



**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 30TH DAY OF JULY 2018**

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The Board of Commissioners of the Jersey City Redevelopment Agency met for their Special Board Meeting located at, 180 Ninth Street , Jersey City, New Jersey on Tuesday, July 30, 2018 at 5:00 p.m., the place and date duly established for the holding of such Meeting. The Chairman called the Meeting to order at 5:27 p.m., and upon roll call the following answered **present**:

**Douglas Carlucci**

**Rolando R. Lavarro, Jr.**

**Evelyn Farmer**

**Erma Greene**

and the following were **absent**: **Donald Brown, Darwin R. Ona, and Daniel Rivera**. The Chairman thereupon declared a quorum present. Also present at the Meeting were Diana H. Jeffrey, Esq, Acting Executive Director; Christopher Fiore, Assistant Executive Director; Special Counsel Jennifer Credidio Jesamil Suazo, Secretary to the Board and secretary for the Meeting; Phil Orphanidis, Real Estate Manager; Benjamin Delisle, Director of Development; Daniel Nazario, Project Assistant; and those listed on the attached Attendance Sheet.

Immediately following the Pledge of Allegiance the Acting 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 asked if there were any presentations. Mr. Elnardo Webster, Esq. , from the law firm, Inglesino Webster and Wyciskala Taylor, LLC represented the applicant, 25 Clinton Avenue, LLC. Mr. Webster indicated that the applicant is seeking to be designated for the development of properties

located on 21-25 Clinton Avenue, Block 18800 and 18801. Manny Naval, architect, informed the Board that the project will consist of a four (4) story residential building, with a total of 30 units, 29 being two bedroom apartments and 1 being a one bedroom apartment. The project will be develop in the Scattered Sites Redevelopment Area.

The Chairman then acknowledged the second presentation. Ms. Jennifer Mazaway, Esq., from the firm, Genova Burns, represented the applicant, Wallabout Realty Holding, LLC. Ms. Mazaway indicated that the applicant is seeking to be designated for the development on property located on Block 19901, Lots 2-7 and 41-44 within the Morris Canal Redevelopment Area. Wallabout Realty Holding, LLC, proposed an eight (8) story building consisting of seven (7) stories of residential units, to containing approximately one hundred seventy (170) units over two (2) stories of parking, one below grade and one at grade.

Vice Chair Farmer questioned the time length of the project, in which the presenter accordingly replied, Fall of 2019 or 2020.

The Chairman then acknowledged public speaker, Boris Ioffe. Mr. Ioffe is a resident of the City of Jersey City and wished to acquire information on Item 5. Mr. Ioffe requested that the Board notified the neighboring property owners about any sales. Special Counsel Credidio explained to Mr. Ioffe that the Resolution was approving the fair maker value.

There being no more presentations, the Board went into closed 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 30, 2018 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Carlucci, Farmer, 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, Special Counsel Credidio made it known that discussions involving litigation, contract negotiations and personnel 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.

There being no questions, the Chairman called for a Consent Agenda for Items #2 through #31, with the exception of Item #25, which was removed. All other Items were 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 OF JUNE 19, 2018**

**(See Resolution #2 dated June 19, 2018 attached hereto.)**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED JUNE 19, 2018**

**(See Resolution #3 dated June 19, 2018 attached hereto.)**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF SPECIAL MEETING OF MAY 29, 2018**

**(See Resolution #4 dated June 19, 2018 attached hereto.)**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING FAIR MARKET VALUE FOR PROPERTY LOCATED IN BLOCK 13803, LOTS 1 AND 2 AND KNOWN AS 34-36 CENTER STREET WITHIN THE BATES STREET REDEVELOPMENT PLAN AREA**

**(See Resolution #5 dated July 30, 2018 attached hereto.)**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 18-07-MPN4 WITH LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. FOR PREPARATION OF AN ENGINEER'S ESTIMATE FOR WORK RELATED TO THE DEVELOPMENT OF THE BAYFRONT PROJECT**

**(See Resolution #6 dated July 30, 2018 attached hereto.)**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING FAIR MARKET VALUE FOR PROPERTY LOCATED IN BLOCK 15702, LOT 31 AND KNOWN AS 423 GRAND STREET (FREED) WITHIN THE GRAND JERSEY REDEVELOPMENT AREA**

**(See Resolution #7 dated July 30, 2018 attached hereto.)**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 18-07-DN3 WITH AVID HANDYMAN SERVICE FOR BUILDING MAINTENANCE SERVICES FOR PROPERTY AT 665 OCEAN AVENUE IN THE JACKSON HILL REDEVELOPMENT AREA**

**(See Resolution #8 dated July 30, 2018 attached hereto.)**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 18-07-DN2 WITH KASSIM HANDYMAN SERVICE, LLC FOR BUILDING MAINTENANCE SERVICES FOR PROPERTY AT 665 OCEAN AVENUE IN THE JACKSON HILL REDEVELOPMENT AREA**

**(See Resolution #9 dated July 30, 2018 attached hereto.)**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICE CONTRACT WITH NETTA ARCHITECTS FOR PROFESSIONAL ENGINEERING SERVICES IN THE JACKSON HILL REDEVELOPMENT AREA**

**(See Resolution #10 dated July 30, 2018 attached hereto.)**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE CONDITIONAL DESIGNATION OF WEBB WASHINGTON COMMUNITY DEVELOPMENT CORPORATION AS REDEVELOPER FOR PROPERTY LOCATED WITHIN THE JACKSON HILL REDEVELOPMENT AREA**

