



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 21st DAY OF JULY, 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, July 21, 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 6:08 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.

EVELYN FARMER

DIANE COLEMAN

ERMA D. GREENE

TIMOTHY N. MANSOUR

JOHN D. PETKANAS

and the following were absent: 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; Ronald Gardner, Agency's Comptroller; Benjamin Delisle, Director of Development; Mary Pat Noonan, Project Manager, Robert Napiorski, Project Assistant, Elizabeth Vasquez, Accounting Assistant, Diana Jeffrey, City attorney 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.

At this time the Chairman called for the first presentation. North River Development, LLC represented by Robert Verdibello, Esq. addressed the Board indicating that North River is requesting designation to develop a marina off Second Street. Mr. Verdibello indicated that the proposed marina is located in the Harsimus Cove Station Redevelopment Area noting that a marina is the next step in the evolution of the waterfront and is consistent with "new urbanism." Mr. Verdibello introduced Bruce Boyle and noted that Mr. Boyle is a very accomplished developer who can complete a marina project since he has developed a number of marinas in Jersey City. Mr. Boyle indicated that the property ties in with the steam elevated plaza and parking. The marina will become a destination location with an amphitheater. Mr. Boyle also noted there would be no residential component. He indicated that after a study and samples for depth he will have the final design. The marina will also include ferry service. Mr. Boyle stated that the marina could include an exhibition hall and convention center for events. The marina itself will be able to berth sail boats, fishing boats, paddle boats and even kayaks. Mr. Boyle also stated that he would like to also have an aquarium and a marketing area for new products for the maritime industry.

Frank Regan, Esq., representing 101 Newkirk, LLC indicated the redeveloper is proposing construction of a 22-story residential building of 168 units with a parking complex at the rear of the Justice Complex. Mr. Regan introduced Dean Marchetto, the architect for the project. Mr.

Marchetto showed the Board a Power Point presentation. Mr. Marchetto noted there would be a four-story parking garage with 156 spaces which would be shared by residents of the building, the Court during the day by both employees and clients and neighbors in the evening. There will also be 2200 SF of ground level retail.

Chuck Harrington, Esq. presented next for 1 Edward Hart Drive, LLC. Mr. Harrington introduced Michael Dorrian of Dorrian's Restaurant. He noted the project is located right outside Liberty State Park by the Daily News building. Mr. Harrington indicated that Mr. Dorrian is proposing a development/conversion of the existing building into a public recreation use with 15 bowling lanes and a brew pub making it a destination point. He noted it will have a roof top deck and tremendous views. Mr. Dorrian also noted it would be an employment generator anticipating 40-50 full time jobs and may grow to 60-70 seasonally. He noted they are scheduled to go before the Planning Board on August 4th.

The final presentation was also initiated by Mr. Harrington noting that Mr. Myneni owns a number of properties in Jersey City and has been investing in the City for thirty years. Mr. Harrington indicated that Mr. Myneni is the owner of property located at 682 Route 440 in the Water Street Redevelopment Area and is currently a small strip center. Mr. Myneni is proposing a 12-story mixed use building with 120 residential units and two stories of commercial. There will be 65 parking spaces on site. Mr. Harrington noted that this is a project that will not be going into the ground next year as there are tenants with leases and Mr. Myneni does not want to displace them. Mr. Myneni is looking to work in partnership with the Agency and City as there is a lot next door which is owned by Dye Specialties which has numerous environmental issues. Mr. Myneni

has made several attempts to purchase the property but has not heard anything from the owners. Mr. Myneni is hoping the Agency may be able to assist in that as in condemning the property.

At this time the Board agreed to go into Executive Session. Upon Motion of Commissioner Mansour, seconded by Commissioner Coleman, the Board went into closed 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 July 21, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, Greene, Lavarro, 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 indicated for the records that discussions involving, litigation, personnel took place and 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.

