



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 21<sup>ST</sup> DAY OF OCTOBER, 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, October 21, 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**

**ERMA D. GREENE**

**TIMOTHY N. MANSOUR**

**JOHN PETKANAS**

**RUSSELL J. VERDUCCI**

and the following were **absent: DIANE COLEMAN**. The Chairman thereupon declared a quorum present. Also present at the Meeting were David P. Donnelly, Executive Director, Christopher Fiore, Assistant Executive Director; Henry Amoroso and Anthony Pantano, Esq., General Counsels; Barbara Amato, Secretary to the Board and secretary for the Meeting; Mary Pat Noonan, Project Manager 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 first order of business was the reorganization of the Board. The Secretary called for nominations for the office of Chairman effective immediately and ending, October, 2015. Vice Chair Farmer nominated Rolando Lavarro, which was seconded by Commissioner Petkanas.

The Secretary called for any other nominations. There being no further nominations, the Secretary called for a motion to close the nominations for the office of Chairman. Upon motion of Commissioner Petkanas, seconded by Vice Chair Farmer, the nominations were closed. The Secretary then called for a vote on the nomination of Rolando Lavarro as Chairman for the term indicated. Upon Motion of Vice Chair Farmer, seconded by Commissioner Petkanas and voted unanimously, Chairman Lavarro continued as Chairman.

The Chairman then called for nominations for the office of Vice Chair for the period beginning immediately and terminating October, 2015. Commissioner Verducci nominated Evelyn Farmer, which was seconded by Chairman Lavarro. The Chairman called for any other nominations. There being no further nominations, the Chairman as a motion to close the nomination for the office of Vice Chair. Upon motion of Commissioner Petkanas, seconded by Commissioner Mansour, the nominations for the office of Vice Chair were closed. The Chairman then called for a vote on the nomination of Evelyn Farmer for Vice Chair. Upon Motion of Commissioner Petkanas, seconded by Commissioner Mansour and voted unanimously, Evelyn Farmer continued in her title of Vice Chair.

The Chairman indicated there were four presentations. The first presentation was by Barbatus Health and Jersey City Medical Center. Joseph Scott noted that they would like to be designated redeveloper for a parcel owned by the JCRA. The property is located behind the Medical Center. This would be a multi-phased development with 1500 parking spaces. The parcel is important to the Medical Center as they need to reserve space for future expansion. He noted that they had a study prepared on job growth and they would need another 100 beds at the Medical Center. He also noted that the emergency room is not big enough for the population they serve. Also they need to build operating rooms and intensive care units. He stated that looking for additional hospital space is an anomaly. The first building will be attached where the

emergency room is located. Administrative offices will be moved into that building. Mr. Scott then thanked the Board for their time.

The second presentation by MLK/Brandywine. Paul Fader indicated he represents HUB Partners who were designated redeveloper for the HUB in March. He indicated that they would be holding a spot for the City annex building in this area and the presentation is about that project. Brett Moore of Brandywine indicated it would be 60,000 SF building to house approximately 250 city employees. The building would be located at the corner of MLK and Kearny. He also noted that a portion of the center's parking lot would be needed. It would be a three story building between Kearny and MLK. Fire, police, HEDC, HHS and others would be moving to the new building. He also noted they would be getting approvals on November 12. Mr. Moore noted that they are going to buy a piece of ground from the Joint Venture Partnership and JCRA in order to build on the property. The new entity is Jersey City Municipal, LLC. General Counsel indicated that the Agency is very close to amending the Redevelopment Agreement and there may be a need for a special meeting.

The next presentation is by Garden State Episcopal CDC. Shantel Kante-Assanti noted the project is for two properties located at 474 and 480 Ocean Avenue. There are over 250 sites like this in Jersey City. She noted the two properties are vacant and will be demolished. They are located between Stegman and Ocean and are part of the Ocean Bayview Redevelopment Area. They propose two 2-family houses with 3 bedrooms for four rental units. Each unit will have two bathrooms and three bedrooms. The project will have subsidies from Jersey City Home Funds and they will secure additional financing from DCA and the NEP Program. Ms. Kante-Assanti indicated that Garden State ECDC has done projects like this throughout this area.

The next presentation by MAR Acquisition Group. Anton Lindor from DeCotiis indicated that the developer proposes to develop 84 units on Ash Street with parking. Ralph Salerno, a

partner at CIS, indicated they have build 5,000 units Statewide including Elizabeth, Rahway and Block 17502, Lots 1-12 located on Ash bounded by Whiton and Pine. The ground floor has parking for 74 spaces. There will be 84 units total which will be 2-bedroom, 2-bath consisting of approximately 1,000 SF and have a laundry. One-bed is approximately 700 SF. Mr. Salerno indicated they would utilize green and renewable construction materials. The market rate average rent is approximately \$1,500 and noted it was four blocks from the light rail.

