



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 20TH DAY OF MARCH 2018**



The Board of Commissioners of the Jersey City Redevelopment Agency met for their Regular Meeting on Tuesday, March 20, 2018 at 6:00 p.m., the place and date duly established for the holding of such Meeting at the Agency office, 30 Montgomery Street, Jersey City, New Jersey. The Chairman called the Meeting to order at 6:08 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.

ERMA GREENE

DONALD BROWN

DOUGLAS CARLUCCI

EVELYN FARMER

DANIEL RIVERA

and the following were **absent: DARWIN R. ONA**. The Chairman thereupon declared a quorum present. Also present at the Meeting were David P. Donnelly Executive Director; Christopher Fiore, Assistant Executive Director; Diana H. Jeffrey, Esq., General Counsel; Jesamil Suazo, Secretary to the Board; Mary Pat Noonan, Senior Project Manager; Phil Orphanidis, Real Estate Manager; Maria Aguilar Ambrossi, Paralegal Secretary; Denise Cicarelli, Clerk Typist 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 asked if there were any presentations. Mr. Chuck Harrington, Esq. of the law firm Connell Foley, LLP, represented the applicant, Zalmen Strulovic. Mr. Harrington, indicated that Mr. Strulovic is the own of the property, 327 Communipaw Ave, and is seeking to be designated as the developer. Mr. Harrington informed the Board that the property is located in the Mix-used A District, which allows a height of 45 feet. However, Mr. Harrington, explained that if the developer is designed by the Jersey City Redevelopment Agency, an additional 10 feet is allowed in exchanged for 5% of units to be Affordable. Mr. Harrington would like to take advantage of the Bonus Provision. Mr. Harrington proposed a 16 unit, with 6.25% of the units being Affordable, mixed used project with ground floor commercial/retail as well as roof top amenities. Mr. Harrington informed the Board, that Mr. Strulovic has smaller investments in the Morris Canal Area and as also done rehabilitation around the city. Commissioner Brown asked if the building will extend farther into the sidewalk. Mr. Harrington explained that proposal plan will be reviewed by the Planning Department. Mr. Harrington indicated that it is not a requirement to provide parking for the residents. Commissioner Carlucci recommended for Mr. Harrington and Mr. Strulovic to meet with the Morris Canal Redevelopment Corporation.

The Chairman then acknowledged the Informational Item on the Agenda. General Counsel, Jeffrey, explained that at the February 20, 2018 Board of Commissioners meeting, the

Board authorized the transfer of an 80% equity interest in 100 Monitor Street LLC and Maple Street ROW, LLC to BSREP II 100 Monitor JV Member LLC.

There being no more 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 March 20, 2018 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Farmer, Greene, Lavarro, and Rivera 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.

Commissioner Brown inquired about Item #8, in which Ms. Noonan accordingly did so.

Commissioner Brown inquired about Item #11, in which Mr. Fiore accordingly did so.

Chairman Lavarro inquired about Item #23, in which Mr. Fiore accordingly did so.

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

The Walk On items added to the Agenda were discussed and explained. The Chairman then called for a Consent Agenda for Items numbered 2 through 23, excluding #10. The Consent Agenda was unanimously voted. 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 FEBRUARY 20, 2018**

(See Resolution #2 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE
MINUTES OF EXECUTIVE SESSION DATED FEBRUARY 20, 2018**

(See Resolution #3 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
EXECUTION OF A SHARED SERVICES AGREEMENT WITH THE
CITY OF JERSEY CITY FOR DEMOLITION AND LOT CLEANING
SERVICES IN ALL REDEVELOPMENT AREAS**

(See Resolution #4 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
AGENCY TO ENTER INTO CONTRACT NO. 18-03-SG2 WITH
THE UNITED WAY OF HUDSON COUNTY FOR PROFESSIONAL
MANAGEMENT SERVICES**

(See Resolution #5 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
AGENCY TO ENTER INTO A COOPERATION AGREEMENT
WITH THE JERSEY CITY ECONOMIC DEVELOPMENT
CORPORATION**

