



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 16th DAY OF DECEMBER, 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, December 16, 2014 at 4:30 p.m., the place and date duly established for the holding of such Meeting. The Vice Chair called the Meeting to order at 4:32 p.m., and upon roll call the following answered **present**:

EVELYN FARMER

ERMA GREENE

DIANE COLEMAN

TIMOTHY N. MANSOUR

JOHN D. PETKANAS

RUSSELL J. VERDUCCI

and the following were **absent**: **ROLANDO R. LAVARRO, JR.**. The Vice Chair thereupon declared a quorum present. Also present at the Meeting were David P. Donnelly, Executive Director, 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; Mary Pat Noonan, Project Manager, Elizabeth Gallagher, Accounting Clerk and those listed on the attached Attendance Sheet.

Immediately following the Pledge of Allegiance the 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.

There being no presentations the Vice Chair called for Executive Session. Upon motion of Commissioner Coleman, seconded by Commissioner Mansour, the Board went into Executive Session.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING GONG
INTO EXECUTIVE SESSION TO DISCUSS CERTAIN MATTERS**

(See Resolution #1, dated December 16, 2014 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, Greene, 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 noted for the record that a discussion regarding legal matters took place and no action was taken.

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

The Vice Chair then called for a Consent Agenda for Items #2 through #18. Upon Motion of Commissioner Coleman, seconded by Commissioner Greene, a Consent Agenda was approved.

The Vice Chair then called for a Motion and Second to approve Items #2 through #18 which was moved by Commissioner Mansour, and seconded by Commissioner Coleman. 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
NOVEMBER 18, 2014**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF EXECUTIVE SESSION DATED NOVEMBER 18, 2014
(See Resolution #3, dated December 16, 2014 attached hereto.)**

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH T. FARESE AND SONS, INC. FOR REMOVAL AND DISPOSAL OF WASTE AND RECYCLING AT THE CERC

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING SALE OF PROPERTY IN THE BRIGHT STREET REDEVELOPMENT AREA TO 28 LIBERTY MANOR DEVELOPMENT, LLC

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE LICENSE AGREEMENT WITH PPG INDUSTRIES, INC. FOR ENTRY ONTO AGENCY-OWNED PROPERTY AT BLOCK 21510, LOT 2; BLOCK 21501, Lots 18, 17 AND 19; AND BLOCK 21501, LOT 16 WITHIN THE CANAL CROSSING REDEVELOPMENT AREA

(See Resolution #6, dated December 16, 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 #7, dated December 16, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH BARNABAS HEALTH, INC. WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A TEMPORARY LICENSE AGREEMENT FOR PROPERTY LOCATED WITHIN THE GREENVILLE YARDS REDEVELOPMENT AREA

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
DESIGNATION OF TRIBECA WEST OF JERSEY CITY, LLC AS
REDEVELOPER FOR PROPERTY LOCATED IN THE JERSEY
AVENUE PARK AND JERSEY AVENUE TENTH STREET
REDEVELOPMENT AREAS**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING A
REDEVELOPMENT AGREEMENT WITH LHN I LLC FOR THE
LIBERTY HARBOR NORTH REDEVELOPMENT AREA**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
ENTERING INTO CONTRACT NUMBER 14-12-FO13 WITH
SUNSTAR INVESTMENTS, LLC FOR OUTDOOR URBAN FLEA
MARKET PREPARATION IN THE MARTIN LUTHER KING DRIVE
REDEVELOPMENT AREA**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING A
REDEVELOPMENT AGREEMENT WITH ASH URBAN
DEVELOPMENT, LLC FOR THE MORRIS CANAL
REDEVELOPMENT AREA**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN
ADMINISTRATIVE SETTLEMENT FOR PROPERTY LOCATED IN
BLOCK 25804, LOT 19 AND KNOWN AS 449 OCEAN AVENUE
WITHIN THE TURNKEY REDEVELOPMENT AREA**

(See Resolution #14, dated December 16, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING
TEMPORARY BUDGET APPROPRIATIONS FOR THE FISCAL
YEAR ENDING DECEMBER 31, 2015**

(See Resolution #15, dated December 16, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
ADOPTION OF THE AMENDED AND REVISED ADMINISTRATIVE
POLICIES & PROCEDURES OF THE JCRA DATED
DECEMBER, 2014**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AMENDING
RESOLUTION #14-05-13 REGARDING MEPT JOURNAL SQUARE
URBAN RENEWAL AND ONE JOURNAL SQUARE PARTNERS,
LLC IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA**

(See Resolution #17, dated December 16, 2014 attached hereto.)

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

(See Resolution #18, dated December 16, 2014 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, Greene, Mansour, Petkanas and Verducci; 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 Mansour, seconded by Commissioner Coleman, the meeting was adjourned at 4:50 p.m.

Secretary