



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 17th DAY OF DECEMBER, 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, December 17, 2013 at 5:00 p.m., the place and date duly established for the holding of such Meeting. The Chairman called the Meeting to order at 5:15 p.m., and upon roll call the following answered **present**:

ROLANDO R. LAVARRO, JR.

EVELYN FARMER

DIANE COLEMAN

RUSSELL VERDUCCI

and the following were **absent**: **TIMOTHY MANSOUR** and **JOHN SPINELLO**. The Chairman thereupon declared a quorum present. Also present at the Meeting were Christopher Fiore, Assistant Executive Director; Anthony Pantano, Esq. and Henry Amoroso, General Counsels; Barbara Amato, Secretary to the Board and secretary for the Meeting; Benjamin Delisle, Director of Development; Mary Pat Noonan and 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 Chairman indicated there was a presentation and called for Ray Hamlin, Esq. and Henry Okongo of Sudzland Laundromat to address the Board. Mr. Hamlin addressed the Board on behalf of Mr. Okongo. Mr. Hamlin began by indicating that one of the Agency's primary

missions is to create opportunity and that is exactly what Mr. Okongo wants to do. Mr. Okongo and his Laundromat made an impact at the HUB and on the community. Mr. Okongo has procured over 500 signatures from the community for a petition to see him back at the HUB. Mr. Hamlin noted the Agency has received a letter of intent with a proposal from another entity. He noted that the Agency passed a Resolution that authorized lease negotiations with this entity. However, a lease was signed but without approval of the Board. Mr. Hamlin indicated that he met with Agency General Counsel last week regarding whether or not Mr. Okongo should make a presentation. Knowing that the Board did not approve the lease, Mr. Hamlin noted that since the lease was signed back in July, there has been no action, no work, no opening and no permits. He inquired as to what was being done from the time of execution of the lease to the present. Mr. Hamlin noted that Mr. Okongo is desirous of the to present a competitive proposal in order to open up at that location. Mr. Hamlin also indicated that it was suggested that Mr. Okongo was evicted from that location. He noted that there are documents indicating Mr. Okongo's satisfaction of mortgage so any suggestion that there was an eviction process is not true. Mr. Hamlin stated that if there were some concern that Mr. Okongo does not have the wherewithal to accomplish this establishment, he will commit to paying a full year's rent up front; this way there is no question as to whether he has the ability to pay. Mr. Hamlin indicated that Mr. Okongo would pay \$85,000 at the beginning of the lease versus the last six months there has been no rent collected. Mr. Hamlin stated that he hoped the Board would seriously consider Mr. Okongo's proposal as it is not often that someone wants to open a business that has the support of the community.

Mr. Okongo then spoke to the Board indicating he was originally from Kenya but has been a Jersey City resident for fifteen years. He noted he is well liked by the community and that all he wants to do is be our tenant and pay his rent. He then invited the Board to the grand opening.

At this time the Chairman acknowledged the members of the public who would address the Board.

The first speaker, Melina Robertson stated she once served as an aide to the Mayor, that she knows Mr. Okongo; that he is a community man building something in the community. She stated she would like to see a community man keep the money in the community. She asked the Board to please consider giving Mr. Okongo a shot and to allow him to put his Laundromat in the HUB.

Mr. Kevin Hurt indicated he was a life long resident of Jersey City and indicated that he spent most of his adult life in crisis communities working with others. He believes in Mr. Okongo; in what he has done and in what he continues to do. He is appealing to the Board's moral sense to do what is right. He noted he believes the Board is more than capable in coming to the right choice in this matter.

A question from the Board arose with regard to Mr. Okongo's original Laundromat owing \$95,000 in back rent. Mr. Okongo indicated that he sold the business to another party who defaulted. That he used the money from the sale to open up a floor mat business which was just going in another direction.

Monique Andrews addressed the Board indicating she is a community activist and has every confidence in Mr. Okongo. She noted she used to be the manager of the HUB and there was never a problem with Mr. Okongo and people loved him. Mr. Okongo always supported the community, She indicated this would be very convenient for the community so please do not take it away. Commissioner Farmer asked if the concern of the community was having a Laundromat or having Mr. Okongo's Laundromat. The community stands with Mr. Okongo.

At this time the Board decided to go 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 December 17, 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 indicated that the Board directed General Counsel to meet with Mr. Okongo's counsel and discuss ramifications relative to the lease and look into new information supplied by Mr. Okongo as well as discuss and review the current lease and then report back at the next public meeting.

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

Items #26 regarding the issuance of \$10,000,000 bonds and #27 regarding a license agreement were discussed. The Chairman called for a Consent Agenda for Items #2 through #27 with the exception of Item #8. A Consent Agenda was moved and seconded and voted unanimously. The Chairman then called for a vote on Items #2 through Item #27 with the exception of Item #8. 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 DATED
NOVEMBER 19, 2013**

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

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

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE SPECIAL MEETING OF DECEMBER 10, 2013**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF EXECUTIVE SESSION FOR THE MEETINGS OF
OCTOBER 2, 2013, OCTOBER 15, 2013 AND OCTOBER 30, 2013**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
AWARD OF CONTRACT NO. 13-12-BD7 WITH BROWNFIELD
REDEVELOPMENT SOLUTIONS, INC. FOR PROFESSIONAL
ENVIRONMENTAL SERVICES IN ALL REDEVELOPMENT AREAS**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
CERTIFICATE OF COMPLETION FOR PROPERTY LOCATED
WITHIN THE ARLINGTON PARK NDP A-3-11 AND JACKSON
AVENUE URBAN RENEWAL PROJECT NJR-12**

