



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 15th DAY OF AUGUST 2017



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, August 15th, 2017 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 6:07 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.

DARWIN R. ONA

DONALD R. BROWN

ERMA GREENE

and the following were absent: EVELYN FARMER, DOUGLAS CARLUCCI, AND DANIEL RIVER. The Chairman thereupon declared a quorum present. Also present at the Meeting were Christopher Fiore, Assistant Executive Director; Diana H. Jeffrey, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary for the Meeting; Mary Pat Noonan, Sr. Project Manager; Ben Delisle, Director of Development, Maria Ambrossi, Paralegal; Jesamil Suazo Account Clerk, 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 Laverne Webb Washington who commended the Board for Whitlock, however she indicated that 199 Woodward Street is still a vacant lot.

There being no presentations, the Board went into closed 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 August 15, 2017 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Greene, Lavarro, and Ona and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolution adopted as introduced.

Emerging from Executive Session, Counsel made it known that discussions involving litigation, contract negotiations and personnel took place. No formal action was taken.

Counsel made the following corrections; Joe Portelli of RPM will be marketing his project which will be locally sourced. There will be a sign indicating same while the building is going up and they will going to community meetings to let the community know when it will happen and about the application process. Marketing will be 90 days before the building is ready. The first building should be complete in 2018.

Counsel noted Item #24 explains to the Board what a permitted transfer is and clarifies that the entity is transferring from Grand LHN III to 235 Grand Street Holdings Parent, LLC.

Counsel also amended Item #15 as follow: RPM formed an affiliate known as 106 Lafayette, LP and the addition 270 parking spaces.

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 further questions, the Chairman called for a Consent Agenda for Items #2 through #24, with the exception of Item #15, which is amended. A Consent Agenda was moved, seconded and voted unanimously. Accordingly, the following Resolutions were introduced and duly seconded:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE
MINUTES OF THE REGULAR MEETING OF JULY 18, 2017

(See Resolution #2 dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE
MINUTES OF EXECUTIVE SESSION DATED JULY 18, 2017

(See Resolution #3 dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
AWARD OF CONTRACT NO. 17-08-MPN11 FOR HVAC
MAINTENANCE SERVICES AT PROPERTIES OWNED BY THE
AGENCY IN ALL PROJECT AREAS

(See Resolution #4 dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
AGENCY TO RENEW AND EXTEND PROFESSIONAL SERVICES
AGREEMENT 16-05-MPN10 WITH DAVISON, EASTMAN AND
MUNOZ, P.A. FOR SPECIAL COUNSEL SERVICES IN ALL
PROJECT AREA

(See Resolution #5 Dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING
VARIOUS FIRMS FOR PROFESSIONAL ENVIRONMENTAL
SERVICES IN ALL PROJECT AREAS

(See Resolution #6 dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING
VARIOUS FIRMS FOR PROFESSIONAL ENGINEERING
SERVICES IN ALL PROJECT AREAS

(See Resolution #7 dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
ENTERING INTO A LICENSE AGREEMENT WITH PSE&G FOR
ENTRY ONTO AGENCY-OWNED PROPERTY AT BLOCK 15801,
LOT 3 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #8 dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
AWARD OF A PROFESSIONAL SERVICES CONTRACT
NUMBER 17-08-BD6 WITH RE:FOCUS PARTNERS FOR
PROFESSIONAL ENGINEERING SERVICES IN THE GRAND
JERSEY REDEVELOPMENT AREA

(See Resolution #9 dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
**CONTRACT NO. 17-08-DPD1 WITH CME ASSOCIATES FOR
PROFESSIONAL PLANNING SERVICES FOR PROPERTY IN AN
AREA IN NEED OF REDEVELOPMENT SPECIFICALLY AS A
CONDEMNATION REDEVELOPMENT AREA ALONG TONNELLE
AVENUE AS DECLARED BY ADOPTED CITY RESOLUTION 16.808**

(See Resolution #10 dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING FAIR MARKET VALUE FOR PROPERTY LOCATED IN BLOCK 20001, LOT 16 AND KNOWN AS 199 WOODWARD STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #11 dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A REDEVELOPMENT AGREEMENT BY AND BETWEEN JERSEY CITY REDEVELOPMENT AGENCY AND 323 PINE ACQUISITION, LLC IN ACCORDANCE WITH THE MORRIS CANAL REDEVELOPMENT PLAN

(See Resolution #12 dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A REDEVELOPMENT AGREEMENT WITH 424 WHITON, L.L.C. FOR THE DEVELOPMENT OF A SITE LOCATED AT 424 WHITON STREET (BLOCK 17505, LOTS 19 & 20) IN ACCORDANCE WITH THE MORRIS CANAL REDEVELOPMENT PLAN

(See Resolution #13 dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT FOR FENCING SERVICES AROUND THE PAVILION SITE AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #14 dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AFFIRMING AND EXTENDING THE DESIGNATION OF D2KL ASSOCIATES, LLC AS REDEVELOPER FOR PROPERTY WITHIN THE SCATTER SITE REDEVELOPMENT AREA

(See Resolution #16 dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING PROFESSIONAL SERVICES AGREEMENT NO. 16-09-BA1 WITH HODULIK & MORRISON, PA FOR ACCOUNTING AND FINANCIAL SERVICES

(See Resolution #17 dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING DAVID DONNELLY, CHRISTOPHER FIORE AND SARAH GOLDFARB TO ATTEND THE GOVERNOR'S CONFERENCE ON HOUSING AND ECONOMIC DEVELOPMENT IN ATLANTIC CITY ON OCTOBER 5, 6, 2017

(See Resolution #18 dated August 15, 2017 attached hereto.) As Amended

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF PROFESSIONAL SERVICES CONTRACT NUMBER 17-08-BD5 WITH ALAIMO GROUP CONSULTING SERVICES FOR PROFESSIONAL ENGINEERING SERVICES

(See Resolution # 19 dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 17-08-DPD1 WITH CME ASSOCIATES FOR PROFESSIONAL PLANNING SERVICES FOR PROPERTY IN AN AREA IN NEED OF REDEVELOPMENT SPECIFICALLY AS A CONDEMNATION REDEVELOPMENT AREA ALONG TONNELLE AVENUE AS DECLARED BY ADOPTED CITY RESOLUTION 16.808

(See Revolution #20 dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO BIND DIRECTORS AND OFFICERS LIABILITY INSURANCE COVERAGE

(See Resolution #21 dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
ACCOUNT/INVOICES PAYABLE LIST AS OF AUGUST 15TH, 2017
(See Resolution # 22 dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
PERSONNEL LIST AS OF AUGUST 15TH, 2017
(See Resolution #23 dated August 15, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
OMNIBUS AMENDMENTS TO THE REDEVELOPMENT
AGREEMENT BY AND AMONG THE JERSEY CITY
REDEVELOPMENT AGENCY AND GRAND LHN III URBAN
RENEWAL, LLC
(See Resolution #24 dated August 15, 2017 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Lavarro, and Ona
and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and
the Resolution adopted as introduced. The Chairman thereupon declared the Motion carried and
the Resolution adopted as introduced.

There being no further business to come before the Board of Commissioner, upon Motion
of Chairman Lavarro, Seconded by Commissioner Brown, the meeting was adjourned at 6:45pm.

Secretary