

**JERSEY CITY REDEVELOPMENT AGENCY**

Regular Meeting  
**January 17, 2017**



1. Meeting to Order.
2. Quorum.
3. Chairman Lavarro - Pledge of Allegiance.
4. Executive Director - Announces that in accordance with the "Open Public Meetings Act" a copy of the Public Notice was sent to the Jersey Journal, Hudson Reporter and to the City Clerk for the public's review and information and posted on the Agency's web site.
5. PRESENTATIONS - RPM, LLC to present on their plans to develop a portion of Block 17301 at the former Whitlock Mills site. The project will include a residential apartment complex with 330 rental units, 198 of which will be designated as low and moderate income affordable housing.
6. Chairman Lavarro STATUS OF PROJECTS

- Item #1 Approval to go into Executive Session.
- Item #2 Approval of the Minutes of the Regular Meeting of December 20, 2016 .
- Item #3 RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENTS WITH ERIC M. BERNSTEIN & ASSOCIATES, LLC; MCNALLY, YAROS, KACZYNSKI & LIME, GLUCK WALRATH, LLC; ARCHER & GREINER, PC; KINSEY, LISOVICZ, REILLY & WOLF; FLORIO & KENNY; WANDA CHIN MONAHAN; CHASEN LEYNER AND MCMANIMON, SCOTLAND & BAUMANN IN ALL PROJECT AREAS
- Item #4 RESOLUTION APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NO. 15-12-BA13 WITH GLUCK WALRATH, LLP FOR SPECIAL LEGAL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-WIDE
- Item #5 RESOLUTION AUTHORIZING THE AGENCY TO ENTER INTO A REDEVELOPMENT AGREEMENT WITH LIBERTY SCIENCE CENTER AND SCITECH CITY, LLC (AN ENTITY TO BE FORMED BY THEM) WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA
- Item #6 RESOLUTION DESIGNATING 424 WHITON, LLC AS THE REDEVELOPER OF PROPERTY LOCATED AT 424 WHITON STREET (BLOCK 17505, LOTS 19 & 20) WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

- Item #7 RESOLUTION EXTENDING THE DESIGNATION OF OPIS PARTNERS (OR AN ENTITY TO BE FORMED BY THEM) AS THE REDEVELOPER FOR PROPERTY LOCATED IN BLOCK 17505, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #8 RESOLUTION CONDITIONALLY DESIGNATING RPM DEVELOPMENT, LLC AS THE REDEVELOPER OF PROPERTY LOCATED AT 160 LAFAYETTE STREET, JERSEY NJ (BLOCK 17301, LOT 12) WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #9 RESOLUTION AUTHORIZING THE EXECUTION OF A COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY IN CONNECTION WITH THE BERRY LANE PARK PROJECT
- Item #10 RESOLUTION (1) CORRECTING RESOLUTION 16-09-7 REGARDING PROPERTY LOCATED AT 308 WHITON STREET; AND (2) RATIFYING THE TRANSFER OF THE PROJECT FROM NEW JERSEY COMMUNITY CAPITAL TO 308 WHITON STREET, LLC SUBJECT TO THE NEGOTIATION OF AN AMENDMENT TO THE RDA AND APPROVAL THEREOF BY THE BOARD OF COMMISSIONERS
- Item #11 RESOLUTION DESIGNATING TOVASTE MANAGEMENT, LLC OR AN ENTITY TO BE FORMED BY THEM AS REDEVELOPER OF PROPERTY LOCATED AT 29 CORNELISON AVENUE, BLOCK 17102, LOT 17 IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #12 RESOLUTION DESIGNATING 37-39 CORNEL, LLC AS REDEVELOPER FOR PROPERTY LOCATED AT 37-39 CORNELISON AVENUE, BLOCK 17102, LOTS 15 AND 16 IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #13 RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT WITH GARDEN STATE EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION FOR PROPERTY LOCATED IN THE OCEAN BAYVIEW REDEVELOPMENT AREA
- Item #14 RESOLUTION APPROVING THE CONVEYANCE OF BLOCK 25201, LOTS 71 AND 1, LOCATED WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA TO GARDEN STATE EPISCOPAL IN ACCORDANCE WITH THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND GARDEN STATE EPISCOPAL
- Item #15 RESOLUTION APPROVING THE CONVEYANCE OF BLOCK 20502, LOT 58 LOCATED WITHIN THE SCATTER SITE REDEVELOPMENT AREA TO SANTOMAURO GENERAL, LLC IN ACCORDANCE WITH THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND SANTOMAURO GENERAL, LLC
- Item #16 RESOLUTION AUTHORIZING GLOBAL SETTLEMENT WITH ZENITH RE I INVESTMENT, LLC, 671 PALISADE AVENUE, LLC AND NEW JERSEY COMMUNITY CAPITAL RESOLVING ALL CLAIMS IN THE LITIGATION ENTITLED JERSEY CITY REDEVELOPMENT AGENCY v. AMY STEELE, et als., DOCKET NO. HUD-L-1535-16 AND AUTHORIZING EXECUTIVE DIRECTOR AND REDEVELOPMENT COUNSEL TO EXECUTE SETTLEMENT DOCUMENTS
- Item #17 RESOLUTION ADOPTING THE 2017 BUDGET FOR FISCAL YEAR JANUARY 1, 2017 TO DECEMBER 31, 2017
- Item #18 RESOLUTION DESIGNATING ELIZABETH VASQUEZ AS THE AGENCY'S PUBLIC AGENCY COMPLIANCE OFFICER

NEXT REGULAR MEETING:

TUESDAY, FEBRUARY 21, 2017