



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 17TH DAY OF NOVEMBER, 2015



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 17, 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 6:00 p.m., and upon roll call the following answered present:

EVELYN FARMER

ERMA GREENE

TIMOTHY MANSOUR

RUSSELL VERDUCCI

and the following were absent: DIANE COLEMAN, ROLANDO R. LAVARRO, JR. and JOHN PETKANAS. The Vice Chair 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 the Meeting; Mary Pat Noonan, Project Manager, Rob Napiorski and LaBron Collins, 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 and to the City Clerk for the public's review and information.

There being no presentations, the Vice Chair called for a motion 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 17, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Farmer, Greene, Mansour and Verducci; and the following voted "NAY": None. The Vice Chair thereupon declared the Motion carried and the Resolution adopted as introduced.

Emerging from Executive Session, General Counsel noted for the record a discussion involving personnel matters took place with no action being taken.

The Executive Director brought to the Board attention the late items that were added to the Agenda.

The Vice Chair noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments. The Vice Chair called for a Consent Agenda for Items #2 through 27, which was moved, seconded and voted accordingly. 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 20, 2015

(See Resolution #2, dated November 17, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED OCTOBER 20, 2015
(See Resolution #3, dated November 17, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF THE SPECIAL MEETING DATED SEPTEMBER 28, 2015
(See Resolution #4, dated November 17, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING AND EXTENDING THE CONTRACT WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN ALL REDEVELOPMENT AREAS
(See Resolution #5, dated November 17, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A MEMORANDUM OF AGREEMENT WITH NEW JERSEY **COMMUNITY CAPITAL FOR DEVELOPMENT OF THE PROPERTY LOCATED AT 671 PALISADE AVENUE, JERSEY CITY, PURSUANT TO THE ABANDONED PROPERTIES REHABILITATION ACT**
(See Resolution #6, dated November 17, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY **APPROVING THE JCRA TO PARTNER WITH NEW JERSEY REDEVELOPMENT AUTHORITY FOR ITS 2016 NEWMARKET TAX CREDIT APPLICATION**
(See Resolution #7, dated November 17, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY **APPROVING CONTRACT No. 15-11-BA5 FOR SPECIAL LEGAL SERVICES WITH FLORIO KENNY RAVAL, LLP**
(See Resolution #8, dated November 17, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY **AUTHORIZING PROFESSIONAL SERVICES AGREEMENTS WITH SEDITA, CAMPISANO & CAMPISANO, LLC; SEDITA, CAMPISANO & CAMPISANO, LLC;; CHASAN, LEYNER & LAMPARELLO, PC; McMANIMON SCOTLAND & BAUMANN, LLC AND NOWELL, AMOROSO, KLEIN & BIERMAN, PC (NOWELL, PC) FOR SPECIAL LEGAL SERVICES IN ALL PROJECT AREAS**

(See Resolution #9, dated November 17, 2015 attached hereto.)

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(See Resolution #10, dated November 17, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING 87 NEWKIRK HOLDINGS, LLC AS TRANSFEREE REDEVELOPER FOR PROPERTY LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA SUBJECT TO CERTAIN CONTINGENCIES

(See Resolution #11, dated November 17, 2015 attached hereto.)

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(See Resolution #12, dated November 17, 2015 attached hereto.)

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(See Resolution #13, dated November 17, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING ALLIANCE CONSTRUCTION GROUP, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED AT 314 MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA _____

(See Resolution #14, dated November 17, 2015 attached hereto.)

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(See Resolution #19, dated November 17, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THAT THE DIRECTOR OF THE DIVISION OF LOCAL GOVERNMENT SERVICES ACCEPT THE AGENCY'S 2016 BUDGET WHICH WILL BE INTRODUCED ON NOVEMBER 17, 2015

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY INTRODUCING THE FISCAL YEAR JANUARY 1 2016 TO DECEMBER 31, 2016 ANNUAL BUDGET AND CAPITAL BUDGET

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

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AMENDED AND RESTATED REDEVELOPMENT AGREEMENT
WITH MORRIS CANAL INCENTIVES URBAN RENEWAL, LLC
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TRANSFER OF A PERCENTAGE OF OWNERSHIP IN THE
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SECTION 7.03(A)(1) OF THE REDEVELOPMENT AGREEMENT
FOR PROPERTY LOCATED WITHIN THE HARSIMUS COVE
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RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING LAW
FIRMS FOR VARIOUS LEGAL SERVICES IN ALL PROJECT
AREAS

(See Resolution #27, dated November 17, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Farmer, Greene, 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, upon Motion of Commissioner Mansour, seconded by Commissioner Verducci, the meeting was adjourned at 6:26 pm.

Secretary



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 17TH DAY OF NOVEMBER, 2015



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EVELYN FARMER

ERMA GREENE

TIMOTHY MANSOUR

RUSSELL VERDUCCI

and the following were absent: DIANE COLEMAN, ROLANDO R. LAVARRO, JR. and JOHN PETKANAS. The Vice Chair 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 the Meeting; Mary Pat Noonan, Project Manager, Rob Napiorski and LaBron Collins, Project Assistants and those listed on the attached Attendance Sheet.

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Secretary