



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 21ST DAY OF JUNE, 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, June 21, 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 6:03 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.

EVELYN FARMER

SAMUEL A. BERMAN

DONALD R. BROWN

and the following were absent: DIANE COLEMAN, ERMA GREENE 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 for the Meeting; Ben Delisle, Director of Development; Mary Pat Noonan, Project Manager; Phil Orphanidis, Rob Napiorski and LaBron Collins, Project Assistants; Heather Kumer, Legal Analyst; Sarah Goldfarb, Director of Policy & Research, Ronald Gardner, Comptroller 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.

Gary Higgins of Lerch, Vinci & Higgins, the Agency auditors, spoke to the Board regarding the 2015 Audit. Mr. Higgins explained that it was an unmodified opinion which is the highest level. Mr. Higgins also explained the inclusion of the pension funds on the audit which is now required by public entities.

Accordingly, the following Resolution was introduced and duly seconded:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY INDICATING THAT
THE JCRA IS IN COMPLIANCE WITH N.J.S.A. 40A:5A-17, THE
ANNUAL REPORT OF AUDIT FOR 2015

(See Resolution #27, dated June 21, 2016 attached hereto.)

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

The Chairman then acknowledged the first presenter, Eugene Paolino, Esq. for the Roxy Urban Renewal Company, LLC proposing to renovate an existing 10-story building at 201 Cornelison Avenue into approximately 64 residential units with some retail.

The second presentation by Johnston View, LLC, proposes a multi-phased residential/retail project consisting of 2,150 units; 860 parking spaces; 50,000 SF retail with new public park acreage. In addition the clean up of the Mill Creek Outfall. (Block 15801, Lots 66, 73, 74, 75, 76, 77, 79 and 80). In

addition this is the site of an outfall and two storm water pipes. Developer will take the existing outfall and route it to a new \$5 million grand storm tank built under a new city park.

The next presentation for 975 Garfield Avenue (Ryms Realty), proposes to construct a new 5-story residential building with ground floor parking/retail/commercial use. There will be approximately 99 residential units, 50 parking spaces, 1,172 SF of amenities space. The Redevelopment Plan needs to be amended to increase the current 3 story allowance to 5 stories.

The final presentation by Journal Square Ramp, LLC for 808 Pavonia Avenue. Mr. Frank Regan, Esq. noted the developer proposes to develop five structures mixing residential, retail space, cultural programming and public space for the continuing revitalization of Journal Square. Included will be improvements to the Loews alley, more amenable space, including a new parking garage, retail, commercial and light industrial.

At this time the Board decided to go into Executive Session, upon Motion of Commissioner Brown, seconded by Vice Chair Farmer the Board went into closed 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 June 21, 2016 attached hereto.)

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

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

The late items added to the Agenda were discussed and explained. The Chairman then called for a Consent Agenda for Items numbered 2 through #37, excluding #27. The Consent Agenda was unanimously voted. 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 MAY 17, 2016

(See Resolution #2, dated June 21, 2016 attached hereto.)

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(See Resolution #3, dated June 21, 2016 attached hereto.)

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SECOND AMENDMENT TO PROFESSIONAL SERVICES
AGREEMENT NO. 13-06-CF3 WITH HUDSON REALTY
ABSTRACT CO. FOR TITLE ABSTRACTING AND INSURANCE
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(See Resolution #4, dated June 21, 2016 attached hereto.)

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CONTRACT NO. 16-06-MPN11 WITH NWF INANCE GROUP, LLC
AS FINANCIAL ADVISORS IN ALL PROJECT AREAS

(See Resolution #5, dated June 21, 2016 attached hereto.)

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(See Resolution #10, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 101 NEWKIRK STREET, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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_____ (See Resolution #15, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH POWER PLACE FOR TWO PARK UTILITY VEHICLES AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #16, dated June 21, 2016 attached hereto.)

