



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 19th DAY OF DECEMBER 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, December 19, 2018 at 5:00 p.m., the place and date duly established for the holding of such Meeting. The Chairman called the Meeting to order at 5:02 p.m., and upon roll call the following answered present:

DONALD R. BROWN (5:05 p.m.)

ROLANDO R. LAVARRO, JR.

DOUGLAS CARLUCCI (5:10 p.m.)

DARWIN R. ONA

EVELYN FARMER

DANIEL RIVERA

ERMA GREEN

and the following were absent: none. 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; Jesamil Suazo, Account Clerk; Mary Pat Noonan, Senior Project Manager; Benjamin Delisle, Director of Development; Elizabeth Vasquez, Supervising Fiscal Officer; Sarah Goldfarb, Director of Policy and Research; Phil Orphanidis, Real Estate Manager; Robert Napiorski, Project Assistant; LaBron Collins, Community Service Aide, 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. George Garcia, Esq. of the law firm Connell Foley, LLP, represented the applicant, Jersey Park Infrastructure, LLC. Mr. Garcia indicated that the applicant is seeking to be designated for the development of infrastructure improvements to the Jersey Avenue Park Redevelopment Area, as well as the development of Coles Street Park and the construction of a new public safety facility within said Area. Jeffrey D. Reeves, from Urban Architecture, LLC, proposed a design to enhance the streetscapes, raise the roadways, and build and construct new infrastructure in order to improve the redevelopment area. Mr. Reeves indicated that the redevelopment area is currently in a flood plain and by raising the roadways two to three feet, the redevelopment area will still be considered a flood plain but will be less likely to flood. In addition, Mr. Reeves proposed constructing a new storm system, and working in conjunction with Jersey City Municipal Utility Authority, will meet regulations. Ron Russell, from Urban Architecture, LLC, informed the Board that the proposed public safety facility that will be twenty to thirty thousand square feet and located in the Statco Building, located at the corner of 14th and Monmouth Streets. The first floor will include six thousand square feet of the newly constructed public-use facility and approximately 30 parking spaces which will be available within the building. Mr. Russell informed the Board that there will be an additional three to four levels of parking that will separate the residential units from the public safety facility.

The Chairman then acknowledged the second presentation. Joe Marino, M&M Realty Partners, LLC, proposed a one hundred fifty-five thousand square foot warehouse and an additional three hundred eighty-five thousand square foot public storage building. Pat Stamto, Director of Jersey City Public Works, presented a second proposal. Mr. Stamto, informed the Board that after meeting with the residents of Jersey City, the residents are looking forward to the construction of a high quality retail property in the Hackensack River Edge Redevelopment Area.

The Chairman then acknowledged Chuck Harrington, Esq. of the law firm Connell Foley, LLP. Mr. Harrington spoke with regard to the Bates Street Redevelopment execution.

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 December 19, 2017 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Farmer, 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, Counsel made it known that discussions involving litigation, contract negotiations and personnel took place; no formal action was taken.

The Chairman acknowledged Lavern Washington, who spoke in regards to the Cornelison project. Ms. Washington wishes this project to move forward in development and hopes that the

proposed project will come before the Board at January's meeting. Ms. Washington expressed to the Board that this project is extremely necessary for the community.

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 for Items #2 through #16, which 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
NOVEMBER 21, 2017

(See Resolution #2 dated December 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF EXECUTIVE SESSION DATED
NOVEMBER 21, 2017

(See Resolution #3 dated December 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
TRANSFER IN OWNERSHIP INTEREST IN PH URBAN
RENEWAL, LLC FROM L&M DEVELOPMENT PARTNERS, INC.
TO 25 COLUMBUS JV, LLC CONCERNING THE PROJECT
LOCATED AT BLOCK 13102, LOT 1.02, COMMONLY KNOWN BY
THE STREET ADDRESS 25 CHRISTOPHER COLUMBUS DRIVE,
IN THE BLOCK 13102 REDEVELOPMENT AREA

(See Resolution #4 dated December 19, 2017 attached hereto.)

Commissioner Ona voted "NAY"

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING AND
AUTHORIZING EXECUTION OF A REDEVELOPMENT

AGREEMENT WITH BATES REDEVELOPMENT, LLC WITHIN
THE BATES STREET REDEVELOPMENT AREA

(See Resolution #5 dated December 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
THIRD AMENDMENT OF THE MORTGAGE AND NOTE WITH
28 LIBERTY MANOR DEVELOPMENT, LLC FOR PROPERTY
LOCATED IN THE BRIGHT STREET REDEVELOPMENT AREA

(See Resolution #6 dated December 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING
M&M REALTY PARTNERS, LLC AS REDEVELOPER FOR
P R O P E R T Y L O C A T E D I N T H E
HACKENSACK RIVER REDEVELOPMENT AREA

(See Resolution #7 dated December 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING
JERSEY PARK INFRASTRUCTURE, LLC A DEVELOPER FOR
R I G H T - O F - W A Y I M P R O V E M E N T S I N T H E
JERSEY AVENUE PARK REDEVELOPMENT AREA

(See Resolution #8 dated December 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY
EXTENDING THE DESIGNATION OF JOURNAL SQUARE
RAMP, LLC AS REDEVELOPER FOR PROPERTY LOCATED AT
808 PAVONIA AVENUE (SQUARE RAMP PARKING LOT) IN THE
JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #9 dated December 19, 2017 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 #10 dated December 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH PPG FOR ENTRY ON TO AGENCY OWNED PROPERTY AT BLOCK 18901, LOT 1.01 (1 BERRY ROAD) WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #11 dated December 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE APPROVAL AND EXECUTION OF A REDEVELOPMENT AGREEMENT WITH D2KL ASSOCIATES, LLC FOR THE REDEVELOPMENT OF THE ABANDONED PROPERTY LOCATED AT 332 WHITON STREET (BLOCK 19905, LOT 30)

(See Resolution #12 dated December 19, 2017 attached hereto.)

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

(See Resolution #13 dated December 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF ACCOUNTS/INVOICE PAYABLE AS OF DECEMBER 19, 2017

(See Resolution #14 dated December 19, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE PERSONNEL LIST AS OF DECEMBER 19, 2017

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ADOPTING THE

2017 BUDGET FOR FISCAL YEAR JANUARY 1, 2018 TO
DECEMBER 31, 2018

(See Resolution #16 dated December 19, 2017 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Farmer, Greene, Lavarro, Ona and Rivera and the following voted for "NAY" for items #2,3 and 5 to 15: none. The Chairman thereupon declared the Motion carried and the Resolution adopted as introduced.

For item #4, the following voted "AYE": Commissioners Brown, Carlucci, Farmer, Greene, Lavarro, and Rivera and the following voted for "NAY": Commissioner Ona.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 6:08 p.m.

Secretary