

COMMISSIONERS

ROLANDO R. LAVARRO, JR.
CHAIRMAN
EVELYN FARMER
VICE CHAIR
DIANE COLEMAN
ERMA D. GREENE
TIMOTHY N. MANSOUR
JOHN D. PETKANAS
RUSSELL J. VERDUCCI



JERSEY CITY
REDEVELOPMENT AGENCY

EXECUTIVE

DAVID P. DONNELLY
EXECUTIVE DIRECTOR
HENRY J. AMOROSO, ESQ.
GENERAL COUNSEL
STEVEN M. FULOP
MAYOR

TO: Chairman Lavarro
Vice Chair Farmer
Commissioner Coleman
Commissioner Greene
Commissioner Mansour
Commissioner Petkanas
Commissioner Verducci

FROM: Barbara Amato, Secretary to the Board

DATE: December 12, 2014

As you know, our Regular Meeting is scheduled for Tuesday, December 16th at 4:30 and will be held at 30 Montgomery Street - 14th floor conference room. .

Enclosed is a copy of the draft agenda for your review and information, along with the Minutes from the Regular Meeting of November 18, 2014 and Executive Session Minutes from November 18, 2014.

NOTE: The Board retreat is also Tuesday, December 16th from Noon to 4:00 pm at the Hyatt Regency at Exchange Place. A Southwest Bistro lunch buffet will be served upon arrival and then we will have our retreat. Parking at the Hyatt Regency is \$25 for the day if you want to park on-site.

If you should have any questions, please contact me at 201-761-0820. I look forward to seeing you at the meeting.

/baa
Enclosures

c: Henry Amoroso, Esq./Agenda Only
Anthony Pantano, Esq./Agenda Only

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting
December 16, 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 -
 6. Chairman Lavarro STATUS OF PROJECTS
-
- Item #1 Approval to go into Executive Session.
 - Item #2 Approval of the Minutes of the Regular Meeting of November 18, 2014 .
 - Item #3 Approval of the Minutes of Executive Session dated November 18, 2014.
 - Item #4 RESOLUTION AUTHORIZING SALE OF PROPERTY IN THE BRIGHT STREET REDEVELOPMENT AREA TO 28 LIBERTY MANOR DEVELOPMENT, LLC
 - Item #5 RESOLUTION AUTHORIZING A SECOND AMENDMENT TO THE LICENSE AGREEMENT WITH PPG INDUSTRIES, INC. FOR ENTRY ONTO AGENCY-OWNED PROPERTY AT BLOCK 21510, LOT 2; BLOCK 21501, Lots 18, 17 AND 19; AND BLOCK 21501, LOT 16 WITHIN THE CANALK CROSSING REDEVELOPMENT AREA
 - Item #6 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 #7 RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT WITH BARNABAS HEALTH, INC. WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
 - Item #8 RESOLUTION AUTHORIZING ASSIGNMENT OF A LICENSE AGREEMENT FOR PROPERTY LOCATED WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

- Item #9 RESOLUTION 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
- Item #10 RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT WITH LHN I LLC FOR THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA
- Item #11 RESOLUTION AUTHORIZING ENTERING INTO CONTRACT NUMBER 14-12-FO13 WITH _____ FOR OUTDOOR URBAN FLEA MARKET PREPARATION IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
- Item #12 RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT WITH ASH URBAN DEVELOPMENT, LLC FOR THE MORRIS CANAL REDEVELOPMENT AREA
- Item #13 RESOLUTION APPROVING AN ADMINISTRATIVE SETTLEMENT FOR PROPERTY LOCATED IN BLOCK 25804, LOT 19 AND KNOWN AS 449 OCEAN AVENUE WITHIN THE TURNKEY REDEVELOPMENT AREA
- Item #14 RESOLUTION ESTABLISHING TEMPORARY BUDGET APPROPRIATIONS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015
- Item #15 RESOLUTION AUTHORIZING THE ADOPTION OF THE AMENDED AND REVISED ADMINISTRATIVE POLICIES & PROCEDURES OF THE JCRA DATED DECEMBER, 2014

NEXT REGULAR MEETING:

