



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 20TH DAY OF JANUARY, 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, January 20, 2015 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

ERMA GREENE

TIMOTHY MANSOUR

RUSSELL J. VERDUCCI

and the following were **absent**: **EVELYN FARMER** and **JOHN D. PETKANAS**. The Chairman thereupon declared a quorum present. Also present at the Meeting were David, P. Donnelly, Executive Director; Christopher Fiore, Assistant Executive Director; Anthony Pantano, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary for the Meeting; Mary Pat Noonan, Franklyn Ore, Project Managers, Heather Kumer, Legal Analyst; Elizabeth Vasquez, Accounting Assistant, Gary Higgins, the Agency's Auditor 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.

The Chairman acknowledged Gary Higgins, the Agency's auditor, who the Board with regard to the adoption of the Agency's 2015 budget. Mr. Higgins also explained that this year's budget contained more information with regard to the Commissioners, staff and was considered more "user friendly." After Mr. Higgins' discussion of the budget, Accordingly, the following Resolution was introduced and duly seconded:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ADOPTING THE 2015
BUDGET FOR FISCAL YEAR JANUARY 1, 2015 TO
DECEMBER 31, 2015**

(See Resolution #16, dated January 20, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Greene, Lavarro, Mansour. And Verducci; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolution adopted as introduced.

Next, the Chairman acknowledge Paul Hoffman, CEO of Liberty Science Center. Mr. Hoffman, noted that Liberty Science Center is the largest cultural institution in New Jersey doing numerous off-site programs. He also noted that the Liberty Science Center is the most visited science center in the area helping to get students excited in science. He noted there is a crisis in the nation in not turning out enough students in science. Mr. Hoffman explained that Liberty Science Center in conjunction with SciTech Scity (a limited liability company to be formed by them) would like to develop 16 acres of City-owned land into a four component project. There would be a science campus with goals on education for a K-12 public school and EdgeWorks which will jump start sci-tech business with light manufacturing equipment, i.e., a 3-D printer. A component called CodeWorks, a 24 hour facility to teach coding skills. In addition, a science themed hotel for conference that involve scientists for long-term stays and foreign exchange students. Mr. Hoffman noted many of Liberty Science Center's board members, David Barry, the

president of Bell Labs. Director Donnelly indicated that Mr. Hoffman met with the Mayor but that this is very early stages and a lot is really only in concept stages. The project would be in three stages: 1) the school; 2) business incubator and 3) the hotel.

Mr. Harrington, Mr. Hoffman's legal representative informed the Board of the unique opportunity this project provides, noting it would be a collective effort among the City, JCRA and Liberty Science Center. He noted that there are a lot of moving parts to it, but believes that project can work with all the factors, indicating that with the school component and hotel component there would be ratables. The Chairman inquired if Sci-Tech Scity is a non-profit and Mr. Hoffman noted that it would be.

Accordingly, the following Resolution was introduced and duly seconded:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY
DESIGNATING LIBERTY SCIENCE CENTER AND SCITECH
SCITY, LLC (AN ENTITY TO BE FORMED BY THEM) AS
REDEVELOPER FOR PROPERTY WITHIN THE BRIGHT STREET
REDEVELOPMENT AREA**

(See Resolution #9, dated January 20, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Greene, Lavarro, Mansour. And Verducci; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolution adopted as introduced.

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 January 20, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Greene, Lavarro, Mansour. 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, Counsel noted that a discussion regarding litigation took place with no action being taken.

The Executive Director informed the Board that during the holidays two specific projects moved forward. Barnabus Health has entered into a Redevelopment Agreement and agreed to buy City-owned property for \$25 million. With regard to One Journal Square, the Director noted that he and staff worked with the new owners, Kushner/KABR giving them an Assignment and Assumption Agreement from MEPT, but the RDA with MEPT will not work so they are in the middle of a new RDA which will hopefully be completed by the next Board meeting. The Director also indicated that they have ironed out the details with regard to their Loews contribution in addition to looking at potential tenants. He also indicated that K/K's lender is requesting to look at all JCRA documents. He noted that thanks to Henry and Anthony they plowed through the document.

Ben Delisle, the gave the Board an update on the progress at Berry Lane Park.

With regard to APRA, the Director noted that the Board approved the Shared Services Agreement with the City with regard to APRA. The first list contains 23 properties and the JCRA advertised an RFQ to find qualified entities, which would be qualified for a two-year period. The Director noted that they would try to move all 23 properties over the course of the next year and a half. He indicated that he would to have a list of qualified entities for the February 17th Board meeting. The Director noted that after these 23 properties there are 900+ properties on the vacant and abandoned list. He stated that the buildings are from one and two family homes

to six family homes. The qualified entity would either have to sell it or rent it in a certain amount of time. He noted there is talk about using some Community Development funding for an affordable property, but that there are hopes for more market rate housing. He also stressed that this is not vacant land and it is only for sites with buildings on them.

