



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 21st DAY OF FEBRUARY, 2017

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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, February 21st at 6:00 p.m., the place and date duly established for the holding of such Meeting. The Vice Chair called the Meeting to order at 6:00 p.m., and upon roll call the following answered present:

EVELYN FARMER

DONALD BROWN

ERMA GREENE

DARWIN R. ONA

and the following were absent: ROLANDO R. LAVARRO, JR., DOUGLAS CARLUCCI and DANIEL RIVERA. The Vic Chair thereupon declared a quorum present. Also present at the Meeting were; Christopher Fiore, Assistant Executive Director; Diana H. Jeffrey, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary for the Meeting; Sarah Goldfarb, Director of Policy and Research; Mary Pat Noonan, Project Manager; Robert Napiorski, Project Assistant; Phil Orphanidis, Real Estate Officer. Jesamil Suazo, Account Clerk 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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There being no presentations, the Vice Chair called for a motion 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 February 21, 2017  
attached hereto)

Accordingly, the following voted "AYE": Commissioners Brown, Farmer, Greene and Ona; and the following voted "NAY": None. The Vice Chair thereupon declared the motion carried and the Resolution adopted as introduced.

Emerging from Executive Session, General Counsel noted for the record that discussion involving litigation and personnel took place. No action was taken.

The Vice Chair 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 Vice Chair called for a Consent Agenda for Items #2 through #14. The motion was moved, seconded and carried. Accordingly, the following voted "AYEA": Commissioners Brown, Farmer, Greene and Ona; and the following voted "NAY": None. 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 JANUARY 17, 2017

(See Resolution #2, dated February 21, 2017 attached hereto)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NUMBER 17-02-PAO2 WITH BARNES CONTRACTOR CONSTRUCTION MANAGEMENT FOR LOT CLEANUP SERVICES WITHIN ALL REDEVELOPMENT AREAS

(See Resolution #3, dated February 21, 2017 attached hereto)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH PPG INDUSTRIES, INC. FOR ENTRY ONTO AGENCY OWNED PROPERTY AT BLOCK 18901, LOTS 7-10 AND 12 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #4, dated February 21, 2017 attached hereto)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO A COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY FOR THE DEVELOPMENT OF BERRY LANE PARK

(See Resolution #5, dated February 21, 2017 attached hereto)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND PH URBAN RENEWAL LLC FOR PROPERTY WITHIN THE PAULUS HOOK REDEVELOPMENT AREA

(See Resolution #6, dated February 21, 2017 attached hereto)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AGENCY TO ISSUE NOT TO EXCEED \$1,000,000 REDEVELOPMENT AREA TAXABLE BONDS (PH URBAN RENEWAL, LLC PROJECT) SERIES 2017 AND DETERMINING OTHER MATTERS RELATED THERETO FOR PROPERTY IN TH PAULUS HOOK REDEVELOPMENT AREA

(See Resolution #7, datedFebruary 21, 2017 attached hereto)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DISCHARGE OF THE LISPENDENS PLACED UPON 80 BOWERS STREET DESIGNATED UNDER THE ABANDONED PROPERTY REHABILITATION ACT

(See Resolution #8, datedFebruary 21, 2017 attached hereto)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CANCELLING PRIOR PERIOD DEVELOPER PROJECT DEPOSITS/PERFORMANCE GUARANTEES

(See Resolution #9, datedFebruary 21, 2017 attached hereto)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF FEBRUARY 21, 2017

(See Resolution #10, datedFebruary 21, 2017 attached hereto)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS OF FEBRUARY 21, 2017

(See Resolution #11, datedFebruary 21, 2017 attached hereto)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE DISCHARGE OF A CONTROACT FOR SALE OF LAND FOR PRIVATE REDEVELOPMENT WITH J.P. AFFORDABLE HOUSING HOLDING CO., INC. IN THE MONTICELLO AVENUE REDEVELOPMENT AREA DATED MAY 16, 1991

(See Resolution #12, datedFebruary 21, 2017 attached hereto)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A  
FORM OF REDEVELOPMENT AGREEMENT WITH NEW JERSEY  
CITY UNIVERSITY FOR THE REDEVELOPMENT OF A  
PORTION OF THE WEST CAMPUS REDEVELOPMENT AREA

(See Resolution #13, dated February 21, 2017 attached hereto)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE  
AGENCY TO ENTER INTO A AMENDMENT AND RESTATED  
REDEVELOPMENT AGREEMENT WITH 308 WHITON STREET,  
LLC FOR A PROJECT LOCATED IN THE MORRIS CANAL  
REDEVELOPMENT AREA

(See Resolution #14, dated February 21, 2017 attached hereto)

Accordingly, the following voted "AYE": Commissioners Brown, Farmer, Greene and Ona;  
and the following voted "NAY": None. The Chairman thereupon declared the motion carried and  
the Resolutions adopted as introduced.

Vice Chair Farmer noted that she and Commissioner Brown went to Liberty Science Center  
and were impressed with their vision of the Sci Tech Scity project. There being no further  
business to come before the Board of Commissioners, upon motion of Commissioner Brown,  
seconded by Commissioner Greene, the meeting was adjourned at 6:40 pm.

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Secretary



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 21st DAY OF FEBRUARY, 2017

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AGENCY AND PH URBAN RENEWAL LLC FOR PROPERTY  
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