



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 20 DAY OF OCTOBER, 2015

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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, October 20, 2015 at 6:00 p.m., the place and date duly established for the holding of such Meeting. The Vice Chair called the Meeting to order at 6:05 p.m., and upon roll call the following answered present:

EVELYN FARMER

DIANE COLEMAN

ERMA GREENE

TIMOTHY MANSOUR

RUSSELL VERDUCCI

ROLAND R. LAVARRO, JR. (6:25)

and the following were absent: JOHN PETKANAS. The Chairman thereupon declared a quorum present. Also present at the Meeting were David P. Donnelly, Executive Director; Christopher Fiore, Assistant Executive Director; Diana Jeffrey, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary for the Meeting; Mary Pat Noonan, Project Manager; Ben Delisle, Director of Development; LaBron Collins, Rob Napiorski and Phil Orphanidis, Project Assistants and those listed on the attached Attendance Sheet.

Immediately following the Pledge of Allegiance the Executive Director announced that in accordance with the "Open Public Meetings Act," a copy of the Public Notice was sent to the Jersey Journal, City Clerk and the Agency's web site for the public's review and information.

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At this time the Vice Chair noted that the Board would conduct the reorganization. Vice Chair Farmer turned the gavel over to the Secretary, who called for nominations for the office of Chairman for the period commencing immediately and terminating October, 2016. Vice Chair Farmer nominated Rolando Lavarro, which was seconded by Commissioner Verducci. The Secretary calls for any other nominations, and there being none, calls to close the nominations for the office of Chairman. It was moved and seconded to close the nomination. The Secretary then calls for a vote on the nomination of Rolando Lavarro for the office of Chairman, which was moved by Commissioner Greene and seconded by Vice Chair Farmer. Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, Greene, Mansour and Verducci; and the following voted "NAY": None. Vice Chair Farmer indicated that Chairman Lavarro retained his seat as Chairman for the period October, 2015 through October, 2016.

Next, the Secretary, called for nominations for the office of Vice Chair for the period commencing immediately and terminating October, 2016. Commissioner Greene nominated Evelyn Farmer, which was seconded by Commissioner Coleman. The Secretary called for other nominations and there being none, calls to close the nominations for the office of Vice Chair. It was moved and seconded to close the nominations. The Secretary then called for a vote on the nomination of Evelyn Farmer for the office of Vice Chair, which was moved by Commissioner Greene and seconded by Commissioner Coleman. Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, Greene, Mansour and Verducci; and following voted "NAY": None. Vice Chair Farmer retained her seat as Vice Chair for the period October, 2015 through October, 2016.

Vice Chair Farmer indicated that there was one presentation for 100 Hoboken Avenue. Mr. Donald Pepe of Scarinci & Hollenbeck introduces Mr. Jonathan Schwartz of BNE for the construction of a residential building at 100 Hoboken Avenue. Mr. Schwartz notes that BNE is a family owned business for three generations. Mr. Jack Raker of Minno & Wasko Architects informs the Board that the site will extend Monmouth Street and a new street will be created to access the project. Indicating to the drawings, Mr. Raker indicates that the first level will be parking and a lobby. The building will be five stories with residential on the upper floors. Mr. Raker also noted that the plan is consistent with the zoning of the area. He noted that there will be a fitness center and a club room with gaming area; a terrace with fire pit and plants. The units will be a mix of one and two bedrooms and studio units and will be market rate. The timeline would be as soon as possible and they are committed to a tight timeline. Mr. Pepe noted that they need to get the reports from WCD with regard to the environmental issues. The EPA has a lien on the property which needs to be paid prior to transferring the property.

At this time the Board agreed to go into Executive Session. Upon Motion of Commissioner Coleman, seconded by Commissioner Mansour, the Board went 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 October 20, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, Greene, Lavarro, Mansour and Verducci; 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 anticipated litigation and contract negotiations were discussed. No action was taken. A discussion regarding Commissioner training and their certificates was then discussed.

The Vice Chair noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments. There being none, the Vice Chair then called for a Consent Agenda for Items #2 through #22. A Consent Agenda was moved, seconded and voted unanimously. The Vice Chair then called for a vote on Resolutions #2 through #22, 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  
SEPTEMBER 15, 2015

(See Resolution #2, dated October 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE  
MINUTES OF EXECUTIVE SESSION DATED  
SEPTEMBER 15, 2015

(See Resolution #3, dated October 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY CORRECTING  
RESOLUTION NOS. 15-06-4 AND 15-07-4 TO REFLECT AN  
EXPIRATION DATE FOR THE DESIGNATION OF  
REDEVELOPERS AFFILIATED THE ABANDONED PROPERTIES  
REHABILITATION ACT

(See Resolution #4, dated October 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 550 JOHNSTON AVENUE, LLC AS REDEVELOPER FOR PROPERTY WITHIN THE BEACON REDEVELOPMENT AREA

(See Resolution #5, dated October 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FOURTH AMENDMENT TO CONTACT NUMBER 14-05-BD7 WITH T& M ASSOCIATES FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE CANAL CROSSING REDEVELOPMENT AREA

