



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 17th DAY OF JUNE, 2015**



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, June 17, 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 6:05 p.m., and upon roll call the following answered **present:**

ROLANDO R. LAVARRO, JR.

EVELYN FARMER

DIANE COLEMAN

ERMA D. GREENE (6:08)

TIMOTHY N. MANSOUR

JOHN D. PETKANAS

RUSSELL J. VERDUCCI

and the following were **absent:** NONE. The Chairman thereupon declared a quorum present. Also present at the Meeting were Christopher Fiore, Assistant Executive Director; Henry Amoroso, Esq. and Anthony Pantano, Esq., General Counsels; Barbara Amato, Secretary to the Board and secretary for the Meeting; Ben Delisle, Director of Development; Mary Pat Noonan and Franklyn Ore, Project Managers 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.

At this time the Board elected to go into Executive Session. Accordingly, the following Resolutions were 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 17, 2014 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, Greene, Lavarro, Mansour, 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 the Board discussed litigation and personnel issues and that 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.

Commissioner Coleman inquired as Item #13 where on Ocean Avenue was the property and was told it was at Armstrong Ave. There being no further questions, the Chairman called for a Motion on a Consent Agenda for Items #2 through #18. It was a unanimous vote. 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 MAY 20, 2014**

(See Resolution #2, dated June 17, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF EXECUTIVE SESSION DATED MAY 20, 2014**

(See Resolution #3, dated June 17, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING A
GRANT FROM THE HAZARDOUS DISCHARGE SITE
REMEDATION FUND PUBLIC ENTITY PROGRAM THROUGH THE
NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE
DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE
MILL CREEK SITE WITHIN THE GRAND JERSEY
REDEVELOPMENT AREA**

(See Resolution #4, dated June 17, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING A GRANT FROM THE HAZARDOUS DISCHARGE SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE PITTSBURGH GRAPHIC AND METAL SITE WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #5, dated June 17, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING A GRANT FROM THE HAZARDOUS DISCHARGE SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE SUMMIT METALS SITE WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #6, dated June 17, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF TRIBECA WEST OF JERSEY CITY, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE JERSEY AVENUE PARK AND JERSEY AVENUE TENTH STREET REDEVELOPMENT AREAS

(See Resolution #7, dated June 17, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF PARK AVENUE LANDING, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

(See Resolution #8, dated June 17, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 14-06-FO10 WITH NEW JERSEY REALTY ADVISORY GROUP, LLC FOR PREPARATION OF ACQUISITION APPRAISALS OF PROPERTY KNOWN AS 663 & 665 OCEAN AVENUE WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

(See Resolution #9, dated June 17, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 14-05-FO9 WITH CARAVELLA CONTRACTORS, INC. FOR DEMOLITION SERVICES OF PROPERTY LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #10, dated June 17, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXTENSION OF A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR PURPOSES OF ACCESSING CITY OF JERSEY CITY OWNED PROPERTY IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #11, dated June 17, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO CONTRACT NO. 12-01-FO1 WITH McGUIRE ASSOCIATES FOR ADDITIONAL APPRAISAL SERVICES IN BLOCK 25201, LOT 71 (474 OCEAN AVENUE) WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #12, dated June 17, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO AN AGREEMENT WITH THE CITY OF JERSEY CITY FOR FUNDING THROUGH THE AFFORDABLE HOUSING TRUST FUND PROGRAM IN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #13, dated June 17, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING PROFESSIONAL SERVICES AGREEMENT NO. 13-01-BA1 WITH LERCH, VINCI AND HIGGINS FOR AUDITING AND FINANCIAL SERVICES

(See Resolution #14, dated June 17, 2014 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A SUBSCRIPTION TO LEXISNEXIS FOR A PERIOD OF ONE YEAR WITH AN OPTION TO EXTEND FOR AN ADDITIONAL TWO YEARS

(See Resolution #15, dated June 17, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF JUNE 17, 2014**

(See Resolution #16, dated June 17, 2014 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
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MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA**

(See Resolution #18, dated June 17, 2014 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Farmer, Greene, Lavarro, Mansour, Petkanas and Verducci; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolutions 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 6:30 p.m.

Secretary



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