



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
 COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
 AGENCY HELD ON THE 19th DAY OF SEPTEMBER 2017



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 19th, 2017 at 6:00 p.m., the place and date established for the holding of such Meeting. The Vice Chair called the Meeting to order at 6:00 and upon roll call the following answered present:

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|------------------|---------------|
| DONALD R. BROWN | ERMA GREENE |
| DOUGLAS CARLUCCI | DANIEL RIVERA |
| EVELYN FARMER | |

and the following were absent: ROLANDO R. LAVARRO, JR. AND DARWIN R. ONA. The Vice Chair thereupon declared a quorum present. Also present at the Meeting were David P. Donnelly, Executive Director; Christopher Fiore, Assistant Executive Director; Diana H. Jeffrey, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary the Meeting; Mary Pat Noonan, Sr. Project Manager; Ben Delisle; Director of Development, Maria Ambrossi; Paralegal, Jesamil Suazo, Account Clerk; James Waddleton, Planning Aide; Sarah Goldfarb, Director of Policy and Research; Joseph Baumann, Special Counsel 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 Vice Chair acknowledged Laverne Webb Washington who noted Item #12, Community Outreach Team, Inc.. She commended the Board, on this project in which the community has long awaited. She indicated it was a very necessary for the neighborhood.

There being no presentations, the following informational items were brought to the Board's attention: Bayfront remediation and a permitted transfer for 233 Newark Ave.

The Board went into closed 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 19, 2017 attached hereto.)

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

Emerging from Executive Session, Counsel made it known discussions involving litigation, contract negotiations and personnel took place. No formal action was taken.

The Vice Chair noted that the Commissioners should have their Agenda packages and asked if there were any questions, additions or comments.

Commissioner Brown questioned additional the \$125,000 on the McManimon contract.

Counsel explained.

There was a question for Item #6 with regard to affordable units. Mr. Fiore noted the developer was just designated and there is no information at this point.

It was noted that Item #9 was just a correction.

There being no further questions, the Vice Chair called for a Consent Agenda for Items #2 through #24, 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 OF AUGUST 15TH, 2017
(See Resolution #2 dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING OF THE
EXECUTIVE SESSION DATED AUGUST 15TH, 2017
(See Resolution #3 dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING
VARIOUS FIRMS FOR PROFESSIONAL ENVIRONMENTAL
SERVICES IN ALL PROJECT AREAS
(See Resolution dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN
AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
NO. 17-01-DJ 9 WITH MCMANIMON, SCOTLAND &
BAUMANN, LLC FOR SPECIAL LEGAL COUNSEL SERVICES IN
VARIOUS REDEVELOPMENT AREA CITY-WIDE
(See Resolution dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 8
AETNA STREET, LLC AS REDEVELOPER FOR PROPERTY
LOCATED IN BLOCK 15801 IN THE GRAND JERSEY
REDEVELOPMENT AREA

(See Resolution #6 dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
REDEVELOPMENT AGREEMENT WITH JOHNSTON VIEW
OWNER URBAN RENEWAL COMPANY LLC FOR THE
REDEVELOPMENT OF CERTAIN REAL PROPERTY IN THE
GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #7 dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE EXECUTION OF A SIXTH AMENDMENT WITH
BARNABAS HEALTH, INC. GRANTING A SIX MONTH
EXTENSION OF THE TIME TO NEGOTIATE AND SUBMIT A
REVISED SCHEDULE B AND SCHEDULE C FOR PROPERTY
LOCATED IN THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #8 dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY CORRECTING
RESOLUTION NO. 17-08-9 AWARDDING CONTRACT NUMBER
17-08-BD6 TO RE: FOCUS PARTNERS AS EXTRAORDINARY
UNSPECIFIABLE SERVICES IN THE GRAND JERSEY
REDEVELOPMENT AREA

(See Resolution #9 dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
SETTLEMENT WITH G&S INVESTORS, INC. FOR REPAYMENT
OF FUNDS DUE THE AGENCY FOR WORK PREVIOUSLY
CONDUCTED AT THE INTERSECTION OF SECOND AND
WASHINGTON STREETS IN THE HARSIMUS COVE STATION
REDEVELOPMENT AREA