TUESDAY, JANUARY 20, 2015

Regular Meeting
December 16, 2014

A G E N D A

Bright Street Redevelopment Area - Board authorization is requested to authorize the sale of property known as 28 Bright Street (Block 14106, Lot 39) to 28 Liberty Manor Development, LLC (Franklin Development Group/Paul DeBellis) pursuant to the terms of its Redeveloper Agreement with the Agency. The consideration for this conveyance will be the sum of \$1,356,250.00. Pursuant to Section 2.02 of the Redevelopment Agreement, at closing the Agency shall receive one-half of the purchase price and hold a mortgage and note on the Agency Parcel in the amount equal to one-half of the Purchase Price which mortgage shall be paid as each residential condominium unit is sold and closed by the Redeveloper.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING SALE OF
PROPERTY IN THE BRIGHT STREET REDEVELOPMENT AREA TO
28 LIBERTY MANOR DEVELOPMENT, LLC**

MOTION AND SECOND

Mary Patricia Noonan

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING SALE OF PROPERTY IN THE BRIGHT STREET REDEVELOPMENT AREA TO 28 LIBERTY MANOR DEVELOPMENT, LLC

WHEREAS, by Resolution of the Board of Commissioners dated February 19, 2013, Franklin Development Group, LLC (Paul DeBellis, Sr., hereinafter "Developer") was designated for the construction of a multi-family residential project with associated parking on the ground level which designation was subsequently extended; and

WHEREAS, on December 17, 2013, the Board of Commissioners authorized execution of a Redevelopment Agency; and

WHEREAS, the Agency and Redeveloper entered into a Redevelopment Agreement on March 5, 2014; and

WHEREAS, on August 19, 2014 the Agency Board of Commissioners approved the assignment of the rights, duties and obligations of Franklin Development Group, LLC to a limited liability company formed by them and known as 28 Liberty Manor Development, LLC; and

WHEREAS, the Project provides for the construction of a new four story building containing approximately thirty-one (31) residential condominium units together to associated parking on the ground level; and

WHEREAS, the construction of the project will have substantial benefits including but not limited to creation of numerous construction jobs and improvements to the Bright Street Redevelopment Area; and

WHEREAS, the consideration for this conveyance will be the sum of \$1,356,250.00 with payment being made in accordance with the Redevelopment Agreement executed on March 5, 2014 between the parties.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

- 1) the above recitations are incorporated herein as if set forth at length; and
- 2) authorization is given to the Agency's Executive Director to convey Block 14106, Lot 38 to 28 Liberty Manor Development, LLC for the consideration of \$1,356,250.00 with payment being made expressly as outlined in the Redevelopment Agreement; and

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 16, 2014.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer				
Erma Greene				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				

Regular Meeting

December 16, 2014

A G E N D A

Canal Crossing Redevelopment Area - Board authorization is requested to extend the License Agreement with PPG Industries, Inc. for access to Agency – owned property at Block 21510, Lot 2 (824 Garfield Avenue), Block 21501, Lots 18, 17, and 19 (880 Garfield Avenue, 70 Carteret Avenue, and 884 Garfield Avenue, respectively) and Block 21501, Lot 16 (2 Dakota Street), within the Canal Crossing Redevelopment Area (see attached map). The License Agreement enables PPG Industries, Inc. or its Assigns to perform certain environmental testing and monitoring and if required remedial work on the property.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE LICENSE AGREEMENT WITH PPG INDUSTRIES, INC. FOR ENTRY ONTO AGENCY-OWNED PROPERTY AT BLOCK 21510, LOT 2; BLOCK 21501 LOTS 18, 17, AND 19; AND BLOCK 21501, LOT 16 WITHIN THE CANAL CROSSING REDEVELOPMENT AREA.

BEN DELISLE

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE LICENSE AGREEMENT WITH PPG INDUSTRIES, INC. FOR ENTRY ONTO AGENCY OWNED PROPERTY AT BLOCK 21510, LOT 2; BLOCK 21501, LOTS 18, 17, 19 AND BLOCK 21501, LOT 16 WITHIN THE CANAL CROSSING REDEVELOPMENT AREA

WHEREAS, the Agency is the owner of certain property at Block 21510, Lot 2 (824 Garfield Avenue); Block 21501, Lots 18, 17, and 19 (880 Garfield Avenue, 70 Carteret Avenue, and 884 Garfield Avenue, respectively) and Block 21501, Lot 16 (2 Dakota Street) within the Canal Crossing Redevelopment Area (the "Property"); and

WHEREAS, by Resolution dated December 15, 2009, as amended on February 15, 2011, the Agency's Board of Directors authorized entering into a License Agreement with PPG Industries, Inc. a Pennsylvania Corporation (PPG), whose address is 1 PPG Place, Pittsburgh, Pennsylvania 15272 for access to various City and Agency owned properties; and

