



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 15th DAY OF SEPTEMBER, 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, September 15, 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 6:00 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.

EVELYN FARMER

DIANE COLEMAN

ERMA D. GREENE

RUSSELL VERDUCCI (6:06)

and the following were absent: TIMOTHY MANSOUR 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; Diana Jeffrey, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary the Meeting; Mary Pat Noonan, Project Manager; Ronald Gardner, Comptroller; Ben Delisle, Director of Development and Elizabeth Vasquez, Accounting Assistant 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 indicated there was one presentation. Mr. Mark Munley of New Jersey Community Capital proposed a development at 308 Whiton Street. Mr. Munley noted that 308 Whiton Street is a vacant lot and would construct a market rate, 2-unit house to match the other homes on the street.

The Board then decided to go into Executive Session. Accordingly, the following Resolution was introduced and duly seconded:

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 September 15, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Farmer, Greene, Lavarro 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 that personnel matters as well as litigation matters were discussed 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.

General Counsel indicated she was adding a new Resolution to the Agenda marked as Item #14.

Commissioner Coleman had questions on Item #10, wanting the Agency to investigate 405-407 Ocean Avenue. After further discussion, Item #10 was withdrawn from the Agenda. Commissioner Coleman has questions on Items #7 and #8 with regard to the business incubator and two apartments above. Mr. Donnelly indicated that the Agency hired a consultant to put together a business plan who has already met with the community.

The Chairman then called for a Consent Agenda for Items #2 through #14, excepting #10 which was withdrawn. A Consent Agenda was voted unanimously. The Chairman then called for a motion and second for Items #2 through #14 (except #10). 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 OF AUGUST 18, 2015
(See Resolution #2, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
AND APPROVING THE REDEVELOPMENT AGREEMENT WITH
APPROVING A REDEVELOPMENT AGREEMENT WITH GS FC
JERSEY CITY PEP I URBAN RENEWAL, LLC IN THE HARSIMUS
COVE STATION REDEVELOPMENT AREA
(See Resolution #3, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
AND APPROVING THE REDEVELOPMENT AGREEMENT WITH
APPROVING A REDEVELOPMENT AGREEMENT WITH GS FC
JERSEY CITY PEP II URBAN RENEWAL, LLC IN THE HARSIMUS
COVE STATION REDEVELOPMENT AREA
(See Resolution #4, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A DEED FROM THE JERSEY CITY REDEVELOPMENT AGENCY RELEASING THE PROPERTY LOCATED AT 545 BRAMHALL AVENUE, JERSEY CITY, NJ FROM ALL RESTRICTIONS AND COVENANTS CONTAINED IN THE SPECIAL WARRANTY DEED DATED DECEMBER 9, 1980 (See Resolution #5, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH MAJESTIC U.R., LLC IN THE MAJESTIC THEATER REDEVELOPMENT AREA
(See Resolution #6, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NUMBER 3 TO CONTRACT NO. 14-01-FO1 WITH SZ CONSTRUCTION, INC. FOR REHABILITATION OF PROPERTY LOCATED AT BLOCK 23202, LOT 79 IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
(See Resolution #7, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NUMBER 4 TO CONTRACT NO. 14-01-FO1 WITH SZ CONSTRUCTION, INC. FOR REHABILITATION OF PROPERTY LOCATED AT BLOCK 23202, LOT 79 IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
(See Resolution #8, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE OF A DEED FROM THE JERSEY CITY REDEVELOPMENT AGENCY TO 184 MORGAN STREET ASSOCIATES URBAN RENEWAL, LLC FOR PROPERTIES IN BLOCK 11507, LOTS 8 & 7, KNOWN AS 187-189 BAY STREET WITHIN THE MORGAN GROVE MARIN REDEVELOPMENT AREA

(See Resolution #9, dated September 15, 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 405-407 OCEAN AVENUE IN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #10, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ACQUISITION AND IMPLEMENTATION OF FINANCIAL ACCOUNTING AND REPORTING SOFTWARE

(See Resolution #11, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF SEPTEMBER 15, 2015

(See Resolution #12, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RESCINDING THE DESIGNATION OF CHAMUNDA MA WRIGHT, LLC AS REDEVELOPER FOR PROPERTY AT BLOCK 2404, LOT 9 UNDER THE ABANDONED PROPERTIES REHABILITATION ACT

(See Resolution #13, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
ONE YEAR OPTION IN THE CONTRACT BETWEEN THE
AGENCY AND DAVID P. DONNELLY AS EXECUTIVE
DIRECTOR/ SECRETARY

(See Resolution #14, dated September 15, 2015 attached hereto.)

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

Mary Pat Noonan informed the Board that Hudson County Community College would be having a ribbon cutting ceremony at the BETZ CERC on Thursday at 2:30 pm.

General Counsel informed the Board that the Agency is required by statute to review the Local Finance Board's findings on the Redevelopment Area Bonds for the Forest City Project. She noted that the Agency did not receive the findings in time for this meeting so they cannot be approved. Counsel stated that the Agency needs to adopt the findings of the LFB prior to the closing of the bonds and, therefore, we will have to have a Special Meeting.

There being no further business to come before the Board of Commissioners, upon Motion of Commissioner Coleman, seconded by Chairman Lavarro, the meeting was adjourned at 6:30 pm.

