



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 17th DAY OF MAY, 2016

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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, May 17, 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 6:01 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.    SAMUEL A. BERMAN

DONALD R. BROWN                      ERMA D. GREENE

and the following were absent: DIANE COLEMAN and RUSSELL VERDUCCI. 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 the Meeting; Ben Delisle, Director of Development; Mary Pat Noonan, Project Manager; Rob Napiorski and Phil Orphanidis, Project Assistants 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 acknowledge Frank Regan, Esq. for a presentation by 101 Newkirk, LLC. Mr. Regan noted that the developer has been meeting with Councilmen Boggiano and Rivera regarding their proposed project of a residential tower with market rate rentals and condos. There will be a parking deck which will also be used by the Justice Complex. John Nastasi, AIA showed concept drawings to the Board and indicated that the project is sympathetic to the history of Journal Square. The key components are: a six-story parking garage for the courts, the public and the residents. Mr. Nastasi indicated that Councilman Boggiano referenced a memorial at the base of the building for Jane Tuers. He indicated the building would be a destination including a restaurant in the building over the Jane Tuers memorial. The base of the building will be rental units and the top ten floors will be condo units. It will be 35 stories. It will include all amenities.

The Chairman then inquired if there were any public speakers. LaVern Webb spoke with regard to the development at Cornelison asking to have Alvin Petit's equipment moved. The Director indicated he will give Mr. Petit a call.

At this time the Chairman indicated going into closed session. Accordingly, the following Resolutions were 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 May 17, 2016 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Berman, Brown, Greene and Lavarro; 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 discussions regarding personnel matters and contract negotiations took place. No formal action was taken.

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

Counsel noted that she was amending Item #23 to indicate an additional lot. In addition, the Accounts/Invoices Payable List is being amended to include an additional \$690 item.

Mr. Fiore explained to the Board all the new items relating to NJCU West Campus are designating the new entities. Item #8 was explained that the MUA would sell the property to the Agency for \$3.00 and the Agency would sell it to the Science Center for \$1.00. The Chairman inquired as to what the Agency would gain and the Director explained that the property would be a public charter school run by the Science Center.

There being no further questions on the items, the Chairman called for a Consent Agenda for Items #2 through #29 and #21 and #23 as amended. It was moved, seconded and unanimously voted upon. The Chairman then called for a motion on the Consent Agenda. 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 OF APRIL 19, 2016  
(See Resolution #2, dated May 17, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE  
MINUTES OF EXECUTIVE SESSION DATED APRIL 19, 2016  
(See Resolution #3, dated May 17, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING COONEY-BOVASSO REALTY ADVISORS, INC.; VALUE RESEARCH GROUP, LLC, NEW JERSEY REALTY ADVISORY GROUP; ASSOCIATED APPRAISAL GROUP AND FEDERAL APPRAISAL AND CONSULTING FOR VARIOUS REAL ESTATE SERVICES IN ALL PROJECT AREAS

(See Resolution #4, dated May 17, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO PROFESSIONAL SERVICES AGREEMENT NO. 16-05-MPN10 WITH DAVISON, EASTMAN AND MUNOZ, PA FOR SPECIAL COUNSEL SERVICES IN ALL PROJECT AREAS

(See Resolution #5, dated May 17, 2016 attached hereto.)

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

(See Resolution #6, dated May 17, 2016 attached hereto.)

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(See Resolution #7, dated May 17, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH THE MUNICIPAL UTILITIES AUTHORITY (MUA) FOR THE TRANSFER OF PROPERTY LOCATED WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

(See Resolution #8, dated May 17, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO CONTRACT NUMBER 15-10-BD11 WITH POTOMAC-HUDSON ENVIRONMENTAL FOR PROFESSIONAL ENVIRONMENTAL SERVICES WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

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(See Resolution #10, dated May 17, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY FOR THE OPERATION AND MAINTENANCE OF BERRY LANE PARK

(See Resolution #11, dated May 17, 2016 attached hereto.)

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(See Resolution #13, dated May 17, 2016 attached hereto.)

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JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
AWARD OF EMERGENCY CONTRACT NO. 16-05-MPN7 FOR  
WORK AT THE POWERHOUSE

(See Resolution #14, dated May 17, 2016 attached hereto.)

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JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING  
ALLIANCE CONSTRUCTION GROUP, LLC AS REDEVELOPER  
FOR PROPERTY LOCATED AT 25 CLINTON AVENUE IN THE  
SCATTERED SITES REDEVELOPMENT AREA

(See Resolution #15, dated May 17, 2016 attached hereto.)

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LOCATED AT 97-99 DWIGHT STREET IN THE TURNKEY  
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(See Resolution #18, dated May 17, 2016 attached hereto.)

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AGENCY TO ENTER INTO A MEMORANDUM OF  
UNDERSTANDING FOR THE WEST CAMPUS  
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(See Resolution #19, dated May 17, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
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RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE  
ACCOUNTS/INVOICES PAYABLE LIST AS OF MAY 17, 2016

As Amended

(See Resolution #21, dated May 17, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
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(See Resolution #29, dated May 17, 2016 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Berman, Brown, Greene and Lavarro; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolutions adopted as introduced and/or amended.

The Director noted that the opening of Berry Lane Park is scheduled for June 25<sup>th</sup> at 11:00 am. He will have more details and will pass them on to the Board.

There being no further business to come before the Board of Commissioners, upon Motion of Commissioner Berman, seconded by Commissioner Brown, the meeting was adjourned at 6:46 pm.

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Secretary



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and the following were absent: DIANE COLEMAN and RUSSELL VERDUCCI. 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 of the Meeting; Ben Delisle, Director of Development; Mary Pat Noonan, Project Manager; Rob Napiorski and Phil Orphanidis, Project Assistants and those listed on the attached Attendance Sheet.

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