



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 21ST DAY OF APRIL, 2015

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The Board of Commissioners of the Jersey City Redevelopment Agency met in a Regular Meeting at the Agency office, 66 York Street, Jersey City, New Jersey on Tuesday, April 21, 2015 at 6:00 p.m., the place and date duly established for the holding of such Meeting. In the absence of the Chairman, the Executive Director called the Meeting to order at 6:10 p.m., and upon roll call the following answered present:

DIANE COLEMAN

ERMA D GREENE

TIMOTHY N. MANSOUR

JOHN D. PETKANAS

and the following were absent: ROLANDO R. LAVARRO, JR., EVELYN FARMER and RUSSELL VERDUCCI. The Executive Director thereupon declared a quorum present. Also present at the Meeting were Christopher Fiore, Assistant Executive Director; Anthony Pantano, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary for the Meeting; Ronald Gardner, Part-time Comptroller; Mary Pat Noonan and Franklyn Ore, Project Managers; Robert Napiorski, Project Assistant; Elizabeth Vasquez, Accounting Assistant 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, Hudson Dispatch and to the City Clerk for the public's review and information.

The Executive Director acknowledged the first presenters, G & S Investors, with regard to the Metro Plaza site. Mr. Robert Verdabello indicated that Forrest City Residential Group, LLC will be joining with G & S as a joint venture partner. Mr. Verdabello that the group is looking for approval by the Board to accept the new partner. He also indicated that they have already received Planning Board approval for Phase 1A and noted that the project would be built in phases. A representative of Forrest City, Jonathan Gurtman, that Forrest City are national developers, owners, operators across the U.S which specializes in long-term urban development projects and place-making. Mr Gurtman indicated that Forrest City is responsible for the Yards in Washington, D.C. Forrest City formed a 50/50 joint venture with G & S. The site is 18 acres with four big box retail stores, Mr. Gurtman noted the first site is Pep Boys and over time will work with the retailers to re-position them. He stated that the overall site is seven blocks and there will be green space and dense development but also amenities with restoration of the street grid. The first building will consist of 421 apartments with 15,000 SF of public plaza. Mr. Gurtman stated that Forrest City is a long-term owner/investor in cities and neighborhoods. He stressed wanting to have a very involved community process with Councilwoman Osborne. When asked, Mr. Gurtman indicated that the apartment breakdown is generally 50% one bedroom, 30% two-bedroom and 20% studio apartments. Mr. Gurtman noted that their financing is in place and expect a construction start perhaps August/September, 2015.

The second presenter was late so the Executive Director went onto the third. Mr. John Fiorito of Point Capital Development LLC indicated that over the last ten years, he has redeveloped twelve buildings all around Jersey City and has invested in all wards in Jersey City. The current development for which he is seeking designation is located at 234 Suydam Avenue. The building has been demolished and he proposes to construct 83 units of market rate residential housing consisting of one, two and three bedrooms breaking down as: 50% two-bedroom, 30% one-bedroom and 20% three-bedroom units. He indicated there would be on-site parking with 10,000 SF of outdoor space and 4,000 SF of roof deck. It will be the largest project in the Lafayette area and will work as a catalyst. Mr. Fiorito indicated that there is another project which combines seven parcels of 90,000 SF, the building of which is 30,000 SF. There will be a total of 250 units with parking and some retail space. He noted that the neighborhood has an industrial look so he is leaning toward industrial chic. Mr. Fiorito noted acquisition should be complete in the first quarter of 2016. He stated that he has broken ground on the first project and already pouring slab and framing is set to start in June.

The Executive Director noted that the second presenters are in attendance and Jason Tuvell, Esq. representing Monitor Morris, LLC stated that the project address is 67-71 Monitor Street and 260-266 Pine Street noting that the property has been vacant for forty years. Mr. Tuvell indicated his client owns the property and is optimistic about the development. The development will consist of 77 units in seven stories with 4,000 SF of ground floor retail. Mr. Tuvell indicated that in addition to being close to the Light Rail there will also be a public bike station and further noted that the Redevelopment Plan amendment will allow for establishing a housing component. Mr.

