



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 20th DAY OF JUNE, 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, June 20, 2017 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 6:02 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.	EVELYN FARMER
DONALD R. BROWN	ERMA GREENE
DARWIN R. ONA	

and the following were absent: DOUGLAS CARLUCCI and DANIEL RIVERA. The Chairman 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; Ben Delisle; Director of Development; Mary Pat Noonan, Sr. Project Manager; Rob Napiorski, Project Assistant; Maria Ambrossi, Paralegal; 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.

There being no presentations, 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 June 20, 2017 attached hereto.)

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

Emerging from Executive Session, Counsel made it known that discussions involving litigation and personnel took place.

Counsel then requested an amendment to Item #19 indicating the Board accept a pay off amount of \$18,000 on the mortgage with Whitehall Enterprises, Inc.

The Chairman acknowledged Eric Moore and Reggie Jenkins, Esq. speaking with regard to Item #22. Mr. Jenkins explained to the Board that the only thing that is changing is the addition of a new party. The project does not change. Davita will become part of the joint venture partnership. The Chairman inquired as to local hiring for the project. Mr. Moore noted that there is a 20% local hiring; however they had to jump through hoops with the Union since it is a Union

job. The Chairman then asked for a report on the hirings. Mr. Moore then offered the Board a tour through the project.

There were questions on Items #23 and #24 which were added to the Agenda late. #23 deals with a property which was condemned nine years, however, the developer never moved forward and the Agency held onto the property. Now the developer is ready. #24 is just an extension of a designation.

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 further questions, the Chairman 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 DATED MAY 16, 2017
(See Resolution #2, dated June 20, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED MAY 16, 2017
(See Resolution #3, dated June 20, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT AND CLOSE OUT OF PROFESSIONAL SERVICES AGREEMENT NO. 15-12-BA12 WITH ARCHER & GREINER, PC
(See Resolution #4, dated June 20, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NO.17-01-DJ9 WITH McMANIMON, SCOTLAND & BAUMANN, LLC FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-WIDE

(See Resolution #5, dated June 20, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 17-06-MPN8 WITH AMEC FOSTER WHEELER ENVIRONMENT & INFRASTRUCTURE, INC. FOR ENGINEERING/OVERSIGHT SERVICES FOR THE BULKHEAD STABILIZATION PROJECT AT THE BAYFRONT 1 REDEVELOPMENT AREA

(See Resolution #6, dated June 20, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO CONTRACT NO.17-06-MPN7 WITH SIMPSON & BROWN, INC. FOR STABILIZATION ACTIVITIES IN THE BAYFRONT I REDEVELOPMENT AREA

(See Resolution #7, dated June 20, 2017 attached hereto.)

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(See Resolution #9, dated June 20, 2017 attached hereto.)

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(See Resolution #10, dated June 20, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF PARK AVENUE LANDING, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

(See Resolution #11, dated June 20, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF THE MORRIS CANAL REDEVELOPMENT AREA COMMUNITY DEVELOPMENT CORPORATION AS REDEVELOPER WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #12, dated June 20, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AMENDING CONTRACT NO. 16-12-MPN12 WITH POTOMAC HUDSON ENVIRONMENTAL, INC. FOR SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #13, dated June 20, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PURCHASING A TORO GRAND STAND MOWER FOR USE AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #14, dated June 20, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING UNEEEEK INSPIRATION AS THE REDEVELOPER OF PROPERTY LOCATED AT 405-407 OCEAN AVENUE (BLOCK 25802, LOTS 26 & 25) WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #15, dated June 20, 2017 attached hereto.)

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RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DISCHARGE OF MORTGAGE WITH WHITEHALL ENTERPRISES, INC. DATED DECEMBER 16, 2003 FOR PROPERTY LOCATED AT 181 MONTICELLO AVENUE (BLOCK 16702, LOT 23 F/K/A/BLOCK 1920, LOT 102) LOCATED WITHIN THE MONTICELLO AVENUE REDEVELOPMENT AREA

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

As amended

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RATIFYING THE FULLY EXECUTED FORM OF THE REVISED AND RESTATED REDEVELOPMENT AGREEMENT WITH FDAD MAPLE, LLC FOR PROPERTIES LOCATED IN BLOCK 19003 (JOHNSTON AVENUE, MONITOR & PINE STREETS) WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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(See Resolution #21, dated June 20, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING (1) THE TRANSFER OF A PORTION OF THE PROJECT KNOWN AS THE DAVITA PROJECT FROM HUB PARTNERS, LLC DBA BRANDYWINE TO HUBP-GENESIS JOINT VENTURE PARTNERSHIP; (2) MODIFICATIONS TO THE SCHEDULE C RELATING TO THE DAVITA PROJECT; AND (3) AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH HUBP-GENESIS JOINT VENTURE PARTNERSHIP, LLC

(See Resolution #22, dated June 20, 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 GREEN ON PINE, LLC FOR THE TRANSFER OF PROPERTY LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #23, dated June 20, 2017 attached hereto.)

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

(See Resolution #24, dated June 20, 2017 attached hereto.)

Accordingly, the following voted for all items excepting #19 "AYE": Commissioners Brown, Farmer, Greene, Lavarro, and Ona and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolutions adopted as introduced.

Item #19 the following voted "AYE:" Commissioners Brown, Farmer, Greene and Ona; and the following voted "NAY:" None. Chairman Lavarro abstained.

The Board then offered congratulations to Mary Ann Kopcha who is retiring as of June 30, 2017 after 37 years.

There being no further business to come before the Board of Commissioner, upon Motion of Commissioner Brown, seconded by Vice Chair Farmer, the meeting was adjourned at 6:55 pm.

Secretary



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 20th DAY OF JUNE, 2017



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ROLANDO R. LAVARRO, JR.	EVELYN FARMER
DONALD R. BROWN	ERMA GREENE
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and the following were absent: DOUGLAS CARLUCCI and DANIEL RIVERA. The Chairman 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; Ben Delisle; Director of Development; Mary Pat Noonan, Sr. Project Manager; Rob Napiorski, Project Assistant; Maria Ambrossi, Paralegal; Jesamil Suazo, Account Clerk and those listed on the attached Attendance Sheet.

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(See Resolution #24, dated June 20, 2017 attached hereto.)

Accordingly, the following voted for all items excepting #19 "AYE": Commissioners Brown, Farmer, Greene, Lavarro, and Ona and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolutions adopted as introduced.

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