



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 17th DAY OF MARCH, 2015



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, March 17, 2015 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 6:01 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.

DIANE COLEMAN

ERMA D. GREENE

EVELYN FARMER

and the following were absent: TIMOTHY MANSOUR, JOHN PETKANAS and RUSSELL VERDUCCI. The Chairman thereupon declared a quorum present. Also present at the Meeting were David P. Donnelly, Executive Director; Christopher Fiore, Assistant Executive Director; Anthony Pantano, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary for the Meeting; Benjamin Delisle, Director of Development; Mary Pat Noonan, Project Manager; Heather Kumer, Legal Analyst 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 Eugene Paolino, Esq. for a presentation by Building Land Technologies of the Beacon. BLT is seeking designation for a piece of property in the Beacon Redevelopment Area but off the Beacon campus in Ward F. The property is in disrepair and located at Fairmount, Johnston and Cornelison. The property is owned partially by BLT. The prior owner is presently remediating the property and once that is complete the entire site will be developed. Michael Gadaletta, architect showed the Board a preliminary proposal for a two story structure with 15,000 SF retail on the ground floor. The second floor will be 19,000 SF of office space for a total of 33,800 SF. Mr. Gadaletta indicated there would be surface parking for 35 cars in the rear. The building will have some of the Beacon's design concepts. Mr Paolino indicated that when MetroVest (George Filopoulos) entered into the Lease Agreement with the Agency one of the requirements was the demolition of this building; however, it never happened. Now they are in discussions with the Agency and the developer has agreed to take down the building and develop the site. It is an extension of the Beacon property and may be used by the Beacon before the time schedule begins.

The Chairman acknowledge Bridget DiSonga, a parent in the Betz CERC community. Ms. DiSonga spoke to the Board regarding the Betz building and wanted to know what is happening with the building. Ms. DiSonga also mentioned the lack of school space how the building would be put to good use. Director Donnelly told Ms. DiSonga about issuing the RFP and that the Agency received three responses. However, Mr. Donnelly noted that all three were problematic so they were thrown out. He noted that the City has been in discussions with groups about the space but only discussions. Ms. DiSonga noted she was interest in the Board of Ed's

RFP. Chairman Lavarro indicated that at the time the Board of Education's RFP was the worst bid received and fell very far short. Counsel noted that legally the way the Board of Ed's proposal worked, the Agency would have had to subsidize the Board of Ed in that they were limited in what they could pay. The subject of the Board of Ed buying the building up and it was noted that, yes, they could buy it, but how would it be paid off. Ms. DiSonga noted that she was attending the Board of Ed meeting and asked how she would address this with them. Director Donnelly indicated that if the Board of Ed wanted to acquire this property they would have done so a long time ago. They were willing to make a temporary arrangement but not willing to make a real investment. Mr. Donnelly stated that at no time did the Board of Ed reach out to the Agency about buying the building. Ms. DiSonga then inquired as to how to approach the of Ed about trailers. Commissioner Coleman indicated that the Board of Ed knows best what they need and they would need to take the necessary steps. Director Donnelly indicated to Ms. DiSonga that the JCRA does not receive any tax dollars and that the Agency's fees are strictly funded by projects that we work on. He further noted that when discussing rent he must keep in mind that we do not receive any tax dollars and cannot give the property away. Ms. DiSonga indicated that with all the development occurring and people staying in Jersey City there is a need for more schools.

At this time the Board decided to go into Executive Session. Upon Motion of Commissioner Coleman seconded by Vice Chair Farmer, 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 March 17, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, Greene, and Lavarro; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolution adopted as introduced.

Emerging from Executive Session, Counsel noted that litigation was discussed.

Director Donnelly indicated that the Agency received over 40 submissions on the APRA RFQ and he will be setting up meetings for interviews with the qualified firms. He believes there are 25 out of the 40 who meet the criteria but wants to meet them in person.

The Chairman noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments. There being no questions, the Chairman called for a Consent Agenda for Items #2 through 11, 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
FEBRUARY 17, 2015

(See Resolution #2, dated March 17, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NUMBER 15-03-MPN3 WITH J & B LANDSCAPE,
INC. FOR YEARLY LANDSCAPING SERVICES AT THE BETZ
CERC

(See Resolution #3, dated March 17, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN
AMENDMENT TO THE REDEVELOPMENT AGREEMENT
AMONG THE JERSEY CITY REDEVELOPMENT AGENCY,

MARTIN LUTHER KING DRIVE URBAN RENEWAL JOINT VENTURE PARTNERSHIP AND HUB PARTNERS, LLC IN THE MARTIN LUTHER KING DRIVE 'HUB' REDEVELOPMENT AREA

(See Resolution #4, dated March 17, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN ADMINISTRATIVE SETTLEMENT FOR PROPERTY LOCATED IN BLOCK 22602, LOT 6 AND KNOWN AS 665 OCEAN AVENUE WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

(See Resolution #5, dated March 17, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A SETTLEMENT AND TRANSFER FOR PROPERTY LOCATED AT 24 & 26 VIRGINIA AVENUE, BLOCK 1998, LOT B.1 & B.2 TO THE VIRGINIA GARDENS HOMEOWNERS ASSOCIATION

(See Resolution #6, dated March 17, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NUMBER 1 TO CONTRACT NO. 14-05-FO9 WITH CARAVELLA CONTRACTORS, INC. FOR DEMOLITION OF EXISTING PROPERTY IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #7, dated March 17, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXTENDING THE MEMORANDUM OF AGREEMENT WITH THE CORDISH COMPANY AND JERSEY CITY POWERHOUSE ARTS DISTRICT, LLC FOR DEVELOPMENT OF THE POWERHOUSE LOCATED WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

(See Resolution #8, dated March 17, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN 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 ALL REDEVELOPMENT AREAS CITY-WIDE

(See Resolution #9, dated March 17, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AT FEBRUARY 17, 2015

(See Resolution #10, dated March 17, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH ASH URBAN DEVELOPMENT, LLC FOR PROPERTY LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #11, dated March 17, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, Greene, and Lavarro; 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 Vice Chair Farmer, seconded by Commissioner Coleman the meeting was adjourned at 6:45 p.m.

Secretary



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