(See Resolution #7, dated December 17, 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 IMPROVEMENTS TO 398 MLK DRIVE
FUNDED WITH REPROGRAMMED COMMUNITY DEVELOPMENT
BLOCK GRANT FUNDS**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
EXECUTION OF A GRANT AGREEMENT THE CITY OF JERSEY
CITY FOR THE DEMOLITION OF 326-330 MLK DRIVE FUNDED
WITH REPROGRAMMED COMMUNITY DEVELOPMENT BLOCK
GRANT FUNDS**

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 13-12-MPN9 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL CONSULTING SERVICES IN THE DROYERS POINT REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING TRIBECA WEST OF JERSEY CITY, LLC AS REDEVELOPER FOR PROPERTY OWNED BY THEM AND CONDITIONALLY DESIGNATE THEM FOR CITY OWNED PROPERTY LOCATED IN THE JERSEY AVENUE PARK AND JERSEY AVENUE TENTH STREET REDEVELOPMENT AREAS

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 13-12-CF7 WITH NEW JERSEY REALTY ADVISORY GROUP, LLC FOR THE PREPARATION OF A DISPOSITION APPRAISAL OF PROPERTY IN BLOCK 12301, LOT 2 AND KNOWN AS 362 SUMMIT AVENUE LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REQUESTING AUTHORIZATION TO CONDITIONALLY DESIGNATE VAISHNO MA ACADEMY, LLC IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND 272 GROVE STREET URBAN RENEWAL, LLC FOR PROPERTY IN THE MAJESTIC II REDEVELOPMENT AREA

(See Resolution #15, dated December 17, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING REJECTING BIDS RECEIVED FOR PROPERTY LOCATED WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
(See Resolution #16, dated December 17, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND 184 MORGAN STREET ASSOCIATES URBAN RENEWAL, LLC IN THE MORGAN GROVE MARIN REDEVELOPMENT AREA
(See Resolution #17, dated December 17, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AMENDMENT NUMBER 2 TO CONTRACT NO. 13-10-FO11 WITH BARNES CONTRACTOR CONSTRUCTION MANAGEMENT, LLC FOR PROPERTY CLEAN OUT SERVICES ON AGENCY OWNED PROPERTY LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA
(See Resolution #18, dated December 17, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 13-12-CF8 WITH VALUE RESEARCH GROUP, LLC FOR THE PREPARATION OF A MARKET ANALYSIS OF PROPERTY IN BLOCK 17301, LOT 11 AND KNOWN AS 170 LAFAYETTE STREET LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
(See Resolution #19, dated December 17, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR THE JERSEY CITY POWERHOUSE
(See Resolution #20, dated December 17, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AND RATIFYING SETTLEMENT AND EXECUTION OF A SETTLEMENT AND MUTUAL RELEASE AGREEMENT WITH ENVIRONMENTAL AND OCCUPATIONAL SAFETY SERVICES, INC. (EOSS) WITHIN THE TURNKEY REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 13-12-BD8 WITH BROWNFIELD SCIENCE & TECHNOLOGY, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE TURNKEY REDEVELOPMENT AREA

(See Resolution #22, dated December 17, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LOAN AGREEMENT BETWEEN THE NEW JERSEY REDEVELOPMENT AUTHORITY AND THE JERSEY CITY REDEVELOPMENT AGENCY FOR A DEVELOPMENT PROJECT WITH GENESIS PARTNERS LOCATED WITHIN THE TURNKEY REDEVELOPMENT AREA

(See Resolution #23, dated December 17, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A 60 MONTH LEASE OF A TOSHIBA 6550CT DIGITAL COLOR COPYING SYSTEM

(See Resolution #24, dated December 17, 2013 attached hereto.)

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

(See Resolution #25, dated December 17, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE JERSEY CITY REDEVELOPMENT AGENCY TO ISSUE NOT TO EXCEED \$10,000,000 REDEVELOPMENT AREA TAXABLE BONDS (JOURNAL SQUARED PROJECT) AND DETERMINING OTHER MATTERS RELATED THERETO IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #26, dated December 17, 2013 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH BELOVED COMMUNITY CHARTER

**SCHOOL FOR PROPERTY LOCATED IN THE LAFAYETTE PARK
REDEVELOPMENT AREA**

(See Resolution #27, dated December 17, 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 Resolutions adopted as introduced.

With regard to Item #8 the Board wanted to make it clear that there would be community involvement every step of the way with regard to the Project. It was noted that the community is always informed and involved. Accordingly, the following Resolution was introduced and duly seconded:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING A
REDEVELOPMENT AGREEMENT WITH FRANKLIN
DEVELOPMENT GROUP, LLC WITHIN THE BRIGHT STREET
REDEVELOPMENT AREA**

(See Resolution #8, dated December 17, 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.

At this time the Commissioners decided to go back into Executive Session. Accordingly, the following Resolution was reintroduced 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 December 17, 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 a discussion regarding the Personnel List took place. Accordingly, the following Resolution was introduced and duly seconded:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
PERSONNEL LIST AS OF DECEMBER 17, 2013**

(See Resolution #28, dated December 17, 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.

Mr. Fiore thanked the Board for their support and noted he was honored to work with them.

There being no further business to come before the Board of Commissioners, upon Motion of Commissioner Coleman, seconded by Vice Chair Farmer, the meeting was adjourned at 7:00 p.m.

Secretary