



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 18TH DAY OF FEBRUARY, 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, February 18, 2014 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

RUSSELL VERDUCCI

and the following were **absent**: **TIMOTHY MANSOUR**. The Chairman thereupon declared a quorum present. Also present at the Meeting were Christopher Fiore, Executive Director; Anthony Pantano, Esq., and Henry J. Amoroso, Esq., General Counsels; Barbara Amato, Secretary to the Board and secretary for the Meeting; Ben Delisle, Director of Development; Mary Pat Noonan and Franklyn Ore, Project Managers; Gary Higgins, the Agency's auditor 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.

Mr. Higgins addressed the Board with regard to the Agency's 2014 Budget. He indicated that the Division of Local Government Services approved the budget which was introduced at the December meeting and that Board would be approving the final Budget at this meeting.

Accordingly, the following Resolutions were introduced and duly seconded:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
FISCAL YEAR JANUARY 1, 2014 TO DECEMBER 31, 2014
ANNUAL BUDGET AND CAPITAL BUDGET**

(See Resolution #18, dated February 18, 2014 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.

The Chairman then noted there were two presentations. The first presentation would be by Mr. Leonard Parness of Parness Trucking. John Frohling, Esq. spoke first on behalf of Mr. Parness and indicates where the project is located on Pacific Avenue. He noted that Mr. Parness has a vision of the community. In order to embark on the project, Mr. Parness would need control over the entire property in order to get financing. Mr. Parness has two groups who have made financial commitments in order to see this project to fruition. Notification from PPG has been received indicating that there are no hexavalent chromium on the property. Mr. Frohling then introduced the architect, Stephen Kawalek. Mr. Kawalek noted that he wanted to preserve the main building and use it as the anchor for the development. It is a 6-story mixed-use on Pacific Avenue with ground floor commercial. On Hallady Street would be a 3-story structure and all would meet the benchmarks for density and height. Mr. Frohling indicated the location of the buildings has to blend with the residential area next to it. He then introduced the development entity, Mr. Schneier, who indicated that a development is viable for the location. He introduced himself as the president of a large real estate development firm, noting it is a relatively new company. He noted that he is working on current projects in Bloomfield and Woodridge. Mr. Schneier also noted that he is a licensed attorney and broker. He informed the Board of his

employment history and noted his expertise is in development schemes that make sense financially.

Mr. Frohling stated that two of the lots were lost through a tax sale and they cannot get any financing because these two lots prevent them from developing the property. He noted he was in communication with legal staff of the City and it is their belief and hope that these lots will be coming back to the Agency to be dealt with.

The next presentation is by M Management for a mini-storage facility at 15 E. Linden Avenue. Mr. Tom Leane speaking for the development team noted that M Management submitted a proposal in answer to the RFP for 15 E. Linden Avenue. Mr. Leane showed a picture of a warehouse next to what the City is developing as Public Works facility. M Manages proposes to use this as a mini-storage facility but will need help on the access.

At this time the Commissioners decided to go into Executive Session. Upon Motion of Commissioner Coleman, seconded by Vice Chair Farmer, the Board went into closed session.

**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 February 18, 2014 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 noted for the records that discussions pertaining to litigation and personnel took place. The Board was given direction as to how to manage a litigation and a personnel action will be moved on the regular agenda.

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

The Chairman called for a motion and second on a Consent Agenda to include Items #2 through #22, excluding Item #18. The Consent Agenda was approved. 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 DECEMBER 21, 2013

(See Resolution #2, dated February 18, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED DECEMBER 21, 2013

(See Resolution #3, dated February 18, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO CONTRACT NUMBER 14-01-FO2 WITH BARNES CONTRACTOR CONSTRUCTION MANAGEMENT, LLC FOR PROPERTY MAINTENANCE ON AGENCY OWNED PROPERTIES IN ALL REDEVELOPMENT AREAS

(See Resolution #4, dated February 18, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NUMBER 14-02-MPN1 WITH J & B LANDSCAPE, INC. FOR YEARLY LANDSCAPING SERVICES AT THE BETZ-CERC