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONSENTING TO CERTAIN TRANSFERS PURSUANT TO REDEVELOPMENT AGREEMENTS WITH 75 PARK LANE, LLC AND 2 SHORE DRIVE NORTH, LLC WITHIN THE NEWPORT REDEVELOPMENT AREA

(See Resolution #18, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO REDEVELOPMENT AGREEMENT WITH 2 SHORE DRIVE NORTH, LLC WITHIN THE NEWPORT REDEVELOPMENT AREA

(See Resolution #19, dated June 21, 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 IN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #20, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO NEGOTIATE A COOPERATION AGREEMENT WITH THE JERSEY CITY BOARD OF EDUCATION FOR THE REHABILITATION OF THE PROPERTY LOCATED AT 405-407 OCEAN AVENUE IN ACCORDANCE WITH THE OCEAN BAYVIEW REDEVELOPMENT PLAN

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

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(See Resolution #22, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXTENDING THE MEMORANDUM OF AGREEMENT WITH THE CORDISH COMPANY AND JERSEY CITY POWERHOUSE ARTS DISTRICT, LLC FOR THE DEVELOPMENT OF THE POWERHOUSE LOCATED WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

(See Resolution #23, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING SANTOMAURO GENERAL AS REDEVELOPER FOR PROPERTY AT 142 BOYD AVENUE, BLOCK 20502, LOT 58 IN THE SCATTERED SITES REDEVELOPMENT AREA

(See Resolution #24, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING PINNACLE DEVELOPMENT GROUP, INC. AS REDEVELOPER FOR PROPERTY AT 67 CLERK STREET, BLOCK 23301, LOT 15 IN THE SCATTERED SITES REDEVELOPMENT AREA

(See Resolution #25, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH NEW JERSEY COMMUNITY CAPITAL FOR THE REHABILITATION OF VACANT STRUCTURES AT 404 PALISADE AVENUE, BLOCK 3903, LOT 18 AND 80 BOWERS STREET, BLOCK 2205, LOT 45 IN ACCORDANCE WITH THE ABANDONED PROPERTIES REHABILITATION ACT AND THE SCATTERED SITES REDEVELOPMENT PLAN

(See Resolution #26, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE CORRECTIVE ACTION PLAN FOR THE 2015 ANNUAL AUDIT

(See Resolution #28, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING OPENING AN ACCOUNT TO PURCHASE OFFICE SUPPLIES FROM THE W.B. MASON COMPANY

(See Resolution #29, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF JUNE 21, 2016

(See Resolution #30, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING RENTING TEMPORARY BATHROOM FACILITIES FROM JOHNNY ON THE SPOT, LLC FOR BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #31, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING RENTING TEMPORARY FENCING FROM RENT-A-FENCE, INC. FOR BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #32, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN
AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
NO.15-11-BA8 WITH McMANIMON, SCOTLAND & BAUMANN,
LLC FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS
REDEVELOPMENT AREAS CITY WIDE

(See Resolution #33, dated June 21, 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 CITY OF BAYONNE MUNICIPAL
UTILITIES AUTHORITY (BMUA) FOR THE TRANSFER OF
PROPERTY COMMONLY KNOWN AS THE ROUTE 440 ACCESS
ROAD

(See Resolution #34, dated June 21, 2016 attached hereto.)

No Resolution #35

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY
DESIGNATING JOURNAL SQUARE RAMP, LLC AS
REDEVELOPER FOR PROPERTY LOCATED AT 808 PAVONIA
AVENUE (SQUARE RAMP PARKING LOT) IN THE JOURNAL
SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #36, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
MEMBER PARTICIPATION IN THE MIDDLESEX REGIONAL
EDUCATIONAL SERVICE COMMISSION COOPERATIVE
PURCHASING SYSTEM

(See Resolution #37, dated June 21, 2016 attached hereto.)

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

The Director informed the Board that the Agency just won its first condemnation case for APRA.

There being no further business to come before the Board, upon Motion of Commissioner Brown, seconded by Vice Chair Farmer, the meeting was adjourned at 7:15 pm.

Secretary



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
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AGENCY HELD ON THE 21ST DAY OF JUNE, 2016



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ROLANDO R. LAVARRO, JR.

