



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 18th DAY OF JULY, 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, July 18, 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 6:00 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.

EVELYN FARMER

DONALD R. BROWN

DOUGLAS CARLUCCI

ERMA GREENE

DANIEL RIVER

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; Barbara Amato, Secretary to the Board and secretary for the Meeting; Ben Delisle; Director of Development; Mary Pat Noonan, Sr. Project Manager; Sarah Goldfarb; Director of Research; Phil Orphanidis, Restate Manger; Jesamil Suazo, Account Clerk; Maria Ambrossi, and those listen 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.

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 July 18, 2017 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.

Counsel then requested an amendment to Item #20 indicating "And/ or Bank of America, NA" be added to the title.

Executive Director inform the Board about the Agency's audit, Item #16. The Director noted there were three recommendations which has already been corrected.

Accordingly, the following Resolution were introduced and duly seconded:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY INDICATING THAT
THE JCRA IS IN COMPLIANCE WITH N.J.S.A. 40A:5A-17, THE
ANNUAL REPORT OF AUDIT FOR 2016
(See Resolution #16, dated July 18, 2017 attached hereto.)

Accordingly, the following voted "AYE": Commissioners 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.

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 #20, with the exception to Item#16. 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 JUNE 20, 2017

(See Resolution #2 dated July 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE MINUTES OF EXECUTIVE SESSION DATED JUNE 20, 2017

(See Resolution #3 dated July 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AFFIRMING AND EXTENDING THE DESIGNATION OF JOHNSTON VIEW OWNER, LLC AS REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 15801, LOTS 66, 73, 74, 75, 76, 77, 79 AND 80 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #4 dated July 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF ARGENT VENTURES, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #5 dated July 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND CAPC NJ ASSET STABILIZATION FUND #1, LLC IN THE JACKSON AVENUE REDEVELOPMENT AREA

(See Resolution #6 dated July 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING FAIR MARKET VALUE FOR PROPERTY LOCATED IN BLOCK 17503, LOT 1 AND KNOWN AS 125 MONITOR STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #7 dated July 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AFFIRMING AND EXTENDING THE DESIGNATION OF 37-39 CORNEL, LLC AS REDEVELOPER FOR PROPERTY LOCATED AT 37-39 CORNELISON AVE., BLOCK 17102, LOTS 15 AND 16 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #8, dated July 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN ADDENDUM TO THE COST SHARING AGREEMENT BETWEEN THE AGENCY, PPG AND THE NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE ENVIRONMENTAL REMEDIATION OF PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #9 dated July 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING FAIR AND OPEN CONTRACT NO. 17-07-BD4 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #10 dated July 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FAIR AND OPEN CONTRACT NUMBER 17-07-BD3 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. FOR ENVIRONMENTAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #11 dated July 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 424 WHITON, LLC AS THE REDEVELOPER OF PROPERTY LOCATED AT 424 WHITON STREET (BLOCK 17505, LOTS 19 & 20) WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #12 dated July 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAFFIRMING AND EXTENDING THE DESIGNATION OF RPM DEVELOPMENT, LLC AS THE REDEVELOPER OF PROPERTY LOCATED AT 160 LAFAYETTE STREET, JERSEY CITY, NJ (BLOCK 17301, LOT 12) WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #13 dated July 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACKNOWLEDGING THE ASSIGNMENT AND ASSUMPTION OF CDBG MORTGAGE, NOTE AND SUBGRANTEE AGREEMENT FROM THE AGENCY TO GARDEN STATE EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION FOR A PROJECT IN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #14 dated July 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO PROFESSIONAL SERVICES AGREEMENT NO. 17-07-MPN10 WITH HELENA RUMAN ARCHITECTS FOR CONSULTING SERVICES IN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

(See Resolution #15 dated July 18, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE CORRECTIVE ACTION PLAN FOR THE 2016 ANNUAL AUDIT

(See Resolution #17 dated July 18, 2017 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF JULY 18, 2017**

(See Resolution #18 dated July 18, 2017 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE
PERSONNEL LIST AS OF JULY 18, 2017**

(See Resolution #19 dated July 18, 2017 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
SETTLEMENT WITH BACHOME LOANS SERVICING, LP IN THE
AMOUNT OF \$57,500.00 IN THE CONDEMNATION ACTION
ENTITLED JERSEY CITY REDEVELOPMENT AGENCY V.
MARCO ARANGO, ET ALS, DOCKET NO. HUD - L-4035-16 AND
AUTHORIZING THE JCRA'S REDEVELOPMENT COUNSEL TO
EXECUTE A CONSENT JUDGMENT TO IMPLEMENT THE
SETTLEMENT**

(See Resolution #20, as amended, dated July 18, 2017 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.

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 6:32pm.

Secretary



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