



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 19th DAY OF JUNE 2018**



The Board of Commissioners of the Jersey City Redevelopment Agency met for their regular Board Meeting on Tuesday, June 19, 2018 at 6:00 p.m. at 30 Montgomery Street, Jersey City, New Jersey, the place and date duly established for such meeting. The Chairman called the meeting to order at 6:20 p.m., and upon roll call the following Board members were

present:

DONALD BROWN

DOUGLAS CARLUCCI

EVELYN FARMER

ERMA GREENE

ROLANDO R. LAVARRO, JR.

DANIEL RIVERA

DARWIN R. ONA

and the following were **absent:** none.

The Chairman thereupon declared a quorum. Also present at the meeting were: Diana H. Jeffrey, Acting Executive Director; Christopher Fiore, Assistant Executive Director; Special Counsel Jennifer Credidio, Esq; Jesamil Suazo, Recording Secretary to the Board; Sarah Goldfarb, Director of Research 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.

There being no presentations or public speakers, 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 June 19, 2018 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Farmer, Greene, Lavarro, Rivera and Ona 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.

Commissioner Carlucci inquired about Item #21; "Will this new netting resolve the problems at Berry Lane Park?" Ms. Jeffrey responded accordingly.

Commissioner Brown inquired about Item #5; "Why are we approving a contract with the start date of April 1st" Ms. Jeffrey responded accordingly.

Commissioner Carlucci inquired about Item #19; Ms. Jeffrey responded accordingly.

Commissioner Brown inquired about Item #19; "Why are we purchasing the trees from two different vendors?" Ms. Jeffrey responded accordingly.

There being no further questions, the Chairman called for a Consent Agenda for Items #2 through #30, which 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 APPROVAL OF THE
MINUTES OF THE REGULAR MEETING OF MAY 15, 2018**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE
MINUTES OF EXECUTIVE SESSION DATED MAY 15, 2018**

(See Resolution #3 dated June 19, 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-DJ3 WITH GLUCK WALRATH, LLP FOR SPECIAL
LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT
AREAS CITY-WIDE**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 18-06-MPN3 WITH NW FINANCIAL
GROUP, LLC AS FINANCIAL ADVISORS IN ALL
PROJECT AREAS**

(See Resolution #5 dated June 19, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CHANGE ORDER 1 TO CONTRACT NO. 18-03-SG2 TO EXTEND
CONTRACT NO. 18-03-SG2 WITH THE UNITED WAY OF
HUDSON COUNTY FOR AN ADDITIONAL 30 DAYS**

(See Resolution #6 dated June 19, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
FOURTH AMENDMENT TO THE MORTGAGE AND NOTE
WITH 28 LIBERTY MANOR DEVELOPMENT, LLC FOR
PROPERTY LOCATED IN THE BRIGHT STREET
REDEVELOPMENT AREA**

(See Resolution #7 dated June 19, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
EXECUTION OF AN AMENDED AND RESTATED
REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY,
HAMPSHIRE URBAN RENEWAL REDEVELOPMENT LLC AND
GARFIELD JC PARTNERS LLC FOR THE REDEVELOPMENT OF
A PORTION OF THE CANAL CROSSING
REDEVELOPMENT AREA**

(See Resolution #8 dated June 19, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PROFESSIONAL SERVICES CONTRACT 18-06-MEA2 WITH
POTOMAC HUDSON ENVIRONMENTAL, INC. FOR
ENVIRONMENTAL CONSULTING SERVICES WITH RESPECT
TO THE SOCIETY HILL PROJECT LOCATED AT BLOCK 26102,
LOT 12 WITHIN THE DROYERS POINT
REDEVELOPMENT AREA**

(See Resolution #9 dated June 19, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONER OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN
AMENDMENT TO THE REDEVELOPMENT AGREEMENT
BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND
JOHNSTON VIEW OWNER URBAN RENEWAL COMPANY, LLC**

(See Resolution #10 dated June 19, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONER OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF M&M REALTY PARTNERS, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE HACKENSACK RIVER EDGE REDEVELOPMENT AREA

(See Resolution #11 dated June 19, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONER OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT FOR MOLD REMEDIATION AT 152 MLK DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #12 dated June 19, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF COMMUNITY OUTREACH TEAM, INC., AS THE REDEVELOPER OF CERTAIN PROPERTY LOCATED AT 1 MLK DRIVE (BLOCK 27001, LOT 13), 11 MLK DRIVE/ 127-129 WARNER AVENUE (BLOCK 27001, LOT 9), 14 MLK DRIVE (BLOCK 27002, LOT 17), 15-19 MLK DRIVE (BLOCK 27001, LOT 12), 21 MLK DRIVE (BLOCK 27001, LOT 11), 131 WARNER AVENUE (BLOCK 27001, LOT 8), 30 MCADOO AVENUE (BLOCK 27002, LOT 14), AND 32 MCADOO AVENUE (BLOCK 27002, LOT 15) WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #13 dated June 19, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF JERSEY PARK INFRASTRUCTURE, LLC FOR THE RIGHT-OF-WAY IMPROVEMENTS IN THE JERSEY AVENUE PARK REDEVELOPMENT