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and the following were absent: DIANE COLEMAN, ERMA GREENE 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 for the Meeting; Ben Delisle, Director of Development; Mary Pat Noonan, Project Manager; Phil Orphanidis, Rob Napiorski and LaBron Collins, Project Assistants; Heather Kumer, Legal Analyst; Sarah Goldfarb, Director of Policy & Research, Ronald Gardner, Comptroller and those listed on the attached Attendance Sheet.

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RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO NEGOTIATE A COOPERATION AGREEMENT WITH THE JERSEY CITY BOARD OF EDUCATION FOR THE REHABILITATION OF THE PROPERTY LOCATED AT 405-407 OCEAN AVENUE IN ACCORDANCE WITH THE OCEAN BAYVIEW REDEVELOPMENT PLAN

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A REDEVELOPMENT AGREEMENT BY AND BETWEEN JERSEY CITY REDEVELOPMENT AGENCY AND TERZETTO NJ, LLC IN ACCORDANCE WITH THE OCEAN BAYVIEW REDEVELOPMENT PLAN

(See Resolution #22, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXTENDING THE MEMORANDUM OF AGREEMENT WITH THE CORDISH COMPANY AND JERSEY CITY POWERHOUSE ARTS DISTRICT, LLC FOR THE DEVELOPMENT OF THE POWERHOUSE LOCATED WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

(See Resolution #23, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING SANTOMAURO GENERAL AS REDEVELOPER FOR PROPERTY AT 142 BOYD AVENUE, BLOCK 20502, LOT 58 IN THE SCATTERED SITES REDEVELOPMENT AREA

(See Resolution #24, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING PINNACLE DEVELOPMENT GROUP, INC. AS REDEVELOPER FOR PROPERTY AT 67 CLERK STREET, BLOCK 23301, LOT 15 IN THE SCATTERED SITES REDEVELOPMENT AREA

(See Resolution #25, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH NEW JERSEY COMMUNITY CAPITAL FOR THE REHABILITATION OF VACANT STRUCTURES AT 404 PALISADE AVENUE, BLOCK 3903, LOT 18 AND 80 BOWERS STREET, BLOCK 2205, LOT 45 IN ACCORDANCE WITH THE ABANDONED PROPERTIES REHABILITATION ACT AND THE SCATTERED SITES REDEVELOPMENT PLAN

(See Resolution #26, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE CORRECTIVE ACTION PLAN FOR THE 2015 ANNUAL AUDIT

(See Resolution #28, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING OPENING AN ACCOUNT TO PURCHASE OFFICE SUPPLIES FROM THE W.B. MASON COMPANY

(See Resolution #29, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF JUNE 21, 2016

(See Resolution #30, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING RENTING TEMPORARY BATHROOM FACILITIES FROM JOHNNY ON THE SPOT, LLC FOR BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #31, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING RENTING TEMPORARY FENCING FROM RENT-A-FENCE, INC. FOR BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #32, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NO.15-11-BA8 WITH McMANIMON, SCOTLAND & BAUMANN, LLC FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY WIDE

(See Resolution #33, dated June 21, 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 CITY OF BAYONNE MUNICIPAL UTILITIES AUTHORITY (BMUA) FOR THE TRANSFER OF PROPERTY COMMONLY KNOWN AS THE ROUTE 440 ACCESS ROAD

(See Resolution #34, dated June 21, 2016 attached hereto.)

No Resolution #35

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING JOURNAL SQUARE RAMP, LLC AS REDEVELOPER FOR PROPERTY LOCATED AT 808 PAVONIA AVENUE (SQUARE RAMP PARKING LOT) IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #36, dated June 21, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING MEMBER PARTICIPATION IN THE MIDDLESEX REGIONAL EDUCATIONAL SERVICE COMMISSION COOPERATIVE PURCHASING SYSTEM

(See Resolution #37, dated June 21, 2016 attached hereto.)

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

The Director informed the Board that the Agency just won its first condemnation case for APRA.

There being no further business to come before the Board, upon Motion of Commissioner Brown, seconded by Vice Chair Farmer, the meeting was adjourned at 7:15 pm.

Secretary