The Chairman noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments.

There being no questions, the Chairman called for a Consent Agenda on Items #2 through 23 with the exception of Items #9 and #16. Upon Motion of Commissioner Mansour, seconded by Commissioner Coleman and voted unanimously the Board agreed to a Consent Agenda.

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
DECEMBER 16, 2014**

(See Resolution #2, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF EXECUTIVE SESSION DATED DECEMBER 16, 2014**

(See Resolution #3, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE BOARD RETREAT DATED DECEMBER 16, 2014**

(See Resolution #4, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
EXECUTIVE SESSION MINUTES OF THE BOARD RETREAT
DATED DECEMBER 16, 2014**

(See Resolution #5, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY RENEWING AND
EXTENDING THE CONDITIONAL DESIGNATION OF 181 PACIFIC**

**REDEVELOPMENT CORP. AS REDEVELOPER FOR PROPERTY
LOCATED IN BLOCK 19903 IN THE CANAL CROSSING
REDEVELOPMENT AREA**

(See Resolution #6, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY
CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF
BELOVED COMMUNITY CHARTER SCHOOL AS REDEVELOPER FOR
PROPERTY LOCATED AT BLOCK 15502 IN THE LAFAYETTE PARK
REDEVELOPMENT AREA**

(See Resolution #7, dated January 20, 2015 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 January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
ENTERING INTO CONTRACT NO. 15-01-FO1 WITH ALL IRON
WORKS, INC. FOR OUTDOOR URBAN FLEA MARKET SIGNAGE
IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA**

(See Resolution #10, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING AND
AUTHORIZING THE EXECUTION OF A CDBG-DR SUBGRANT
AGREEMENT FROM THE NEW JERSEY ECONOMIC
DEVELOPMENT AUTHORITY FOR THE BERRY LANE PARK
PROJECT WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #11, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 15-01-BD1 WITH FLANAGAN'S CONTRACTING
GROUP, INC. FOR THE PHASE IV SITE IMPROVEMENTS AT
BERRY LANE PARK WITHIN THE MORRIS CANAL
REDEVELOPMENT AREA**

(See Resolution #12, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
CONTRACT WITH MUSCO SPORTS LIGHTING, INC. FOR
ATHLETIC LIGHTING AT BERRY LANE PARK WITHIN THE
MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #13, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
AMENDMENT NO. 1 AND EXTENSION TO CONTRACT NUMBER
14-03-HK1 WITH HELENA RUMAN ARCHITECTS FOR
CONSULTING STRUCTURAL SERVICES OF THE BERRY LANE
PARK SILOS**

(See Resolution #14, dated January 20, 2015 attached hereto.)

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

(See Resolution #15, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF JANUARY 20, 2014**

(See Resolution #17, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
PERSONNEL LIST AS OF JANUARY 20, 2015**

(See Resolution #18, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
CONVEYANCE OF AGENCY OWNED PROPERTY LOCATED AT
429-431 PACIFIC AVENUE IN BLOCK 15602, LOTS 20 AND 19
WITHIN THE MORRIS CANAL REDEVELOPMENT AREA TO GND
BUILDERS, LLC IN ACCORDANCE WITH REDEVELOPMENT
AGREEMENT DATED JANUARY 29, 2009**

(See Resolution #19, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING LERCH,**

VINCI & HIGGINS FOR AUDITING/FINANCIAL SERVICES FOR THE YEAR 2015

(See Resolution #20, dated January 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO 15-01-BA1 WITH LERCH, VINCI & HIGGINS TO PROVIDE AUDIT SERVICES TO THE AGENCY FOR THE 2015 SINGLE AUDIT AND FOR SIX MONTH FINANCIAL STATEMENT COMPILATION AND 2016 BUDGET PREPARATION ASSISTANCE

(See Resolution #21, dated January 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AMENDMENT #5 TO CONTRACT NO. 14-01-FO2 WITH BARNES CONTRACTOR CONSTRUCTION MANAGEMENT, LLC FOR EMERGENCY WATER DAMAGE REPAIR WORK OF AGENCY OWNED PROPERTY IN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #22, dated January 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF DOCUMENTS NECESSARY TO IMPLEMENT JCRA’S MEMORANDUM OF UNDERSTANDING WITH THE NEW JERSEY REDEVELOPMENT AUTHORITY FOR THE DISTRIBUTION OF NJRA’S 2013 NEW MARKETS TAX CREDIT ALLOCATION

(See Resolution #23, dated January 20, 2015 attached hereto.)’

Accordingly, the following voted “AYE”: Commissioners Coleman, Lavarro, Mansour. 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 Chairman Lavarro, seconded by Commissioner Mansour, the meeting was adjourned at 6:55 p.m.