WHEREAS, said agreement expires on December 31, 2014; and

WHEREAS, PPG Industries, Inc. entered into an Administrative Consent Order (ACO) with the New Jersey Department of Environmental Protection (DEP),

pursuant to which PPG would be required to perform certain testing, soil borings, groundwater testing, and monitoring and remedial work; and

WHEREAS, PPG has requested to extend the existing License Agreement to permit continued access the Property for the purpose of performing soil and ground water monitoring/testing, and performing necessary remediation work if the Property is found to be contaminated by chromium and require remediation; and

WHEREAS, PPG and the Agency are negotiating a comprehensive agreement between the parties for continued access to the property, restoration, and post remedial obligations; and

WHEREAS, the Agency desires to extend the existing License Agreement to permit continued access the Property for the aforementioned purposes while the parties negotiate.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

- 1) The above recitals are set forth as if in length.
- 2) The Executive Director is hereby authorized to extend the term of the amended agreement dated January 28, 2011 for 30 days, with an additional 30 day extension, subject to his discretion.
- 3) All other terms and conditions of the License Agreement shall remain in full force and effect.

Resolution No. 14-12-_____

BE IT FURTHER RESOLVED, The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all related documents in order to effectuate the purposes of this resolution subject to the review and approval of the Agency's General Counsel.

SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 16, 2014.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				



Google earth

feet
meters



Regular Meeting
December 16, 2014

A G E N D A

- C.D.B.G.** - Board authorization is requested to enter into a Subgrantee Agreement with the City of Jersey City for FY2014 Community Development Block Grant Program funds for the Berry Lane Park Project. The Agency agrees to administer the approved project in accordance with CDBG regulations.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY 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

Ben Delisle

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING EXECUTION OF A GRANT AGREEMENT
FOR THE BERRY LANE PARK PROJECT FUNDED WITH
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**

WHEREAS, the City of Jersey City has reallocated Community Development Block Grant (CDBG) funds for Fiscal Year 2014 from US Department of HUD; and

WHEREAS, by Resolution #14-643 dated September 23, 2014, the Municipal Council authorized the execution of a program contract with the Jersey City Redevelopment Agency as its subrecipient/subgrantee for the Berry Lane Park Project in the amount of \$294,713.00; and

WHEREAS, execution of the agreement between the City and Agency is required in the interest of efficiency and insurance of the continued operation of this program.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that:

1. The Agency be and is hereby authorized to enter into and execute Subgrantee Agreements with the City of Jersey City for administration of reallocated Community Development Block Grant Program funds for FY2014 for the Berry Lane Park Project and to further execute amendments and/or modifications to all such agreements as may be required; and
2. The Agency is further authorized to administer all program activities and budgets as well as direct the implementation of the project provided thereunder for the funded project as listed on the attached Resolution #14-643; and

3. The Executive Director, Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all forms of agreements or documents necessary to effectuate the purpose of this Resolution.

SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners adopted at their Regular Meeting of December 16, 2014

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell J. Verducci				

Resolution of the City of Jersey City, N.J.

City Clerk File No. Res. 14.643

Agenda No. 10.Z

Approved: SEP 23 2014

TITLE:



**RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
AMENDING THE FY2014 ANNUAL ACTION PLAN, ACCEPTING AND
EXECUTING A HUD ENTITLEMENT GRANT FOR THE REALLOCATION OF
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS AND
AUTHORIZING PROGRAM CONTRACTS**

COUNCIL offered and moved adoption
of the following resolution:

WHEREAS, on April 21, 2010 the Municipal Council adopted Resolution No. 10-239 authorizing the submission of the 2009-2014 Five Year Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, on March 26, 2014 and September 10, 2014, respectively, the Municipal Council adopted Resolution Nos. 14-178 and 14-818 authorizing the submission of the City's Annual Application and Action Plan and entering into program contracts for HUD Entitlement Grants for Fiscal Year 2014; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has made available to the City reallocated Community Development Block Grant (CDBG) funds in the amount of \$326,191 and the City has chosen to accept these funds; and

WHEREAS, in order to receive these reallocated funds, the City is required to amend the FY2014 Annual Action Plan; and

WHEREAS, the City is desirous of allocating \$326,191 in Community Development Block Grant (CDBG) funds re-allocated for fiscal year 2014 as detailed on the attached page.

NOW, THEREFORE, BE IT RESOLVED that the Mayor or Business Administrator is hereby authorized to execute agreements with organizations identified in Exhibit A and to execute amendments and modifications to the agreements as deemed necessary by the Division of Community Development.

