



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 17th DAY OF MAY, 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, May 17, 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.

DOUGLAS CARLUCCI

ERMA GREENE

DANIEL RIVERA

DARWIN ONA

and the following were absent: EVELYN FARMER and DONALD BROWN. 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 the Meeting; Ben Delisle, Director of Development; Mary Pat Noonan, Senior Project Manager; Rob Napiorski, James Waddleton, Project Assistants; Sarah Goldfarb, Director of Policy & Research; Jesamil Suazo, Account Clerk; Maria Ambrossi, Paralegal 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 the public speakers. Ms. June Danberry addressed the Board with two requests regarding 23 Cornelison Avenue. First, hold off on naming a redeveloper since the community was not informed of these plans and secondly, there is a sewage problem that drains into the area.

Ms. Irina Schaleova, a resident representing the Bergen Hill Park Association spoke in regard to 23 Cornelison Avenue. She would like to reinforce the community's position. She noted that the Agency should let Tovaste's designation as Redeveloper expire. She asks for a moratorium of six months to allow the community to finalize their plans for the area; to create a non-profit organization to work out and prepare a budget and details. She indicated they want to preserve the property as green space for the community. She reiterated that she would ask for six months for the community to put their plans together and then present them to the Agency.

At this time the Board decided to go into closed session. Accordingly, the following Resolution was introduced and duly seconded:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
GOING INTO EXECUTIVE SESSION TO DISCUSS CERTAIN
MATTERS

(See Resolution #1, dated May 17, 2017 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Carlucci, Greene, Lavarro, Ona 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. General Counsel noted for the record, that discussions involving litigation to place and no action was taken.

General Counsel indicated that two new items were added to the Agenda. Item #20 authorizes the Agency to make application to the Local Finance Board for Redevelopment Bonds for renovation of the Pathside Building. Item #21 authorizes entering into a contract for the United Way to manage 665 Ocean Avenue and provide social services to the tenants.

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

Commissioner Ona had a question on Item #12, asking for clarification of what extraordinary and unspecifiable services means. Counsel explained that in this instance it would apply to a trajectory specialist.

There being no further questions on the Agenda, the Chairman called for a Consent Agenda for Items #2 through #21. It 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 APPROVING THE
MINUTES OF THE REGULAR MEETING DATED APRIL 18, 2017
(See Resolution #2, dated May 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF THE SPECIAL MEETING DATED MAY 2, 2017

(See Resolution #3, dated May 17, 2017 attached hereto.)

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

(See Resolution #4, dated May 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED MAY 2, 2017

(See Resolution #5, dated May 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NUMBER 17-05-PAO4 WITH NJ REALTY ADVISORY SERVICES GROUP, LLC FOR CITY WIDE APPRAISAL SERVICES

(See Resolution #6, dated May 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE JERSEY CITY REDEVELOPMENT AGENCY TO RECORD A PARTIAL RELEASE OF SPECIAL WARRANTY DEED RESTRICTION FOR THE PROPERTY LOCATED AT 177 BEACON AVENUE, JERSEY CITY, NJ IN THE BEACON AVENUE REDEVELOPMENT AREA

(See Resolution #7, dated May 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A TRANSFER IN INTEREST ON BLOCK 21501, LOTS 16-20 UNDER THE REDEVELOPMENT AGREEMENT WITH HAMPSHIRE URBAN RENEWAL REDEVELOPMENT, LLC IN THE CANAL CROSSING REDEVELOPMENT AREA

(See Resolution #8, dated May 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO A LICENSE AGREEMENT WITH WA GOLF COMPANY, LLC AND PGA TOUR, INC. FOR ENTRY ONTO AGENCY OWNED PROPERTY IN THE CAVEN POINT REDEVELOPMENT AREA

(See Resolution #9, dated May 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ASSIGNMENT AND ASSUMPTION OF CONTRACT NO. 14-01-FO1 TO BEE'S CONSTRUCTION, LLC FOR PHASE II REHABILITATION OF PROPERTY LOCATED AT 292 MARTIN LUTHER KING DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #10, dated May 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 17-05-MPN6 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #11, dated May 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NUMBER 17-05-BD2 WITH TANNER CONSULTING GROUP FOR EXTRAORDINARY AND UNSPECIFIABLE SERVICES FOR BERRY LANE PARK

(See Resolution #12, dated May 17, 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 AND 20) WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #13, dated May 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND MORRIS CANAL INCENTIVES URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #14, dated May 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXTENDING THE MEMORANDUM OF AGREEMENT WITH THE CORDISH COMPANY AND JERSEY CITY POWERHOUSE ARTS DISTRICT, LLC FOR THE DEVELOPMENT OF THE POWERHOUSE LOCATED WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACQUISITION OF THE ABANDONED PROPERTY LOCATED AT 201 NEW YORK AVENUE (BLOCK 3805, LOT 19) BY NEGOTIATED PURCHASE OR EMINENT DOMAIN WITHIN THE SCATTER SITE REDEVELOPMENT AREA

(See Resolution #16, dated May 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY TERMINATING LAWRENCE PETRACCO AS REDEVELOPER OF THE PROPERTY LOCATED AT 233-237 NEWARK AVENUE IN THE VILLAGE REDEVELOPMENT AREA; TERMINATING THE REDEVELOPMENT AGREEMENT BETWEEN PETRACCO AND THE AGENCY; APPROVING DAVID SLURZBERG AS THE NEW REDEVELOPER OF THE PROPERTY; AND AUTHORIZING THE EXECUTION OF A NEW REDEVELOPMENT AGREEMENT THEREWITH

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF MAY 17, 2017

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
PERSONNEL LIST AS OF MAY 17, 2017

(See Resolution #19, dated May 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY MAKING
APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT
TO N.J.S.A. 40A:5A-6 AND N.J.S.A. 40A:12A-29(A)(3)

(See Resolution #20, dated May 17, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NUMBER 17-05-SG1 WITH THE UNITED WAY OF
HUDSON COUNTY FOR PROFESSIONAL MANAGEMENT
SERVICES

(See Resolution #21, dated May 17, 2017 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Carlucci, Greene, Lavarro, Ona 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 Commissioners, upon Motion of Commissioner Rivera, seconded by Commissioner Greene, the meeting was adjourned at 7:05 p.m.

Secretary



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CONTRACT NUMBER 17-05-SG1 WITH THE UNITED WAY OF
HUDSON COUNTY FOR PROFESSIONAL MANAGEMENT
SERVICES

(See Resolution #21, dated May 17, 2017 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Carlucci, Greene, Lavarro, Ona 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 Commissioners, upon Motion of Commissioner Rivera, seconded by Commissioner Greene, the meeting was adjourned at 7:05 p.m.

Secretary