



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 20th DAY OF DECEMBER, 2016



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, December 20, 2016 at 5:00 p.m., the place and date duly established for the holding of such Meeting. The Chairman called the Meeting to order at 5:15 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.

EVELYN FARMER

SAMUEL A. BERMAN

DONALD R. BROWN

ERMA D. GREENE

and the following were absent: DIANE COLEMAN and RUSSELL VERDUCCI. 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 of the Meeting; Ben Delisle, Director of Development; Mary Pat Noonan, Project Manager; Rob Napiorski, LaBron Collins and Phil Orphanidis, Project Assistants; Sarah Goldfarb, Director of Policy & Research; Elizabeth Vasquez, Supervising Fiscal Officer; Jesamil Suazo, Account Clerk; Gary Higgins, the Agency's auditor 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 first order of business was the Agency's budget. Gary Higgins informed the Board that 2017's budget is nearly the same as last years. He noted that 75% of the budget is grant-driven. He noted that the budget will be introduced at this meeting. Mr. Higgins also explained the resolutions regarding the late introduction of the budget and the temporary budget resolutions. Accordingly, the following Resolutions were introduced and duly seconded:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY INTRODUCING THE
FISCAL YEAR JANUARY 1, 2017 TO DECEMBER 17, 2017
(See Resolution #27, dated December 20, 2016 attached hereto.)

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

The Chairman acknowledged the first presentation on the Agenda. Mr. Chuck Harrington representing Tovaste Management indicating they would be presenting the two Cornelison projects together. The properties are designated R-2 in the Redevelopment Plan. Mr. Harrington indicated he worked with the Agency for new zoning standards, which is why it now provides for residential. He noted that the redeveloper is seeking designation for the properties he already owns and the City-owned property. In addition with this proposal the Redeveloper will also renovate Summit Avenue Park which is next to 25 Cornelison. He stated 37 Cornelison is an "as

of right” project of 37 units in five stories with parking in the back of the first floor. 25 Cornelison is adjacent to Triangle Park and 30 units are proposed in four stories. With regard to 424 Whiton, Mr. Harrington indicated that the plan has been approved by the Planning Board and is owned by the Redeveloper. In addition, 5% of the units will be affordable.

The second presentation by Novus Equities who are proposing to develop at Garfield Avenue and Communipaw. The development will be built in phases and is adjacent to Berry Lane Park. The project will be a mixed use with residential and retail. The nature of the retail will be incorporated with the activities in the park. The project will have a main entrance which will serve a ten-story and six-story building with a single story parking structure. There will be eight stories of residential with a mix of all types, i.e., studios, one, two bedroom and duplexes. Altogether there will be 154 residential units, 30,000 SF retail and surface parking. There is a need for an amendment to the Morris Canal Redevelopment Plan as the area is noted as industrial and will have to reflect a residential component.

At this time the Commissioners agreed to go 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 December 20, 2016 attached hereto.)

Accordingly, the following voted “AYE”: Commissioners Berman, Brown, Farmer, Greene, and Lavarro; 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 for the record that discussions involving litigation and personnel took place and that no action was taken. Item #19 was removed from the agenda.

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 questions the Chairman called for a Consent Agenda for Items #2 through #32, excluding #27 and #19. 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 OF NOVEMBER 14, 2016
(See Resolution #2, dated December 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF EXECUTIVE SESSION DATED
NOVEMBER 14, 2016
(See Resolution #3, dated December 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE SPECIAL MEETING DATED
DECEMBER 12, 2016
(See Resolution #4, dated December 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
FAIR AND OPEN CONTRACT NUMBER 16-12-PAO2 WITH
COONEY BOVASSO REALTY ADVISORS, LLC FOR APPRAISAL
SERVICES IN ALL REDEVELOPMENT AREAS
(See Resolution #5, dated December 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NUMBER 16-11-EV2 WITH ZUCCARO, INC. FOR SNOW REMOVAL SERVICES WITHIN ALL REDEVELOPMENT AREAS

(See Resolution #6, dated December 20, 2016 attached hereto.)

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(See Resolution #7, dated December 20, 2016 attached hereto.)

