APPLICATION**

(See Resolution #3, dated September 17, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO TWO COOPERATIVE GRANT AGREEMENTS WITH THE U.S. ENVIRONMENTAL PROTECTION AGENCY FOR BROWNFIELD ASSESSMENTS WITHIN ALL REDEVELOPMENT AREAS**

(See Resolution #4, dated September 17, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO THE DESIGNATION OF TRF DEVELOPMENT PARTNERS AS REDEVELOPER OF PROPERTY IN THE CANAL CROSSING REDEVELOPMENT AREA**

(See Resolution #5, dated September 17, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF COMPLETION FOR PROPERTY LOCATED WITHIN THE FORMER LAFAYETTE PARK URBAN RENEWAL AREA**

(See Resolution #6, dated September 17, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AMENDMENT TO THE DESIGNATION OF TRF DEVELOPMENT PARTNERS AS REDEVELOPER OF PROPERTY IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA**

(See Resolution #7, dated September 17, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE JERSEY CITY REDEVELOPMENT AGENCY TO ENTER INTO A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR ENTRY ONTO CITY-OWNED PROPERTY AT BLOCK 19803, LOTS 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15 AND 21 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #8, dated September 17, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REJECTING ALL OF THE BIDS FOR THE PHASE II SITE IMPROVEMENTS AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #9, dated September 17, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE OF A DEED FROM THE JERSEY CITY REDEVELOPMENT AGENCY TO THE CITY OF JERSEY CITY FOR PROPERTY IN BLOCKS 18901 AND 19803 LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA TO BE KNOWN AS BERRY LANE PARK**

(See Resolution #10, dated September 17, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE CORRECTIVE ACTION PLAN FOR THE 2012 ANNUAL AUDIT**

(See Resolution #11, dated September 17, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF SEPTEMBER 17, 2013**

(See Resolution #12, dated September 17, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 13-09-MPN7 WITH McGUIRE ASSOCIATES FOR THE PREPARATION OF AN ACQUISITION APPRAISAL OF PROPERTY IN BLOCK 15702, LOT 31 AND KNOWN AS 423 GRAND STREET WITHIN THE GRAND JERSEY REDEVELOPMENT AREA**

(See Resolution #13, dated September 17, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 13-09-MPN6 WITH JERSEY REALTY ADVISORY GROUP, LLC FOR THE PREPARATION OF AN ACQUISITION APPRAISAL OF PROPERTY IN BLOCK 15802, LOT 1 AND KNOWN AS 100 MONITOR STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #14, dated September 17, 2013 attached hereto.)

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

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

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Secretary