



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 16TH DAY OF SEPTEMBER, 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, September 16, 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 6:05 p.m., and upon roll call the following answered **present**:

**ROLANDO R. LAVARRO, JR.**

**EVELYN FARMER**

**DIANE COLEMAN**

**ERMA D. GREENE**

**TIMOTHY MANSOUR**

**JOHN D. PETKANAS**

**RUSSELL J. VERDUCCI**

and the following were **absent**: NONE. The Chairman thereupon declared a quorum present. Also present at the Meeting were Christopher Fiore, Assistant Executive Director; Henry Amoroso, Esq. and Anthony Pantano, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary for the Meeting; Frank Ore and Mary Pat Noonan, Project Managers; Elizabeth Vasquez, Account Clerk 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 acknowledge Brett Schundler of BeLoved Charter Schools who spoke on behalf of BeLoved leasing the Betz-CERC. Mr. Schundler indicated that with the Hudson

County Schools of Technology pulling out, that only leaves BeLoved and the Board of Ed. Mr. Schundler indicated that BeLoved's proposal indicated that the Board of Ed's Pre-K Program which was using four classrooms on the first floor of the CERC could continue to do so. He also indicated that BeLoved utilized the SABA program of study and noted they are getting outstanding results. Mr. Schundler stated that BeLoved purchased the building they are in presently and also built an addition; however, there is a real need downtown with expansive real estate development and indicated that the CERC is perfect.

At this time the Board elected to go into Executive Session. Upon Motion of Commissioner Coleman, seconded by Commissioner Petkanas the Board went into Executive 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 September 16, 2014 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, 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 made it known to the public that no action was taken and that discussions regarding litigation and personnel issues took place.

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 #13, which 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 DATED AUGUST 19, 2014**

(See Resolution #2, dated September 16, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED AUGUST 19, 2014**

(See Resolution #3, dated September 16, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE PURCHASE OF A SCOREBOARD AND CONSOLE FOR THE BETZ COMMUNITY EDUCATIONAL AND RECREATIONAL CENTER**

(See Resolution #4, dated September 16, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING RENEWING AND EXTENDING CONTRACT NO. 12-06-MPN7 WITH DRESDNER ROBIN IN THE HARSIMUS COVE STATION REDEVELOPMENT AREA**

(See Resolution #5, dated September 16, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO BIND DIRECTORS AND OFFICERS LIABILITY INSURANCE COVERAGE WITH ACE AMERICAN INSURANCE COMPANY**

(See Resolution #6, dated September 16, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING NOWELL, AMOROSO, KLEIN, BIERMAN, P.A. FOR VARIOUS LEGAL SERVICES IN ALL PROJECT AREAS**

(See Resolution #7, dated September 16, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING COHN REZNICK FOR FINANCIAL ADVISORY AND TRANSACTIONARY LEGAL SERVICES**

(See Resolution #8, dated September 16, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY HARRIS BEACH. PLLC ,MCMANIMON, SCOTLAND AND BAUMANN, LLC AND**

**NIXON PEABODY, LLP FOR NEW MARKET TAX CREDIT AND HISTORIC TAX CREDIT PROGRAM SERVICES**

(See Resolution #9 dated September 16, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING CONTRACT NO. 14-09-BA3 FOR PROFESSIONAL LEGAL SERVICES AS AGENCY GENERAL COUNSEL & SPECIAL LEGAL SERVICES WITH HENRY AMOROSO, ESQ. OF NOWELL, AMOROSO, KLEIN, BIERMAN, P.A.**

(See Resolution #10, dated September 16, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF SEPTEMBER 16, 2014**

(See Resolution #11, dated September 16, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS OF SEPTEMBER 16, 2014**

(See Resolution #12, dated September 16, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT BETWEEN THE AGENCY AND DAVID P. DONNELLY AS EXECUTIVE DIRECTOR/SECRETARY**

(See Resolution #13, dated September 16, 2014 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, 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.

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 7:15 p.m.

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Secretary



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