



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 15th DAY OF OCTOBER, 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, October 15, 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 6:10 p.m., and upon roll call the following answered **present**:

ROLANDO L. LAVARRO, JR.

EVELYN FARMER

DIANE COLEMAN

TIMOTHY MANSOUR (6:20)

RUSSELL VERDUCCI

and the following were **absent**: **JOHN SPINELLO and PIYUSH M. AMIN.** The Chairman thereupon declared a quorum present. Also present at the Meeting were Robert P. Antonicello, Executive Director; Henry Amoroso and Anthony Pantano, Esqs., General Counsels; Barbara Amato, Secretary to the Board and secretary for the Meeting; Christopher Fiore, Assistant Executive Director; Mary Pat Noonan and Franklyn Ore, Project Managers, Jeffrey Persky of KRE Group; Matthew Karrenberg, Esq. Of DeCotiis 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 Commissioner decided to go directly into Executive Session. Accordingly, the following Resolution was introduced and duly seconded:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING GOING
INTO EXECUTIVE SESSION TO DISCUSS CERTAIN MATTERS**

(See Resolution #1, dated October 15, 2013 attached hereto.)

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

Emerging from Executive Session, General Counsel made it known that personnel issues were discussed and Counsel advised on those issues.

The Chairman acknowledged the public speakers. Yvonne White spoke on of Jersey City Together want to thank Commissioner Coleman and staff and the Board for their role in the Jackson Green Project. In addition she will continue working with everyone involved to move the HUB forward with affordable housing, merchants and bring it back to the way it was. Commissioner Coleman thanked TRF for doing a great job.

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

The late items added to the Agency were discussed. With regard to Item #10, it was explained that the Agency acquired property for the Bayfront development and monies were held in escrow regarding environmental remediation. The Resolution approves the Agreement of Settlement for all environmental claims. This will finalize the condemnation and bring the matter to a close.

Regarding Item #11, Assistant Director noted that the Agency is acting as the conduit and Mr. Pantano acting as Bond Counsel for making application to the Local Finance Board for the

Journal Square project. He noted that this is the last piece of the puzzle in getting Journal Square to move forward.

With regard to Item #12 in the Grand Jersey Redevelopment Area, Mr. Fiore explained that he met with the Redeveloper and the site area has no infrastructure in place. He noted that he also met with John Theiroff about exploring different costs associated with the infrastructure. A 90-day was agreed upon to come up with a plan and work out issues on site. Mr. Fiore also noted that the Redevelopment Plan needs to be amended.

Regarding Item #13, the Resolution is for an amendment to the Redevelopment Agreement with TRF. The amendment will give more control over some of the properties. Commissioner Coleman noted that the community is behind TRF and the development.

At this time, the Chairman acknowledge Mr. Persky and Mr. Karrenberg, representing the Journal Square Project. Mr. Persky informed the Board that the project consists of three towers of 54 stories, 60 stories and 65 stories. The buildings will have 1800 rental units. Mr. Persky gave an overview of what their vision is for the project. He also not that they will be making a \$2.5 million donation to the Loews Theater.

The Chairman called for a Consent Agenda for Items #2 through #13. Accordingly, it was 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 APPROVING THE
MINUTES OF THE REGULAR MEETING OF SEPTEMBER 17, 2013
(See Resolution #2, dated October 15, 2013 attached hereto.)**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
EXECUTION OF A GRANT AGREEMENT WITH THE CITY OF
JERSEY CITY FOR ADMINISTRATION OF THE 292 MLK DRIVE
PROJECT AND 314 MLK DRIVE PROJECT FUNDED FOR THE**

**PROGRAM YEAR APRIL 1, 2014 THROUGH MARCH 31, 2014
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

(See Resolution #3, dated October 15, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
DESIGNATION OF FRANKLIN DEVELOPMENT GROUP, LLC AS
REDEVELOPER FOR PROPERTY LOCATED AT 28 BRIGHT
STREET IN THE BRIGHT STREET REDEVELOPMENT AREA**

(See Resolution #4, dated October 15, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
ENTERING INTO CONTRACT NUMBER 13-10-FO10 WITH
BARNES CONTRACTOR CONSTRUCTION MANAGEMENT, LLC
FOR PROPERTY CLEAN OUT SERVICES ON AGENCY OWNED
PROPERTY LOCATED AT 418-420 COMMUNIPAW AVENUE
(BLOCK 20001, LOTS 21 & 22) IN THE MORRIS CANAL
REDEVELOPMENT AREA**

(See Resolution #5, dated October 15, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 13-10-BD6 WITH GALLEN CONTRACTING, INC.
FOR THE PHASE II SITE IMPROVEMENTS AT BERRY LANE
PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #6, dated October 15, 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
CORDISH COMPANY AND JERSEY CITY POWERHOUSE ARTS
DISTRICT, LLC FOR DEVELOPMENT OF THE POWERHOUSE
LOCATED WITHIN THE POWERHOUSE ARTS DISTRICT
REDEVELOPMENT AREA**

(See Resolution #7, dated October 15, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
EXECUTIVE DIRECTOR TO BIND DIRECTORS AND OFFICERS
LIABILITY INSURANCE WITH ACE AMERICAN INSURANCE
COMPANY**

(See Resolution #8, dated October 15, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF OCTOBER 15, 2013

(See Resolution #9, dated October 15, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING SETTLEMENT OF THE WITHDRAWAL OF FUNDS AND RELEASE OF ENVIRONMENTAL CLAIMS FOR PROPERTY LOCATED IN THE BAYFRONT I REDEVELOPMENT AREA

(See Resolution #10, dated October 15, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY MAKING APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:12A-67(g), N.J.S.A. 40a:12A-29 AND N.J.S.A. 40A-5A-6 IN CONNECTION WITH THE ISSUANCE OF NOT EXCEEDING \$10,000,000 REDEVELOPMENT AREA BONDS

(See Resolution #11, dated October 15, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SIXTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND GRAND JERSEY WATERFRONT URBAN RENEWAL ASSOCIATES, LLC IN THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #12, dated October 15, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A FOURTH AMENDMENT TO A REDEVELOPMENT AGREEMENT WITH TRFDP-JACKSON GREEN, LLC FOR PROPERTY WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT PLAN

(See Resolution #13, dated October 15, 2013 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, Lavarro, Mansour and Verducci; 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 Mansour, seconded by Vice Chair Farmer, the meeting was adjourned at 6:45 p.m.

Secretary\