



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 18th DAY OF AUGUST, 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, August 18, 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.

EVELYN FARMER

ERMA D. GREENE

TIMOTHY N. MANSOUR

and the following were absent: DIANE COLEMAN, 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; Diana Jeffrey, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary the Meeting; Anthony Pantano, Esq., Counsel; Mary Pat Noonan, Project Manager 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 the public speakers and Eugene Paolino, Esq. addressed the Board with regard to Item #11. Mr. Paolino indicated his client is the owner of 87 Street and has received Site Plan Approval and he just wanted to make a point of clarification. Mr. Paolino indicated that a portion of the property on Block 204 is under construction on Lot 13. Mr. Fiore noted that there would be additional construction on that site as part of the parking for the Justice Complex. Mr. Paolino stated that he was just making sure that it will comply with the Redevelopment Plan.

The Chairman indicated there were no matters to be discussed in Executive Session.

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 #21, which was voted unanimously. The Chairman then called for a Motion to move the Consent Agenda consisting of Items #2 through #21. Upon Motion of Vice Chair Farmer, seconded by Commissioner Mansour, the following items were adopted:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE REGULAR MEETING DATED JULY 21, 2015
(See Resolution #2 dated August 18, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF EXECUTIVE SESSION DATED JULY 21, 2015
(See Resolution #3, dated August 18, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT #15-08-RN1 WITH HUDSON REALTY ABSTRACT CO. FOR TITLE & SEARCHING SERVICES FOR VARIOUS VACANT PROPERTIES CITYWIDE
(See Resolution #4, dated August 18, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE CREATION OF A REVOLVING LOAN PROGRAM/FUND IN ALL PROJECT AREAS
(See Resolution #5, dated August 18, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING FIRE AND GENERAL LIABILITY INSURANCE POLICIES ON THE BETZ COMMUNITY CENTER
(See Resolution #6, dated August 18, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING NORTH RIVER DEVELOPMENT, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 11603, LOT 7 (UNDERWATER PROPERTY) LOCATED IN THE HARSIMUS COVE STATION REDEVELOPMENT AREA
(See Resolution #7, dated August 18, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ISSUE NOT TO EXCEED \$20,000,000 REDEVELOPMENT AREA TAXABLE BONDS (FORREST CITY PROJECT), SERIES 2015 AND DETERMINING OTHER MATTERS RELATED THERETO WITHIN THE HARSIMUS COVE STATION REDEVELOPMENT AREA
(See Resolution #8, dated August 18, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR ENTRY ONTO CITY-OWNED PROPERTY AT BLOCK 11603, LOT 37 WITHIN THE HARSIMUS COVE STATION REDEVELOPMENT AREA

(See Resolution #9, dated August 18, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 15-08-DD2 WITH COONEY BOVASSO REALTY ADVISORS, INC. FOR THE PREPARATION OF ACQUISITION APPRAISALS OF PROPERTIES IN BLOCK 9501, LOTS 21 & 22 AND KNOWN AS 68-74 SIP AVENUE AND 84 SIP AVENUE LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #10, dated August 18, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 101 NEWKIRK, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED AT 101-107 NEWKIRK STREET LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #11, dated August 18, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A REVOLVING FUND LOAN PAYMENT TO THE REDEVELOPMENT AGREEMENT WITH 1 EDWARD HART ROAD, LLC IN THE LIBERTY HARBOR REDEVELOPMENT AREA

(See Resolution #12, dated August 18, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR PROPERTY LOCATED WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

(See Resolution #13, dated August 18, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH THE UNITED WAY OF HUDSON COUNTY FOR 665 OCEAN AVENUE, BLOCK 22602, LOT 6 IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

(See Resolution #14, dated August 18, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO A LICENSE AGREEMENT WITH THE HUDSON COUNTY BUILDING AND TRADES COUNCIL FOR ENTRY ONTO AGENCY-OWNED PROPERTY AT BLOCK 22602, LOT 6 WITHIN THE MLK DRIVE REDEVELOPMENT AREA

(See Resolution #15, dated August 18, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AND APPROVING THE REDEVELOPMENT AGREEMENT WITH POINT CAPITAL DEVELOPMENT, LLC WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #16, dated August 18, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A BROWNFIELD CLEANUP REVOLVING LOAN FUND ("BCRLF") LOAN TO ASH URBAN DEVELOPMENT, LLC IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #17, dated August 18, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING MYNENI PROPERTIES, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED IN BLOCK 20403 IN THE WATER STREET REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
EXECUTIVE DIRECTOR TO BIND DIRECTORS AND OFFICERS
LIABILITY COVERAGE

(See Resolution #19, dated August 18, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
BENJAMIN DELISLE AND CHRISTOPHER FIORE TO ATTEND
THE GOVERNOR'S CONFERENCE ON HOUSING AND
ECONOMIC DEVELOPMENT IN ATLANTIC CITY ON
OCTOBER 27 AND 28, 2015

(See Resolution #20, dated August 18, 2015 attached hereto.)

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

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

Accordingly, the following voted "AYE": Commissioners Greene, Lavarro and Mansour; 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 Mansour, the meeting was adjourned at 6:10 pm.

Secretary



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

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

Accordingly, the following voted "AYE": Commissioners Greene, Lavarro and Mansour; 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 Mansour, the meeting was adjourned at 6:10 pm.

Secretary