



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 15th DAY OF MARCH, 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, March 15, 2016 at 6:00 p.m., the place and date duly established for the holding of such Meeting. The Chairman called the Meeting to order at 6:08 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.

EVELYN FARMER

DONALD R. BROWN

ERMA D. GREENE

RUSSELL VERDUCCI

and the following were absent: DIANE COLEMAN. The Chairman thereupon declared a quorum present. Also present at the Meeting were David P. Donnelly, Director; Christopher Fiore, Assistant Executive Director; Diana H. Jeffrey, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary for the Meeting; Ben Delisle, Director of Development; Mary Pat Noonan, Project Manager; Heather Kumer, Legal Analyst; Rob Napiorski, Project Assistant, Elizabeth Vasquez, Principal Accountant 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.

The Chairman informed the Board as well as those in attendance that Commissioner John Petkanas has resigned from the Board and indicated that he would be moving to Bergen County.

There being no presentation, the Board 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 March 15, 2016 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Farmer, Greene, Lavarro 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 made it know to the public that discussions involving litigation and contract negotiations took place and that she will be introducing a resolution regarding Grand Jersey.

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

The Chairman has a question on Item #8, Mary Noonan explained the need to hire an environmental firm to do testing for the move of Pep Boys to Grand Street.

The Chairman then inquired as to why the Agency was restating the Agreement noted in Item #9. Counsel noted that it would be easier to have just the one document rather than three independent documents.

Ben Delisle explains to the board Item #10 regarding a Change Order for Berry Lane Park. Executive Director explains to the Board Item #16 and how the fee schedule works.

The Chairman then called for a Consent Agenda for Items #2 through #17. It 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
FEBRUARY 16, 2016

(See Resolution #2, dated March 15, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF EXECUTIVE SESSION DATED FEBRUARY 16, 2016

(See Resolution #3, dated March 15, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING BGT
ENTERPRISES AS REDEVELOPER FOR PROPERTY AT 332
WHITON STREET, BLOCK 19005, LOT 30 IN ACCORDANCE
WITH THE ABANDONED PROPERTIES REHABILITATION ACT
(APRA)

(See Resolution #4, dated March 15, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING GARDEN STATE EPISCOPAL CDC AS REDEVELOPER FOR PROPERTY AT 37½ OAK STREET, BLOCK 21301, LOT 2 IN ACCORDANCE WITH THE ABANDONED PROPERTIES REHABILITATION ACT (APRA)

(See Resolution #5, dated March 15, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE INITIATION OF CONDEMNATION PROCEEDINGS FOR PROPERTY LOCATED AT 671 PALISADE AVENUE, BLOCK 1702, LOT 2 IN ACCORDANCE WITH THE ABANDONED PROPERTIES REHABILITATION ACT

(See Resolution #6, dated March 15, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NUMBER 16-03-MPN3 WITH J & B LANDSCAPE, INC. FOR YEARLY LANDSCAPING SERVICES AT THE BETZ-CERC

(See Resolution #7, dated March 15, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF CONTRACT NO. 16-03-MPN4 WITH JMSORGE, INC. FOR ENVIRONMENTAL SERVICES IN THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #8, dated March 15, 2016 attached hereto.)

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

(See Resolution #9, dated March 15, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 2 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 #10, dated March 15, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF GARDEN STATE EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION AS THE REDEVELOPER FOR PROPERTY LOCATED WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #11, dated March 15, 2016 attached hereto.)

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

(See Resolution #12, dated March 15, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NO. 14-10-CF2 WITH McMANIMON, SCOTLAND & BAUMANN, LLC FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-WIDE

(See Resolution #13, dated March 15, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FEE SCHEDULE AND HOURLY RATE SCHEDULE FOR ALL PROJECTS IN ALL REDEVELOPMENT AREAS

(See Resolution #14, dated March 15, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF MARCH 15, 2016
(See Resolution #15, dated March 15, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY IN CONNECTION WITH THE BERRY LANE PARK PROJECT
(See Resolution #16, dated March 15, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DUE DILIGENCE PERIOD PURSUANT TO THE REDEVELOPMENT AGREEMENT WITH GRAND JERSEY WATERFRONT URBAN RENEWAL ASSOCIATES, LLC REGARDING ITS PROJECT IN THE GRAND JERSEY REDEVELOPMENT AREA
(See Resolution #17, dated March 15, 2016 attached hereto.)

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

Before closing the Meeting, General Counsel informed the Board that the Agency is on the verge of closing the HUB Annex. She indicated a paper closing was completed and she anticipates a formal closing in a few days. Is was asked if there were any requirements for using local and minority contractors. Counsel noted that the Agreement requires a PLA for sub-contractors and suppliers making a good faith effort to utilize Jersey City vendors and suppliers. It was stated that the Agency needs to look into enforcing the minority and local use of suppliers and workers.

There being no further business to come before the Board, upon Motion of Commissioner Greene, seconded by Commissioner Verducci, the meeting was adjourned at 6:46 p.m.

Secretary



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