



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 19TH DAY OF MAY, 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, May 19, 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 6:10 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.

DIANE COLEMAN

ERMA D. GREENE

TIMOTHY N. MANSOUR

RUSSELL J. VERDUCCI

and the following were absent: EVELYN FARMER and JOHN D. PETKANAS. 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; Ben Delisle, Director of Development; Mary Pat Noonan, Project Manager; Robert Haag of Lerch Vinci and Higgins, Agency auditor; 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 Robert Haag of Lerch, Vinci & Higgins, the Agency's auditing firm. Mr. Haag stated that the Agency's audit for 2014 was complete and that it was given an unqualified opinion, which is the highest level. Mr. Haag indicated there were no deficiencies found; the financials look good and the surplus is sufficient. Mr. Haag did note that there were two qualifications: old deposit of project monies and payroll. He stated that there was nothing major regarding the payroll only that the process be updated and revised. Accordingly, the following Resolution was introduced and duly seconded:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY INDICATING THAT
THE JCRA IS IN COMPLIANCE WITH N.J.S.A. 40:A:5A-17, THE
ANNUAL REPORT OF AUDIT

(See Resolution #17, dated May 19, 2015 attached hereto.)

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

The Executive Director noted the first presenter, Mr. Mark Munley, Chief Investment Officer for New Jersey Community Capital. Mr. Munley explained that NJCC is a financial instituted by the U.S. Treasury. They are a non-depository, non-bank entity lending money to non-profits throughout the state. Mr. Munley explained they were part of the financing for St. Peter's University, Head Start, two of Paul DeBellis' projects. He noted NJCC was one of the larger financers of charter schools. Mr. Munley indicated that DCA created the program and NJCC is asking for \$6 million with the hopes that \$2 million would be for Jersey City, specifically 24 Monticello Avenue. Mr. Munley noted they intent to renovate 24 Monticello Avenue as a one

or two unit affordable residence for sale or rental. Mr. Munley explained that NJCC has in excess of sixty one, two, three and four family units and have invested in over 600 mortgages in the state. NJCC has \$300 million in assets mainly in non-profit and affordable housing. Mr. Munley also noted that NJCC is looking at four or five other properties in Jersey City.

The next presentation by Ed Fowlkes of Alliance Construction. Mr. Fowlkes noted that he is a Jersey City based company which as completed a number of projects in Jersey City and is proud to indicated he does in-fill housing. The proposal he is making is for 97-99 Dwight Street which is vacant and he is proposing two 2-family affordable houses for rent. Commissioner Coleman inquired about Mr. Fowlkes' current project which has seen no work in quite a while. She wanted to know how he is presenting for a new project, when he has an uncompleted project waiting to be finished. Mr. Fowlkes explained there were two law suits on the project. He noted he waited two years for a water connection. Commissioner Coleman mentioned that she knew nothing about the projects taking place in her Ward for which she is Councilwoman and asked Mr. Fowlkes to forward her a list of all his projects. Mr. Fowlkes said he would send her a list.

The next presentation is by ABS Builders/ALT Investments represented by Chuck Harrington. Mr. Harrington indicated that the project is located in the Berry Lane Park zone, just due east of Berry Lane Park and will consist of 67 units. Mr. Harrington noted that the developer must be designated by the Redevelopment Agency and part of that designation would be building new roads. He indicated that ABS/ALT are proposing to building road out and construct two-family and three-family homes in 12 and 20 unit buildings. The buildings will be divided between ABS and ALT as to which entity will build which building. He also noted they will all

be rental units. Mr. Harrington indicated that Anju Parma and his associates have developed in Jersey City for many years. He also noted that the project is consistent with the Berry Lane Park Zone in creating high density.

At this time the Chairman asked if there any public speakers. Ms. June Jones addressed the Board in support of the ABS / ALT project and indicated that the community is supporting this project. She noted that Mr. Parma has lived in the neighborhood a very long time and is willing to develop in his neighborhood.

Next, M.O. Wolf addressed the Board indicating his support of using local contractors and workforce.

Commissioner Coleman noted that the gentlemen from ABS and ALT has met with her and they will be building a community and that is what is needed.

At this time the Board decided to go into Executive Session, upon Motion of Commissioner Mansour, seconded by Commissioner Coleman, 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 May 19, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Greene, Lavarro, Mansour 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 discussions involving contract negotiations, personnel and litigation took place. 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. General Counsel made an amendment to Item #14.

