



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 19th DAY OF NOVEMBER, 2014**



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, November 19, 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**:

ROLANDO LAVARRO, JR.

DIANE COLEMAN

TIMOTHY N. MANSOUR

RUSSELL J. VERDUCCI

and the following were **absent: EVELYN FARMER and JOHN SPINELLO**. The Chairman thereupon declared a quorum present. Also present at the Meeting were Christopher Fiore, Assistant Executive Director; Anthony Pantano, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary for the Meeting; 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 Assistant 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 first presentation, by Tribeca West of Jersey City, LLC was introduced by Mr. Thomas Leane. Mr. Leane noted that in 1994 the company started as Moishe's. Over the next 20 years

they purchased more and more buildings and rehabilitated them. They have been making incremental purchases on five blocks and would like to purchase a piece of land under the Turnpike. Moishe's purchased the Corey Building, part of the Canco lofts and the Topps building. They are proposing to redevelop five blocks over a ten year period of a multi-phase, multi-use project. Architect, Eli Martin presented a Powerpoint presentation to the Board showing the project through it's phases.

The next presentation by Summit Parc Development of Jersey City was made by Mr. Raj Gupta on behalf of Gupta Development. Mr. Gupta indicated that they are a Jersey City based, family company doing business since the late seventies. They acquire property and develop it privately. Mr. Gupta indicated they are interested in developing the parking across from the Justice Complex on Summit Avenue. They are proposing a mixed-use, five story, 48 residential unit building with nine storefronts. He expressed that this would make the area "more walkable." Mr. Gupta also indicated that their goal in three to five years is to have several projects in this area with different densities, however, this current project would be the anchor. He noted it is currently owned by the City and he has met with the Mayor who is supportive.

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

The Chairman had questions on several Resolutions. The RFQ resolution, the appraisal on 28 Bright Street, which it was indicated that a Redevelopment Agreement is still being negotiated as they are still looking at current Redevelopment Plan issues.

There ensued a discussion of the Bright and Varick Project.

The Chairman called for a Consent Agenda for Items #2 through #17. The Consent Agenda 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 SPECIAL MEETING OF OCTOBER 2, 2013**

(See Resolution #2, dated November 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE REGULAR MEETING OF OCTOBER 15, 2013**

(See Resolution #3, dated November 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE SPECIAL MEETING OF OCTOBER 30, 2013**

(See Resolution #4, dated November 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING
VARIOUS FIRMS FOR PROFESSIONAL ENVIRONMENTAL
SERVICES IN ALL PROJECT AREAS**

(See Resolution #5, dated November 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PROFESSIONAL SERVICES AGREEMENT NO. 13-11-CF6 WITH
NEW JERSEY REALTY ADVISORY GROUP, LLC FOR THE
PREPARATION OF A DISPOSITION APPRAISAL OF PROPERTY
IN BLOCK 14106, LOT 39 AND KNOWN AS 28 BRIGHT STREET
LOCATED WITHIN THE BRIGHT STREET REDEVELOPMENT
AREA**

(See Resolution #6, dated November 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PROFESSIONAL SERVICES AGREEMENT NO. 13-11-MPN8 WITH
McGUIRE ASSOCIATES FOR THE PREPARATION OF A
DISPOSITION APPRAISAL OF PROPERTY IN BLOCK 30305, LOT
24 AND KNOWN AS 13 E. LINDEN AVENUE WITHIN THE
DANFORTH AVENUE TRANSIT VILLAGE REDEVELOPMENT
AREA**

(See Resolution #7, dated November 19, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH JOURNAL SQUARE ASSOCIATES, LLC WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #8, dated November 19, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 13-11-FO14 WITH EQUITABLE DEVELOPMENT CONSULTANTS, LLP FOR BUDGET ANALYSIS SERVICES ON AGENCY OWNED PROPERTY LOCATED AT 292 MARTIN LUTHER KING DRIVE (BLOCK 23202, LOT 4.A) IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

(See Resolution #9, dated November 19, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SHORT TERM LEASE WITH ROSE CREATIONS FOR RETAIL SPACE LOCATED WITHIN THE MARTIN LUTHER KING DRIVE "HUB" SHOPPING CENTER WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

(See Resolution #10, dated November 19, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO.1 TO CONTRACT NO. 13-10-BD6 WITH GALLEN CONTRACTING, INC. FOR SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #11, dated November 19, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXTENDING CONTRACT NO.07-05-BD9 WITH DRESDNER ROBIN FOR PROFESSIONAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #12, dated November 19, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AMENDMENT TO CONTRACT NO. 13-10-FO11 WITH BARNES CONTRACTOR CONSTRUCTION MANAGEMENT, LLC FOR PROPERTY CLEAN OUT SERVICES ON AGENCY OWNED

**PROPERTY LOCATED AT 418-420 COMMUNIPAW AVENUE IN
THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #13, dated November 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 13-11-FO13 WITH RVT CONSTRUCTION, INC.
FOR DEMOLITION SERVICES OF PROPERTY LOCATED IN THE
OCEAN BAYVIEW REDEVELOPMENT AREA**

(See Resolution #14, dated November 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING A
SETTLEMENT OF THE CONDEMNATION CASE FOR PROPERTY
LOCATED IN BLOCK 25201, LOT 1 AND KNOWN AS 480 OCEAN
AVENUE WITHIN THE OCEAN BAYVIEW REDEVELOPMENT
AREA**

(See Resolution #15, dated November 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PROFESSIONAL SERVICES AGREEMENT NO. 13-11-CF5 WITH
NEW JERSEY REALTY ADVISORY GROUP, LLC FOR THE
PREPARATION OF A DISPOSITION APPRAISAL OF PROPERTY
IN BLOCK 11612, LOT 2 AND KNOWN AS 311 WASHINGTON
STREET LOCATED WITHIN THE POWERHOUSE ARTS DISTRICT
REDEVELOPMENT AREA**

(See Resolution #16, dated November 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF
NOVEMBER 19, 2013**

(See Resolution #17, dated November 19, 2013 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Lavarro, Mansour and Verducci; and the following voted "NAY": None. The exception being Item #4, which did not carry due to a vote of three - zero - one. Item #4 (Minutes of the Special Meeting of October 30th) will be brought back for approval at the December 17, 2013 meeting. For all other items, 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 Verducci, seconded by Commissioner Coleman, the meeting was adjourned at 7:11 pm.

Secretary