



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 17TH DAY OF JANUARY, 2017

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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 17, 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 6:07 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: 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 for the Meeting; Ben Delisle, Director of Development, Mary Pat Noonan, Project Manager, Phil Orphanidis, LaBron Collins, Project Assistants; Sarah Goldfarb, Director of Policy & Research 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 indicated there were presentations and acknowledge the representatives of RPM, LLC for a presentation regarding the former Whitlock Mills. Joseph Portelli, Vice President of RPM addressed the Board Mr. Portelli noted the company was based in Montclair, NJ have developed over 3100 units statewide and specialize in redevelopment and green building. He noted that their last thirty (30) buildings have achieved LEED gold or higher status. He stated that Whitlock Mills is located on seven acres and was at one time eight buildings. The company declared bankruptcy . A movement through the Housing Trust of America began to preserve these buildings. An attempt was made in 2012 which did not work out. When the RFP went out RPM responded and was selected. Mr. Portelli indicated that they were fully permitted and site work has been completed. The project will be a 330 units in 3-4 buildings with a structured parking garage. They will be keep the existing permits and moving forward with tax credits through NJHMFA. They are seeking conditional designation due to HMFA needing to finalize. The units will be a mix of one, two and three-bedroom units with 60% affordable and 40% at market rate. Mr. Portelli noted that the City has made a \$2.4 million contribution in AHTF funds and Home Funds. There is an existing tax abatement but would probably start over. He indicated that construction could start as early as late summer.

At this time the Board decided to go into Executive 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 17, 2017 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, Counsel noted for the record that discussions involving litigation and on-going negotiations took place. No formal action was taken.

The Chair recognized Paul Hoffman, Executive Director of Liberty Science Center who gave the Board a brief update on his project.

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

Counsel noted that Item #16 was being withdrawn from the Agenda as the Agency would be entering into a License Agreement instead. Item #23 deals with an MOA and hopefully a settlement with PPG.

The Chairman then called for a Consent Agenda for Items #2 through #23 (excepting Item #16), which was approved 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 DATED  
DECEMBER 20, 2016

(See Resolution #2, dated January 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED DECEMBER 20, 2016  
(See Resolution #3, dated January 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENTS WITH ERIC M. BERNSTEIN & ASSOCIATES, LLC; MCNALLY, YAROS, KACZYNSKI & LIME, LLC; GLUCKWALRATH, LLC; ARCHER & GREINER, PC; KINSEY, LISOVICZ, REILLY & WOLF; FLORIO & KENNY; WANDA CHIN MONAHAN; CHASEN LEYNER AND MCMANIMON, SCOTLAND & BAUMANN IN ALL PROJECT AREAS

(See Resolution #4, dated January 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT No. 15-12-BA13 WITH GLUCK WALRATH, LLP FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-WIDE

(See Resolution #5, dated January 17, 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

(See Resolution #6, dated January 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 424 WHITON, L.L.C. AS THE REDEVELOPER OF PROPERTY LOCATED AT 424 WHITON STREET, JERSEY CITY, NJ (BLOCK 17505, LOTS 19 & 20) WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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(See Resolution #7, dated January 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY 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

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(See Resolution #8, dated January 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING RPM DEVELOPMENT, L.L.C. AS THE REDEVELOPER OF PROPERTY LOCATED AT 160 LAFAYETTE STREET, JERSEY CITY, NJ (BLOCK 17301, LOT 12)

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(See Resolution #9, dated January 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY FOR THE DEVELOPMENT OF BERRY LANE PARK

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(See Resolution #10, dated January 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY (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 THE BOARD OF COMMISSIONERS

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(See Resolution #11, dated January 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING TOVASTE MANAGEMENT LLC OR AN ENTITY TO BE FORMED BY THEM AS REDEVELOPER FOR PROPERTY LOCATED IN BLOCK 17102 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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(See Resolution #12, dated January 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY 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

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(See Resolution #13, dated January 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH GARDEN STATE EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION FOR PROPERTY LOCATED IN THE OCEAN BAYVIEW REDEVELOPMENT AREA

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(See Resolution #14, dated January 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY 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

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(See Resolution #15, dated January 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING GLOBAL SETTLEMENT WITH ZENITH REI 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

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ADOPTING THE 2017 BUDGET FOR FISCAL YEAR JANUARY 1, 2017 TO DECEMBER 31, 2017

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING ELIZABETH VASQUEZ AS THE AGENCY'S PUBLIC AGENCY COMPLIANCE OFFICER

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(See Resolution #19, dated January 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF JANUARY 17, 2017

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(See Resolution #20, dated January 17, 2017 attached hereto.)

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(See Resolution #21, dated January 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AGENCY DIRECTOR TO ENTER INTO A LICENSE AGREEMENT WITH SANTOMAURO GENERAL LLC WHO IS THE DESIGNATED DEVELOPER FOR THE PROJECT KNOWN AS 142 BOYD AVE IN THE SCATTER SITE REDEVELOPMENT AREA  
(See Resolution #22, dated January 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A MEMORANDUM OF AGREEMENT BETWEEN THE AGENCY, THE CITY OF JERSEY CITY, THE MUNICIPAL UTILITIES AUTHORITY AND PPG WITHIN THE CANAL CROSSING REDEVELOPMENT AREA  
(See Resolution #23, dated January 17, 2017 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.

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

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Secretary





MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 17TH DAY OF JANUARY, 2017

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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 17, 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 6:07 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: 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 for the Meeting; Ben Delisle, Director of Development, Mary Pat Noonan, Project Manager, Phil Orphanidis, LaBron Collins, Project Assistants; Sarah Goldfarb, Director of Policy & Research and those listed on the attached Attendance Sheet.

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(See Resolution #23, dated January 17, 2017 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.

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

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Secretary