(See Resolution #6, dated October 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES ENGINEERING CONTRACT NO. 15-10-BD10 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT FOR SURVEY WORK IN THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #7, dated October 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT WITH 1 EDWARD HART DRIVE, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED AT 1 EDWARD HARD DRIVE IN THE LIBERTY HARBOR REDEVELOPMENT AREA

(See Resolution #8, dated October 20, 2015 attached hereto.)d

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING A GRANT FROM THE HAZARDOUS DISCHARGE SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE JERSEY CITY MUA (AUTO POUND) SITE WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

(See Resolution #9, dated October 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NUMBER 15-07-BD9 WITH POTOMAC-HUDSON ENVIRONMENTALFORPROFESSIONALENVIRONMENTALS ERVICESWITHINTHELIBERTY HARBOR REDEVELOPMENT AREA

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(See Resolution #10, dated October 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIFTHAMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND TRF DEVELOPMENT PARTNERS WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

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(See Resolution #11, dated October 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING NEW JERSEY COMMUNITY CAPITAL OR AN AFFILIATE THEREOF AS THE REDEVELOPER FOR PROPERTY LOCATED IN BLOCK 20301 IN THE MORRIS CANAL REDEVELOPMENT AREA

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(See Resolution #12, dated October 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 15-10-CF5 WITH NEW JERSEY REALTY ADVISORY GROUP, LLC FOR THE PREPARATION OF A DISPOSITION APPRAISAL OF PROPERTY IN BLOCK 20301, LOT 15 AND KNOWN AS 308 WHITON STREET LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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(See Resolution #13, dated October 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING A GRANT FROM THE HAZARDOUS DISCHARGE SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE FRANK B. ROSS CO INC. SITE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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(See Resolution #14, dated October 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH ASH URBAN DEVELOPMENT LLC FOR PROPERTY LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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(See Resolution #15, dated October 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO A LICENSE AGREEMENT WITH ASH URBAN DEVELOPMENT LLC FOR ENTRY ONTO AGENCY-OWNED PROPERTY AT BLOCK 17502, LOTS 1-12 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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(See Resolution #16, dated October 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING A  
REDEVELOPMENT AGREEMENT WITH GRAFFITI 125,LLC  
WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #17, dated October 20, 2015 attached hereto.)

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

(See Resolution #18, dated October 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
EXTENDING THE MEMORANDUM OF AGREEMENT WITH  
THE CORDISH COMPANY AND JERSEY CITY POWERHOUSE  
ARTS DISTRICT, FOR THE DEVELOPMENT OF THE  
POWERHOUSE LOCATED WITHIN THE POWERHOUSE ARTS  
DISTRICT REDEVELOPMENT AREA

(See Resolution #19, dated October 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
ENTERING INTO AGREEMENT NO. 15-10-BA4 WITH FUSION  
CREATIVE FOR GRAPHIC DESIGN & WEB SERVICES FOR THE  
PERIOD OCTOBER 6, 2015 THROUGH OCTOBER 5, 2016

(See Resolution #20, dated October 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE  
ACCOUNTS/INVOICES PAYABLE LIST AS OF  
OCTOBER 20, 2015

(See Resolution #21, dated October 20, 2015 attached hereto.)



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY RESCINDING THE  
DESIGNATION OF BGT ENTERPRISES AS REDEVELOPER FOR  
PROPERTY IN BLOCK 14103, LOT 54, 248 GROVE STREET  
UNDER THE ABANDONED PROPERTIES REHABILITATION  
ACT

(See Resolution #22, dated October 20, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, Greene, Lavarro, Mansour and Verducci; 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 of Commissioners, the meeting was adjourned at 7:00 p.m.

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Secretary



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 20 DAY OF OCTOBER, 2015

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DIANE COLEMAN

ERMA GREENE

TIMOTHY MANSOUR

RUSSELL VERDUCCI

ROLAND R. LAVARRO, JR. (6:25)

and the following were absent: JOHN PETKANAS. The Chairman thereupon declared a quorum present. Also present at the Meeting were David P. Donnelly, Executive Director; Christopher Fiore, Assistant Executive Director; Diana Jeffrey, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary for the Meeting; Mary Pat Noonan, Project Manager; Ben Delisle, Director of Development; LaBron Collins, Rob Napiorski and Phil Orphanidis, Project Assistants and those listed on the attached Attendance Sheet.

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JERSEY CITY REDEVELOPMENT AGENCY APPROVING GOING  
INTO EXECUTIVE SESSION TO DISCUSS CERTAIN MATTERS**  
(See Resolution #1, dated October 20, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, Greene, Lavarro, Mansour and Verducci; 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 anticipated litigation and contract negotiations were discussed. No action was taken. A discussion regarding Commissioner training and their certificates was then discussed.

The Vice Chair noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments. There being none, the Vice Chair then called for a Consent Agenda for Items #2 through #22. A Consent Agenda was moved, seconded and voted unanimously. The Vice Chair then called for a vote on Resolutions #2 through #22, accordingly, the following Resolutions were introduced and duly seconded:

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PROPERTY IN BLOCK 14103, LOT 54, 248 GROVE STREET  
UNDER THE ABANDONED PROPERTIES REHABILITATION  
ACT

(See Resolution #22, dated October 20, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, Greene, Lavarro, Mansour and Verducci; 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 of Commissioners, the meeting was adjourned at 7:00 p.m.

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Secretary