**(See Resolution #11 dated July 30, 2018 attached hereto.)**

**RESOLUTION OF THE JERSEY CITY REDEVELOPMENT AGENCY  
CONCERNING REVIEW OF FINDINGS AND RECOMMENDATIONS  
OF THE LOCAL FINANCE BOARD MADE AT A MEETING OF SAID  
BOARD ON NOVEMBER 9, 2017, IN ACCORDANCE WITH N.J.S.A.  
40A:5A-6**

(See Resolution #12 dated July 30, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY  
CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT  
AWARD FOR A MUSEUM DEVELOPMENT CONSULTANT IN THE  
2060 JOURNAL SQUARE REDEVELOPMENT AREA**

(See Resolution #13 dated July 30, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY  
CITY REDEVELOPMENT AUTHORIZING A FOURTH AMENDMENT  
TO THE REDEVELOPER AGREEMENT WITH 184 MORGAN STREET  
ASSOCIATES URBAN RENEWAL, LLC FOR PROPERTY LOCATED IN  
THE MORGAN GROVE MARIN REDEVELOPMENT AREA**

(See Resolution #14 dated July 30, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY  
CITY REDEVELOPMENT AUTHORIZING AN EMERGENCY  
SERVICES CONTRACT WITH WILLIE'S FENCE COMPANY, LLC, TO  
INSTALL ONE ARCHED BASEBALL BACKSTOP FOR THE BASEBALL  
FIELD AT BERRY LANE PARK WITHIN THE MORRIS CANAL  
REDEVELOPMENT AREA**

(See Resolution #15 dated July 30, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY  
CITY REDEVELOPMENT AGENCY DESIGNATING WALLABOUT  
REALTY HOLDING, LLC, AS REDEVELOPER FOR PROPERTY  
LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #16 dated July 30, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY  
CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL  
SERVICE CONTRACT 18-07-BD7 WITH DRESDNER ROBIN  
ENVIRONMENTAL MANAGEMENT, INC. FOR PROFESSIONAL  
ENGINEERING CONSULTING SERVICES IN THE MORRIS CANAL  
REDEVELOPMENT AREA**

(See Resolution #17 dated July 30, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDDING A NEW CONTRACT NUMBER 18-07-MPN5 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**  
(See Resolution # 18 dated July 30, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A LEASE WITH MODSPACE TO RENT AN OFFICE TRAILER AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**  
(See Resolution #19 dated July 30, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING PROFESSIONAL SERVICES CONTRACT NUMBER 17-07-BD3 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES CONCERNING GROUNDWATER MONITORING AT BERRY LANE PARK IN THE MORRIS CANAL REDEVELOPMENT AREA**  
(See Resolution #20 dated July 30, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING PROFESSIONAL SERVICES CONTRACT NUMBER 17-07-BD4 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES TO PREPARE DOCUMENTS FOR THE DEP CONCERNING BERRY LANE PARK IN THE MORRIS CANAL REDEVELOPMENT AREA**  
(See Resolution #21 dated July 30, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDVELOPMENT AGENCY ESTABLISHING FAIR MARTEY VALUE FOR PROPERTY LOCATED IN BLOCK 19003, LOT 8 AND KNOWN AS 97 MONITOR STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**  
(See Resolution #22 dated July 30, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING FAIR MARKET VALUE FOR PROPERTY LOCATED IN BLOCK 23202, LOT 48 AND KNOWN AS 98 MYRTLE WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA**

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(See Resolution #23 dated July 30, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 18-07-DN1 WITH OUTLET CONSULTATION OVERSIGHT SERVICES FOR PROPERTY AT 405-407 OCEAN AVENUE IN THE OCEAN BAYVIEW REDEVELOPMENT AREA**

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(See Resolution #24 dated July 30, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING APPRAISAL FIRMS FOR VARIOUS APPRAISAL SERVICES IN ALL PROJECT AREAS**

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(See Resolution #26 dated July 30, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF APPRAISAL SERVICE CONTRACTS WITH INTEGRA REALTY RESOURCES 18-05-PAO2; COONEY BOVASSO REALTY ADVISORS, INC 18-05-PAO1, AND NEW JERSEY REALTY ADVISORY GROUP 18-05-PAO3. THESE FIRMS WERE QUALIFIED BY RESOLUTION ON JULY 17, 2018**

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(See Resolution #27 dated July 30, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING CONTRACT NO. 17-08-DPD1 WITH CME ASSOCIATES FOR PROFESSIONAL PLANNING SERVICES FOR PROPERTY IN AN AREA IN NEED OF REDEVELOPMENT ALONG TONNELLE AVENUE AS DECLARED BY ADOPTED CITY RESOLUTION NUMBER 16.808**

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(See Resolution #28 dated July 30, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NO. 18-01-DJ9 WITH McMANIMON, SCOTLAND & BAUMANN, LLC FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-WIDE**

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(See Resolution #29 dated July 30, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY  
CITY REDEVELOPMENT AGENCY APPROVAL OF  
ACCOUNTS/INVOICE PAYMENT LIST AS OF JULY 30, 2018**

**(See Resolution #30 dated July 30, 2018 attached hereto.)**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY  
CITY REDEVELOPMENT AGENCY APPROVAL OF PERSONNEL LIST  
AS OF JUNE 19, 2018**

**(See Resolution #31 dated July 30, 2018 attached hereto.)**

Accordingly, the following voted "AYE": Commissioners Carlucci, Farmer, Greene, and Lavarro, and the following voted "NAY": None; Items #2 through #31, with the exception of Item #25, which was removed, The Chairman thereupon the Resolutions were adopted as introduced.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 7:03 p.m.

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Secretary