BE IT FURTHER RESOLVED, that subject to review and approval by Corporation Counsel, the Mayor or Business Administrator is hereby authorized to execute mortgages, notes, affordable housing development agreements and such other documents deemed necessary to secure loans and grants made under the City's HUD entitlement grants. The terms and conditions of the aforementioned documents may be negotiated by the Division of Community Development and shall be in accordance with all laws, rules and regulations applicable to the program.

City Clerk File No. Res. 14.643Agenda No. 10-Z SEP 23 2014

TITLE:

**RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
AMENDING THE FY2014 ANNUAL ACTION PLAN, ACCEPTING AND
EXECUTING A HUD ENTITLEMENT GRANT FOR THE REALLOCATION OF
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS AND
AUTHORIZING PROGRAM CONTRACTS**

BE IT FURTHER RESOLVED that funds are to be allocated as detailed below:

EXHIBIT A

Description			
Agency: J.C. Redevelopment Agency (JCRA) 86 York Street 2 nd Floor Jersey City, NJ 07302		Project: Berry Lane Park (located at Garfield Avenue and Berry Lane)	
Continued environmental remediation of lots being assembled for creation of 17-acre park in low-moderate income area. Allocate \$212,024 from additional FY2014 CDBG funds.			
YEAR	ACCOUNT	AMOUNT	HUD Activity #
2014	Unallocated Funds	\$212,024	027
Agency: J.C. Dept. of Health and Human Services 199 Summit Avenue Jersey City, NJ 07304		Project: Homeless Street Outreach	
Funding for outreach team in Jersey City, specifically the Journal Square PATH Station, to support and assist target population and connecting individuals with services, shelter and ultimately permanent housing. Allocate \$48,929 from additional FY2014 CDBG funds.			
YEAR	ACCOUNT	AMOUNT	HUD Activity #
2014	Unallocated funds	\$48,929	N/A
Agency: J.C. Division of Community Development (DCD) 30 Montgomery Street Jersey City, NJ 07302		Project: Administrative funds for the DCD.	
Administrative funds for the DCD. Allocate \$65,238 from additional FY2014 CDBG funds.			
YEAR	ACCOUNT	AMOUNT	HUD Activity #
2014	Unallocated Funds	\$65,238	N/A

Reso # 14-643
9/23/14



STEVEN M. FULOP, MAYOR
CITY OF JERSEY CITY

DEPARTMENT OF
HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF COMMUNITY DEVELOPMENT

30 Montgomery Street, Suite 404, Jersey City, N.J. 07302

Phone: (201) 547 - 6910

Fax: (201) 547 - 5104

December 3, 2014

David P. Donnelly, Executive Director
J.C. Redevelopment Agency (JCRA)
66 York Street, 2nd Floor
Jersey City, NJ 07302

Re: **Berry Lane Park**

Dear Mr. Donnelly:

I am pleased to inform you that your agency has been authorized to receive **\$294,713.00** in **Community Development Block Grant (CDBG) Public Service** funds. Enclosed are three (3) copies of the Subgrantee Agreement that you must execute. Please review the enclosed Subgrantee Agreement, prior to signing it, as it contains information regarding federal requirements and other reporting requirements. As noted in your agreements, the contract period is from December 1, 2014 through November 30, 2015. The Division of Community Development will only approve expenses that are committed within this contract period. All expenses must be paid within forty-five (45) days after the contract period. After the 45-day period, all unexpended balances will be de-obligated.

Upon signing your Agreement, forward all **three** originals to the Division of Community Development **no later than Friday, December 19, 2014**. An executed resolution, approved by your Board of Directors, must accompany the Agreements. Also, please sign the "Conflict of Interest Certification" which has now been incorporated into your Agreement. Attached is a checklist to ensure that all Agreement components have been completed.

If you have any questions or need assistance completing the Agreements, please contact Ms. Erin Ross at 201-547-4550 or Mr. Ricardo Simmons at 201-547-4873.

The staff of the Division of Community Development looks forward to working with you in serving the Jersey City community. Please feel free to call the office should you need assistance.