At this time the Chairman asked if there were any speakers from the public. Mr. Thomas Ogorzalek spoke on behalf of the Van Vorst Park Association. He gave the Board an update on the 28 Bright Street Project, which they are very happy with. He then moved to the Bright and Varick project. Mr. Ogorzalek indicated that the developer did not meet with the community and the community had concerns. The developer made some revisions but the project is in litigation. Mr. Ogorzalek gave the Board a synopsis of the projects in the Van Vorst Park Historic District. He noted that at the hearing the judge gave approval but the City filed an Order of Reconsideration. The Van Vorst Park Association filed a Motion to Intervene, which would allow the public to appeal if the City does not.

Celia DeLeon, Treasurer of the VVP Association indicated that the Judge made his automatic approval not knowing the developer changed his plans. Ms. DeLeon noted that the developer did not consider Anthony Cruz having any authority and that he completely disregarded that fact. Basically, the public wants there to be a public forum.

At this time the Board went into Executive Session. Upon motion of Commissioner Petkanas, seconded by Commissioner Mansour the following Resolution was adopted.

**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 October 21, 2014 attached hereto.)

Accordingly, the following voted "AYE": Commissioners 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 for the record that the Board discussed possible litigation and that 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 Executive Director indicated a late item added to the Agency, Item #13, which seeks approval to acquire a parcel of property which is of interest to Hudson County for a new courthouse.

It was also noted that the KRE/Journal Squared Project had its groundbreaking.

The Chairman called for a Consent Agenda for Items #2 through #13. 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  
SEPTEMBER 16, 2014**

(See Resolution #2, dated October 21, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING  
ENTERING INTO A PROFESSIONAL SERVICES AGREEMENT  
WITH COHN REZNICK, LLP FOR TRANSACTIONAL AND  
COMPLIANCE SERVICES WITH REGARD TO NEW MARK TAX  
CREDITS**

(See Resolution #3, dated October 21, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO A PROFESSIONAL SERVICES AGREEMENT WITH McMANIMON, SCOTLAND AND BAUMANN FOR SPECIAL FINANCIAL COUNSEL SERVICES WITHIN ALL PROJECT AREAS**  
(See Resolution #4, dated October 21, 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 #5, dated October 21, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING BARNABAS HEALTH, INC. AS REDEVELOPER FOR PROPERTY LOCATED IN BLOCK 15801 IN THE GRAND JERSEY REDEVELOPMENT AREA**  
(See Resolution #6, dated October 21, 2014 attached hereto.)  
NOTE: Commissioner Petkanas abstained from voting on #6

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING FAIR MARKET VALUE FOR PROPERTY LOCATED IN BLOCK 22602, LOT 7 WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA**  
(See Resolution #7, dated October 21, 2014 attached hereto.)

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(See Resolution #9, dated October 21, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AMENDING  
AGREEMENT NO. 13-01-BA2 WITH FUSION CREATIVE FOR  
GRAPHIC DESIGN & WEB SERVICES**

(See Resolution #10, dated October 21, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
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ENTERING INTO AGREEMENT NO. 14-10-BA4 WITH FUSION  
CREATIVE FOR GRAPHIC DESIGN AND WEB SERVICES FOR  
THE PERIOD OCTOBER 6, 2014 THROUGH OCTOBER 5, 2015**

(See Resolution #11, dated October 21, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE  
ACCOUNTS/INVOICES PAYABLE LIST AS OF OCTOBER 21, 2014**

(See Resolution #12, dated October 21, 2014 attached hereto.)

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JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
PROFESSIONAL SERVICES AGREEMENT NO. 14-10-CF2 WITH  
COONEY BOVASSO REALTY ADVISORS, INC. FOR  
PREPARATION OF AN ACQUISITION APPRAISAL ON  
PROPERTIES IN BLOCK 8102, LOTS 1,6,7,25,26 & 27 LOCATED  
WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA**

(See Resolution #13, dated October 21, 2014 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, Greene, Lavarro, Mansour, Petkanas and Verducci; and the following voted "NAY": None. NOTE: Commissioner Petkanas abstained on Item #6. 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 Petkanas, seconded by Vice Chair Farmer, the meeting was adjourned at 7:00 p.m.

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Secretary



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PROPERTIES IN BLOCK 8102, LOTS 1,6,7,25,26 & 27 LOCATED  
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Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, Greene, Lavarro, Mansour, Petkanas and Verducci; and the following voted "NAY": None. NOTE: Commissioner Petkanas abstained on Item #6. 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 Petkanas, seconded by Vice Chair Farmer, the meeting was adjourned at 7:00 p.m.

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Secretary