



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 18th DAY OF APRIL, 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, April 18, 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 6:04 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.

EVELYN FARMER

DONALD R. BROWN

ERMA GREENE

and the following were absent: DOUGLAS CARLUCCI, DARWIN ONA 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 of the Meeting; Ben Delisle, Director of Development; Mary Pat Noonan, Senior Project Manager; Elizabeth Vasquez, Supervising Fiscal Officer; Robert Napiorski, Project Assistant and Maria Ambrossi, Paralegal 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 Chairman acknowledged any public speakers and Irina Shalaeva who requested the Board consider having the community involved in the development of the Morris Canal Redevelopment Area. The Chairman told Ms. Shalaeva that they met at the meeting with regard to the 23 Cornelison Avenue presentation. The Chairman indicated that he would set up a meeting among himself, the developer and the community so that the developer can present their proposal to the community.

At this time the Board decided 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 April 18, 2017 attached hereto.)

Accordingly, the following voted "AYE": Commissioners 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 that discussions regarding litigation or potential litigation and no official action was taken.

The Executive Director made a recommendation to withdraw the following items from the Agenda: Item #8, Item #23 and Item #24. Counsel explained that Item #8 was being withdrawn in order to give Statute of Liberty Harbor North, LLC until Friday at noon to provide the finances and pay the administrative fee which they will commit to under the RDA. If they do meet the deadline,

the Board will hold a Special Meeting to consider approving the 4th Amendment. Otherwise, the default period continues to hold.

The Chairman noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments. There being none, the Chairman called for a Consent Agenda for Items #2 through #22, excepting Item #8 which was withdrawn. 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 MARCH 21, 2017

(See Resolution #2, dated April 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF EXECUTIVE SESSION DATED MARCH 21, 2017

(See Resolution #3, dated April 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
ENTERING INTO CONTRACT NO. 17-04-MPN5 WITH
MATHUSEK SPORTS FLOORS FOR REFINISHING THE
GYMNASIUM FLOOR AT THE BETZ CERC FACILITY

(See Resolution #4, dated April 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT OF THE MORTGAGE AND NOTE WITH 28 LIBERTY MANOR DEVELOPMENT, LLC FOR PROPERTY LOCATED IN THE BRIGHT STREET REDEVELOPMENT AREA

(See Resolution #5, dated April 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT NUMBER 17-04-BD1 WITH ENGENUITY INFRASTRUCTURE, LLC FOR PROFESSIONAL ENGINEERING SERVICES I THE CANAL CROSSING REDEVELOPMENT AREA

(See Resolution #6, dated April 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF MGLLC JOURNAL SQUARE JERSEY CITY LLC AS REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 9403, LOT 16 IN THE JOURNAL SQUARE 2600 REDEVELOPMENT AREA

(See Resolution #7, dated April 18, 2017 attached hereto.)

Item #8 Withdrawn

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO CONTRACT NUMBER 15-10-BD11 WITH POTOMAC HUDSON ENVIRONMENTAL SERVICES, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE LIBERTY HARBOR REDEVELOPMENT AREA

(See Resolution #9, dated April 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH ASH URBAN DEVELOPMENT, LLC FOR BLOCK 17502, LOTS 1-12 LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #10, dated April 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXTENDING PROFESSIONAL SERVICES AGREEMENT 16-04-MPN6 WITH PHILLIPS PREISS GRYGIEL, LLC FOR RELOCATION SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #11, dated April 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AMENDMENT NO. 1 TO CONTRACT NO. 16-06-BD4 WITH MODSPACE TO CONTINUE RENTING CONSTRUCTION TRAILERS AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #12, dated April 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING RENTING TEMPORARY BATHROOM FACILITIES FROM JOHNNY ON THE SPOT, LLC FOR BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #13, dated April 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AWARD OF EMERGENCY CONTRACT NO. 17-04-PA03 FOR WORK AT THE POWERHOUSE

(See Resolution #14, dated April 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE TERMS OF THE SETTLEMENT AGREEMENT RESOLVING THE LITIGATION ENTITLED "DAVID SLURZBERG, Plaintiff. Vs. LAWRENCE PETRACCO, Defendant/Third Party Plaintiff vs. JERSEY CITY REDEVELOPMENT AGENCY, Third Party Defendant" REGARDING PROPERTY LOCATED AT 233-237 NEWARK AVENUE LOCATED IN THE VILLAGE REDEVELOPMENT AREA AND AUTHORIZING THE AGENCY TO ENTER INTO SAME

(See Resolution #15, dated April 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO CONTRACT NUMBER 16-12-BD10 WITH CME ASSOCIATES FOR EXTRAORDINARY AND UNSPECIFIABLE ENVIRONMENTAL SERVICES

(See Resolution #16, dated April 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DECLARING CERTAIN AGENCY EQUIPMENT SURPLUS

(See Resolution #17, dated April 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A 60-MONTH LEASE OF A XEROX DIGITAL COLOR COPYING SYSTEM

(See Resolution #18, dated April 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING DAVID P. DONNELLY AND BENJAMIN DELISLE TO ATTEND THE ULI SPRING MEETING IN SEATTLE, WA, MAY 1 TO MAY 5, 2017

(See Resolution #19, dated April 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ELIZABETH VASQUEZ TO ATTEND THE 48TH ANNUAL RUTGERS UNIVERSITY PUBLIC PURCHASING EDUCATION FORUM IN ATLANTIC CITY MAY 3 AND 4, 2017

(See Resolution #20, dated April 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF APRIL 18, 2017

(See Resolution #21, dated April 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH SCITECH SCITY, LLC FOR THE REDEVELOPMENT OF A PORTION OF THE LIBERTY HARBOR REDEVELOPMENT AREA; AUTHORIZING THE PURCHASE AND SALE AGREEMENT BETWEEN JERSEY CITY MUNICIPAL UTILITIES AUTHORITY AND THE JERSEY CITY REDEVELOPMENT AGENCY FOR THE TRANSFER OF A PORTION OF THE LIBERTY HARBOR REDEVELOPMENT AREA; AUTHORIZING THE SALE OF CERTAIN PROPERTIES IN THE LIBERTY HARBOR REDEVELOPMENT AREA FROM THE JERSEY CITY REDEVELOPMENT AREA TO SCITECH SCITY, LLC; AND AUTHORIZING THE PURCHASE AND SALE AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND SCITECH SCITY, LLC FOR THE TRANSFER OF A PORTION OF THE LIBERTY HARBOR REDEVELOPMENT AREA AND RATIFYING AND APPROVING ALL ACTIONS RELATED THERETO

(See Resolution #22, dated April 18, 2017 attached hereto.)

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

There being no further business to come before the Board of Commissioners, upon Motion of Vice Chair Farmer, seconded by Commissioner Green, the meeting was adjourned at 7:25 pm.

Secretary



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(See Resolution #22, dated April 18, 2017 attached hereto.)

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

There being no further business to come before the Board of Commissioners, upon Motion of Vice Chair Farmer, seconded by Commissioner Green, the meeting was adjourned at 7:25 pm.

Secretary