Phil Gesué noted he met with the community, the Councilperson and Mayor's office. He also noted he met with the Planning Director about additional density. He noted the plan went to the Planning Board in mid-December and was approved for increased density. Mr. Gesué noted there is a need for affordable housing in the neighborhood. He stated that after months of meetings and negotiations, the Redevelopment Plan was amended to bring it up from 51 units to 77 units with an affordable requirement. Mr. Gesué stated that the goal is to use some unused land to build up density and put in a retail component so it becomes a neighborhood. He also indicated that he hopes to create a pedestrian walkway to the Light Rail station and has spoken to NJ Transit who are willing to discuss this. He also noted that Citi-bike would also be available. Mr. Gesué stated that the building will have an industrial look and feel with amenities such as a lounge and fitness center. He indicated that 1/3 of the units will have parking so there are approximately 30 spaces for 77 units. Mr. Ed Kolling informed the Board that the project is very consistent with the Morris Canal Redevelopment Plan and will take advantage of the Light Rail. He also stated that the Plan encourages opportunities for commercial development.

The final presentation by CCA Development represented by Lisa John-Basta who indicated that CCA was seeking designation and assignment from Newport for 75 Park South Drive and Two Shore Line Drive. Ms. John-Basta noted that 75 Park South Drive will consist of a 37 story mixed use building with 7,000 SF of ground floor retail. The building will have approximately 400 condominium units including studios, one, two, three and four bedrooms. There will be 276 parking spaces and bike storage. Two Shore Lane Drive is a mixed use seven story building with 16,000 SF of ground floor retail. The building will have 48 market rate units which will be a mix

of two and three bedroom units. Ms. John-Basta indicated that CCA is seeking designation to develop the sites in accordance with the approvals. She stated that CCA is a wholly owned subsidiary of China Construction, which is on the Shanghai stock exchange with \$112 billion in revenue.

At this time the Executive Director introduced Ron Gardner to the Board indicating that Mr. Gardner would be acting as the Agency's Comptroller.

Messrs. Dave Ambrose and Joe Clifford, who are the Agency's Project Managers from AMEC working on the Bayfront project, explained to the of the two additional change orders regarding the demolition of buildings at the site. Mr. Ambrose noted that during the demolition, an enormous trash pit was uncovered with walls greater than one foot thick and unfortunately this was not identified as part of the demolition bid until the work was completed. Mr. Ambrose indicated that there was approximately 1200 yards of material that need to be moved. However, since this is municipal waste it would be advantageous to have the JCIA move the material at the municipal rate; if not, then the cost would be much greater.

Next, Mr. Eric Berliner, a property owner, addressed the Board with regard to his property located at 233 Suydam Avenue. Mr. Berliner noted that he has owned the property for many years, his taxes are current and he is negotiating with Mr. Jack Pires for the purchase of the building. He indicated that John Fiorito did approach him about purchasing the building but his first offer was much too low and his second offer only a bit higher. Mr. Berliner explained that Mr. Pires made a much better offer for the property. He noted that he should be under contract with Mr. Pires very

soon. Mr. Berliner stated that when Mr. Pires becomes the owner of the property, Mr. Pires will have to deal with Mr. Fiorito and the Agency.

At this time the Commissioners elected to go into Executive Session. Upon Motion of Commissioner Coleman, seconded by Commissioner Petkanas, the following Resolution was introduced:

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 April 21, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Greene, Mansour and Petkanas; 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 know that discussions involved litigation, personnel matters and contract negotiations. No action was taken.

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

The Executive Directors called for a Consent Agenda for Items #2 through #26, on which the Board 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  
MARCH 17, 2015

(See Resolution #2, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE  
MINUTES OF EXECUTIVE SESSION DATED FEBRUARY 17, 2015  
(See Resolution #3, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE  
MINUTES OF EXECUTIVE SESSION DATED MARCH 17, 2015  
(See Resolution #4, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING  
VARIOUS FIRMS FOR THE ABANDONED PROPERTIES  
REHABILITATION ACT (APRA)  
(See Resolution #5, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
PROFESSIONAL SERVICES AGREEMENT NO.15-04-CF4 WITH  
VALUE RESEARCH GROUP, LLC FOR THE PREPARATION OF  
ACQUISITION APPRAISALS IN CONNECTION WITH THE  
ABANDONED PROPERTIES REHABILITATION ACT  
(See Resolution #6, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 2 FOR CONTRACT NO. 14-08- MPN5 WITH GRAMERCY GROUP, INC. FOR DEMOLITION SERVICES IN THE BAYFRONT 1 REDEVELOPMENT AREA

