



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 28th DAY OF NOVEMBER 2018**



The Board of Commissioners of the Jersey City Redevelopment Agency met for their Regular Board Meeting located at, 180 Ninth Street , Jersey City, New Jersey on Wednesday, November 28, 2018 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 6:07 p.m., and upon roll call the following answered **present**:

Douglas Carlucci

Erma Greene

Donald Brown

Daniel Rivera

Rolando R. Lavarro, Jr.

and the following were **absent Darwin R. Ona and Evelyn Farmer**: The Chairman thereupon declared a quorum present. Also present at the Meeting were Diana H. Jeffrey, Esq, Executive Director; Christopher Fiore, Assistant Executive Director; Jesamil Suazo, Secretary to the Board and secretary for the Meeting; Special General Counsel, Bhavini Doshi; Denise Cicarelli, Clerk Typist; Maria Aguilar-Ambrossi, Paralegal; Daniel Nazario, Project Assistant; Phil Orphanidis, Real Estate Manager; Laurie Romo, Accounts Clerk; Hjordys Espinal, Project Assistant; LaBron Collins, Community Service Aide; and those listed on the attached Attendance Sheet.

Immediately following the Pledge of Allegiance the 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. George Weiner, of Gale Architectural Services, LLC, represented the applicant, Adnan Saleh. Mr. Weiner indicated that the applicant is seeking to be designated for the development of a two-story building, located adjacent to Pioneer Supermarket, which Mr. Saleh currently owns. The ground floor commercial space is approximately 5,000 square and the second floor will consist of approximately 2,900 square feet of office space. Mr. Weiner explained that at the current moment the Lots are declared as vacant, where the steel column stand. Mr. Weiner stated he intends to repair and extend the sidewalk.

The Chairman then acknowledged public speaker, Natalia Ioffie. Ms. Ioffie, is a resident of Jersey City, and her home is located within the Bates Street Redevelopment Area and on the Agency's acquisition list. Ms. Ioffie informed that Board of Commissioners that homeowners like herself desire to repair their own homes. Ms. Ioffie realizes that the area is "an area in need of redevelopment", however she wishes to remain and develop her own property. Ms. Ioffie is seeking to be a part of the redevelopment of the area.

There being no more 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 November 28, 2018 attached hereto.)

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

Chairman Lavarro inquired about Items #4, #5 and #6 asking how does the Agency select vendors for projects including local vendors. Director Jeffrey responded accordingly.

Chairman Lavarro requested that the Agency obtain a copy of the City's local vendors list for use on future projects.

Commissioner Brown inquired about Item #4; Is the Agency the vendor's primary client addressing the Agency's needs first. Director Jeffrey responded accordingly.

There being no further questions, the Chairman called for a Consent Agenda for Items #2 through #25, 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 APPROVING THE
MINUTES OF THE REGULAR MEETING DATED
OCTOBER 16, 2018**

(See Resolution #2 dated November 28, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF EXECUTIVE SESSION DATED OCTOBER 16, 2018**

(See Resolution #3 dated November 28, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT WITH ZUCCARO, INC. FOR SNOW REMOVAL
AND RELATED SERVICES WITHIN ALL AGENCY OWNED
PROPERTY THROUGHOUT THE CITY**

(See Resolution #4 dated November 28, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN
AMENDMENT TO CONTRACT NO. 18-07-DN2 WITH KASSIM
HANDYMAN SERVICE, LLC FOR BUILDING MAINTENANCE
SERVICES WITHIN ALL AGENCY OWNED PROPERTY
THROUGHOUT THE CITY**

(See Resolution #5 dated November 28, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN
AMENDMENT TO CONTRACT NO. 18-07-DN3 WITH AVID
HANDYMAN SERVICES FOR BUILDING MAINTENANCE
SERVICES WITHIN ALL AGENCY OWNED PROPERTY
THROUGHOUT THE CITY**

(See Resolution #6 dated November 28, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
PROFESSIONAL SERVICES AGREEMENT WITH PERKINS
EASTMAN FOR ARCHITECTURAL SERVICES WITHIN THE
BAYFRONT I REDEVELOPMENT AREA**

(See Resolution #7 dated November 28, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE AGENCY TO ENTER INTO A CONSENT ORDER TO
WITHDRAW FUNDS AND SETTLEMENT AGREEMENT WITH
RAYMOND J. FREED, JR. AND STEVEN FREED FOR
OWNERSHIP OF 423 GRAND STREET LOCATED WITHIN THE
GRAND JERSEY REDEVELOPMENT AREA**

(See Resolution #8 dated November 28, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE CONVEYANCE OF PROPERTY KNOWN AS BLOCK 22502,
LOT 36 (347-349 MARTIN LUTHER KING DRIVE) AND LOT 37
(351-355 MARTIN LUTHER KING DRIVE) TO THE CITY OF**