Secretary



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 20TH DAY OF JANUARY, 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, January 20, 2015 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

ERMA GREENE

TIMOTHY MANSOUR

RUSSELL J. VERDUCCI

and the following were **absent**: **EVELYN FARMER** and **JOHN D. PETKANAS**. The Chairman thereupon declared a quorum present. Also present at the Meeting were David, P. Donnelly, Executive Director; Christopher Fiore, Assistant Executive Director; Anthony Pantano, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary for the Meeting; Mary Pat Noonan, Franklyn Ore, Project Managers, Heather Kumer, Legal Analyst; Elizabeth Vasquez, Accounting Assistant, Gary Higgins, the Agency's Auditor 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.

The Chairman acknowledged Gary Higgins, the Agency's auditor, who the Board with regard to the adoption of the Agency's 2015 budget. Mr. Higgins also explained that this year's budget contained more information with regard to the Commissioners, staff and was considered more "user friendly." After Mr. Higgins' discussion of the budget, Accordingly, the following Resolution was introduced and duly seconded:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ADOPTING THE 2015
BUDGET FOR FISCAL YEAR JANUARY 1, 2015 TO
DECEMBER 31, 2015**

(See Resolution #16, dated January 20, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Greene, Lavarro, Mansour. And Verducci; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolution adopted as introduced.

Next, the Chairman acknowledge Paul Hoffman, CEO of Liberty Science Center. Mr. Hoffman, noted that Liberty Science Center is the largest cultural institution in New Jersey doing numerous off-site programs. He also noted that the Liberty Science Center is the most visited science center in the area helping to get students excited in science. He noted there is a crisis in the nation in not turning out enough students in science. Mr. Hoffman explained that Liberty Science Center in conjunction with SciTech Scity (a limited liability company to be formed by them) would like to develop 16 acres of City-owned land into a four component project. There would be a science campus with goals on education for a K-12 public school and EdgeWorks which will jump start sci-tech business with light manufacturing equipment, i.e., a 3-D printer. A component called CodeWorks, a 24 hour facility to teach coding skills. In addition, a science themed hotel for conference that involve scientists for long-term stays and foreign exchange students. Mr. Hoffman noted many of Liberty Science Center's board members, David Barry, the

president of Bell Labs. Director Donnelly indicated that Mr. Hoffman met with the Mayor but that this is very early stages and a lot is really only in concept stages. The project would be in three stages: 1) the school; 2) business incubator and 3) the hotel.

Mr. Harrington, Mr. Hoffman's legal representative informed the Board of the unique opportunity this project provides, noting it would be a collective effort among the City, JCRA and Liberty Science Center. He noted that there are a lot of moving parts to it, but believes that project can work with all the factors, indicating that with the school component and hotel component there would be ratables. The Chairman inquired if Sci-Tech Scity is a non-profit and Mr. Hoffman noted that it would be.

Accordingly, the following Resolution was introduced and duly seconded:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY
DESIGNATING LIBERTY SCIENCE CENTER AND SCITECH
SCITY, LLC (AN ENTITY TO BE FORMED BY THEM) AS
REDEVELOPER FOR PROPERTY WITHIN THE BRIGHT STREET
REDEVELOPMENT AREA**

(See Resolution #9, dated January 20, 2015 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Greene, Lavarro, Mansour. And Verducci; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolution adopted as introduced.

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 January 20, 2015 attached hereto.)

Accordingly, the following voted “AYE”: Commissioners Coleman, Greene, Lavarro, Mansour. 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, Counsel noted that a discussion regarding litigation took place with no action being taken.

The Executive Director informed the Board that during the holidays two specific projects moved forward. Barnabus Health has entered into a Redevelopment Agreement and agreed to buy City-owned property for \$25 million. With regard to One Journal Square, the Director noted that he and staff worked with the new owners, Kushner/KABR giving them an Assignment and Assumption Agreement from MEPT, but the RDA with MEPT will not work so they are in the middle of a new RDA which will hopefully be completed by the next Board meeting. The Director also indicated that they have ironed out the details with regard to their Loews contribution in addition to looking at potential tenants. He also indicated that K/K’s lender is requesting to look at all JCRA documents. He noted that thanks to Henry and Anthony they plowed through the document.

Ben Delisle, the gave the Board an update on the progress at Berry Lane Park.

With regard to APRA, the Director noted that the Board approved the Shared Services Agreement with the City with regard to APRA. The first list contains 23 properties and the JCRA advertised an RFQ to find qualified entities, which would be qualified for a two-year period. The Director noted that they would try to move all 23 properties over the course of the next year and a half. He indicated that he would to have a list of qualified entities for the February 17th Board meeting. The Director noted that after these 23 properties there are 900+ properties on the vacant and abandoned list. He stated that the buildings are from one and two family homes

to six family homes. The qualified entity would either have to sell it or rent it in a certain amount of time. He noted there is talk about using some Community Development funding for an affordable property, but that there are hopes for more market rate housing. He also stressed that this is not vacant land and it is only for sites with buildings on them.