(See Resolution #10 dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH HUDSON COUNTY COMMUNITY COLLEGE FOR THE TRANSFER OF PROPERTY COMMONLY KNOWN AS 84 SIP AVENUE/ 25 JOURNAL SQUARE, A/K/A 25 PATHSIDE IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #11 dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING COMMUNITY OUTREACH TEAM, INC. AS THE REDEVELOPER OF PROPERTY LOCATED AT 1 MLK DRIVE (BLOCK 27001, LOT 13), 11 MLK DRIVE/129 WARNER AVENUE (BLOCK 27001, LOT 9), 14 MLK DRIVE)BLOCK 27002, LOT 17) 15-19 MLK DRIVE (BLOCK 27001, LOT 12), 21 MLK DRIVE (BLOCK 27001, LOT 11), 131 WARNER AVENUE (BLOCK 27001, LOT 8), 30 MCADOO AVENUE (BLOCK 27002, LOT 14), AND 32 MCADOO AVENUE (BLOCK 27002, LOT 15) WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #12 dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF PROFESSIONAL SERVICES CONTRACT NUMBER 17-07-BD7 WITH PAUL COWIE AND ASSOCIATES FOR LICENSED PROFESSIONAL ARBORIST SERVICES FOR BERRY LANE PARK IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #13 dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY TERMINATING A DECLARATION OF ENVIRONMENTAL RESTRICTION A/K/A DEED NOTICE FOR A PORTION OF BLOCK 2040 IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #14 dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH MORRIS CANAL REDEVELOPMENT AREA COMMUNITY DEVELOPMENT CORPORATION FOR PROPERTY LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #15 dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY THE AGENCY AUTHORIZING TO ENTER INTO A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR RECREATIONAL ACTIVITIES FOR THE PURPOSE OF THE CITY’S BIKE SHARE PROGRAM AT BERRY LANE PARK LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #16 dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING GARDEN STATE EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION AS THE REDEVELOPER OF PROPERTY LOCATED AT 98 MYRTLE AVENUE (BLOCK 23202, LOT 48), JERSEY CITY, NJ WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #17 dated September 19, 2017 attached hereto.)

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(See Resolution #18 dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE USE OF COMPETITIVE CONTRACTING FOR SELECTION OF A MUSEUM DEVELOPMENT CONSULTANT AND AUTHORIZING PREPARATION AND ADVERTISEMENT OF A REQUEST FOR PROPOSALS FOR SAME

(See Resolution #19 dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO AGREEMENT NO. 16-09-EV1 WITH GOVERNANCE & FISCAL AFFAIRS, LLC (JERRY VOLPE) FOR CONSULTING SERVICES

(See Resolution #20 dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING BENJAMIN DELISLE TO ATTEND THE NATIONAL BROWNFIELDS CONFERENCE IN PITTSBURGH, PA ON DECEMBER 5-7, 2017

(See Resolution #21 dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNT/INVOICES PAYABLE LIST OF SEPTEMBER 19TH, 2017

(See Resolution #22 dated September 19, 2017 attached hereto.)

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(See Resolution #23 dated September 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN A REDEVELOPMENT AGREEMENT WITH D2KL ASSOCIATES, LLC FOR THE ABANDONED PROPERTY LOCATED AT BLOCK 14103, LOT 54, IN THE SCATTER SITE REDEVELOPMENT AREA (APRA)

(See Resolution #24 dated September 19, 2017 attached hereto.)

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

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

Secretary



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| DONALD R. BROWN | ERMA GREENE |
| DOUGLAS CARLUCCI | DANIEL RIVERA |
| EVELYN FARMER | |

and the following were absent: ROLANDO R. LAVARRO, JR. AND DARWIN R. ONA. The Vice Chair thereupon declared a quorum present. Also present at the Meeting were David P. Donnelly, Executive Director; Christopher Fiore, Assistant Executive Director; Diana H. Jeffrey, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary the Meeting; Mary Pat Noonan, Sr. Project Manager; Ben Delisle; Director of Development, Maria Ambrossi; Paralegal, Jesamil Suazo, Account Clerk; James Waddleton, Planning Aide; Sarah Goldfarb, Director of Policy and Research; Joseph Baumann, Special Counsel and those listed on the attached Attendance Sheet.

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(See Resolution #24 dated September 19, 2017 attached hereto.)

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

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

Secretary