Secretary



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 15th DAY OF SEPTEMBER, 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, September 15, 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 6:00 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.

EVELYN FARMER

DIANE COLEMAN

ERMA D. GREENE

RUSSELL VERDUCCI (6:06)

and the following were absent: TIMOTHY MANSOUR 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; Diana Jeffrey, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary the Meeting; Mary Pat Noonan, Project Manager; Ronald Gardner, Comptroller; Ben Delisle, Director of Development and Elizabeth Vasquez, Accounting Assistant 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 indicated there was one presentation. Mr. Mark Munley of New Jersey Community Capital proposed a development at 308 Whiton Street. Mr. Munley noted that 308 Whiton Street is a vacant lot and would construct a market rate, 2-unit house to match the other homes on the street.

The Board then decided to go into Executive Session. Accordingly, the following Resolution was introduced and duly seconded:

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 September 15, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Farmer, Greene, Lavarro 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 that personnel matters as well as litigation matters were discussed 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.

General Counsel indicated she was adding a new Resolution to the Agenda marked as Item #14.

Commissioner Coleman had questions on Item #10, wanting the Agency to investigate 405-407 Ocean Avenue. After further discussion, Item #10 was withdrawn from the Agenda. Commissioner Coleman has questions on Items #7 and #8 with regard to the business incubator and two apartments above. Mr. Donnelly indicated that the Agency hired a consultant to put together a business plan who has already met with the community.

The Chairman then called for a Consent Agenda for Items #2 through #14, excepting #10 which was withdrawn. A Consent Agenda was voted unanimously. The Chairman then called for a motion and second for Items #2 through #14 (except #10). 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 OF AUGUST 18, 2015
(See Resolution #2, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
AND APPROVING THE REDEVELOPMENT AGREEMENT WITH
APPROVING A REDEVELOPMENT AGREEMENT WITH GS FC
JERSEY CITY PEP I URBAN RENEWAL, LLC IN THE HARSIMUS
COVE STATION REDEVELOPMENT AREA
(See Resolution #3, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
AND APPROVING THE REDEVELOPMENT AGREEMENT WITH
APPROVING A REDEVELOPMENT AGREEMENT WITH GS FC
JERSEY CITY PEP II URBAN RENEWAL, LLC IN THE HARSIMUS
COVE STATION REDEVELOPMENT AREA
(See Resolution #4, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A DEED FROM THE JERSEY CITY REDEVELOPMENT AGENCY RELEASING THE PROPERTY LOCATED AT 545 BRAMHALL AVENUE, JERSEY CITY, NJ FROM ALL RESTRICTIONS AND COVENANTS CONTAINED IN THE SPECIAL WARRANTY DEED DATED DECEMBER 9, 1980 (See Resolution #5, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH MAJESTIC U.R., LLC IN THE MAJESTIC THEATER REDEVELOPMENT AREA
(See Resolution #6, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NUMBER 3 TO CONTRACT NO. 14-01-FO1 WITH SZ CONSTRUCTION, INC. FOR REHABILITATION OF PROPERTY LOCATED AT BLOCK 23202, LOT 79 IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
(See Resolution #7, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NUMBER 4 TO CONTRACT NO. 14-01-FO1 WITH SZ CONSTRUCTION, INC. FOR REHABILITATION OF PROPERTY LOCATED AT BLOCK 23202, LOT 79 IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
(See Resolution #8, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE OF A DEED FROM THE JERSEY CITY REDEVELOPMENT AGENCY TO 184 MORGAN STREET ASSOCIATES URBAN RENEWAL, LLC FOR PROPERTIES IN BLOCK 11507, LOTS 8 & 7, KNOWN AS 187-189 BAY STREET WITHIN THE MORGAN GROVE MARIN REDEVELOPMENT AREA

(See Resolution #9, dated September 15, 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 405-407 OCEAN AVENUE IN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #10, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ACQUISITION AND IMPLEMENTATION OF FINANCIAL ACCOUNTING AND REPORTING SOFTWARE

(See Resolution #11, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF SEPTEMBER 15, 2015

(See Resolution #12, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RESCINDING THE DESIGNATION OF CHAMUNDA MA WRIGHT, LLC AS REDEVELOPER FOR PROPERTY AT BLOCK 2404, LOT 9 UNDER THE ABANDONED PROPERTIES REHABILITATION ACT

(See Resolution #13, dated September 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
ONE YEAR OPTION IN THE CONTRACT BETWEEN THE
AGENCY AND DAVID P. DONNELLY AS EXECUTIVE
DIRECTOR/ SECRETARY

(See Resolution #14, dated September 15, 2015 attached hereto.)

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

Mary Pat Noonan informed the Board that Hudson County Community College would be having a ribbon cutting ceremony at the BETZ CERC on Thursday at 2:30 pm.

General Counsel informed the Board that the Agency is required by statute to review the Local Finance Board's findings on the Redevelopment Area Bonds for the Forest City Project. She noted that the Agency did not receive the findings in time for this meeting so they cannot be approved. Counsel stated that the Agency needs to adopt the findings of the LFB prior to the closing of the bonds and, therefore, we will have to have a Special Meeting.

There being no further business to come before the Board of Commissioners, upon Motion of Commissioner Coleman, seconded by Chairman Lavarro, the meeting was adjourned at 6:30 pm.

Secretary