



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 20th DAY OF FEBRUARY 2018**

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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 20 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 6:08 p.m., and upon roll call the following answered **present:**

**ROLANDO R. LAVRRO, JR.**

**ERMA GREENE**

**DONALD BROWN**

**DARWIN R. ONA**

**EVELYN FARMER**

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; Jennifer Credidio, Esq., General Counsel; Jesamil Suazo, Secretary to the Board and secretary for the Meeting; Mary Pat Noonan, Senior Project Manager; Benjamin Delisle, Director of Development; Maria Aguilar Ambrossi, Paralegal Secretary 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 Executive Director indicated there was an additional presentation, that was not included into the Agenda packages. Mr. Eric Morre, from 342 Investor, LLC, updated the Board of Commissioners on the Municipal Annex which is in the final inspection(s) stage and should be completed by the end of the week. Mr. Morre offered the Commissioners a private tour of the Annex building. Mr. Morre informed the Board that the original 20% minority participation was exceeded to 21%. In addition, the project was completed within 16 months. Residents will be able to begin to rent units in the beginning of March. The Annex will hold about 250 Jersey City Employees and 406 parking spaces above the offices. Mr. Morre explained that Kearney Avenue will convert from a two-way street into a one-way street, allowing street parking.

The Chairman then acknowledged the second presentation. Mr. Chuck Harrington, Esq. of the law firm Connell Foley, LLP, represented the applicant Effy Namdar, from Namdar Group. Mr. Harrington indicated that Namdar Group is seeking to become designated for two project. Mr. Harrington informed the Board that Mr. Namdar is currently the property owner for the redevelopment area. Redeveloper proposes to a construction a mixed use 27 story building to contain approximately 450 units all with ground floor retail/commercial in the Journal Square Redevelopment Area. Mr. Harrington indicated that this development will allow for a pedestrian road extension to Newark Avenue. Mr. Harrington indicated that the current area is a Zone 4.

After meeting with the Planning Development, Mr. Harrington requested that this area become a bonus provision in order to change from Zone 4 to Zone 3. Redeveloper also proposes to construct three mixed use multi story buildings with ground floor commercial/ retail as well as a roof top amenities. Mr. Harrington explained that there is no current opposition to this project.

The Chairman then acknowledged the final presentation. Mr. Chuck Harrington, Esq. of the law firm Connell Foley, LLP, represented the applicant Frank Cretella. Mr. Harrington indicated that the proposed project is located within the Morris Canal Redevelopment Area, just south of the Hudson-Bergen Light Rail and is currently owned by New Jersey Transit. Mr. Harrington explained that the proposed project for the construction of a 120 room hotel is permitted within the zoning area. Jeff Fletcher, from Fletcher Architects, indicated that the proposed hotel will be 7 stories, 177 square feet, two levels of parking below grade and a two-story lobby entrance. Mr. Fletcher indicated that the floors three to six will house the hotel rooms with the seventh story being used for an event space. Frank Cretella explained that the design of the building will reflect the industrial era.

At this time the Board 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 February 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 discussion involving litigation, contract negotiations and personnel took place. No formal action was taken.

The Chairman acknowledged that Alfa Demmellash , CEO of Rising Tide Capital, Inc. is excited to begin their development on 311-315 MLK. Ms. Demmellash informed the board that this location will be their national headquarter.

Commissioner Brown requested clarification for resolution number 13, in which Mr. Delisle accordingly did so.

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

That being moved, the Chairman then called for a Consent Agenda for items number #2 through #18. The 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 APPROVAL OF THE  
MINUTES OF THE REGULAR MEETING OF JANUARY 16, 2018**  
(See Resolution #2 dated February 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE  
MINUTES OF EXECUTIVE SESSION DATED JANUARY 16, 2018**  
(See Resolution #3 dated February 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY ENTERING INTO A  
SHARED SERVICES AGREEMENT WITH THE CITY OF JERSEY  
CITY (DEPARTMENT OF PUBLIC WORKS) RELATING TO  
SERVICES IN ALL REDEVELOPMENT AREAS**

(See Resolution #4 dated February 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY ENTERING INTO A  
LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR  
ACCESS TO PROPERTY LOCATED IN THE  
HACKENSACK RIVER EDGE REDEVELOPMENT AREA**