The Chairman then called for a Consent Agenda for Items numbered #2 through #20 and #14 as amended with the exception of Item #17. It was duly moved and seconded with a unanimous vote for the Consent Agenda. 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 APRIL 21, 2015
(See Resolution #2, dated May 19, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED APRIL 21, 2015
(See Resolution #3, dated May 19, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RATIFYING THE COOPERATION AGREEMENT BETWEEN THE AGENCY AND THE JERSEY CITY INCINERATOR AUTHORITY FOR SERVICES AT THE BAYFRONT I REDEVELOPMENT AREA
(See Resolution #4, dated May 19, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ACCEPTANCE OF A DEED FROM THE CITY OF JERSEY CITY FOR CITY-OWNED PROPERTY LOCATED AT KELLOGG STREET, BLOCK 24601, LOT 12 WITHIN THE BAYFRONT I REDEVELOPMENT AREA
(See Resolution #5, dated May 19, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
LICENSE AGREEMENT WITH 550 JOHNSTON AVENUE, LLC
FOR PROPERTY LOCATED IN THE BEACON REDEVELOPMENT
AREA

(See Resolution #6, dated May 19, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
ACCEPTANCE OF THE INDEPENDENT ACCOUNTANT'S
REPORT ON THE COMMUNITY EDUCATION AND
RECREATION CENTER FOR THE PERIOD JANUARY 1, 2014
THROUGH DECEMBER 31, 2014

(See Resolution #7, dated May 19, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
EXECUTION OF A LEASE AGREEMENT FOR PREMISES
LOCATED AT 180 NINTH STREET IN THE BETZ BREWERY
REDEVELOPMENT AREA

(See Resolution #8, dated May 19, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
EXTENSION OF THE COOPERATION AGREEMENT WITH THE
CITY OF JERSEY CITY IN CONNECTION WITH THE CERC
FACILITY LOCATED WITHIN THE BETZ BREWERY
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(See Resolution #9, dated May 19, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A RESERVATION OF RIGHTS AGREEMENT AND NJDEP PERMIT APPLICATION WITH PPG INDUSTRIES, INC. FOR AGENCY OWNED PROPERTY AT BLOCK 21501, LOTS 16, 17, 18 AND 19 WITHIN THE CANAL CROSSING REDEVELOPMENT AREA

(See Resolution #10, dated May 19, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JCRA AND BARNABAS HEALTH, INC.

(See Resolution #11, dated May 19, 2015 attached hereto.)

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(See Resolution #13, dated May 19, 2015 attached hereto.)

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(See Resolution #14, dated May 19, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING
POINT CAPITAL DEVELOPMENT, LCC AS REDEVELOPER FOR
PROPERTY LOCATED IN BLOCK 20304 IN THE MORRISCANAL
REDEVELOPMENT AREA

(See Resolution #15, dated May 19, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NUMBER 15-05-BD6 WITH LAWNS BY YORKSHIRE
FOR LANDSCAPING SERVICES AT BERRY LANE PARK

(See Resolution #16, dated May 19, 2015 attached hereto.)

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NEGOTIATIONS WITH THE BAYONNE MUNICIPAL UTILITIES
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JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
CORRECTIVE ACTION PLAN FOR THE 2014 ANNUAL AUDIT

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF MAY 19, 2015

(See Resolution #20, dated May 19, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Greene, Lavarro, Mansour 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 Commissioner Mansour, the meeting was adjourned at 7:10 p.m.

Secretary



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 19TH DAY OF MAY, 2015



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ROLANDO R. LAVARRO, JR.

DIANE COLEMAN

ERMA D. GREENE

TIMOTHY N. MANSOUR

RUSSELL J. VERDUCCI

and the following were absent: EVELYN FARMER and JOHN D. PETKANAS. 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; Ben Delisle, Director of Development; Mary Pat Noonan, Project Manager; Robert Haag of Lerch Vinci and Higgins, Agency auditor; 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.

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(See Resolution #1, dated May 19, 2015 attached hereto.)

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

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JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF MAY 19, 2015

(See Resolution #20, dated May 19, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Greene, Lavarro, Mansour 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 Commissioner Mansour, the meeting was adjourned at 7:10 p.m.

Secretary