



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 15th DAY OF DECEMBER, 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, December 15, 2015 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 5:10 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.	EVELYN FARMER
DIANE COLEMAN	ERMA GREENE
TIMOTHY MANSOUR (5:16)	JOHN D. PETKANAS
RUSSELL VERDUCCI (5:30)	

and the following were absent: None. 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; Phil Orphanidis and Rob Napiorski, Project Assistants, Gary Higgins the Agency's Auditor, 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.

At this time the Chairman acknowledged Mr. Higgins who gave the Board an overview of the Agency 2016 Budget. Mr. Higgins indicated that the Budget document that introduced at the November Board Meeting was approved by the State for adoption.

The Chairman noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments. There were two additional items added to the Agency after it was sent out and the Executive Director explained in detail what they were. Commissioner Coleman asked for an address with regard to Item #19 as it only states Woodward and Van Horne Streets. Commissioner Coleman also inquired as to Alliance Construction's agreement status and was informed that the Agency is still negotiating the document. Ms. Coleman also requested an update on the qualifications of APRA entities, the time line involved and where the Agency is in the whole process.

The Chairman then called for a Consent Agenda for Items #2 through #31, 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 APPROVING THE
MINUTES OF THE REGULAR MEETING DATED
NOVEMBER 17, 2015

(See Resolution #2, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF EXECUTIVE SESSION DATED
NOVEMBER 17, 2015

(See Resolution #3, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AMENDING AND
EXTENDING PROFESSIONAL SERVICES AGREEMENT
NO.14-10-CF2 WITH McMANIMON, SCOTLAND & BAUMANN,
LLC FOR SPECIAL FINANCIAL LEGAL COUNSEL SERVICES

(See Resolution #4, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PROFESSIONAL SERVICES AGREEMENTS WITH GLUCK
WALRATH, LLP; ARCHER & GREINER, PC; McNALLY &
KACZYNSKI; AND ERIC M. BERNSTEIN & ASSOCIATES, LLC
FOR SPECIAL LEGAL SERVICES IN ALL PROJECT AREAS

(See Resolution #5, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
MEMBER PARTICIPATION IN THE BUY BOARD
COOPERATIVE PURCHASING SYSTEM

(See Resolution #6, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
MEMBER PARTICIPATION IN THE HOUSTON-GALVESTON
AREA COUNCIL (H-GAC) COOPERATIVE PURCHASING
SYSTEM

(See Resolution #7, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A THIRD AMENDMENT TO CONTRACT NO. 12-06-CF2 WITH COONEY BOVASSO REALTY ADVISORS, INC. TO RENEW AND EXTEND APPRAISAL SERVICES WITHIN VARIOUS PROJECT AREAS CITYWIDE

(See Resolution #8, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING CONTRACT NO. 15-02-MPN2 WITH HODULIK & MORRISON, PA FOR ACCOUNTING AND CONSULTING SERVICES IN THE BAYFRONT REDEVELOPMENT AREA

(See Resolution #9, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A GRANT AGREEMENT WITH THE CITY OF JERSEY CITY FOR THE BERRY LANE PARK PROJECT FUNDED WITH COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

(See Resolution #10, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 100 HOBOKEN AVENUE PARTNERS, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED AT 100 HOBOKEN AVENUE LOCATED IN THE HOBOKEN REDEVELOPMENT AREA

(See Resolution #11, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO CONTRACT NUMBER 14-05-BD6 WITH WCD GROUP FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE HOBOKEN AVENUE REDEVELOPMENT AREA

(See Resolution #12, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A MEMORANDUM OF AGREEMENT WITH THE US ENVIRONMENTAL PROTECTION AGENCY REGARDING THE CITY CHEMICAL CORPORATION SUPERFUND SITE

(See Resolution #13, dated December 15, 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 PROPERTY WITHIN THE HOBOKEN AVENUE REDEVELOPMENT AREA

(See Resolution #14, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH BELOVED COMMUNITY CHARTER SCHOOL, INC. WITHIN THE LAFAYETTE PARK REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NUMBER 5 TO CONTRACT NO. 14-01-FO1 WITH SZ CONSTRUCTION, INC. FOR REHABILITATION OF PROPERTY LOCATED AT BLOCK 23202, LOT 79 IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

(See Resolution #16, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH MILLENNIUM COMMUNICATIONS GROUP, INC. PURSUANT TO N.J.S.A. 40A:11-12a AND N.J.A.C. 5:34-7.29 c

(See Resolution #17, dated December 15, 2015 attached hereto.)

