

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting
August 19, 2014



1. Meeting to Order.
2. Quorum.
3. Chairman Lavarro - Pledge of Allegiance.
4. Executive Director - Announces that in accordance with the "Open Public Meetings Act" a copy of the Public Notice was sent to the Jersey Journal, Hudson Reporter and to the City Clerk for the public's review and information and posted on the Agency's web site.
5. PRESENTATIONS - In response to the RFP for use and lease of the BETZ CERC, the Agency received four proposals, one of which withdrew. Presentations are as follows:

A) Hudson County Schools of Technology and Force 21 - For their Force 21 Program to Jersey City, a program tailored to align industry needs with education and workforce careers in manufacturing, engineering and architecture. The facility will serve as a complimentary program to their campus in North Bergen.

B) Empowerment Academy Charter School and BelovED Community Charter School - For a comprehensive kindergarten through 12th grade program focusing on academics, self development and life preparation.

C) Jersey City Board of Education - For continuing the lease of the first floor classrooms for early childhood programs as well as offer the "Jersey City Arts Program" focusing on theater arts, vocal/instrumental, visual arts and media arts.
6. Chairman Lavarro STATUS OF PROJECTS

Item #1 Approval to go into Executive Session.
Item #2 Approval of the Minutes of the Regular Meeting of July 15, 2014.
Item #3 Approval of the Executive Session Minutes for the meeting of June 17, 2014.
Item #4 Approval of the Executive Session Minutes from the Board Retreat on June 20, 2014.

- Item #5 RESOLUTION AUTHORIZING A FOURTH AMENDMENT TO RENEW AND EXTEND PROFESSIONAL SERVICES AGREEMENT NO. 08-05-CF6 WITH NORMAN J. GOLDBERG, INC. FOR REVIEW APPRAISAL SERVICES WITHIN VARIOUS PROJECT AREAS CITYWIDE
- Item #6 RESOLUTION AUTHORIZING ENTERING INTO CONTRACT NO 14-08-MPN5 WITH GRAMERCY GROUP, INC. FOR DEMOLITION SERVICES IN THE BAYFRONT I REDEVELOPMENT AREA
- Item #7 RESOLUTION AUTHORIZING FIRE AND GENERAL LIABILITY INSURANCE POLICIES ON THE BETZ COMMUNITY CENTER
- Item #8 RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE INDEPENDENT ACCOUNTANT'S REPORT ON THE COMMUNITY EDUCATION AND RECREATION CENTER FOR THE PERIOD JANUARY 1, 2013 THROUGH DECEMBER 31, 2013.
- Item #9 RESOLUTION APPROVING THE ASSIGNMENT OF THE RIGHTS, DUTIES AND OBLIGATIONS OF THE REDEVELOPMENT AGREEMENT FROM FRANKLIN DEVELOPMENT GROUP, LLC TO 28 LIBERTY MANOR DEVELOPMENT GROUP, LLC IN THE BRIGHT STREET REDEVELOPMENT AREA
- Item #10 RESOLUTION AUTHORIZING CHANGE ORDER NUMBER 1 TO CONTRACT NO. 13-05-FO7 WITH DICAROLIS, INC. FOR OFFICE RENOVATION OF SPACE IN THE HARSIMUS COVER STATION REDEVELOPMENT AREA
- Item #11 RESOLUTION AUTHORIZING A FIRST AMENDMENT TO CONTRACT NO. 14-05-BD6 WITH WCD GROUP FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE HOBOKEN AVENUE REDEVELOPMENT AREA
- Item #12 RESOLUTION AUTHORIZING THE ISSUANCE OF REDEVELOPMENT AREA TAXABLE BONDS NOT TO EXCEED \$10,000,000 (JOURNAL SQUARED PROJECT) SERIES 2014 AND DETERMINING OTHER MATTERS RELATED THERETO
- Item #13 RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 14-08-MPN5 WITH COONEY BOVASSO REALTY ADVISORS, INC. FOR THE PREPARATION OF A DISPOSITION APPRAISAL OF PROPERTY KNOWN AS 525 & 531 GRAND STREET WITHIN THE LAFAYETTE PARK REDEVELOPMENT AREA
- Item #14 RESOLUTION AUTHORIZING AMENDMENT NO. 1 TO THE REDEVELOPMENT AGREEMENT WITH GRAND LHN III URBAN RENEWAL, LLC IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA
- Item #15 RESOLUTION AUTHORIZING A THIRD AMENDMENT TO CONTRACT NO. 13-12-BD8 WITH BROWNFIELD SCIENCE & TECHNOLOGY, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE TURNKEY REDEVELOPMENT AREA
- Item #16 RESOLUTION APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NO. 13-08-BA4 WITH NOWELL, AMOROSO, KLEIN, BIERMAN, PA FOR GENERAL COUNSEL AND SPECIAL LEGAL COUNSEL SERVICES FOR THE PERIOD AUGUST 20, 2013 THROUGH AUGUST 19, 2014 IN VARIOUS REDEVELOPMENT AREAS CITYWIDE
- Item #17 RESOLUTION AUTHORIZING BENJAMIN DELISLE AND CHRISTOPHER FIORE TO ATTEND THE GOVERNOR'S CONFERENCE ON HOUSING AND ECONOMIC DEVELOPMENT IN ATLANTIC CITY ON SEPTEMBER 22 AND 23, 2014
- Item #18 RESOLUTION AMENDING AND CLOSING OUT PROFESSIONAL SERVICES AGREEMENT NO. 13-05-BA3 WITH THE SPIRE GROUP FOR ACCOUNTING/FINANCIAL SERVICES
- Item #19 Approval of the Accounts/Invoices Payable List as of August 19, 2014.
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Item #20

RESOLUTION AUTHORIZING EXECUTION OF A LETTER OF INTENT WITH THE CORDISH COMPANIES AS RELATES TO THE JERSEY CITY POWERHOUSE LOCATED WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

NEXT REGULAR MEETING:

TUESDAY, SEPTEMBER 16, 2014