



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 17th DAY OF APRIL 2018**



The Board of Commissioners of the Jersey City Redevelopment Agency met for their regular Board Meeting on Tuesday, April 17, 2018 at 6:00 p.m. at 30 Montgomery Street, Jersey City, New Jersey, the place and date duly established for such meeting. The Vice Chair called the meeting to order at 6:04 p.m., and upon roll call the following Board members were

present:

DONALD BROWN

ERMA GREENE

DOUGLAS CARLUCCI (6:05pm)

DARWIN R. ONA

EVELYN FARMER

absent: ROLANDO R. LAVARRO, JR. and DANIEL RIVERA

The Vice Chair thereupon declared a quorum. Also present at the meeting were: Diana H. Jeffrey, Acting Executive Director; Christopher Fiore, Assistant Executive Director; Special Counsel Jennifer Credidio, Esq; Jesamil Suazo, Recording Secretary to the Board; Mary Pat Noonan, Senior Project Manager; Benjamin Delisle, Director of Development; Maria Aguilar-Ambrossi, Paralegal; Denise Cicarelli, Clerk Typist; LaBron Collins, Planning Aide 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 or public speakers, 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 April 17, 2018 attached hereto.)

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

Emerging from Executive Session, Special Counsel Credidio made it known that discussions involving litigation, contract negotiations and personnel took place; no formal action was taken.

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

Commissioner Brown inquired about Item #4; "How often does the Betz-Cerz require maintenance?" Ms. Noonan responded accordingly.

Commissioner Brown inquired about Item #8; "Does the Agency still have ownership of Berry Lane Park?" Mr. Delisle responded accordingly.

Commissioner Brown inquired about Item #13; "What types of services are needed at

665 Ocean?" Ms. Jeffrey responded accordingly.

Commissioner Carlucci inquired about Item #10' "Where is the lot located?"

Ms. Noonan responded accordingly.

There being no further questions, the Vice Chair called for a Consent Agenda for Items #2 through #17, 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 MARCH 20, 2018**

(See Resolution #2 dated April 17, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE
MINUTES OF EXECUTIVE SESSION DATED MARCH 20, 2018**

(See Resolution #3 dated April 17, 2018 attached hereto.)

**RESOLUTION AUTHORIZING ENTERING INTO CONTRACT
NO. 18-04-MPN2 WITH MATHUSEK SPORTS FLOORS FOR
REFINISHING THE GYMNASIUM FLOOR AT THE BETZ-CERC
FACILITY**

(See Resolution #4 dated April 17, 2018 attached hereto.)

**RESOLUTION AUTHORIZING THE EXECUTION AND
DELIVERY OF A FIRST SUPPLEMENTAL TRUST INDENTURE
IN CONNECTION THE JERSEY CITY REDEVELOPMENT
AGENCY \$10,000,000 REDEVELOPMENT AREA TAXABLE
BONDS (JOURNAL SQUARED PROJECT), SERIES 2016 AND
DETERMINING OTHER MATTERS RELATED THERETO**

(See Resolution #5 dated April 17, 2018 attached hereto.)

RESOLUTION AUTHORIZING EXTENDING THE DESIGNATION OF JOURNAL SQUARE RAMP, LLC AS REDEVELOPER FOR PROPERTY LOCATED AT 808 PAVONIA AVENUE (SQUARE RAMP PARKING LOT) IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #6 dated April 17, 2018 attached hereto.)

RESOLUTION AUTHORIZING A THIRD AMENDMENT TO CONTRACT 15-10-BD11 WITH POTOMAC-HUDSON ENVIRONMENTAL FOR PROFESSIONAL ENVIRONMENTAL SERVICES WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

(See Resolution #7 dated April 17, 2018 attached hereto.)

RESOLUTION AUTHORIZING CONTRACT NO. 18-04-BD4 WITH ALMSTEAD TREE & SHRUB CARE, LLC TO IMPLEMENT TREE REHABILITATION PLAN AT BERRY LANE PARK

(See Resolution #8 dated April 17, 2018 attached hereto.)

RESOLUTION AUTHORIZING THE AGENCY TO ENTER INTO A REDEVELOPMENT AGREEMENT WITH GARDEN STATE EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION FOR THE DEVELOPMENT OF A SITE LOCATED AT 98 MYRTLE AVENUE (BLOCK 23202, LOT 48) IN ACCORDANCE WITH THE OCEAN BAYVIEW REDEVELOPMENT PLAN

(See Resolution #9 dated April 17, 2018 attached hereto.)

RESOLUTION AUTHORIZING THE AGENCY TO ENTER INTO A COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY FOR THE MAINTENANCE OF THE LOT ADJACENT TO THE POWERHOUSE

(See Resolution #10 dated April 17, 2018 attached hereto.)

RESOLUTION AUTHORIZING THE AGENCY TO ENTER INTO A REDEVELOPMENT AGREEMENT WITH GARDEN STATE EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION FOR THE DEVELOPMENT OF A SITE LOCATED AT 182 CLAREMONT AVENUE (BLOCK 22503, LOT 58) IN ACCORDANCE WITH THE SCATTER SITE REDEVELOPMENT PLAN

(See Resolution #11 dated April 17, 2018 attached hereto.)

RESOLUTION AUTHORIZING TO DESIGNATE JOSEPH LENTINI AS THE REDEVELOPER OF PROPERTY LOCATED AT 201 NEW YORK AVE (BLOCK 3805, LOT 19) WITHIN THE SCATTER SITE REDEVELOPMENT AREA AND TO AUTHORIZE THE EXECUTIVE DIRECTOR SIGN A REDEVELOPMENT AGREEMENT WITH JOSEPH LENTINI

(See Resolution #12 dated April 17, 2018 attached hereto.)

RESOLUTION AUTHORIZING THE USE OF COMPETITIVE CONTRACTING FOR SELECTION OF AN ENTITY TO PROVIDE MANAGEMENT OF A SOCIAL SERVICES PROGRAM AND PROPERTY MANAGEMENT SERVICES AND AUTHORIZING PREPARATION AND ADVERTISEMENT OF A REQUEST FOR PROPOSALS FOR SAME

(See Resolution #13 dated April 17, 2018 attached hereto.)

RESOLUTION AUTHORIZING ELIZABETH VASQUEZ TO ATTEND THE 48TH ANNUAL RUTGERS UNIVERSITY PUBLIC PURCHASING EDUCATION FORUM IN ATLANTIC CITY MAY 2 & 3, 2018

(See Resolution #14 dated April 17, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF ACCOUNTS/INVOICE PAYMENT LIST AS OF APRIL 17, 2018

(See Resolution #15 dated April 17, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE PERSONNEL LIST AS OF APRIL 17, 2018

(See Resolution #16 dated April 17, 2018 attached hereto.)

RESOLUTION AUTHORIZING AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND 100 HOBOKEN AVENUE PARTNERS URBAN RENEWAL, LLC

(See Resolution #17 dated April 17, 2018 attached hereto.)

RESOLUTION AUTHORIZING EXTENDING THE DESIGNATION OF PARK AVENUE LANDING LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

(See Resolution #18 dated April 17, 2018 attached hereto.)

RESOLUTION AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND GS FC JERSEY CITY PEP 2 URBAN RENEWAL, LLC

(See Resolution #19 dated April 17, 2018 attached hereto.)

Accordingly, for Items number 2 through 19, the following voted "AYE": Commissioner Brown, Carlucci, Farmer, Greene, and Ona and the following voted "NAY": None. The Vice Chair thereupon declared the Motion carried and the Resolutions were adopted as introduced.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 7:07 p.m.

Secretary