



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 16<sup>TH</sup> DAY OF AUGUST, 2016

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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 16, 2016 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 6:09 p.m., and upon roll call the following answered present:

DONALD R. BROWN	DIANE COLEMAN
SAMUEL A. BERMAN (6:15)	ERMA D. GREENE
ROLANDO R. LAVARRO, JR (6:29)	RUSSELL VERDUCCI

and the following were absent: EVELYN FARMER. The Executive Director thereupon declared a quorum present. Also present at the Meeting were David P. Donnelly, Director; Christopher Fiore, Assistant Executive Director; Diana H. Jeffrey, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary for the Meeting; Ben Delisle, Director of Development; Sarah Goldfarb, Director of Policy & Research; Mary Pat Noonan, Project Manager; Phil Orphanidis and Rob Napiorski, Project Assistants; Elizabeth Vasquez, Supervising Fiscal Officer and those listed on the attached attendance list.

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 Executive Director indicated there was a presentation from the Jersey City Re-Entry Program, represented by Mr. William Lim regarding a proposed construction at 152 MLK Drive. Mr. Lim noted that they are seeking to renovate the building as part of an effort to increase the services of the New Jersey Re-Entry Corporation to their clients. Mr. Lim noted they specialize in employment training and social services. He noted the building is currently empty and owned by the JCRA and presently it is mixed residential/commercial building. Mr. Lim stated they would like to be affordable housing for their clients who are mostly disqualified from living elsewhere. He indicated that Community Development money was used originally and one of the restrictions is that it be used in a similar capacity. Mr. Lim indicated that he would like to see a retail establishment as the ground floor commercial unit which would provide employment to their clientele. He noted it would be an extension of their offices at the HUB. The Board questioned Mr. Lim inquiring as to the community response and Mr. Lim noted they had not spoke to any community groups. The Board requested that Mr. Lim and Governor McGreevy meet with the area's community and or neighborhood groups and then put a comprehensive plan together and then return to the Board to re-present his project.

The Chairman acknowledged the public speakers and LaVerne Webb Wallace addressed the Board indicating that the 152 MLK project is a good idea; however, there is a school directly behind the building. She also noted that the neighborhood is much calmer since the Friends of

Lifers closed and if there is a bodega on the ground floor, it will unfortunately attract the element that disrupted the neighborhood. Mr. Webb-Washington indicated she would rather see a training office on the ground floor.

At this time the Board elected 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 August 16, 2016 attached hereto.)

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

Back on the record, General Counsel indicated that matters of contract negotiation and personnel 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.

The new items on the Agenda were discussed in addition to Item #7. The Chairman then called for a Consent Agenda for Items #2 through #26. A Consent Agenda 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 DATES JULY 19, 2016  
(See Resolution #2, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE  
MINUTES OF EXECUTIVE SESSION DATED JULY 19, 2016

(See Resolution #3, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE  
AGENCY TO ENTER INTO A REDEVELOPMENT AGREEMENT  
WITH SANTOMAURO GENERAL, LLC FOR THE  
REHABILITATION OF VACANT STRUCTURES AT 142 BOYD  
AVENUE, BLOCK 20502, LOT 58 IN ACCORDANCE WITH THE  
ABANDONED PROPERTIES REHABILITATION ACT AND THE  
SCATTER SITE REDEVELOPMENT PLAN

(See Resolution #4, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE  
AMENDMENT AND CLOSE OUT TO PROFESSIONAL SERVICES  
AGREEMENT NO. 15-04-CF4 WITH VALUE RESEARCH GROUP,  
LLC FOR APPRAISAL SERVICES IN CONNECTION WITH THE  
ABANDONED PROPERTIES REHABILITATION ACT (APRA)

(See Resolution #5, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A  
FAIR AND OPEN CONTRACT NUMBER 16-08-PAO1 WITH  
VALUE RESEARCH GROUP, LLC FOR APPRAISAL SERVICES IN  
CONNECTION WITH THE ABANDONED PROPERTIES  
REHABILITATION ACT (APRA)

(See Resolution #6, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING D2KL ASSOCIATES, LLC AS REDEVELOPER FOR PROPERTY AT 248 GROVE STREET, BLOCK 14102, LOT 54 IN THE SCATTER SITE REDEVELOPMENT PLAN

