



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 21st DAY OF MARCH, 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, March 21st 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 6:02 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.

EVELYN FARMER

DONALD BROWN

DOUGLAS CARLUCCI

ERMA D. GREENE

DANIEL RIVERA

DARWIN R. ONA

and the following were absent: NONE. 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 the Meeting; Ben Delisle, Director of Development; Sarah Goldfarb, Director of Policy and Research; LaBron Collins and Rob Napiorski, Project Assistants, Jennifer Credidio, Esq. and Joseph Baumann, Esq., Special Counsels to the Agency 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 indicated there was a presentation and Mr. Clay McPhale addressed the Board with regard to 41-52 Aetna Street. Mr. McPhale indicated that his firm, Argent Ventures was designated for various lots in the area so this project will comprise the entire area. There is a three acre city park which will be reconfigured and a series of buildings that will vary in height. Mr. McPhale noted they are proposing altering the lot line of Monitor Street. First of the buildings will be 370 units in 6-8 stories.

The Chairman then acknowledged the public speakers. Mr. Henry Gage addressed the Board with his community's concern regarding SciTech Scity. He indicated the major issue is the lack of collaboration with the community. Mr. Gage indicated there is a need for additional input from the community and the people want to work together with the City. The Chairman informed Mr. Gage that this is only the "first step" in a long process. As we go through that process, there will be public hearings as well. The Chairman also noted that all redevelopers are encouraged to seek out community input and partner with them. Mr. Gage's retort was that promises weren't kept; there were a series of tax abatements; claims the Mayor made regarding 51% participation by minority and women's businesses. The Chairman then told Mr. Gage that he would be more than willing to provide more insight into the process.

At this time the Board agreed 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 APPROVING GOING
INTO EXECUTIVE SESSION TO DISCUSS CERTAIN MATTERS

(See Resolution #1, dated March 21, 2017 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Farmer, Greene, Lavarro, Rivera 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, General Counsel made it know that discussions involving litigation and contract negotiations took place. No formal action was taken.

The Assistant Executive Director explained to the Board the late items that were added to the Agenda.

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

The Chairman then called for a Consent Agenda for items numbered #2 through #26. The call for 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 APPROVING THE
MINUTES OF THE REGULAR MEETING DATED
FEBRUARY 21, 2017

(See Resolution #2, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF EXECUTIVE SESSION DATED JANUARY 17, 2017

(See Resolution #3, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED FEBRUARY 17, 2017
(See Resolution #4, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH THE ROXY URBAN RENEWAL COMPANY, LLC FOR THE REDEVELOPMENT OF THE ROXY PROPERTY LOCATED AT 201 CORNELISON AVENUE (BLOCK 13601, LOT 12) AND TO SIGN A RELEASE WITH THE REDEVELOPERS OF THE OTHER BEACON REDEVELOPMENT AREA PARCELS
(See Resolution #5, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NUMBER 17-03-MPN1 WITH J & B LANDSCAPE INC. FOR YEARLY LANDSCAPING SERVICES AT THE BETZ-CERC
CERC
(See Resolution #6, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIFTH 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 #7, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING
ARGENT VENTURES, LLC AS THE REDEVELOPER FOR
PROPERTY LOCATED IN BLOCK 15801, LOTS 3 AND 78 IN THE
GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #8, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
EXECUTIVE DIRECTOR TO SIGN AN AMENDED AND
RESTATED REDEVELOPMENT AGREEMENT WITH FOREST
RUN PROPERTIES, LLC FOR THE REDEVELOPMENT OF THE
PROPERTIES LOCATED AT 54 JONES STREET (BLOCK 10704,
LOT 38) AND PORTIONS OF 61-63 SIP AVENUE (BLOCK 10704,
LOT 39) AND TO SIGN AN ASSIGNMENT AND ASSUMPTION
AGREEMENT BETWEEN SIP JONES DEVELOPMENT
CORPORATION AND FOREST RUN PROPERTIES, LLC IN THE
JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #9, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 101
NEWKIRK STREET, LLC FOR THE REDEVELOPMENT OF
BLOCK 12204, LOTS 8, 9, 10 AND 13 ON THE TAX MAP OF THE
CITY OF JERSEY CITY IN THE JOURNAL SQUARE 2060
REDEVELOPMENT AREA

