



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 14th DAY OF NOVEMBER, 2016



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 Monday, November 14, 2016 at 5:00 p.m., the place and date duly established for the holding of such Meeting. The Chairman called the Meeting to order at 5:19 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.

SAMUEL A. BERMAN

DONALD R. BROWN

ERMA D. GREENE

and the following were absent: EVELYN FARMER, DIANE COLEMAN and 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; Mary Pat Noonan, Project Manager; Sarah Goldfarb, Director of Policy & Research; LaBron Collins, Robert Napiorski and Phil Orphanidis, Project Assistants 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.

There being no presentations, 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 November 14, 2016 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Berman, Brown, 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 made it known to the public that discussions regarding personnel and contract negotiations took place. No action was taken.

Counsel indicated that a late item extending a designation was added to the agenda. Counsel also noted that she would be amending two items, #17 and #18 and it was not a material change. Counsel noted that in Section 2B the Executive Director is amended to indicate Chairman and the Executive Director is the witness. It also authorizes certain officials to take certain actions and need to add General Counsel.

The Chairman noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments. There being no questions, the Chairman called for a Consent Agenda for items #2 through #22 and #17 and #18 as amended. 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 THE REGULAR MEETING OF
SEPTEMBER 20, 2016

(See Resolution #2, dated November 14, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE REGULAR MEETING OF OCTOBER 18, 2016

(See Resolution #3, dated November 14, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF EXECUTIVE SESSION OF OCTOBER 18, 2016

(See Resolution #4, dated November 14, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
DESIGNATION OF NEW JERSEY COMMUNITY CAPITAL AS
REDEVELOPER FOR PROPERTY AT 201 NEW YORK AVENUE,
364-366 PALISADE AVENUE AND 461 PALISADE AVENUE IN
THE SCATTER SITE REDEVELOPMENT AREA

(See Resolution #5, dated November 14, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
AWARD OF CONTRACT NO. 16-11-BD7 WITH BROWNFIELD
REDEVELOPMENT SOLUTIONS, INC. FOR EXTRAORDINARY
AND UNSPECIFIABLE ENVIRONMENTAL SERVICES IN ALL
REDEVELOPMENT AREAS

(See Resolution #6, dated November 14, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY RATIFYING THE
RETAINING OF A LICENSED ELECTRICIAN FOR EMERGENCY
ELECTRICAL WORK AT THE BETZ CERC

(See Resolution #7, dated November 14, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
AGENCY TO ENTER INTO A FIRST AMENDMENT TO THE
LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR
ENTRY ONTO CITY OWNED PROPERTY WITHIN THE GRAND
JERSEY REDEVELOPMENT AREA

(See Resolution #8, dated November 14, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
SUBDIVISION OF BLOCK 15801, LOTS 3 AND 4, THE
CONVEYANCE OF LOT 4 TO BARNABAS HEALTH, INC., THE
CREATION OF A RIGHT OF WAY ON LOT 3 FOR A PUBLIC
STREET, AND OTHER ACTIONS AND DETERMINATIONS IN
CONNECTION THEREWITH IN THE GRAND JERSEY
REDEVELOPMENT AREA

(See Resolution #9, dated November 14, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
DESIGNATION OF THE MORRIS CANAL REDEVELOPMENT
AREA COMMUNITY DEVELOPMENT CORPORATION AS
REDEVELOPER WITHIN THE MORRIS CANAL
REDEVELOPMENT AREA

(See Resolution #10, dated November 14, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 16-11-BD8 WITH NATIONAL FENCE SYSTEMS,
INC. FOR FENCING AT BERRY LANE PARK WITHIN THE
MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #11, dated November 14, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING FDAD
MAPLE, LLC AS TRANSFEREE/REDEVELOPER FOR PROPERTY
WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
SUBJECT TO CERTAIN CONTINGENCIES

(See Resolution #12, dated November 14, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
FAIR AND OPEN CONTRACT NUMBER 16-11-BD9 WITH WCD
GROUP FOR ENVIRONMENTAL SERVICES IN THE OCEAN
BAYVIEW REDEVELOPMENT AREA

(See Resolution #13, dated November 14, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
DESIGNATION OF GARDEN STATE EPISCOPAL COMMUNITY
DEVELOPMENT CORPORATION, NUNC PRO TUNC, AS THE
REDEVELOPER FOR PROPERTY LOCATED WITHIN THE
OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #14, dated November 14, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY MAKING
APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT
TO N.J.S.A. 40A:12A-67(g) IN CONNECTION WITH THE
ISSUANCE OF CERTAIN REDEVELOPMENT AREA BONDS FOR
A PROJECT IN THE PAULUS HOOK REDEVELOPMENT AREA

(See Resolution #15, dated November 14, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
FIRST AMENDMENT TO CONTRACT NUMBER 16-09-BD5
WITH BROWNFIELD SCIENCE AND TECHNOLOGY, INC. FOR
EXTRAORDINARY AND UNSPECIFIABLE ENVIRONMENTAL
SERVICES IN THE TURNKEY REDEVELOPMENT AREA

(See Resolution #16, dated November 14, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
NEGOTIATION AND EXECUTION OF A REDEVELOPMENT
AGREEMENT WITH NEW JERSEY CITY UNIVERSITY FOR THE
REDEVELOPMENT OF A PORTION OF THE WEST CAMPUS
REDEVELOPMENT AREA

(See Resolution #17, dated November 14, 2016 attached hereto.)

As Amended

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
EXECUTION OF A REDEVELOPMENT AGREEMENT WITH HC
WEST CAMPUS I URBAN RENEWAL, LLC FOR
REDEVELOPMENT OF A PORTION OF THE WEST CAMPUS
REDEVELOPMENT AREA

(See Resolution #18. Dated November 14, 2016 attached hereto.)

As Amended

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 #19, dated November 14, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF
NOVEMBER 14, 2016

(See Resolution #20, dated November 14, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
PERSONNEL LIST AS OF NOVEMBER 14, 2016

(See Resolution #21, dated November 14, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
DESIGNATION OF NORTH RIVER DEVELOPMENT, LLC AS
THE REDEVELOPER FOR PROPERTY LOCATED AT BLOCK
11603, LOT 7 (UNDERWATER PROPERTY) LOCATED IN THE
HARSIMUS COVE STATION REDEVELOPMENT AREA

(See Resolution #22, dated November 14, 2016 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Berman, Brown, Greene, and Lavarro; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolution adopted as introduced and Items #17 and #18 as amended.

There being no further business to come before the Board of Commissioners, upon Chairman Lavarro, seconded by Commissioner Brown, the meeting was adjourned at 5:40 pm.

Secretary