Sincerely,


CARMEN GANDULLA
Director

Enclosures

CG:sah

Regular Meeting
December 16, 2014

A G E N D A

Grand Jersey Redevelopment Area - Board authorization is requested to approve the form of Redevelopment Agreement and authorize execution of same with Barnabas Health, Inc. for property located in City Block 15801, Lot 4 and a portion of Lot 3.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING A
REDEVELOPMENT AGREEMENT WITH BARNABAS HEALTH, INC.
WITHIN THE GRAND JERSEY REDEVELOPMENT AREA**

MOTION AND SECOND

**Mary Pat Noonan for
Chris Fiore**

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH BARNABAS HEALTH, INC. WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

WHEREAS, by Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") dated October 21, 2014 Barnabas Health, Inc. was designated as Redeveloper ("Redeveloper") for the construction of a multi phased development within the Grand Jersey Redevelopment Area, for Block 15801, Lot 4 and a portion of Lot 3; and

WHEREAS, in response to an RFP the Agency issued for the Grand Jersey Site on November 19, 2014, Barnabas Health, Inc. submitted an arms-length offer to purchase the property; and

WHEREAS, after review and consideration of the Redeveloper's response to the RFP, including the Redeveloper's financial capabilities, Agency staff has determined that the designation of Redeveloper as a redeveloper within the meaning of the Redevelopment Law and the undertaking of a Project in furtherance of redeveloping the Area would be in the best interests of the City's inhabitants; and

WHEREAS, the execution of a Redevelopment Agreement and any future related agreements are required in order to implement the project; and

WHEREAS, the project will be constructed in accordance with the terms and conditions of the Redevelopment Agreement and the Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

- 1) the above recitations are incorporated herein as if set forth at length;

- 2) approval of the Redevelopment Agreement and authorization to execute a Redevelopment Agreement and/or any related documents with Barnabas Health, Inc. and/or any affiliates is hereby granted;
- 3) The Executive Director is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the terms of the Redevelopment Agreement and this Resolution;
- 4) The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this resolution subject to the review of Agency Counsel.

Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 16, 2014.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer				
Erma Greene				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				

December 10, 2014

Regular Meeting
December 16, 2014

A G E N D A

Grand Jersey Redevelopment Area -

Board authorization is
requested to grant

assignment of a License Agreement with City of Jersey City to _____.
This authorization will allow _____ to use the site for temporary soil
piling. The term of the assignment will not exceed one year.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY
CITY REDEVELOPMENT AGENCY AUTHORIZING ASSIGNMENT OF A
LICENSE AGREEMENT FOR PROPERTY LOCATED WITHIN THE GRAND
JERSEY REDEVELOPMENT AREA

MOTION AND SECOND

Benjamin Delisle

Regular Meeting
December 16, 2014

A G E N D A

Jersey Avenue Park Redevelopment Area

Jersey Avenue Tenth Street Redevelopment Area

- Board authorization is requested to extend the

designation of Tribeca West of Jersey City, LLC (Moishe Mana) as Redeveloper for property located within the Jersey Avenue Park and Jersey Avenue Tenth Street Redevelopment Areas. The Redeveloper is continuing with its due diligence while their consultants continue their geotechnical studies. Redeveloper is in discussion with the Planning Division to amend the Redevelopment Plans. Staff deems it appropriate to extend the designation for a period of 90 days to expire on March 31, 2015 with an additional 60 day extension at the sole discretion of the Agency's Executive Director.

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

MOTION AND SECOND

Mary Pat Noonan

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

WHEREAS, at its meeting of December 17, 2013 the Jersey City Redevelopment Agency Board of Commissioners designated Tribeca West of Jersey City, LLC (Moishe Mana) as Redeveloper for property located within the Jersey Avenue Park and Jersey Avenue Tenth Street Redevelopment Areas; and

WHEREAS, said designation was extended by the Board at its meeting of June 17, 2014; and

WHEREAS, the proposed project is for the construction of a mixed use project for property owned by them together with one City owned parcel located adjacent to their property; and

WHEREAS, the project is slated to include approximately 1,200 dwelling units, 70,000 square feet of ground floor retail with an additional 160,000 square feet of commercial space, the project will offer approximately 950 parking spaces and a recreational open space component is incorporated in the plan; and

WHEREAS, Redeveloper has requested an extension of its designation so that it may continue its due diligence as relates to the construction of the project as well as continue working with the City Planning Division to make amendments to the redevelopment plans affecting the project; and; and

WHEREAS, staff deems it appropriate to extend the designation for a period of 90 days to expire on March 31, 2015 with an additional 60 day extension at the sole discretion of the Agency's Executive Director and/or Assistant Executive Director.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

- 1) the above recitations are incorporated herein as if set forth at length;

- 2) The designation of Tribeca West of Jersey City, LLC (Moishe Mana) as Redeveloper for property owned by them located at Block 7001, Lots 1 and 2; Block 8602, Lot 1; Block 8601, Lot 1 and Block 6902, Lots 25 and 26; and conditionally designated as Redeveloper for City owned property located at Block 6902, Lot 24 is hereby extended until March 31, 2015 with an additional 60 day extension at the sole discretion of the Agency's Executive Director and/or Assistant Executive Director.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 16, 2014.