(See Resolution #14 dated June 19, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN ASSIGNMENT OF THE DESIGNATION FROM STATUE OF LIBERTY HARBOR NORTH REDEVELOPMENT URBAN RENEWAL LLC TO SOUTH COVE HOSPITALITY LLC AND AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT

(See Resolution #15 dated June 19, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
PROFESSIONAL SERVICES CONTRACT WITH CME
ASSOCIATES WITH RESPECT TO THE CONSTRUCTION OF A
SKATE PARK AT BERRY LANE PARK WITHIN THE MORRIS
CANAL REDEVELOPMENT AREA**

(See Resolution #16 dated June 19, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
AGENCY TO ENTER INTO A LICENSE AGREEMENT FOR
RECREATIONAL ACTIVITIES WITH RESPECT TO THE CITY'S
BIKE SHARE PROGRAM AT BERRY LANE PARK LOCATED IN
THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #17 dated June 19, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NUMBER 18-06-MEA1 WITH ATLANTIC
ENVIRONMENTAL SOLUTIONS, INC. FOR ENVIRONMENTAL
SERVICE FOR AGENCY PROPERTY LOCATED WITHIN THE
MORRIS CANAL REDEVELOPMENT AREA, KNOWN AS 550
JOHNSTON AVENUE**

(See Resolution #18 dated June 19, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS
APPROVING A SETTLEMENT WITH
FLANAGAN'S CONTRACT GROUP
FOR THE REPLACEMENT OF 51
TREES IN BERRY LANE PARK
WITHIN THE MORRIS CANAL
REDEVELOPMENT AREA**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PURCHASE ORDER 6112 WITH SITE ONE LANDSCAPE SUPPLY
FOR BERRY LANE PARK WITHIN THE MORRIS CANAL
REDEVELOPMENT AREA**

(See Resolution #20 dated June 19, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PURCHASE ORDER 6111 WITH CONSOLIDATED STEEL &
ALUMINUM FENCE CO., INC. FOR THE PURCHASE OF
NETTING FOR THE BASEBALL FIELD IN BERRY LANE PARK
WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #21 dated June 19, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PURCHASE ORDER 6110 WITH SOLUTIONS PEST & LAWN FOR
BERRY LANE PARK WITHIN THE MORRIS CANAL
REDEVELOPMENT AREA**

(See Resolution #22 dated June 19, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
PREPARATION AND ADVERTISEMENT OF A REQUEST FOR
BIDS TO CONSTRUCT A SKATE PARK AT BERRY LANE PARK
WITHIN THE MORRIS CANAL REDEVELOPMENT**

(See Resolution #23 dated June 19, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY TO EXTEND THE
CONDITIONAL DESIGNATION OF UNEEK INSPIRATION AS
THE REDEVELOPER FOR PROPERTY LOCATED AT 405 - 407
OCEAN AVENUE (BLOCK 25802, LOTS 26 & 25) WITHIN THE
OCEAN BAYVIEW REDEVELOPMENT AREA**

(See Resolution #24 dated June 19, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
SETTLEMENT WITH SELO, INC. IN THE AMOUNT OF \$50,050.00
IN THE CONDEMNATION ACTION ENTITLED JERSEY CITY
REDEVELOPMENT AGENCY v. THE ESTATE OF LEORIS E.
MAYO, ET ALS., DOCKET NO. HUD-L-0517-18 AND
AUTHORIZING COUNSEL TO EXECUTE A CONSENT
JUDGMENT TO IMPLEMENT THE SETTLEMENT**

(See Resolution #25 dated June 19, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND HC WEST CAMPUS II URBAN RENEWAL, LLC FOR THE REDEVELOPMENT OF A PORTION OF THE WEST CAMPUS REDEVELOPMENT AREA

(See Resolution #26 dated June 19, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF UPDATED SIGNATURES CARDS WITH RESPECT TO THE AGENCIES ACCOUNT

(See Resolution #27 dated June 19, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF ACCOUNTS/INVOICE PAYMENT LIST AS OF JUNE 19, 2018

(See Resolution #28 dated June 19, 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 #29 dated June 19, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DISCHARGE OF MORTGAGE WITH 1 EDWARD HART ROAD, LLC, DATED OCTOBER 14, 2015, FOR PROPERTY LOCATED AT 1 EDWARD HART ROAD (BLOCK 24304, LOT 6 F/K/A BLOCK 2154.2, LOT 2.E) LOCATED WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

(See Resolution #30 dated June 19, 2018 attached hereto.)

The following voted "AYE": Commissioner Brown, Carlucci, Farmer, Greene, Lavarro, Rivera and Ona and the following voted "NAY": None; for items #2 through #30, 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 7:21 p.m.

Secretary