**JERSEY CITY WITHIN THE JACKSON HILL
REDEVELOPMENT AREA**

(See Resolution #9 dated November 28, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE CONVEYANCE OF JERSEY CITY REDEVELOPMENT
AGENCY PROPERTY LOCATED AT BLOCK 23405, LOT 27
A/K/A 263 MARTIN LUTHER KING DRIVE TO THE URBAN
LEAGUE OF HUDSON COUNTY WITHIN THE JACKSON HILL
REDEVELOPMENT AREA**

(See Resolution #10 dated November 28, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
CONTRACT WITH TARGET FIRE PROTECTION FOR FIRE
PROTECTION AND RELATED PLUMBING WORK AT 292
MARTIN LUTHER KING JR. DRIVE WITHIN THE JACKSON
HILL REDEVELOPMENT AREA**

(See Resolution #11 dated November 28, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
CONTRACT WITH GARRIDO ELECTRIC FOR ELECTRICAL
WORK AT 292 MARTIN LUTHER KING JR. DRIVE WITHIN
THE JACKSON HILL REDEVELOPMENT AREA**

(See Resolution #12 dated November 28, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
CONTRACT WITH AMERICAN CONSTRUCTION CHIMNEY
AND ROOFING SPECIALISTS FOR ROOF REPAIR AT 152
MARTIN LUTHER KING JR. DRIVE WITHIN THE JACKSON
HILL REDEVELOPMENT AREA**

(See Resolution #13 dated November 28, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
CONTRACT WITH CALL 21 PRO'S FOR FENCING AND LOT**

CLEAN UP AT 8-10 ORIENT AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #14 dated November 28, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EMERGENCY CONTRACT TO ARCO CONSTRUCTION, INC. FOR ROOF REPAIRS ON PROPERTY LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #15 dated November 28, 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 WITH 184 MORGAN STREET FEE OWNER, L.P., WITHIN THE MORGAN/GROVE/MARIN REDEVELOPMENT AREA

(See Resolution #16 dated November 28, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SITE ACCESS AGREEMENT WITH HOLA, LLC WITH RESPECT TO BLOCK 15401, LOT 1, A/K/A 550 JOHNSTON AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #17 dated November 28, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE IMPOSITION OF A DEED NOTICE ON PROPERTY OWNED BY THE JERSEY CITY REDEVELOPMENT AGENCY WITH RESPECT TO BLOCK 18901, LOT 1.01, A/K/A 1 BERRY ROAD WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #18 dated November 28, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ASSIGNMENT OF OWNERSHIP INTERESTS IN THE REDEVELOPER FOR THE ABANDONED PROPERTY LOCATED

**AT 364-366 PALISADE AVENUE (BLOCK 5101, LOT 1) WITHIN
THE SCATTER SITE REDEVELOPMENT AREA**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
ADOPTING A CASH MANAGEMENT PLAN**

(See Resolution #20 dated November 28, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE ADOPTION OF THE AMENDED AND REVISED
ADMINISTRATIVE POLICIES & PROCEDURES OF THE JCRA**

(See Resolution #21 dated November 28, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
DELAYED INTRODUCTION OF THE 2019 BUDGET WHICH
WILL BE INTRODUCED ON NOVEMBER 28, 2018 AND
ADOPTED DECEMBER 18, 2018**

(See Resolution #22 dated November 28, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY INTRODUCING
THE FISCAL YEAR JANUARY 1, 2019 TO DECEMBER 31, 2019
ANNUAL BUDGET AND CAPITAL BUDGET**

(See Resolution #23 dated November 28, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF
ACCOUNTS/INVOICE PAYABLE AS OF NOVEMBER 28, 2018**

(See Resolution #24 dated November 28, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
SETTLEMENT OF THE CONDEMNATION ACTION ENTITLED
JERSEY CITY REDEVELOPMENT AGENCY v. GLADYS D. BELL,
ET ALS., DOCKET NO. HUD-L-4478-18 FOR THE SUM OF
\$120,000.00 AND AUTHORIZING THE JCRA'S
REDEVELOPMENT COUNSEL TO EXECUTE A CONSENT**

JUDGMENT TO IMPLEMENT THE SETTLEMENT

(See Resolution #25 dated November 28, 2018 attached hereto.)

Accordingly, for Items number 2 through 25, the following voted "AYE":

Commissioner Brown, Carlucci, Greene, Lavarro and Rivera, with the exception of Item number 7, which following voted "NAY" : Lavarro. The Chairman thereupon declared the Motion carried and the Resolutions were adopted as introduced.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 7:07 p.m.

Secretary