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Diane Coleman				
Evelyn Farmer				
Erma Greene				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				

Regular Meeting
December 16, 2014

A G E N D A

Liberty Harbor North Redevelopment Area - Board authorization is requested to approve the form of Redevelopment Agreement and authorize execution of same with LHN II LLC (Brian Fisher) for property located in City Block in the Liberty Harbor North Redevelopment Area.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING A
REDEVELOPMENT AGREEMENT WITH LHN II LLC FOR THE
LIBERTY HARBOR NORTH REDEVELOPMENT AREA**

MOTION AND SECOND

Mary Pat Noonan

Regular Meeting
December 16, 2014

AGENDA

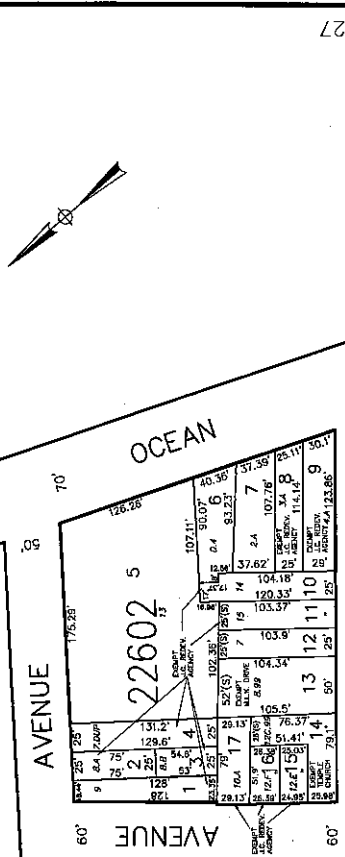
Martin Luther King Drive Redevelopment Area - Board authorization is requested to enter into Contract Agreement Number 14-10-FO13 with _____ for outdoor urban flea market preparation on site located at 314 Martin Luther King Drive (Block 22604, Lot 24).

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
ENTERING INTO CONTRACT NUMBER 14-12-FO13 WITH
_____ FOR OUTDOOR URBAN FLEA MARKET
PREPARATION IN THE MARTIN LUTHER KING DRIVE
REDEVELOPMENT AREA.**

