



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 15th DAY OF APRIL, 2014**

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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, April 15, 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 6:00 p.m., and upon roll call the following answered **present:**

**ROLANDO R. LAVARRO, JR.    EVELYN FARMER**

**DIANE COLEMAN                      RUSSELL J. VERDUCCI**

and the following were **absent: JOHN D. PETKANAS and TIMOTHY N. MANSOUR.** The Chairman thereupon declared a quorum present. Also present at the Meeting were Christopher Fiore, Assistant Executive Director; Anthony Pantano and, 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.

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.

At this time, the Board decided to go into Executive Session. Upon Motion of Vice Chair Farmer, seconded by Commissioner Coleman, 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 April 15, 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, Counsel noted for the record that discussions took place regarding litigation, personnel and contractual matters. No action was taken.

The Chairman noted that the Commissioners should have received Agenda packages and asked if there were any questions, additions or comments. Since there were no late added items, the Chairman called for a Consent Agenda for Items #2 through #15. 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 REGULAR MEETING OF MARCH 18, 2014**

(See Resolution #2, dated April 15, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED FEBRUARY 18, 2014**

(See Resolution #3, dated April 15, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED MARCH 18, 2014**

(See Resolution #4, dated April 15, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AMENDMENT #2 TO CONTRACT NUMBER 14-01-FO2 WITH BARNES CONTRACTOR CONSTRUCTION MANAGEMENT, LLC FOR PROPERTY MAINTENANCE SERVICES ON AGENCY OWNED PROPERTIES IN ALL REDEVELOPMENT AREAS**

(See Resolution #5, dated April 15, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 14-04-MPN3 WITH GUARINI FIRE PROTECTION, LLC FOR SERVICES AT THE CERC**

(See Resolution #6, dated April 15, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RATIFYING THE PROPOSAL RECEIVED FROM MATHUSEK, INC. FOR SERVICES AT THE CERC IN THE BETZ BREWERY REDEVELOPMENT AREA**

(See Resolution #7, dated April 15, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONCERNING REVIEW OF THE LOCAL FINANCE BOARD MADE AT A MEETING OF SAID BOARD ON DECEMBER 11, 2013 IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:5A-7 WITH RESPECT TO PROJECT FINANCING OF THE AGENCY**

(See Resolution #8, dated April 15, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN ADMINISTRATIVE SETTLEMENT FOR PROPERTY LOCATED IN BLOCK 22604, LOT 24 AND KNOWN AS 314 MARTIN LUTHER KING DRIVE WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA**

(See Resolution #9, dated April 15, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 14-04-FO6 WITH DRESDNER ROBIN MANAGEMENT, INC. FOR PROFESSIONAL SERVICES FOR PROPERTY IN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #10, dated April 15, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 14-04-FO7 WITH MID ATLANTIC ENGINEERING PARTNERS FOR PROFESSIONAL SERVICES FOR PROPERTY IN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #11, dated April 15, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
CONTRACT NUMBER 14-04-BD5 WITH LAWNS BY YORKSHIRE  
FOR LANDSCAPING SERVICES AT BERRY LANE PARK**

(See Resolution #12, dated April 15, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
CHANGE ORDER NO. 1 TO CONTRACT NUMBER 14-02-BD1 WITH  
TOMCO CONSTRUCTION, INC. FOR SERVICES IN THE MORRIS  
CANAL REDEVELOPMENT AREA**

(See Resolution #13, dated April 15, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A  
FIRST AMENDMENT TO THE COOPERATION AGREEMENT WITH  
THE CITY OF JERSEY CITY IN CONNECTION WITH THE BERRY  
LANE PARK PROJECT**

(See Resolution #14, dated April 15, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE  
ACCOUNTS/INVOICES PAYABLE LIST AS OF APRIL 15, 2014**

(See Resolution #15, dated April 15, 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.

There being no further business to come before the Board of Commissioners, upon Motion of Chairman Lavarro, seconded by Commissioner Verducci, the meeting was adjourned at 6:25 p.m.

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Secretary