(See Resolution #5, dated February 18, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXTENDING CONTRACT NO. 11-10-BD11 WITH T & M ASSOCIATES FOR PLANNING AND ENGINEERING SERVICES IN THE CANAL CROSSING REDEVELOPMENT AREA

(See Resolution #6, dated February 18, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH HONEYWELL INTERNATIONAL, INC. FOR ENTRY ONTO AGENCY OWNED PROPERTY AT BLOCK 27401, LOT 4 (CHAPEL AVENUE EAST); BLOCK 27401, LOT 6 (CHAPEL AVENUE); BLOCK 24302, LOT 1 (1505.5 RICHARD STREET) WITHIN THE CLAREMONT INDUSTRIAL REDEVELOPMENT AREA

(See Resolution #7, dated February 18, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF BELOVED COMMUNITY CHARTER SCHOOL AS REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 15502 IN THE LAFAYETTE PARK REDEVELOPMENT AREA

(See Resolution #8, dated February 18, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF PARK AVENUE LANDING, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

(See Resolution #9, dated February 18, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING CONTRACT NO. 14-01-FO1 WITH SZ CONSTRUCTION, LLC FOR PHASE II REHABILITATION OF PROPERTY LOCATED IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

(See Resolution #10, dated February 18, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 14-02-MPN2 WITH HALLMARK REAL ESTATE SERVICES, INC. FOR THE PREPARATION OF AN ACQUISITION APPRAISAL OF PROPERTY IN BLOCK 11507, LOT 5 AND KNOWN AS 198 BAY STREET LOCATED WITHIN THE MORGAN GROVE MARIN REDEVELOPMENT AREA

(See Resolution #11, dated February 18, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO CONTRACT NO. 07-05-BD9 WITH DRESNER ROBIN FOR PROFESSIONAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #12, dated February 18, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 2 TO CONTRACT NUMBER 13-10-BD6 WITH GALLEN CONTRACTING, INC. FOR SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #13, dated February 18, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 14-01-FO3 WITH HELENA RUMAN ARCHITECTS FOR PROFESSIONAL SERVICES IN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #14, dated February 18, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 14-01-FO4 WITH NEW JERSEY REALTY ADVISORY GROUP, LLC FOR THE PREPARATION OF AN UPDATED APPRAISAL OF PROPERTY IN BLOCK 25804, LOT 19 AND KNOWN AS 449 OCEAN AVENUE LOCATED WITHIN THE TURNKEY REDEVELOPMENT AREA

(See Resolution #15, dated February 18, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT FOR THE GENESIS OCEAN AVENUE DEVELOPMENT ON OCEAN AVENUE AND DWIGHT STREET LOCATED WITHIN THE TURNKEY REDEVELOPMENT AREA

(See Resolution #16, dated February 18, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING FAIR MARKET VALUE FOR PROPERTY LOCATED IN BLOCK 25804, LOT 19 AND KNOWN AS 449 OCEAN AVENUE (ROBINSON) WITHIN THE TURNKEY REDEVELOPMENT AREA

(See Resolution #17, dated February 18, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF JANUARY 21, 2014**

(See Resolution #18, dated February 18, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF
FEBRUARY 18, 2014**

(See Resolution #19, dated February 18, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
PERSONNEL LIST AS OF FEBRUARY 18, 2014**

(See Resolution #20, dated February 18, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY
DESIGNATING M MANAGEMENT, INC. (MOISHE MANA AND RAMI
HEIN) AS REDEVELOPER OF PROPERTY LOCATED IN THE
DANFORTH AVENUE TRANSIT VILLAGE REDEVELOPMENT
AREA**

(See Resolution #21, dated February 18, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
EXECUTION OF THE REDEVELOPMENT AGREEMENT,
PARTNERSHIP AGREEMENT, LEASE AGREEMENT AND
AMENDED MANAGEMENT AGREEMENT FOR THE MLK HUB
PROJECT**

(See Resolution #22, dated February 18, 2014 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.

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 7:30 p.m.

Secretary