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(See Resolution #7, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING NEW JERSEY COMMUNITY CAPITAL AS REDEVELOPER FOR PROPERTY AT 201 NEW YORK AVE., 364-366 PALISADE AVENUE, 454 PALISADE AVENUE AND 461 PALISADE AVENUE IN THE SCATTER SITE REDEVELOPMENT PLAN

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(See Resolution #8, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY EXTENDING THE DESIGNATION OF 550 JOHNSTON AVENUE, LLC AS DEVELOPER FOR PROPERTY WITHIN THE BEACON REDEVELOPMENT AREA

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(See Resolution #9, dated August 16, 2016 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

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(See Resolution #10, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING UNITED CLERGY TASK FORCE, INC./COMMUNITY OUTREACH TEAM, INC. AS THE REDEVELOPER FOR PROPERTY LOCATED AT BOCK 27001 AND BLOCK 27002 LOCATED IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

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(See Resolution #11, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 379 COMMUNIPAW AVE. TEAM WALKER AS REDEVELOPER FOR PROPERTY LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #12, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING OPIS PARTNERS (OR AN ENTITY TO BE FORMED BY THEM) AS REDEVELOPER FOR PROPERTY LOCATED IN BLOCK 17505 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #13, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 3 TO CONTRACT NUMBER 15-01-BD1 WITH FLANAGAN'S CONTRACTING GROUP, INC. FOR THE PHASE IV SITE IMPROVEMENTS AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #14, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AFFIRMING AND EXTENDING THE DESIGNATION OF ABS BUILDERS, LLC / ALT INVESTMENTS AS DEVELOPERS FOR PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #15, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING THE TRANSFER OF A DEED FROM THE CITY OF JERSEY CITY FOR 524-530 OCEAN AVENUE AND 75 BAYVIEW AVENUE FROM THE CITY OF JERSEY CITY TO THE AGENCY WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #16, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF ALLIANCE CONSTRUCTION GROUP, LLC AS THE DEVELOPER FOR AGENCY OWNED PROPERTY LOCATED AT 25 CLINTON AVENUE IN THE SCATTER SITE REDEVELOPMENT AREA

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(See Resolution #17, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 1 TO CONTRACT NUMBER 16-02-BD1 WITH AWT ENVIRONMENTAL SERVICES, INC. FOR THE SITE REMEDIATION AT OCEAN/DWIGHT WITHIN THE TURNKEY REDEVELOPMENT AREA

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(See Resolution #18, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF MYNENI PROPERTIES, LLC AS REDEVELOPER OF PROPERTY LOCATED IN THE WATER STREET REDEVELOPMENT AREA

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(See Resolution #19, dated August 16, 2016 attached hereto.)

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

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(See Resolution #20, dated August 16, 2016 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

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(See Resolution #21, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING DAVID DONNELLY, CHRISTOPHER FIORE AND SARAH GOLDFARB TO ATTEND THE GOVERNOR'S CONFERENCE ON HOUSING AND ECONOMIC DEVELOPMENT IN ATLANTIC CITY ON SEPTEMBER 19 AND 20, 2016

(See Resolution #22, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF AUGUST 16, 2016

(See Resolution #23, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS OF AUGUST 16, 2016

(See Resolution #24, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACQUISITION OF THE ABANDONED PROPERTY LOCATED AT 142 BOYD AVENUE (BLOCK 20501, LOT 58) BY NEGOTIATED PURCHASE OR EMINENT DOMAIN

(See Resolution #25, dated August 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH ASH URBAN DEVELOPMENT, LLC FOR BLOCK 17502, LOTS 1-12 LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #26, dated August 16, 2016 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Berman, Brown, Coleman, Greene, Lavarro 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 Brown, seconded by Commissioner Coleman, the meeting was adjourned at 7:10 pm.

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Secretary



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(See Resolution #26, dated August 16, 2016 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Berman, Brown, Coleman, Greene, Lavarro 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 Brown, seconded by Commissioner Coleman, the meeting was adjourned at 7:10 pm.

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Secretary