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(See Resolution #18, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RENEWING AND EXTENDING THE DESIGNATION OF ABSBUILDERS, LLC /ALT INVESTMENTS AS DEVELOPER(S) FOR PROPERTY LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA
(See Resolution #19, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 15-12-CF6 WITH VALUE RESEARCH GROUP, LLC FOR THE PREPARATION OF ACQUISITION APPRAISALS OF PROPERTIES IN BLOCK 20304, LOTS 2, 36, 37, 38, 40 & 41 LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
(See Resolution #20, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH JOHNSTON COMMUNICATIONS PURSUANT TO N.J.S.A. 40A:11-12a AND N.J.A.C. 5:34-7.29 c
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(See Resolution #23, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF ALLIANCE CONSTRUCTION GROUP, LLC AS THE DEVELOPER FOR AGENCY OWNED PROPERTY LOCATED AT 97-99 DWIGHT STREET IN THE TURNKEY REDEVELOPMENT AREA

(See Resolution #24, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE 2016 BUDGET FOR FISCAL YEAR JANUARY 1, 2016 TO DECEMBER 31, 2016

(See Resolution #25, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 15-12-BA14 WITH LERCH, VINCI & HIGGINS TO PROVIDE AUDIT SERVICES TO THE AGENCY FOR THE 2015 SINGLE YEAR AUDIT AND FOR SIX MONTH FINANCIAL STATEMENT COMPILATION AND BUDGET PREPARATION ASSISTANCE

(See Resolution #26, dated December 15, 2015 attached hereto.)

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 December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF
DECEMBER 15, 2015

(See Resolution #28, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
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PERSONNEL LIST AS OF DECEMBER 15, 2015

(See Resolution #29, dated December 15, 2015 attached hereto.)

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EXECUTION OF A FIRST AMENDMENT WITH BARNABAS
HEALTH, INC. TO EXTEND THE CLOSING DATE FOR
PROPERTY LOCATED IN THE GRAND JERSEY
REDEVELOPMENT AREA

(See Resolution #30, dated December 15, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
EXECUTION OF ONE OR MORE ESCROW AGREEMENTS WITH
RESPECT TO PRE-DEVELOPMENT ACTIVITIES IN THE WEST
CAMPUS REDEVELOPMENT AREA

(See Resolution #31, dated December 15, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, Greene, Lavarro, Mansour and Petkanas; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolutions adopted as introduced.

The Executive Director indicated that with the Agency being so busy there was no time to plan a Board Retreat, however, he would work on that in January. The Chairman thanked the Executive Director for all he does. There being no further business to come before the Board of

Commissioners, upon Motion of Commissioner Petkanas, seconded by Commissioner Mansour,
the meeting was adjourned at 5:35 p.m.

Secretary



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
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AGENCY HELD ON THE 15th DAY OF DECEMBER, 2015



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(See Resolution #30, dated December 15, 2015 attached hereto.)

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RESPECT TO PRE-DEVELOPMENT ACTIVITIES IN THE WEST
CAMPUS REDEVELOPMENT AREA

(See Resolution #31, dated December 15, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, Greene, Lavarro, Mansour and Petkanas; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolutions adopted as introduced.

The Executive Director indicated that with the Agency being so busy there was no time to plan a Board Retreat, however, he would work on that in January. The Chairman thanked the Executive Director for all he does. There being no further business to come before the Board of

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