

**JERSEY CITY REDEVELOPMENT AGENCY**

Regular Meeting  
**May 20, 2014**



1. Meeting to Order.
2. Quorum.
3. Chairman Lavarro - Pledge of Allegiance.
4. Executive Director - Announces that in accordance with the "Open Public Meetings Act" a copy of the Public Notice was sent to the Jersey Journal, Hudson Reporter and to the City Clerk for the public's review and information and posted on the Agency's web site.
5. PRESENTATIONS - Gary Higgins of Lerch Vinci & Higgins to go over the highlights of the Agency's Annual Audit for 2013.  
  
One Journal Square, LLC presenting for two residential towers: one at 61 stories, another at 43 stories totaling 1585 units. The project will have approximately 70,000 SF of commercial retail space and 200,000 SF for parking which could accommodate 700 vehicles. This project is located at the former MEPT Journal Square development site.
6. Chairman Lavarro STATUS OF PROJECTS

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| Item #1 | Approval to go into Executive Session.   |
| Item #2 | Approval of the Minutes of the Regular Meeting of April 15, 2014.  |
| Item #3 | Approval of the Minutes of Executive Session dated April 15, 2014.   |
| Item #4 | RESOLUTION AUTHORIZING AMENDMENT #3 TO CONTRACT NUMBER 14-01-FO2 WITH BARNES CONTRACTOR CONSTRUCTION MANAGEMENT, LLC FOR PROPERTY MAINTENANCE SERVICES ON AGENCY OWNED PROPERTIES IN ALL REDEVELOPMENT AREAS |
| Item #5 | RESOLUTION AUTHORIZING PAYMENT TO SECURITY/COVERAGE PERSONNEL AT THE BETZ-CERC   |

- Item #6 RESOLUTION AUTHORIZING CONTRACT NUMBER 14-05-BD7 WITH T & M ASSOCIATES FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE CANAL CROSSING REDEVELOPMENT AREA
- Item #7 RESOLUTION AUTHORIZING EXECUTION OF A GRANT AGREEMENT WITH THE CITY OF JERSEY CITY FOR THE 663 AND 666 OCEAN AVENUE PROJECT FUNDED WITH COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
- Item #8 RESOLUTION AUTHORIZING EXECUTION OF A GRANT AGREEMENT WITH THE CITY OF JERSEY CITY FOR THE BERRY LANE PARK PROJECT FUNDED WITH COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
- Item #9 RESOLUTION AUTHORIZING EXTENDING CONTRACT NO. 13-05-BD2 WITH DRESDNER ROBIN FOR PROFESSIONAL SERVICES IN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #10 RESOLUTION APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE OWNER AND AGENCY STAFF FOR PROPERTY LOCATED ON WASHINGTON BOULEVARD AT THE FOOT OF SECOND AND GREEN STREETS WITHIN BLOCK 11603, LOT 38 IN THE HARSIMUS COVE REDEVELOPMENT AREA
- Item #11 RESOLUTION AUTHORIZING CONTRACT NUMBER 14-05-BD6 WITH WCD GROUP FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE HOBOKEN AVENUE REDEVELOPMENT AREA
- Item #12 RESOLUTION AUTHORIZING THE JERSEY CITY REDEVELOPMENT AGENCY TO ISSUE NOT TO EXCEED \$10,000,000 REDEVELOPMENT AREA TAXABLE BONDS (JOURNAL SQUARED PROJECT) AND DETERMINING OTHER MATTERS RELATED THERETO IN THE JOURNAL SQUARE 2600 REDEVELOPMENT AREA\
- Item #13 RESOLUTION DE-DESIGNATING MEPT JOURNAL SQUARE URBAN RENEWAL, LLC AS REDEVELOPER AND DESIGNATING ONE JOURNAL SQUARE PARTNERS, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE JOURNAL SQUARE 2600 REDEVELOPMENT AREA
- Item #14 RESOLUTION AUTHORIZING CONTRACT NO. 14-05-FO8 WITH MID ATLANTIC ENGINEERING PARTNERS FOR PROFESSIONAL SERVICES OF PROPERTY IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
- Item #15 RESOLUTION AUTHORIZING CHANGE ORDER NO.2 TO CONTRACT NUMBER 14-02-BD1 WITH TOMCO CONSTRUCTION, INC. FOR SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #16 RESOLUTION AUTHORIZING A FAIR AND OPEN CONTRACT NO. 14-05-BD8 WITH MAST CONSTRUCTION SERVICES, INC. FOR PROFESSIONAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #17 RESOLUTION AUTHORIZING AWARD OF AN EMERGENCY CONTRACT FOR WORK AT THE POWERHOUSE
- Item #18 RESOLUTION AUTHORIZING A SECOND AMENDMENT TO CONTRACT NUMBER 13-12-BD8 WITH BROWNFIELD SCIENCE & TECHNOLOGY, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE TURNKEY REDEVELOPMENT AREA
- Item #19 RESOLUTION INDICATING THAT THE JCRA IS IN COMPLIANCE WITH N.J.S.A. 40A:5A-17, THE ANNUAL REPORT OF AUDIT FOR 2013
- Item #20 RESOLUTION APPROVING THE CORRECTIVE ACTION PLAN FOR THE 2013 ANNUAL AUDIT
- Item #21 RESOLUTION TO ADOPT THE AMENDED AND REVISED BY-LAWS OF THE AGENCY DATED MAY 20, 2014

- Item #22 RESOLUTION QUALIFYING LERCH, VINCI & HIGGINS FOR AUDITING/FINANCIAL SERVICES FOR THE YEAR 2014
- Item #23 RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 14-05-BA1 WITH LERCH, VINCI & HIGGINS TO PROVIDE AUDIT SERVICES TO THE AGENCY FOR THE 2014 SINGLE AUDIT AND FOR SIX MONTH FINANCIAL STATEMENT COMPILATION AND BUDGET PREPARATION ASSISTANCE
- Item #24 Approval of the Accounts/Invoices Payable list as of May 20, 2014

NEXT REGULAR MEETING:

**TUESDAY, JUNE 17, 2014**