The Chairman noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments.

There being no questions, the Chairman called for a Consent Agenda on Items #2 through 23 with the exception of Items #9 and #16. Upon Motion of Commissioner Mansour, seconded by Commissioner Coleman and voted unanimously the Board agreed to a Consent Agenda.

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
DECEMBER 16, 2014**

(See Resolution #2, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF EXECUTIVE SESSION DATED DECEMBER 16, 2014**

(See Resolution #3, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE BOARD RETREAT DATED DECEMBER 16, 2014**

(See Resolution #4, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
EXECUTIVE SESSION MINUTES OF THE BOARD RETREAT
DATED DECEMBER 16, 2014**

(See Resolution #5, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY RENEWING AND
EXTENDING THE CONDITIONAL DESIGNATION OF 181 PACIFIC**

**REDEVELOPMENT CORP. AS REDEVELOPER FOR PROPERTY
LOCATED IN BLOCK 19903 IN THE CANAL CROSSING
REDEVELOPMENT AREA**

(See Resolution #6, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY
CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF
BELOVED COMMUNITY CHARTER SCHOOL AS REDEVELOPER FOR
PROPERTY LOCATED AT BLOCK 15502 IN THE LAFAYETTE PARK
REDEVELOPMENT AREA**

(See Resolution #7, dated January 20, 2015 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 January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
ENTERING INTO CONTRACT NO. 15-01-FO1 WITH ALL IRON
WORKS, INC. FOR OUTDOOR URBAN FLEA MARKET SIGNAGE
IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA**

(See Resolution #10, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING AND
AUTHORIZING THE EXECUTION OF A CDBG-DR SUBGRANT
AGREEMENT FROM THE NEW JERSEY ECONOMIC
DEVELOPMENT AUTHORITY FOR THE BERRY LANE PARK
PROJECT WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #11, dated January 20, 2015 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 15-01-BD1 WITH FLANAGAN'S CONTRACTING
GROUP, INC. FOR THE PHASE IV SITE IMPROVEMENTS AT
BERRY LANE PARK WITHIN THE MORRIS CANAL
REDEVELOPMENT AREA**

(See Resolution #12, dated January 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH MUSCO SPORTS LIGHTING, INC. FOR ATHLETIC LIGHTING AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #13, dated January 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AMENDMENT NO. 1 AND EXTENSION TO CONTRACT NUMBER 14-03-HK1 WITH HELENA RUMAN ARCHITECTS FOR CONSULTING STRUCTURAL SERVICES OF THE BERRY LANE PARK SILOS

(See Resolution #14, dated January 20, 2015 attached hereto.)

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

(See Resolution #15, dated January 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF JANUARY 20, 2014

(See Resolution #17, dated January 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS OF JANUARY 20, 2015

(See Resolution #18, dated January 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE OF AGENCY OWNED PROPERTY LOCATED AT 429-431 PACIFIC AVENUE IN BLOCK 15602, LOTS 20 AND 19 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA TO GND BUILDERS, LLC IN ACCORDANCE WITH REDEVELOPMENT AGREEMENT DATED JANUARY 29, 2009

(See Resolution #19, dated January 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING LERCH,

VINCI & HIGGINS FOR AUDITING/FINANCIAL SERVICES FOR THE YEAR 2015

(See Resolution #20, dated January 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO 15-01-BA1 WITH LERCH, VINCI & HIGGINS TO PROVIDE AUDIT SERVICES TO THE AGENCY FOR THE 2015 SINGLE AUDIT AND FOR SIX MONTH FINANCIAL STATEMENT COMPILATION AND 2016 BUDGET PREPARATION ASSISTANCE

(See Resolution #21, dated January 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AMENDMENT #5 TO CONTRACT NO. 14-01-FO2 WITH BARNES CONTRACTOR CONSTRUCTION MANAGEMENT, LLC FOR EMERGENCY WATER DAMAGE REPAIR WORK OF AGENCY OWNED PROPERTY IN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #22, dated January 20, 2015 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF DOCUMENTS NECESSARY TO IMPLEMENT JCRA’S MEMORANDUM OF UNDERSTANDING WITH THE NEW JERSEY REDEVELOPMENT AUTHORITY FOR THE DISTRIBUTION OF NJRA’S 2013 NEW MARKETS TAX CREDIT ALLOCATION

(See Resolution #23, dated January 20, 2015 attached hereto.)’

Accordingly, the following voted “AYE”: Commissioners Coleman, Lavarro, Mansour. 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 Chairman Lavarro, seconded by Commissioner Mansour, the meeting was adjourned at 6:55 p.m.

Secretary