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(See Resolution #7, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 15-04-MPN5 WITH AMEC FOSTER WHEELER ENVIRONMENTAL & INFRASTRUCTURE, INC. FOR ENVIRONMENTAL SERVICES IN THE BAYFRONT 1 REDEVELOPMENT AREA

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(See Resolution #8, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THIS RESOLUTION TO SERVE AS AN MOU WITH HUDSON COUNTY SCHOOLS OF TECHNOLOGY FOR ACCESS TO PROPERTY LOCATED AT 180 NINTH STREET IN THE BETZ BREWERY REDEVELOPMENT AREA

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(See Resolution #9, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO CONTRACT NO. 14-05-BD7 WITH T & M ASSOCIATES FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE CANAL CROSSING REDEVELOPMENT AREA

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(See Resolution #10, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING FAIR MARKET VALUE FOR PROPERTY LOCATED IN BLOCK 15702, LOT 31 AND KNOWN AS 423 GRAND STREET WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

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(See Resolution #11, dated April 21, 2015 attached hereto.)



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A TRANSFER IN INTEREST ON BLOCK 11603, LOTS 3, 47, 50 AND 51 UNDER THE REDEVELOPMENT AGREEMENT WITH G & S INVESTORS, JERSEY CITY, LP

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(See Resolution #12, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PARTIAL RELEASE OF MORTGAGE BETWEEN EAGLE ROCK DEVELOPMENT, LLC AND THE JERSEY CITY REDEVELOPMENT AGENCY REGARDING PROPERTY KNOWN AS 278 MLK DRIVE LOCATED WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

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(See Resolution #13, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NUMBER 1 TO CONTRACT NO. 14-01-FO1 WITH SZ CONSTRUCTION, INC. FOR PHASE II REHABILITATION OF PROPERTY LOCATED AT BOCK 23202, LOT 79 IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

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(See Resolution #14, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 15-04-FO4 WITH MID ATLANTIC ENGINEERING PARTNERS FOR PROFESSIONAL SERVICES OF PROPERTY IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

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(See Resolution #15, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO A NON-FAIR AND OPEN PROFESSIONAL SERVICES AGREEMENT NO. 15-04-FO6 WITH GRO ARCHITECTS, LLC FOR PROFESSIONAL ARCHITECTURAL SERVICES IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

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(See Resolution #16, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO A LEASE AGREEMENT WITH INVESTORS BANK FOR PREMISES LOCATED AT 360-398 MLK DRIVE WITHIN THE MARTIN LUTHER KING DRIVE "HUB" REDEVELOPMENT AREA

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(See Resolution #17, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 550 JOHNSTON AVENUE, LLC AS DEVELOPER FOR PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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(See Resolution #18, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 15-04-CF3 WITH VALUE RESEARCH GROUP, LLC FOR THE PREPARATION OF AN ACQUISITION APPRAISAL OF PROPERTY KNOWN AS 125 MONITOR STREET IN BLOCK 17503, LOT 1 LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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(See Resolution #19, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING MONITOR MAPLE, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED IN BLOCK 19000 IN THE MORRIS CANAL REDEVELOPMENT AREA

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(See Resolution #20, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING CCA DEVELOPMENT, LLC AS REDEVELOPER OF PROPERTY LOCATED IN THE NEWPORT REDEVELOPMENT AREA, CONSENTING TO A TRANSFER AND SALE OF PROPERTY AND AUTHORIZING A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH NEWPORT ASSOCIATES DEVELOPMENT COMPANY

(See Resolution #21, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 15-04-FO5 WITH MID ATLANTIC ENGINEERING PARTNERS FOR PROFESSIONAL SERVICES OF PROPERTY IN THE OCEAN BAY VIEW REDEVELOPMENT AREA

(See Resolution #22, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO CONTRACT NO. 15-04-MPN4 WITH DRESDNER ROBIN FOR ENVIRONMENTAL SERVICES LOCATED IN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

(See Resolution #23, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF APRIL 21, 2015.

(See Resolution #24, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS OF APRIL 21, 2015

(See Resolution #25, dated April 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT WITH GENERAL RECREATION, INC. PURSUANT TO N.J.S.A. 40A:11-12A AND N.J.A.C. 5:34-7.20 (c)

(See Resolution #26, dated April 21, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Greene, Mansour and Petkanas; 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 Commissioner Petkanas, the meeting was adjourned at 7:56 p.m.

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Secretary