There being no questions, the Chairman called for a Consent Agenda for Items #2 through #23, 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 JUNE 16, 2015
(See Resolution #2, dated July 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF EXECUTIVE SESSION DATED JUNE 16, 2015

(See Resolution #3, dated July 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING
PINNACLE DEVELOPMENT AS REDEVELOPER FOR PROPERTY
AT BLOCK 23301, LOT 15; THE FRANKLIN DEVELOPMENT
GROUP FOR PROPERTY AT BLOCK 3903, LOT 18 & BLOCK 2205,
LOT 45; ALLIANCE CONSTRUCTION AS REDEVELOPER FOR
PROPERTY AT BLOCK 18704 LOT 12 & BLOCK 21101, LOT 26;
CHAMUNDA MA WRIGHT AS REDEVELOPER FOR PROPERTY
AT BLOCK 2404, LOT 9; BGT ENTERPRISES AS REDEVELOPER
FOR PROPERTY AT BLOCK 14103, LOT 54; PRIOR
CONSTRUCTION AS REDEVELOPER FOR PROPERTY AT
BLOCK 23703 LOT 12 IN ACCORDANCE WITH THE
ABANDONED PROPERTIES REHABILITATION ACT

(See Resolution #4, dated July 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY CONSENTING TO
THE REPROGRAMMING OF FUNDS FOR DEMOLITION
RELATED TO ACTIVITIES AT THE BAYFRONT I SITE

(See Resolution #5, dated July 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
ENTERING INTO CONTRACT 15-07-MPN8 WITH TECTONIC
ENGINEERING & SURVEYING CONSULTANTS, P.C. FOR
ENVIRONMENTAL ENGINEERING SERVICES IN
CONNECTION WITH THE SOIL CONDITIONS AT THE BETZ
BREWERY SITE

(See Resolution #6, dated July 21, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
THIRD AMENDMENT TO CONTRACT NUMBER 14-05-BD7
WITH T & M ASSOCIATES FOR PROFESSIONAL

ENVIRONMENTAL SERVICES IN THE CANAL CROSSING
REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 15-07-BD9 WITH WCD GROUP FOR
PROFESSIONAL ENVIRONMENTAL SERVICES WITHIN THE
HARSIMUS COVE STATION REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
DESIGNATION OF BELOVED COMMUNITY CHARTER
SCHOOL AS REDEVELOPER FOR PROPERTY LOCATED IN
BLOCK 15502 IN THE LAFAYETTE PARK REDEVELOPMENT
AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 1
EDWARD HART DRIVE, LLC AS THE REDEVELOPER FOR
PROPERTY LOCATED AT 1 EDWARD HART DRIVE LOCATED
IN THE LIBERTY HARBOR REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
DESIGNATION OF LIBERTY SCIENCE CENTER & SCITECH
SCITY, LLC (AN ENTITY TO BE FORMED BY THEM) AS
REDEVELOPER FOR PROPERTY LOCATED IN THE LIBERTY
HARBOR REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF PARK AVENUE LANDING, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT 13-05-FO6 WITH LINDEMON, WINCKLEMAN, DEUPREE, MARTIN, RUSSELL AND ASSOCIATES, PC FOR PROFESSIONAL ARCHITECTURAL SERVICES IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING GRAFFITI, 125, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED AT 125 MONITOR STREET LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY GRANTING APPROVAL FOR THE SALE OF UNITS FOR PROPERTY LOCATED AT 294 BARROW STREET

(See Resolution #15, dated July 21, 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 THE DEVELOPMENT OF THE POWERHOUSE LOCATED WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING
ALLIANCE CONSTRUCTION GROUP, LLC AS REDEVELOPER
FOR PROPERTY LOCATED AT 97-99 DWIGHT STREET IN THE
TURNKEY REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING LAW
FIRMS FOR VARIOUS LEGAL SERVICES IN ALL PROJECT
AREAS

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
PROFESSIONAL SERVICES AGREEMENT NO. 15-07-BA3 WITH
HODULIK & MORRISON, PA FOR ACCOUNTING AND
FINANCIAL SERVICES

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING
OFFICIAL DEPOSITORIES OF THE JERSEY CITY
REDEVELOPMENT AGENCY

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ADOPTING THE
CASH MANAGEMENT PLAN FOR THE JCRA

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

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

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

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

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

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

Vice Chair Farmer acknowledged and thanked Ben Delisle for the tour of Berry Lane Park.

There being no further business to come before the Board of Commissioners, upon Motion of Vice Chair Farmer, seconded by Commissioner Petkanas, the meeting was adjourned at 7:25 pm.

Secretary



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ACCOUNTS/INVOICES PAYABLE LIST AS OF JULY 21, 2015

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

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

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

Vice Chair Farmer acknowledged and thanked Ben Delisle for the tour of Berry Lane Park.

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