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(See Resolution #8, dated December 20, 2016 attached hereto.)

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(See Resolution #10, dated December 20, 2016 attached hereto.)

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(See Resolution #11, dated December 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH 101 NEWKIRK STREET, LLC IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #12, dated December 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY TERMINATING THE REDEVELOPMENT AGREEMENT WITH GRAND LIBERTY DEVELOPMENT, LLC AND APPROVING A REDEVELOPMENT AGREEMENT WITH GREEN ON PINE, LLC FOR PROPERTIES LOCATED IN BLOCK 17505, LOTS 1, 2, 3, 21, 22 AND 23 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #13, dated December 20, 2016 attached hereto.)

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(See Resolution #14, dated December 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF TEAM WALKER AS REDEVELOPER FOR PROPERTY LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #15, dated December 20, 2016 attached hereto.)

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(See Resolution #18, dated December 20, 2016 attached hereto.)

Item #19 removed from Agenda

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(See Resolution #20, dated December 20, 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

(See Resolution #21, dated December 20, 2016 attached hereto.)

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(See Resolution #24, dated December 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THAT THE DIRECTOR OF THE DIVISION OF LOCAL GOVERNMENT SERVICES ACCEPT THE AGENCY'S 2017 BUDGET WHICH WILL BE INTRODUCED ON DECEMBER 20, 2016

(See Resolution #25, dated December 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING A TEMPORARY BUDGET APPROPRIATION FOR THE FISCAL YEAR 2017

(See Resolution #26, dated December 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING A 60
MONTH LEASE OF A TOSHIBA 6506 ACT DIGITAL COLOR
COPYING SYSTEM

(See Resolution #28, dated December 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
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ACCOUNTS/INVOICES PAYABLE LIST AS OF
DECEMBER 20, 2016

(See Resolution #29, dated December 20, 2016 attached hereto.)

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PERSONNEL LIST AS OF DECEMBER 20, 2016

(See Resolution #30, dated December 20, 2016 attached hereto.)

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CONDITIONAL DESIGNATION OF JOURNAL SQUARE RAMP,
LLC AS REDEVELOPER FOR PROPERTY LOCATED AT 808
PAVONIA AVENUE (SQUARE RAMP PARKING LOT) IN THE
JOURNAL SQUARE REDEVELOPMENT AREA

(See Resolution #31, dated December 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
FINAL FORM OF THAT CERTAIN ESCROW AND
INDEMNIFICATION AGREEMENT WITH COMMONWEALTH
LAND TITLE INSURANCE COMPANY WITH RESPECT TO
PROPERTY KNOWN AS BLOCK 15801, LOT 4.01 LOCATED IN
THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #32, dated December 20, 2016 attached hereto.)

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

The Director informed the Board that he Agency conveyed the Kerrigan Parcel to Liberty Harbor Holdings, LLC, therefore, the rent overage is to be paid to the Redeveloper. The Agency will remit \$500,000 less \$9,742.10 for any as yet billed professional service fees.

There being no further business to come before the Board of Commissioners, upon Motion of Commissioner Berman, seconded by Vice Chair Farmer, the meeting was adjourned at 6:10 pm.

Secretary



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
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(See Resolution #1, dated December 20, 2016 attached hereto.)

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JOURNAL SQUARE REDEVELOPMENT AREA

(See Resolution #31, dated December 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
FINAL FORM OF THAT CERTAIN ESCROW AND
INDEMNIFICATION AGREEMENT WITH COMMONWEALTH
LAND TITLE INSURANCE COMPANY WITH RESPECT TO
PROPERTY KNOWN AS BLOCK 15801, LOT 4.01 LOCATED IN
THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #32, dated December 20, 2016 attached hereto.)

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

The Director informed the Board that he Agency conveyed the Kerrigan Parcel to Liberty Harbor Holdings, LLC, therefore, the rent overage is to be paid to the Redeveloper. The Agency will remit \$500,000 less \$9,742.10 for any as yet billed professional service fees.

There being no further business to come before the Board of Commissioners, upon Motion of Commissioner Berman, seconded by Vice Chair Farmer, the meeting was adjourned at 6:10 pm.

Secretary