(See Resolution #5 dated February 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AFFIRMING AND  
EXTENDING THE DESIGNATION OF 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 2007, 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 #6 dated February 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING 311  
MLK DRIVE, LLC, A WHOLLY-OWNED SPECIAL PURPOSE  
ENTITY CREATED BY RISING TIDE CAPITAL, INC., AS  
TRANSFeree AND SUCCESSOR REDEVELOPER AS TO 311-315  
MARTIN LUTHER KING DRIVE WITHIN THE  
JACKSON HILL REDEVELOPMENT AREA**

(See Resolution #7 dated February 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPER AGREEMENT AMONG THE JERSEY CITY REDEVELOPMENT AGENCY, MARTIN LUTHER KING DRIVE URBAN RENEWAL JOINT VENTURE PARTNERSHIP, HUB PARTNERSHIP, LLC, FOR THE REDEVELOPMENT OF A MUNICIPAL BUILDING AND MUNICIPAL PARKING DECK ON CERTAIN REAL PROPERTY IN THE JACKSON HILL REDEVELOPMENT AREA**

(See Resolution #8 dated February 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING THE NAMDAR GROUP AS REDEVELOPER FOR PROPERTY WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA (HOMESTEAD WALKWAY)**

(See Resolution #9 dated February 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING THE NAMDAR GROUP AS REDEVELOPER FOR PROPERTY WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA (CENTRAL AVENUE)**

(See Resolution #10 dated February 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND SCITECH SCITY LLC FOR THE REDEVELOPMENT OF A PORTION OF THE LIBERTY HARBOR REDEVELOPMENT AREA**

(See Resolution #11 dated February 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND MORRIS CANAL INCENTIVES URBAN RENEWAL, LLC FOR PROPERTY LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #12 dated February 20, 2018 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,  
LOT 7 - 10 AND 12 WITHIN THE  
MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #13 dated February 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
CONTRACTS WITH GENERAL RECREATION INC. PURSUANT  
TO N.J.S.A. 40A:11-12a AND N.J.A.C. 5:34-7.29 ©**

(See Resolution #14 dated February 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AFFIRMING AND  
EXTENDING THE DESIGNATION OF 37-39 CORNEL LLC AS  
REDEVELOPER FOR PROPERTY LOCATED AT 37-39  
CORNELISON AVE BLOCK 17102, LOTS 15 AND 16 WITHIN THE  
MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #15 dated February 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING  
LANDMARK DEVELOPERS, LLC AS REDEVELOPER FOR  
PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT  
AREA**

(See Resolution #16 dated February 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY CONSENTING TO  
CERTAIN TRANSFERS PURSUANT TO REDEVELOPMENT  
AGREEMENTS WITH 75 PARK LANE, LLC AND 2 SHORE DRIVE  
NORTH, LLC IN THE NEWPORT REDEVELOPMENT AREA**

(See Resolution #17 dated February 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING A  
LEASE AGREEMENT BETWEEN THE JERSEY CITY  
REDEVELOPMENT AGENCY AND CRYSTAL POINT  
RESTAURANT AND BAR, LLC**

(See Resolution #18 dated February 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING  
FERRAIOLI, WIELKOTZ, CERULLO & CUVA, PA FOR VARIOUS  
AUDITING SERVICES IN ALL PROJECT AREAS**

(See Resolution #19 dated February 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
PROFESSIONAL SERVICES AGREEMENT NO 18-02-JS1 WITH  
FERRAIOLI, WIELKOTZ, CERULLO & CUVA, PA TO PROVIDE  
AUDIT SERVICES TO THE AGENCY FOR THE 2018 SINGLE  
AUDIT AND FOR SIX MONTH FINANCIAL STATEMENT  
COMPILATION AND BUDGET PREPARATION ASSISTANCE**

(See Resolution #20 dated February 20, 2018 attached hereto.)

Accordingly, for Items number #2 through #20, the following voted "AYE": Commissioner  
Commissioners Brown, Farmer, Greene, Lavarro, and Ona and the following voted "NAY": None.  
Chairman Lavarro abstained resolution number 16. The Chairman thereupon declared the Motion  
carried and the Resolutions adopted as introduced.

There being no further business to come before the Board, upon Motion of Chairman  
Lavarro, seconded by Commissioner Brown, the meeting was adjourned at 7:00 pm.

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Secretary