



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 19th DAY OF JANUARY, 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 Tuesday, January 19, 2016 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:

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| EVELYN FARMER | DONALD R. BROWN |
| DIANE COLEMAN | ERMA GREENE |
| JOHN D. PETKANAS | RUSSELL VERDUCCI |

and the following were absent: ROLANDO R. LAVARRO, JR.. 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 H. Jeffrey, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary for the Meeting; Mary Pat Noonan, Project Manager; Robert Napiorski, Project Assistant; Heather Kumer, Legal Analyst 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.

At this time the Board agreed to go into Executive Session. Upon Motion of Commissioner Petkanas, seconded by Commissioner Greene, the Board went into Executive Session.

**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 January 19, 2016 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Coleman, Farmer, Greene, Petkanas 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 made it known to the public that discussion involving contract negotiations, litigation and personnel took place.

The Vice Chair noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments. Commissioner Coleman had questions with regard to Items #11 and #12 and the 665 Ocean Avenue Project. The Executive Director indicated that Pinnacle Development Group is the Redeveloper and this will be a Turnkey Project.

Commissioner Verducci had a question on Item #3 and the Executive Director explained that the Agency was adding a few more entities to the list of Qualified Rehabilitation Entities.

The Vice Chair then called for a Consent Agenda for Items #2 through #27. A Consent Agenda was moved and seconded and voted unanimously. 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
DECEMBER 15, 2015

(See Resolution #2, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING
VARIOUS FIRMS FOR THE ABANDONED PROPERTIES
REHABILITATION ACT (APRA)

(See Resolution #3, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 16-01-MPN1 WITH AMEC FOSTER WHEELER
ENVIRONMENT & INFRASTRUCTURE, INC. FOR
PREPARATION OF BID DOCUMENTS AT THE BAYFRONT
REDEVELOPMENT AREA

(See Resolution #4, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
SECOND AMENDMENT TO THE REDEVELOPMENT
AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT
AGENCY AND BARNABAS HEALTH, INC. IN THE GRAND
JERSEY REDEVELOPMENT AREA

(See Resolution #5, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
DESIGNATION OF TRIBECA WEST OF JERSEY CITY, LLC AS
REDEVELOPER FOR PROPERTY LOCATED IN THE JERSEY
AVENUE PARK AND JERSEY AVENUE TENTH STREET
REDEVELOPMENT AREAS

(See Resolution #6, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY RATIFYING THE
TERMS CONTAINED IN A FORBEARANCE LETTER BETWEEN
THE AGENCY AND REDEVELOPER FOR ONE JOURNAL
SQUARE PROJECT LOCATED AT BLOCK 9501, LOT 23 IN THE
JOURNAL SQUARE REDEVELOPMENT AREA

(See Resolution #7, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
AMENDMENT NO. 1 TO THE REDEVELOPMENT AGREEMENT
WITH BELOVED COMMUNITY CHARTER SCHOOL, INC. IN
THE LAFAYETTE PARK REDEVELOPMENT AREA

(See Resolution #8, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
COOPERATION AGREEMENT BETWEEN THE JERSEY CITY
REDEVELOPMENT AGENCY AND THE JERSEY CITY
MUNICIPAL UTILITIES AUTHORITY IN THE LIBERTY
HARBOR REDEVELOPMENT AREA

(See Resolution #9, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
SECOND AMENDMENT TO THE REDEVELOPMENT
AGREEMENT BETWEEN THE AGENCY AND 272 GROVE
STREET URBAN RENEWAL, LLC IN THE MAJESTIC II
REDEVELOPMENT AREA

(See Resolution #10, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A DESIGNATION OF A DEVELOPER FOR VETERAN'S HOUSING TO BE CONSTRUCTED AT 665 OCEAN AVENUE IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

(See Resolution #11, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO A COOPERATION AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND THE JERSEY CITY INCINERATOR AUTHORITY WITH REGARD TO 665 OCEAN AVENUE IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

(See Resolution #12, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A THIRD AMENDMENT TO CONTRACT NO. 14-05-BD8 WITH MAST CONSTRUCTION SERVICES, INC. FOR PROFESSIONAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #13, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 1 TO CONTRACT NUMBER 15-01-BD1 WITH FLANAGAN'S CONTRACTING GROUP, INC. FOR THE PHASE IV SITE IMPROVEMENTS AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #14, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AMENDMENT OF A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR ENTRY ONTO CITY-OWNED PROPERTY IN BLOCK 18901, LOTS 1, 16-20 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #15, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH PPG INDUSTRIES, INC. FOR ENTRY ON TO CITY-OWNED PROPERTY AT BLOCK 18901, LOT 18; BLOCK 19803, LOTS 1 AND 16-20; BLOCK 17301, LOT 10 AND AGENCY OWNED PROPERTY AT BLOCK 18901, LOTS 1 AND 2; BLOCK 19803, LOTS 3-5, 8-15, AND 21 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #16, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF MYNENI PROPERTIES, LLC AS REDEVELOPER OF PROPERTY LOCATED IN THE WATER STREET REDEVELOPMENT AREA

(See Resolution #17, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO CONTRACT NO. 15-06-BD7 WITH ADAMS REHMANN & HEGGAN ASSOCIATES FOR PROFESSIONAL ENVIRONMENTAL SERVICES

(See Resolution #18, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CANCELLING PRIOR PERIOD INACTIVE ESCROW BALANCES

(See Resolution #19, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN EXPANSION AND AMENDMENT OF LEASE WITH 66 YORK, LLC

(See Resolution #20, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF JANUARY 19, 2016

(See Resolution #21, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
PERSONNEL LIST AS OF JANUARY 19, 2016

(See Resolution #22, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
EXECUTION OF A SEVENTH AMENDMENT TO THE
REDEVELOPMENT AGREEMENT WITH GRAND JERSEY
WATERFRONT URBAN RENEWAL ASSOCIATES, LLC
REGARDING ITS PROJECT IN THE GRAND JERSEY
REDEVELOPMENT AREA

(See Resolution #23, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN
AMENDMENT OF THE REDEVELOPMENT AGREEMENT AND
PLEDGE AGREEMENT BETWEEN THE AGENCY AND
REDEVELOPERS FOR ONE JOURNAL SQUARE PROJECT
LOCATED AT BLOCK 9501, LOT 23 IN THE JOURNAL SQUARE
2060 REDEVELOPMENT AREA

(See Resolution #24, dated January 19, 2016 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 PAULUS
HOOK REDEVELOPMENT AREA

(See Resolution #25, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
ENTERING INTO PROFESSIONAL SERVICES AGREEMENT
NO. 16-01-MPN2 WITH HELENA RUMAN ARCHITECTS FOR
CONSULTING SERVICES IN THE POWERHOUSE ARTS
DISTRICT REDEVELOPMENT AREA

(See Resolution #26, dated January 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AMENDING BOND
RESOLUTION ADOPTED AUGUST 19, 2014 AUTHORIZING THE
JERSEY CITY REDEVELOPMENT AGENCY TO ISSUE NOT TO
EXCEED \$10,000,000 REDEVELOPMENT AREA TAXABLE BONDS
(JOURNAL SQUARED PROJECT) AND DETERMINING OTHER
MATTERS RELATED THERETO

(See Resolution #27, dated January 19, 2016 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Coleman, Farmer, Greene, Petkanas 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 Verducci, seconded by Commissioner Petkanas, the meeting was adjourned at 7:00 p.m.

Secretary