



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 16TH DAY OF JANUARY 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, January 16, 2018 at 6:00 p.m., the place and date duly established for the holding of such Meeting. The Vice Chair called the Meeting to order at 6:00 p.m., and upon roll call the following answered present:

DONALD R. BROWN	DARWIN R. ONA
DOUGLAS CARLUCCI	DANIEL RIVERA
EVELYN FARMER	ERMA GREEN

and the following were absent: ROLANDO R. LAVARRO, JR.. 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 for the Meeting; Jesamil Suazo, Account Clerk; Mary Pat Noonan, Senior Project Manager; Benjamin Delisle, Director of Development; Elizabeth Vasquez, Supervising Fiscal Officer; Phil Orphanidis, Real Estate Manager; Robert Napiorski, Project Assistant; 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 asked if there were any presentations. Mr. Chuck Harrington, Esq. of the law firm Connell Foley, LLP, represented the applicant Webb Washington Community Development. Mr. Harrington indicated that the applicant is seeking to be designated for the development of 368-372 Martin Luther King Drive located in the Jackson Hill Redevelopment Area. Mr. Harrington proposed 25 residential units with parking spaces. Emmanuel Naval, architect for the project, indicated that the proposed project will be comprised of a 6 story, mixed-use building with 25 units and two commercial spaces. Ms. Webb Washington informed the Board that half of the units will be affordable housing.

The Vice Chair again acknowledged Mr. Harrington. Mr. Harrington represents the owner for Lot numbers 67 through 69 in Block 1501, better known as 8 Aetna Street. Mr. Harrington indicated that the client wishes that the Board would reconsider Resolution Number 5. Mr. Harrington noted that Resolution Number 5 authorizes the extension of the designation of the current redeveloper to develop the owner's properties. Mr. Harrington informed the Board that the owner is capable of taking responsibility for the redevelopment of his properties. Mr. Abe Leiber, current owner of 8 Aetna Street, informed the Board that he attempted to negotiate with the current redeveloper in order to negotiate an agreement. Nick Libius, architect for Mr. Leiber, explained to the board the original proposed idea for 8 Aetna Street.

There being no more 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 January 16, 2018 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Farmer, Greene, Ona and Rivera 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, potential litigation and contract negotiations took place. No formal action was taken.

Commissioner Brown then requested clarification on Resolution Numbers 6 and 7, Mr. Delisle explained both resolutions.

A late Item, #16, is for approval of the RDA for New Jersey City University. NJCU will be breaking ground soon and the project will be built out in six to eight years.

The Vice Chair and Commissioner Brown requested to review the Agency's By Laws with Special Counsel.

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

There being no further questions, the Vice Chair called for a Consent Agenda for Items #2 through #16, 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 APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF DECEMBER 19, 2017  
(See Resolution #2 dated January 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE MINUTES OF EXECUTIVE SESSION DATED DECEMBER 19, 2017  
(See Resolution #3 dated January 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF PROFESSIONAL SERVICES CONTRACT NUMBER 18-01-BD3 WITH ENGENUITY INFRASTRUCTURE, LLC FOR PROFESSIONAL ENGINEERING SERVICES IN THE CANAL CROSSING REDEVELOPMENT AREA  
(See Resolution #4 dated January 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXTENDING THE DESIGNATION OF 8 AETNA STREET, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN BLOCK 15801 IN THE GRAND JERSEY REDEVELOPMENT AREA  
(See Resolution #5 dated January 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF CONTRACT NO. 18-01-BD1 WITH WCD GROUP, LLC FOR EXTRAORDINARY AND UNSPECIFIABLE ENVIRONMENTAL SERVICES IN THE GRAND JERSEY REDEVELOPMENT AREA  
(See Resolution #6 dated January 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF CONTRACT NO. 18-01-BD2 WITH WCD GROUP, LLC FOR EXTRAORDINARY AND UNSPECIFIABLE ENVIRONMENTAL SERVICES IN THE GRAND JERSEY REDEVELOPMENT AREA  
(See Resolution #7 dated January 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONDITIONALLY DESIGNATING WEBB WASHINGTON COMMUNITY DEVELOPMENT CORPORATION AS REDEVELOPER OF PROPERTY LOCATED AT BLOCK 25001 IN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #8 dated January 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXTENDING THE DESIGNATION OF MGLLC JOURNAL SQUARE JERSEY CITY LLC AS REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 9403, LOT 16 IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #9 dated January 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH MC MAPLE HOLDING LLC FOR PROPERTY LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #10 dated January 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING TO REAFFIRM AND EXTEND THE CONDITIONAL DESIGNATION OF UNEEEK 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 #11 dated January 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING APPROVING THE ACQUISITION OF THE ABANDONED PROPERTY LOCATED AT 332 WHITON STREET (BLOCK 19005, LOT 30) BY NEGOTIATED PURCHASE OR EMINENT DOMAIN

(See Resolution #12 dated January 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ADOPTING THE PROVISIONS OF CHAPTER 48 (N.J.S.A. 52:14.17.38) UNDER WHICH A PUBLIC EMPLOYER AGREES TO PAY FOR THE STATE HEALTH BENEFITS PROGRAM (SHBP) COVERAGE OF CERTAIN RETIREES

(See Resolution #13 dated January 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF SPECIAL LEGAL SERVICE CONTRACTS WITH ERIC M. BERNSTEIN & ASSOCIATES, 18-01-DJ01; MCNALLY, YAROS, KACZYNSKI & LIME, LLC, 18-01-DJ02; GLUCKWALRATH, LLC, 18-01-DJ03, ARCHER & GREINER, PC, 18-01-DJ04, KINSEY, LISOVICZ, REILLY & WOLF, 18-01-DJ05; FLORIO & KENNY, 18-01-DJ06; THE LAW OFFICES OF WANDA CHIN MONAHAN, 18-01-DJ07; CHASEN LEYNER, 18-01-DJ08 AND MCMANIMON, SCOTLAND & BAUMANN, 18 -01-DJ09. THESE FIRMS WERE QUALIFIED BY RESOLUTION ON DECEMBER 19, 2017

(See Resolution #14 dated January 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF ACCOUNTS/INVOICE PAYABLE LIST AS OF JANUARY 16, 2018

(See Resolution #15 dated January 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH KKF BLOCK 5B URBAN RENEWAL, LLC FOR THE REDEVELOPMENT OF A PORTION OF THE WEST CAMPUS REDEVELOPMENT AREA

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

Accordingly, for Items number #2 through #16, the following voted "AYE": Commissioner Brown, Carlucci, Farmer, Greene, and Rivera and the following voted "NAY": None. 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 6:45 pm.

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Secretary