



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 19TH DAY OF JULY, 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, July 19, 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 6:02 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.	EVELYN FARMER
SAMUEL A. BERMAN	DONALD R. BROWN
DIANE COLEMAN	ERMA D. GREENE
RUSSELL A. VERDUCCI	

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; Jennifer Credidio, Esq., Acting General Counsel; Barbara Amato, Secretary to the Board and secretary for the Meeting; Ronald Gardner, Comptroller; Ben Delisle, Director of Development; Mary Pat Noonan, Project Manager; Elizabeth Vasquez, Supervising Fiscal Officer; Robert Napiorski and LaBron Collins, Project Assistants; Heather Kumer, Esq., Legal Analyst 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 the evening's presenters. The first presentation - Team Walker. Dennis Devino, architect presented for the building next to the current Team Walker building at 373 Communipaw Avenue. Mr. Walker wants to develop the property into either classrooms on top three floors or residential rental units with commercial on the ground floor. This will support Mr. Walker's goals. Mr. Devino noted that the plans were in compliance with the zoning in the area.

The next presentation by Opus Partners. Robert Verdibello, Esq. indicated that Opus owns the property located at 323-325 Pine Street and would like to construct a six-story, 20 unit residential rental building with seven parking spaces and two affordable units. It will be a mix of 1, 2 and 3-bedroom units. Mr. Verdibello indicated that the plan was amended to allow for undersized lots because two of the lots are under 8,000 SF. The amendment allows for 10,000 SF or larger if there are affordable units. Their plan is to apply to the Planning Board in the fall and meet with the Morris Canal Neighborhood Association and give them an opportunity to review the plans. He noted that Opus Partners is 100% a women-owned company.

The final presentation by United Clergy Task Force represented by Greg Crowley, David Daily and John McDermott. Mr. Crowley indicated that the United Clergy Task Force is a non-profit working with a number of religious communities. In Jersey City they are working with Heavenly Temple and Reverend Knight. In the 1500 Block of MLK Drive, they are proposing

to relocating the existing church and build 72 units of senior housing. The church would be on the first floor with additional community space including a gym, medical office space and associated parking. The site is located in Block 27001 and 27002. Mr. Crawley indicated that a key component of the project is their working with the AFL-CIO Investment Trust which will provide the construction financing.

Mr. Jerry Walker who was not present for his proposal, addressed the Board indicating his thanks.

At this time the Chairman elected 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 July 19, 2016 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Berman, Brown, Coleman, 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, Counsel made it known that a discussion regarding potential took place. No action was taken.

The Executive Director informed the Board that Berry Lane Park was officially opened and we will be gearing up for Phase 2 which will consist of the concession building and skate park.

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

The Executive Director noted that Elizabeth Vasquez had completed and successfully passed her certification examination for Qualified Purchasing Agent. The Chairman then called for a Motion and Second on Item #19. Accordingly, the following Resolution was introduced and duly seconded:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPOINTING A  
QUALIFIED PURCHASING AGENT

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

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

The Chairman then called for a Consent Agenda for Items #2 through #20, excluding #19. Vice Chair Farmer moved the Consent Agenda which was seconded by Commissioner Brown 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 JUNE 21, 2016

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE  
MINUTES OF EXECUTIVE SESSION DATED JUNE 21, 2016

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A  
POLICY OUTLINING PROCEDURES FOR CERTIFYING A  
PROSPECTIVE TENANT OR BUYER AS INCOME ELIGIBLE FOR  
AFFORDABLE UNITS WITHIN PROJECTS GOVERNED BY A

REDEVELOPMENT AGREEMENT WITH THE JERSEY CITY  
REDEVELOPMENT AGENCY

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING  
JOHNSTON VIEW OWNER, LLC AS REDEVELOPER FOR  
PROPERTY LOCATED IN BLOCK 15801 IN THE GRAND JERSEY  
REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A  
SECOND AMENDMENT TO THE REDEVELOPMENT  
AGREEMENT WITH BELOVED COMMUNITY CHARTER  
SCHOOL, INC. IN THE LAFAYETTE PARK REDEVELOPMENT  
AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
AMENDING PROFESSIONAL SERVICES AGREEMENT  
NO. 15-09-DD3 WITH CUMMING FOR PROFESSIONAL  
ENGINEERING/CONSTRUCTION MANAGEMENT SERVICES  
IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT  
AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING  
RYMS REALTY, INC. AS REDEVELOPER FOR PROPERTY

LOCATED IN BLOCK 19702 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF THE MORRIS CANAL REDEVELOPMENT AREA COMMUNITY DEVELOPMENT CORPORATION AS REDEVELOPER WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A PLEDGE AGREEMENT WITH IDEAL SUPPLY COMPANY FOR CONTRIBUTIONS TOWARD BERRY LANE PARK LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA

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

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

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

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2) APPROVING A REDEVELOPMENT AGREEMENT WITH 9 MYRTLE AVENUE PARTNERS, LLC FOR THE REHABILITATION OF A VACANT STRUCTURE AT 9 MYRTLE AVENUE IN ACCORDANCE WITH THE ABANDONED PROPERTIES REHABILITATION ACT AND THE SCATTER SITES REDEVELOPMENT PLAN

(See Resolution #14, dated July 19, 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 #15, dated July 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING PROFESSIONAL SERVICES AGREEMENT NO. 15-07-BA3 WITH HODULIK & MORRISON, PA FOR ACCOUNTING AND FINANCIAL SERVICES

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN INCREASE IN THE BID THRESHOLD

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

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

(See Item #20, dated July 19, 2016 attached hereto.)

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

There being no further business to come before the Board of Commissioners, upon Motion of Commissioner Coleman, seconded by Commissioner Berman, the meeting was adjourned at 7:10 pm.

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Secretary





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COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 19TH DAY OF JULY, 2016

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(See Item #20, dated July 19, 2016 attached hereto.)

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

There being no further business to come before the Board of Commissioners, upon Motion of Commissioner Coleman, seconded by Commissioner Berman, the meeting was adjourned at 7:10 pm.

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Secretary