



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 20TH DAY OF MAY, 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, May 20, 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 6:15 p.m., and upon roll call the following answered **present:**

**ROLANDO L. LAVARRO, JR.**

**ERMA D. GREENE**

**TIMOTHY N. MANSOUR**

**JOHN D. PETKANAS**

**RUSSELL VERDUCCI**

and the following were **absent: EVELYN FARMER and DIANE COLEMAN.** 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; Benjamin Delisle, Director of Development; Mary Pat Noonan and Franklyn Ore, Project Managers, Gary Higgins, 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.

At this time the Agency's auditor, Gary Higgins, went over the Agency's audit for the Board. Mr. Higgins indicated that the financial statements presented are in accordance with

Accounting Principles and it is an unmodified audit. He also noted there were no material weaknesses or deficiencies. With regard to General Comments and Recommendations, Mr. Higgins there were 2 unresolved comments regarding our third party payroll company paying taxes. A Corrective Action Plan is in place and will be completed by June 30, 2014. He also noted there are various inactive project deposits in sub-accounts with certain amounts due from third parties. There being no questions, accordingly, the following Resolution was introduced and duly seconded:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY INDICATING THAT  
THE JCRA IS IN COMPLIANCE WITH N.J.S.A. 40A:5A-17, THE  
ANNUAL REPORT OF AUDIT FOR 2013**

(See Resolution #19, dated May 20, 2014, attached hereto)

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

Next, the Chairman acknowledged One Journal Square, LLC, represented by George Garcia. Mr. Garcia indicated that One Journal Square, LLC is an entity consisting of Kushner and KBR, long time redevelopers with 13 million square feet of space built. They are presently developing 65 Sixth Street and 30 Journal Square in Jersey City. The Journal Square Plaza development anticipates 1,000 jobs and hopes the acquisition will occur shortly. Jonathan Delacambre, the architect for the project, showed the Board renderings of two 65 story towers with pedestrian activity. There will be approximately 1700 apartments with 55,000 SF of retail space. The building will be a glass and metal panel wall system. The garage will be behind with screening and graphics. Additionally, there will be a connection with the train station with public

streets. The Chairman inquired as to the MEPT status. General Counsel indicated that it would be discussed in 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 May 20, 2014 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Greene, Lavarro, Mansour, Petkanas 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 discussed a contractual legal suit and personnel matters. No action was taken.

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

The Chairman inquired as to the funding sources for Items #15, 16, 17, and #18. It was noted that the Powerhouse is an emergency and that funds are through UEZ.

The Chairman then called for a Consent Agenda for Items #2 through #24 excluding #19. It was moved and 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 DATED APRIL 15, 2014**

(See Resolution #2, dated May 20, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE  
MINUTES OF EXECUTIVE SESSION DATED APRIL 15, 2014**

(See Resolution #3, dated May 20, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
AMENDMENT #3 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 #4, dated May 20, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
PAYMENT TO SECURITY/COVERAGE PERSONNEL AT THE  
BETZ-CERC**

(See Resolution #5, dated May 20, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
CONTRACT NUMBER 14-05-BD7 WITH T & M ASSOCIATES FOR  
PROFESSIONAL ENVIRONMENTAL SERVICES IN THE CANAL  
CROSSING REDEVELOPMENT AREA**

(See Resolution #6, dated May 20, 2014 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 THE 663 AND 666 OCEAN AVENUE PROJECT  
FUNDED WITH COMMUNITY DEVELOPMENT BLOCK GRANT  
FUNDS**

(See Resolution #7, dated May 20, 2014 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 THE BERRY LANE PARK PROJECT FUNDED  
WITH COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**

(See Resolution #8, dated May 20, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
EXTENDING CONTRACT NO. 13-05-BD2 WITH DRESDNER ROBIN  
FOR PROFESSIONAL SERVICES IN THE GRAND JERSEY  
REDEVELOPMENT AREA**

(See Resolution #9, dated May 20, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING A  
NEGOTIATED SETTLEMENT BETWEEN THE OWNER AND  
AGENCY STAFF FOR PROPERTY LOCATED ON WASHINGTON  
BOULEVARD AT THE FOOT OF SECOND AND GREEN STREETS  
WITHIN BLOCK 11603, LOT 38 IN THE HARSIMUS COVE  
REDEVELOPMENT AREA**

(See Resolution #10, dated May 20, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NUMBER 14-05-BD6 WITH WCD GROUP FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE HOBOKEN AVENUE REDEVELOPMENT AREA**

(See Resolution #11, dated May 20, 2014 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 #12, dated May 20, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DE-DESIGNATING MEPT JOURNAL SQUARE URBAN RENEWAL, LLC AS REDEVELOPER AND DESIGNATING ONE JOURNAL SQUARE PARTNERS, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE JOURNAL SQUARE 2600 REDEVELOPMENT AREA**

(See Resolution #13, dated May 20, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 14-05-FO8 WITH MID ATLANTIC ENGINEERING PARTNERS FOR PROFESSIONAL SERVICES OF PROPERTY IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA**

(See Resolution #14, dated May 20, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO.2 TO CONTRACT NUMBER 14-02-BD1 WITH TOMCO CONSTRUCTION, INC. FOR SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #15, dated May 20, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FAIR AND OPEN CONTRACT NO. 14-05-BD8 WITH MAST CONSTRUCTION SERVICES, INC. FOR PROFESSIONAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #16, dated May 20, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
AWARD OF AN EMERGENCY CONTRACT FOR WORK AT THE  
POWERHOUSE**

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(See Resolution #17, dated May 20, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A  
SECOND AMENDMENT TO CONTRACT NUMBER 13-12-BD8 WITH  
BROWNFIELD SCIENCE & TECHNOLOGY, INC. FOR  
PROFESSIONAL ENVIRONMENTAL SERVICES IN THE TURNKEY  
REDEVELOPMENT AREA**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE  
CORRECTIVE ACTION PLAN FOR THE 2013 ANNUAL AUDIT**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY TO ADOPT THE  
AMENDED AND REVISED BY-LAWS OF THE AGENCY DATED  
MAY 20, 2014**

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(See Resolution #21, dated May 20, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING LERCH,  
VINCI & HIGGINS FOR AUDITING/FINANCIAL SERVICES FOR  
THE YEAR 2014**

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(See Resolution #22, dated May 20, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
PROFESSIONAL SERVICES AGREEMENT NO. 14-05-BA1 WITH  
LERCH, VINCI & HIGGINS TO PROVIDE AUDIT SERVICES TO  
THE AGENCY FOR THE 2014 SINGLE AUDIT AND FOR SIX  
MONTH FINANCIAL STATEMENT COMPILATION AND BUDGET  
PREPARATION ASSISTANCE**

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(See Resolution #23, dated May 20, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE  
ACCOUNTS/INVOICES PAYABLE LIST AS OF MAY 20, 2014**

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(See Resolution #24, dated May 20, 2014 attached hereto.)

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

Except for Items #2, and #3, Commissioner Mansour abstained.

There being no further business to come before the Board, upon Motion of Commissioner Mansour, seconded by Commissioner Verducci, the meeting was adjourned at 7:00 pm.

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Secretary