



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 18th DAY OF MARCH, 2014**

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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, March 18, 2014 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.**

**DIANE COLEMAN**

**JOHN D. PETKANAS**

**RUSSELL J. VERDUCCI**

and the following were **absent: EVELYN FARMER and TIMOTHY MANSOUR.** The Chairman thereupon declared a quorum present. Also present at the Meeting were Christopher Fiore, Assistant Executive Director; Henry Amoroso and Anthony Pantano, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary for the Meeting; Ben Delisle, Director of Development; Mary Pat Noonan and Franklyn Ore, Project Managers 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.

At the start of the Meeting, the Chairman acknowledged the public speakers. First was Mr. Matt Shapiro living at 260 Ninth Street. Mr. Shapiro spoke on behalf of parents with children attending the Cordero preK annex located at the Betz-CERC. Mr. Shapiro indicated that given

the demographics of the neighborhood the building should remain a school. He noted that with all the development in the downtown area, that school enrollment will increase dramatically. He understands about the debt of \$750,000 a year on the building, but using it as a school is what the people want. Mr. Shapiro indicated that the way he sees it, the Agency has three options: 1) give the Board of Ed a long term lease and have them pay to use the school; 2) evict the Board of Ed and replace with another tenant; 3) sell to a developer. Mr. Shapiro noted that as president of the neighborhood association, he has spoken to developers and they are keen on working with the community.

The next speaker, Katie Ross of 159 2<sup>nd</sup> Street. She echoed what Mr. Shapiro said and asked the Board to consider Cordero in a manner favorable to the school.

Ms. Brigid Disouza noted she was a parent in the system and very familiar with the issue regarding the annex. She urged the Board to continue using the building as a school and if not, to be transparent as to why. She indicated that what she is seeing between the Mayor and the Board of Ed is not good. She stated everyone is heavily invested in this issue and is asking that the Agency be transparent.

In response to the public speakers, General Counsel Amoroso indicated that the issue is a simple one. The JCRA owns the building and had a tenant paying at a much higher rate. The City owns the debt on the building and under the law the Agency has to pay that debt. The Agency needs to rent the building at a rate that will cover the expenses. The Board of Ed is offering \$78,000 per year. The debt is \$750,000 per year, which means the Board of Ed is looking to lease a building that has a market rate of \$750,000 annually for \$78,000. Mr. Amoroso indicated that we cannot enter into a lease that will force the Agency to default on our debt.

At this time the Board agreed 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 March 18, 2014 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Lavarro, Petkanas 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, General Counsel noted for the record that during closed session litigation matters were discussed. In addition, personnel matters were discussed but no 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 were two late items added to the Agenda, an additional appraisal contract and accepting a grant from the EDA.

The Chairman then called for a Consent Agenda for Items #2 through #16, which was moved, seconded and 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 DATED  
FEBRUARY 18, 2014**

(See Resolution #2, dated March 18, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
CONTRACT NO. 14-03-BD2 WITH CME ASSOCIATES FOR  
PROFESSIONAL ENVIRONMENTAL SERVICES IN ALL  
REDEVELOPMENT AREAS**

(See Resolution #3, dated March 18, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AMENDMENT #1 TO CONTRACT NO. 14-01-FO2 WITH BARNES CONTRACTOR CONSTRUCTION MANAGEMENT, LLC FOR PROPERTY MAINTENANCE SERVICES ON AGENCY OWNED PROPERTIES IN ALL REDEVELOPMENT AREAS**

(See Resolution #4, dated March 18, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH LANGAN ENGINEERING FOR PURPOSES OF ENVIRONMENTAL SURVEYING OF JERSEY CITY REDEVELOPMENT OWNED PROPERTY IN THE BEACON REDEVELOPMENT AREA**

(See Resolution #5, dated March 18, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING 181 PACIFIC REDEVELOPMENT CORP. AS REDEVELOPER FOR PROPERTY LOCATED IN BLOCK 19903 IN THE CANAL CROSSING REDEVELOPMENT AREA**

(See Resolution #6, dated March 18, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 14-02-BD1 WITH TOMCO CONSTRUCTION, INC. FOR THE PHASE III SITE IMPROVEMENTS AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #7, dated March 18, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN ADMINISTRATIVE SETTLEMENT FOR PROPERTY LOCATED IN BLOCK 20001, LOT 20 AND KNOWN AS 416B COMMUNIPAW AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #8, dated March 18, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 14-03-HK1 WITH HELENA RUMAN ARCHITECTS FOR ARCHITECTURAL SERVICES AT BERRY LANE PARK IN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #9, dated March 18, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 14-03-BD1 WITH COONEY BOVASSO REALTY ADVISORS, INC. FOR THE PREPARATION OF AN ACQUISITION APPRAISAL OF PROPERTIES IN BLOCK 18901, LOTS 23 AND 29 AND KNOWN AS 417 COMMUNIPAW AVENUE AND 139 WOODWARD STREET LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

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(See Resolution #10, dated March 18, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 14-03-FO5 WITH HELENA RUMAN ARCHITECTS FOR PROFESSIONAL SERVICES WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

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(See Resolution #11, dated March 18, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO CONTRACT NUMBER 13-12-BD8 WITH BROWNFIELD SCIENCE & TECHNOLOGY, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE TURNKEY REDEVELOPMENT AREA**

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(See Resolution #12, dated March 18, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF MARCH 18, 2014**

(See Resolution #13, dated March 18, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS MARCH 18, 2014**

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(See Resolution #14, dated March 18, 2014 attached hereto.)

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**LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #15, dated March 18, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING A  
GRANT FROM THE HAZARDOUS DISCHARGE SITE  
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NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR  
PROPERTY WITHIN THE HOBOKEN AVENUE REDEVELOPMENT  
AREA**

(See Resolution #16, dated March 18, 2014 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Lavarro, Petkanas 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 Verducci, the meeting was adjourned at 7:05 p.m.

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Secretary



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