(See Resolution #10, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AFFIRMING AND
EXTENDING THE DESIGNATION OF TEAM WALKER (JERRY
WALKER) AS DEVELOPER(S) FOR PROPERTY WITHIN THE
MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #11, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RESCINDING THE DESIGNATION OF BGT ENTERPRISES, LLC AS THE REDEVELOPER OF THE ABANDONED PROPERTY LOCATED AT 332 WHITON STREET (BLOCK 19005, LOT 30) IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #12, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND TERZETTO NJ, LLC IN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #13, dated March 21, 2017 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 CITY OF JERSEY CITY CONCERNING PROPERTY LOCATED IN THE POWERHOUSE ARTS REDEVELOPMENT AREA, MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 311 WASHINGTON STREET

(See Resolution #14, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A FORBEARANCE OF FOUR MONTH DURATION FOR PROPERTY AT 170 GRANT AVENUE IN THE SCATTER SITE REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 201 NEW YORK AVENUE, LLC AS THE REDEVELOPER OF THE ABANDONED PROPERTY LOCATED AT 201 NEW YORK AVENUE (BLOCK 3805, LOT 19) AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN A REDEVELOPMENT AGREEMENT WITH 201 NEW YORK AVENUE, LLC

(See Resolution #16, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN A REDEVELOPMENT AGREEMENT WITH ARTIST HUB & RESIDENCES, LLC FOR THE REDEVELOPMENT OF THE PROPERTY LOCATED AT 364-366 PALISADE AVENUE (BLOCK 5101, LOT 1) IN THE SCATTER SITE REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ANY TWO (2) OF THE AGENCY'S FOUR (4) SIGNATORIES FOR CHECKS UP TO AND INCLUDING \$10,000

(See Resolution #18, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING FERRAIOLI, WIELKOTZ, CERULLO & CUVA, PA FOR VARIOUS AUDITING SERVICES IN ALL PROJECT AREAS

(See Resolution #19, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO PROFESSIONAL SERVICES AGREEMENT 17-03-BA1 WITH FERRAIOLI, WIELKOTZ, CERULLO & CUVA, PA FOR AUDITING SERVICES INCLUDING THE 2018 BUDGET AND 2017 AUDIT

(See Resolution #20, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF MARCH 21, 2017

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 17-03-MPN2 WITH NEW JERSEY REALTY ADVISORY GROUP, LLC FOR THE PREPARATION OF AN ACQUISITION APPRAISAL OF PROPERTY KNOWN AS 423 GRAND STREET IN THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #22, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 17-03-MPN4 WITH NEW JERSEY REALTY ADVISORY GROUP, LLC FOR THE PREPARATION OF AN ACQUISITION APPRAISAL OF PROPERTY KNOWN AS 403 FREEMAN AVENUE IN THE SIP AVENUE GATEWAY REDEVELOPMENT AREA

(See Resolution #23, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING ST. GEORGE AND ST. SHENOUDA COPTIC ORTHODOX CHURCH AS SUCCESSOR REDEVELOPER OF CERTAIN PROPERTY WITHIN THE SIP AVENUE GATEWAY REDEVELOPMENT AREA FRONTING ON SIP AVENUE, FIELD AVENUE OR FREEMAN AVENUE

(See Resolution #24, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A SECTION 8 PROJECT-BASED VOUCHER PROGRAM HOUSING ASSISTANCE PAYMENTS CONTRACT BETWEEN NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS AND THE JCRA TO FUND 8 VETERANS UNITS IN PROPERTY LOCATED AT 665 OCEAN AVENUE IN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #25, dated March 21, 2017 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
EXECUTION OF A REDEVELOPMENT AGREEMENT WITH
SCITECH SCITY LLC FOR THE REDEVELOPMENT OF A
PORTION OF THE LIBERTY HARBOR REDEVELOPMENT AREA

(See Resolution #26, dated March 21, 2017 attached hereto.)

Accordingly, for Items #2 through #26, except Item #7, the following voted "AYE":
Commissioners Brown, Carlucci, Farmer, Greene, Lavarro, Rivera and Ona; and the following
voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolutions
adopted as introduced.

For Item #7, the following voted "AYE": Commissioners Brown, Carlucci, Farmer, Greene,
Lavarro, and Ona; Commissioner Rivera "ABSTAINED" and the following voted "NAY": None.
The Chairman thereupon declared the Motion carried and the Resolution adopted as introduced.

There was a motion to adjourn when the Chairman re-opened the public portion of the
meeting. Ms. Irina Shalaeva addressed the Board with regard to how the Agency goes about
getting developers and why the community is not involved.

There being no further business to come before the Board of Commissioners, upon Motion
of Commissioner Greene, seconded by Commissioner Rivera, the meeting was adjourned at
7:05 pm.

Secretary