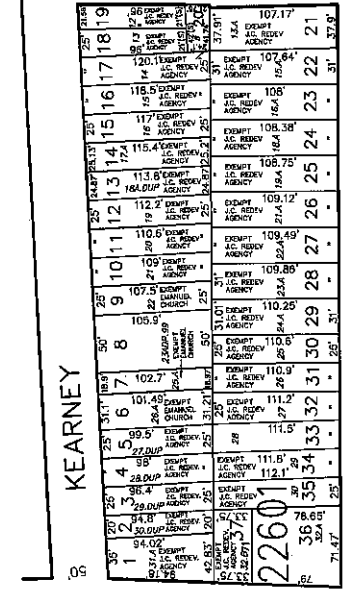
Franklyn Ore

DATE	BY	REVISIONS	BLK	LOT

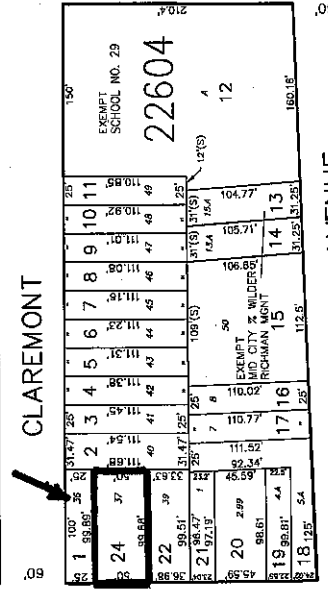
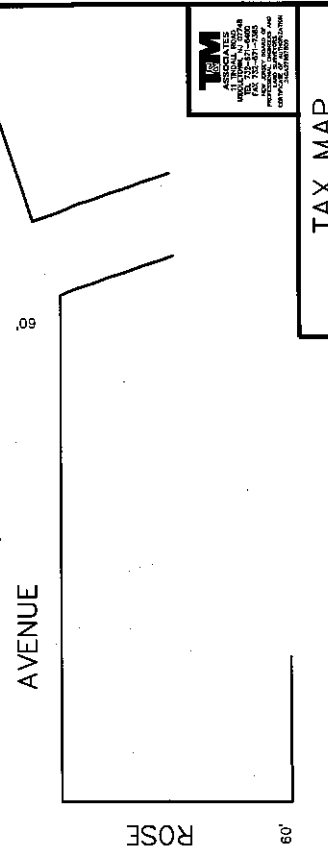
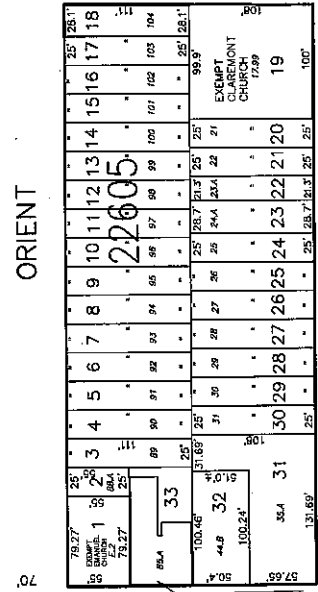
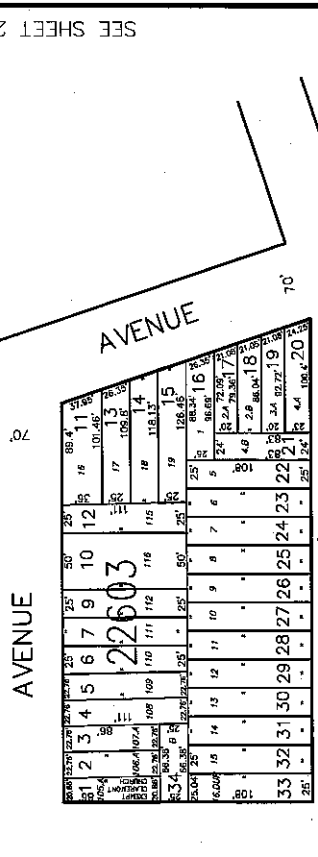
SEE SHEET 212



SEE SHEET 227



SEE SHEET 225



SEE SHEET 231

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 50'
 AUGUST, 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
 NEW JERSEY, 07748

T & M ASSOCIATES
 11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
 NEW JERSEY, 07748
 TEL: 908.271.7000
 FAX: 908.271.7000
 WWW.TANDM.COM

SEE SHEET 232

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DTD (DWG/PLT) AND CONSTRUCTION GEOMETRY. ART - CON/PA02/07/2300

Regular Meeting
December 16, 2014

A G E N D A

Morris Canal Redevelopment Area - Board authorization is requested to approve the form of Redevelopment Agreement and authorize execution of same with ASH Urban Development, LLC (Ralph Salerno) for property located in City Block 17501, Lots 1 thru 14.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING A
REDEVELOPMENT AGREEMENT WITH ASH URBAN
DEVELOPMENT, LLC FOR THE MORRIS CANAL REDEVELOPMENT
AREA**

MOTION AND SECOND

Mary Pat Noonan

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH ASH URBAN DEVELOPMENT, LLC FOR THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, by Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") dated November 18, 2014 Ash Urban Development LLC was designated as Redeveloper ("Redeveloper") for the construction of a residential development within the Morris Canal Redevelopment Area, for Block 17502, Lots 1 thru 12; and

WHEREAS, after review and consideration of the Redeveloper's proposal Agency staff has determined that the designation of Redeveloper as a redeveloper within the meaning of the Redevelopment Law and the undertaking of a Project in furtherance of redeveloping the Area would be in the best interests of the City's inhabitants; and

WHEREAS, the execution of a Redevelopment Agreement and any future related agreements are required in order to implement the project; and

WHEREAS, the project will be constructed in accordance with the terms and conditions of the Redevelopment Agreement and the Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

- 1) the above recitations are incorporated herein as if set forth at length; and
- 2) approval of the Redevelopment Agreement and authorization to execute a Redevelopment Agreement and/or any related documents with ASH Urban Development LLC is hereby granted; and

- 3) The Executive Director is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the terms of the Redevelopment Agreement and this Resolution; and
- 4) The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this resolution subject to the review of Agency Counsel.

Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 16, 2014.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer				
Erma Greene				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				

**Regular Meeting
December 16, 2014**

A G E N D A

TURNKEY REDEVELOPMENT AREA - Board authorization is requested to authorize an administrative settlement for property known as 449 Ocean Avenue, Block 25804, Lot 19, and enter into an Agreement of Sale with the property owner for the sum of \$110,000.00. This matter was settled through negotiation between the owner, the Agency and their attorneys for an additional amount of \$18,500.00 over and above the appraised value of \$91,500.00 for a total sum of **\$110,000.00.**

**RESOLUTION OF THE JERSEY CITY REDEVELOPMENT AGENCY
BOARD OF COMMISSIONERS APPROVING AN ADMINISTRATIVE
SETTLEMENT FOR PROPERTY LOCATED IN BLOCK 25804, LOT 19
AND KNOWN AS 449 OCEAN AVENUE WITHIN THE TURNKEY
REDEVELOPMENT AREA**

Franklyn Ore

**RESOLUTION OF THE JERSEY CITY REDEVELOPMENT AGENCY
BOARD OF COMMISSIONERS APPROVING AN ADMINISTRATIVE
SETTLEMENT FOR PROPERTY LOCATED IN BLOCK 25804, LOT 19
AND KNOWN AS 449 OCEAN AVENUE WITHIN THE TURNKEY
REDEVELOPMENT AREA**

WHEREAS, the Jersey City Redevelopment Agency, pursuant to the provisions of N.J.S.A. 40A:12A-1 et seq., as amended, has determined it necessary to acquire lands and premises located at 449 Ocean Avenue in Block 25804, Lot 19 within the Turnkey Redevelopment Area and which area has been declared an "area in need of redevelopment," and;

WHEREAS, on February 18, 2014, the Board of Commissioners of the Jersey City Redevelopment Agency established the fair market value of property located on Lot 19 in Block 25804, and commonly referred to as 449 Ocean Avenue, in the amount of \$91,500.00; and

WHEREAS, the property is owned by Mary Robinson and an offer in the amount of \$91,500.00 was made to the property owner; and

WHEREAS, the Agency's offer to the property owner was subsequently rejected; and

WHEREAS, a Declaration of Taking was filed with the Clerk of the Superior Court on May 1, 2014; and

WHEREAS, since that time, the Agency and the property owner have engaged in good faith negotiations and the parties have agreed to a purchase price in lieu of condemnation proceedings in the amount of \$110,000.00; and

WHEREAS, the Agency is agreeable to the aforementioned amount as being reasonable, prudent and in the best interest of the public.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Agency is hereby authorized to acquire property located at 449 Ocean Avenue in Block 25804, Lot 19.

BE IT FURTHER RESOLVED, that the Chairman, Vice-Chairman and/or Secretary, and General Counsel, are hereby authorized to execute any and all documents necessary to effectuate the purposes set forth herein subject to the review and approval of the Agency's General Counsel.

Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 16, 2014.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Hon. Diane Coleman				
Evelyn Farmer				
Erna D. Greene				
Hon. Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell J. Verducci				

A G E N D A

Miscellaneous - Board authorization requested to approve the Temporary Budget. The FY 2015 Budget was introduced on November 16, 2014 and sent to the Director of the Division of Government Services. Since the DGS will not be able to return the approved document prior to our December, 16th meeting, the Agency needs a temporary budget in place until the final budget is adopted on January 20, 2015.

**RESOLUTION RE: ESTABLISHING TEMPORARY
BUDGET APPROPRIATIONS FOR THE FISCAL
YEAR ENDING DECEMBER 31, 2015**

David P. Donnelly

**RESOLUTION RE: ESTABLISHING TEMPORARY
BUDGET APPROPRIATIONS FOR THE FISCAL
YEAR ENDING DECEMBER 31, 2015**

WHEREAS, the Agency does not anticipate adopting the budget for the fiscal year ending December 31, 2015, until its January 2015 meeting, and

WHEREAS, the Agency may be required to enter into contracts to make payments prior to adoption of its budget for the fiscal year ending December 31, 2015, and

WHEREAS, NJAC 5:31-2.5 permits an Agency to make temporary appropriations between the beginning of the fiscal year and the adoption of the budget.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the following temporary appropriations be made.

Administration:	
Salaries and Wages	\$239,600
Fringe Benefits	92,900
Other Expenses	<u>166,050</u>
Total Administration	<u>498,550</u>
Cost of Providing Services:	
Other Expenses	<u>1,888,000</u>
Total Cost of Providing Services	<u>1,888,000</u>
Total Operating Appropriations	<u>\$2,386,550</u>

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of December 16, 2014

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				

Regular Meeting
December 16, 2014

A G E N D A

Miscellaneous - Board authorization is requested to amend the Agency's Policies and Procedures to be brought in line with the City of Jersey City's Policies.

**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 DATED DECEMBER, 2014**

Barbara Amato

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to carry out this Resolution.

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of December 16, 2014.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				