



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 21st DAY OF NOVEMBER, 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, November 21st 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 6:11 p.m., and upon roll call the following answered present:

DONALD R. BROWN

ERMA GREEN

DOUGLAS CARLUCCI

DANIEL RIVERA

EVELYN FARMER

ROLANDO R. LAVARRO, JR.

and the following were absent: DARWIN R. ONA . 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; Elizabeth Vasquez, Supervising Fiscal Officer; Benjamin Delisle, Director of Development; Sarah Goldfarb, Director of Policy and Research; Phil Orphanidis, Real Estate Manager; Robert Napiorski Project Assistant, 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 Chairman indicated there were presentations. Mr. John Palumbo, from Decotiis, Fitzpatrick, Cole and Giblin, represented the applicant, Bates Street Redevelopment, LLC. Mr. Palumbo indicated that the applicant propose to construct a mixed use project to contain residential and retail components in the Bates Street Redevelopment Area. Mr. Palumbo informed the Board that the developer has developed in the Jersey Avenue Redevelopment Area, also known as Soho West, located in the northern section of downtown Jersey City. Mr. Palumbio indicated that the developer would like to develop in the southern section of downtown Jersey City. Mr. Dean Marchetto, from Manhattan Building Company, explained to the Board that the Redevelopment Area is an extension of the Van Horne Area. Mr. Marchetto proposed to recreate the grid in order to connect the Van Horne Area to the Bates Redevelopment Area by establishing the same architectural style.

The Chairman then acknowledged the second presentation. Heather Kumer, from Connell Foley Law Firm, represented the applicant, Ash Street Properties, LLC. Ms. Kumer indicated that the applicant desires to develop on 17-19 Ash Street, located in the Lafayette Park Redevelopment Area. Two options were presented to the Board. The first option will consist of an eight story building and the second option is a six story building. The eight story building will consist of 31 units and the six story building will consist of 25 units. Ms. Kumer informed the Board that 16% of the units will be considered affordable housing for both options. Mr. Richard Garber, from GRO

Architects, indicated that this development is an "exciting" project for the Bergen/Lafayette Redevelopment Area. Mr. Garber reiterated Ms. Kumer's explanation regarding the six story building.

The Chairman then acknowledged the public speakers. Matt Wielkotz and Steven Wielkotz, from Ferraioli, Wielkotz, Cerullo & Cuva, P.A., introduced the Agency's 2018 Budget which will be submitted to the State for review. Ronald Gardner, from Hodulik and Morrison, P.A, indicated the Budget has decreased in amount due to grant activities.

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 November 21, 2017 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Farmer, Greene, Lavarro, 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 discussion involving litigation, contract negotiations and personnel took place. No formal action was taken.

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

There being moved, the Chairman then called for a Consent Agenda for items number #2 through #24. 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 APPROVING THE MINUTES OF THE REGULAR MEETING DATED OCTOBER 17, 2017

(See Resolution #2, dated November 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED OCTOBER 17, 2017

(See Resolution #3 dated November 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT No. 17-01-DJ3 WITH GLUCK WALRATH, LLP FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-WIDE

(See Resolution #4 dated November 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF CONTRACT NO. 17-11-BD8 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR EXTRAORDINARY AND UNSPECIFIABLE ENVIRONMENTAL SERVICES IN ALL REDEVELOPMENT AREAS

(See Resolution #5 dated November 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING DESIGNATING BATES REDEVELOPMENT, LLC AS REDEVELOPER FOR PROPERTY WITHIN THE BATES STREET REDEVELOPMENT AREA

(See Resolution #6 dated November 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 17-11-MPN12 WITH AMEC FOSTER WHEELER ENVIRONMENT & INFRASTRUCTURE, INC. FOR PRE-DEMOLITION SURVEYING SERVICES AT THE JCMUA ADMINISTRATION BUILDING IN THE BAYFRONT I REDEVELOPMENT AREA

(See Resolution #7 dated November 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A REDEVELOPMENT AGREEMENT WITH ARGENT VENTURES LLC FOR THE REDEVELOPMENT OF CERTAIN PROPERTY IN THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #8 dated November 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NUMBER 6 TO CONTRACT NO. 14-01-FO1 WITH BEE'S CONSTRUCTION, LLC FOR REHABILITATION OF PROPERTY LOCATED AT BLOCK 23202, LOT 79 IN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #9 dated November 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF REVENUE BONDS, SERIES 2017 (TAX-EXEMPT) (PATHSIDE REDEVELOPMENT PROJECT) (CITY GUARANTEED), FOR THE ACQUISITION OF BLOCK 9501, LOT 22 (25 PATHSIDE), THE EXECUTION OF A TRUST INDENTURE TO SECURE THE BONDS, AND DETERMINING OTHER MATTERS RELATED THERETO

(See Resolution #10 dated November 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF ASH STREET PROPERTY, LLC AS REDEVELOPER FOR PROPERTY LOCATED AT 17-19 ASH STREET WITHIN THE LAFAYETTE PARK REDEVELOPMENT AREA

(See Resolution #11 dated November 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO TWO SEPARATE REDEVELOPMENT AGREEMENTS WITH GRAND LHN III URBAN RENEWAL, LLC AND GRAND LHN IV URBAN RENEWAL, LLC FOR PROPERTY LOCATED WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

(See Resolution #12 dated November 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AFFIRMING AND EXTENDING THE DESIGNATION OF 37-39 CORNELL 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 #13 dated November 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND 160 LAFAYETTE ASSOCIATES, L.P. IN ACCORDANCE WITH THE MORRIS CANAL REDEVELOPMENT PLAN

(See Resolution #14 dated November 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND TERZETTO NJ, LLC IN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #15 dated November 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING RENEWING CONTRACT NUMBER 16-09-BD5 WITH BROWNFIELD SCIENCE & TECHNOLOGY INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE TURNKEY REDEVELOPMENT AREA

(See Resolution #16 dated November 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXTENDING THE DESIGNATION OF MYNENI PROPERTIES, LLC AS REDEVELOPER OF PROPERTY LOCATED IN THE WATER STREET REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NUMBER 17-11-EV2 WITH ZUCCARO, INC. FOR SNOW REMOVAL SERVICES WITHIN ALL REDEVELOPMENT AREAS

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT AND CLOSE OUT OF CONTRACT NO. 16-11-EV2 WITH ZUCCARO, INC. FOR SNOW REMOVAL SERVICES

(See Resolution #19 dated November 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING INTRODUCING THE FISCAL YEAR JANUARY 1, 2018 TO DECEMBER 31, 2018 ANNUAL BUDGET AND CAPITAL BUDGET

(See Resolution #20 dated November 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING APPROVING THAT THE DIRECTOR OF THE DIVISION OF LOCAL GOVERNMENT SERVICES ACCEPT THE AGENCY'S 2018 BUDGET WHICH WILL BE ADOPTED ON DECEMBER 19, 2017

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE FOLLOWING OFFICERS OF THE AGENCY HAVING SIGNATORY RESPONSIBILITY ON BEHALF OF THE JERSEY CITY REDEVELOPMENT AGENCY

(See Resolution #22 dated November 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF ACCOUNTS/INVOICE PAYABLE LIST AS OF NOVEMBER 21, 2017

(See Resolution #23 dated November 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE PERSONNEL LIST AS OF NOVEMBER 21, 2017

(See Resolution #24 dated November 21, 2017 attached hereto.)

Accordingly, for Items number #2 through #24, the following voted "AYE": Commissioner Brown, Carlucci, Farmer, Greene, Lavarro, 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 7:20 pm.

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Secretary