



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 19th DAY OF AUGUST, 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, August 19, 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 R. LAVARRO, JR.

EVELYN FARMER

DIANE COLEMAN

ERMA D. GREENE

TIMOTHY N. MANSOUR

and the following were **absent: JOHN D. PETKANAS and RUSSELL VERDUCCI**. The Chairman thereupon declared a quorum present. Also present at the Meeting were Christopher Fiore, Assistant Executive Director; Henry Amoroso and Anthony Pantano, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary for the Meeting; Ben Delisle, Director of Development; Mary Pat Noonan, Project Manager, Phil Orphanidis, Project Assistant; Elizabeth Vasquez, Finance Assistant 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 were three presentation being made and asked the first group to address the Board. Mr. Frank Gargiullo, Superintendent of Hudson County Schools of

Technology and Force 21 addressed the Board with regard to leasing the Betz-CERC. Mr. Gargiullo indicated that the Hudson County Schools of Technology (HCCT) are partnered with New Jersey City University, Hudson County Community College, New Jersey Institute of Technology and 40 other institutions. HCCT is looking for a facility to house a new project. He noted that education is changing and wants to bring education into the 21st century. Mr. Gargiullo indicated that the program includes an industrial design program, engineering and design, metal shop, wood shop and net-tronics and they need a facility that can house these programs and more and the Betz-CERC, with some modifications, is perfect. In addition they could relocate the engineering and architecture programs from the north end of the County into the new facility. Mr. Gargiullo indicated that Jersey City makes up 40% of the school's enrollment. When asked, Mr. Gargiullo indicated that the gym, which is used by many community groups and St. Anthony's Basketball Team, will not be available for their use. They will be eliminating the gym. He did not that they would be building a new gym up the block for the community. Mr. Gargiullo then introduced several students who have attended and/or graduated from HCCT to explain more about how HCCT has worked for them. Included were Hamza Quresh, Kevin Batista, Jasper Cohen, among others. Jo Bruno of New Jersey City University then spoke about how NJCU has been working with Force 21, NJIT, HCCC, Thomas Edison College, with regard to their program. She noted that manufacturing wants to make a comeback to the US and we need to have trained, employable staff to do that.

The second presentation with regard to leasing the Betz-CERC would be BeLoved Charter School. Mr. Greg Corrado, President of the Board of Trustees for BeLoved addressed the Board. (Mr. Corrado's presentation is appended to these Minutes.)

The third and final presentation was the JC Public Schools. Ms. Pat Bryant, Superintendent for Early Childhood, first introduced the Board Business Administrator and

members of the Board of Ed. Ms. Bryant indicated that high-quality preschool was very limited before Abbott districts were created. With the 2001 Abbott decision, districts received money to allow for more pre-school students. There are only two criteria: the child needs to be three years old by October 1st and live in Jersey City. There are now 325 classrooms throughout Jersey City for 4800 children. Each classroom has 15 children, a certified teacher a teacher's aide. Mr. Bryant indicated that the downtown area has had large growth in the population and is an area that accepts three year olds. 180 children from downtown are transported to other schools throughout Jersey City. Since seats are needed in the downtown area, being at the Betz-CERC has served the downtown community. Ms. Bryant noted that there was a wonderful working relationship with the JCRA and would like that to continue. She then indicated that the Jersey City Arts Program expansion, which started fifteen years ago, would also be housed at the Betz-CERC. Mr. Aldo Sanchez-Abru spoke with regard to the JC Arts Program indicating they have a full conservatory at NJCU and over twenty staff members providing core content. After a very successful run, they moved the program from NJCU to Snyder High School and the program is open to all Jersey City residents. In the past five years, enrollment has doubled and they are looking to expand the program to five different areas of City. There are application and auditions in art or music. Mr. Sanchez-Abru noted that they have workshops affiliated with the National Foundation for the Arts, Hudson County Alliance for Fine Arts, NJCU, William Patterson, Julliard, New Jersey Performing Arts Center among others. Being housed at the Betz-CERC would certainly be a boost to the program.

At this time the Chairman acknowledged the public speakers. Nicole Jackson, Thomas Gallagher, Joi Pitts and Jermaine Pharnes spoke on Behalf of Empowerment/BeLoved Charter Schools. Ray Vaccari spoke on behalf of HCCT and Force 21.

Mr. James Grant addressed the Board indicating that he was a contractor and developer in Jersey City. Mr. Grant noted that he was there to help Mr. Kenneth Cottenhead present a project for a new funeral home on land located in Ward F. Mr. Grant noted they approached the Zoning Division to see if it's a doable project and was told the only problem was parking. He explained that Mr. Cottenhead needs the land which is owned by the JCRA. It is located on MLK Drive. Mr. Grant noted the only drawback to the community was where the hearse would drop off and he indicated there would be a retractable wall located on Fulton Avenue in order to back the hearse up so the building would be designed with the community in mind. Mr. Fiore indicated that he would speak with Mr. Grant and Mr. Cottenhead to see if the property is available.

Deputy Mayor Vivian Brady-Phillips introduced the members of the Advisory Committee, Jenny McIntosh, Elnora Watson and Molly Hoffman, with regard to the Betz-CERC.

At this time the Board elected to go into Executive Session, upon Motion of Commissioner Coleman, seconded by Commissioner Greene, 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 August 19, 2014, attached hereto)

Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, Greene, Lavarro and Mansour; 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 personnel issues were discussed as well as contract negotiation issues and litigation issues.

The Director noted that several items were being removed from the Agenda. He indicated that Items #16, #17, #19 and #20 would be pulled. He also indicated that a late item #24 was added to the draft agenda which was for the execution of a Letter of Intent from the Cordish

Companies with respect to the Jersey City Powerhouse. General Counsel indicated that the resolution approving the signing of the Letter of Intent would allow the Agency to go forward but recognizes that there is an area of concern to the Commissioners and they will take no action until the questions raised with regard to the Cordish Companies have been answered to the satisfaction of the Board. The Chairman noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments.

The Chairman then called for a Consent Agenda for Items #2 through #15, #18, and #21 through #24. The Consent Agenda 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 JUNE 17, 2014
(See Resolution #2, dated August 19, 2014 attached hereto.)

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(See Resolution #5, dated August 19, 2014 attached hereto.)

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**TO EXCEED \$10,000,000 (JOURNAL SQUARED
PROJECT)SERIES 2014 AND DETERMINING OTHER MATTERS
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Item #16 Pulled

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(See Resolution #24, dated August 19, 2014 attached hereto.)

Accordingly, the following voted “AYE”: Commissioners Coleman, Farmer, Greene, Lavarro and Mansour; 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 8:05 p.m.

Secretary



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