(See Resolution #6 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
EXECUTION OF A SHARED SERVICES AGREEMENT WITH THE
CITY OF JERSEY CITY RENEWING THE APPOINTMENT OF THE
JERSEY CITY REDEVELOPMENT AGENCY AS THE CITY'S
AGENT FOR ANY AND ALL PURPOSES UNDER THE
ABANDONED PROPERTIES REHABILITATION ACT AND
SCATTER SITE REDEVELOPMENT PLAN**

(See Resolution #7 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 18-03-MPN1 WITH J & B LANDSCAPE, INC.
FOR YEARLY LANDSCAPING SERVICES AT THE BETZ CERC**

(See Resolution #8 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
EXECUTION OF A SEVENTH AMENDMENT WITH BARNABAS
HEALTH, INC. GRANTING A SIX MONTH EXTENSION OF THE
TIME TO NEGOTIATE AND SUBMIT A REVISED SCHEDULE B
AND SCHEDULE C FOR PROPERTY LOCATED IN THE
GRAND JERSEY REDEVELOPMENT AREA**

(See Resolution #9 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
DESIGNATION OF ASH STREET PROPERTY, LLC AS THE
REDEVELOPER FOR PROPERTY LOCATED AT 17-19 ASH
STREET (BLOCK 17506, LOT 2) WITHIN THE
LAFAYETTE PARK REDEVELOPMENT AREA**

(See Resolution #11 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN
ACCESS AGREEMENT WITH HONEYWELL FOR ENTRY ONTO
AGENCY OWNED PROPERTY AT BLOCK 18901, LOT 1.01 (1
B E R R Y R O A D) W I T H I N T H E
MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #12 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING
FAIR MARKET VALUE FOR PROPERTY LOCATED IN BLOCK
19003, LOT 9 AND KNOWN AS 282 PINE STREET WITHIN THE
MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #13 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING
FAIR MARKET VALUE FOR PROPERTY LOCATED IN BLOCK
19003, LOTS 1-7 AND KNOWN AS 309-323 JOHNSTON AVENUE
S T R E E T W I T H I N T H E
MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #14 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
DESIGNATION OF MYNENI PROPERTIES, LLC AS
REDEVELOPER OF PROPERTY LOCATED IN THE
WATER STREET REDEVELOPMENT AREA**

(See Resolution #15 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 327
COMMUNIPAW AVE. LLC AS REDEVELOPER FOR PROPERTY
WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #16 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AFFIRMING AND
EXTENDING THE DESIGNATION OF GARDEN STATE
EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION AS
THE REDEVELOPER OF PROPERTY LOCATED AT 98 MYRTLE
AVENUE (BLOCK 23202, LOT 48) WITHIN THE
OCEAN BAYVIEW REDEVELOPMENT AREA**

(See Resolution #17 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AFFIRMING AND
EXTENDING THE DESIGNATION OF GARDEN STATE
EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION AS
THE REDEVELOPER OF PROPERTY LOCATED AT 182
CLAREMONT AVENUE (BLOCK 22503, LOT 58) WITHIN THE
SCATTER SITE REDEVELOPMENT AREA**

(See Resolution #18 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
FOLLOWING OFFICER OF THE AGENCY HAVING SIGNATORY
RESPONSIBILITY ON BEHALF OF THE
JERSEY CITY REDEVELOPMENT AGENCY**

(See Resolution #19 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF
ACCOUNTS/INVOICE PAYMENT LIST AS OF MARCH 20, 2018**

(See Resolution #20 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE
PERSONNEL LIST AS OF MARCH 20, 2018**

(See Resolution #21 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXECUTION OF A
FORBEARANCE AGREEMENT AND A DISCHARGE OF
REDEVELOPMENT AGREEMENT WITH 201 NEW YORK LLC**

(See Resolution #22 dated March 20, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
SECOND AMENDMENT TO THE REDEVELOPMENT
AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT
AGENCY AND BRIGHT AND VARICK URBAN RENEWAL, LLC
FOR PROPERTY LOCATED WITHIN THE
BRIGHT & VARICK REDEVELOPMENT AREA**

(See Resolution #23 dated March 20, 2018 attached hereto. WALK ON
RESOLUTION)

Accordingly, for Items number 2 through 23, with the exception of Item 10, the following voted "AYE": Commissioner Brown, Carlucci, Farmer, Greene, Lavarro and Rivera 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, the meeting was adjourned at 7:01 p.m.

Secretary
