



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 17th DAY OF OCTOBER, 2017

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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, October 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 6:00 p.m., and upon roll call the following answered present:

DONALD R. BROWN

ROLANDO R. LAVARRO, JR.

EVELYN FARMER

DARWIN R. ONA

and the following were absent: DOUGLAS CARLUCCI, ERMAGREEN AND DANIEL RIVERA.

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; Sarah Goldfarb, Director of Policy and Research; Phil Orphanidis, Real Estate Manager; Robert Napiorski; Project Assistant and those listed on the attached Attendance Sheet.

Immediately following the Pledge of Allegiance the 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.

At this time the Secretary to the Board and Secretary for the Meeting noted that the Board would conduct the reorganization. Chairman Lavarro turned the gavel over to Executive Director Donnelly, who called for nominations for the office of Chairman and Vice Chairman for the period commencing immediately and terminating October, 2018. Commissioner Brown nominated Rolando Lavarro for Chairman and Evelyn Farmer for Vice Chairwoman, which was seconded by Commissioner Ona. Executive Director Donnelly called for any other nominations; and there being none, he called to close the nominations for the office of Chairman and Vice Chairwoman. It was moved and seconded to close the nominations. Executive Director Donnelly then called for a vote on the nomination of Rolando for the Chairman and Evelyn Farmer for Vice Chairwoman, which was moved by Commissioner Brown and seconded by Commissioner Ona. Accordingly, the following voted "AYE": Commissioners Brown, Farmer, Lavarro, and Ona and the following voted "NAY": None. Executive Director Donnelly indicated that Chairman Lavarro and Vice Chairwoman Farmer retained their seat as Chairman and Vice Chairwoman for the period October, 2017 through October, 2018.

There being no presentations or informational items, 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 October 17, 2017 attached hereto.)

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

Mr. Fiore informed the Board that Item #7 was pulled from the Agenda.

Vice Chairwoman Farmer asked for clarification regarding the type of services introduced in Item #10, in which Executive Director Donnelly and Counsel explained to the Board that Elizabeth Vasquez, the Agency's Purchasing Agent, requires a purchasing consultant for guidance and mentoring as a non-experienced purchasing agent.

Commissioner Brown questioned the 200% increase in Item #9. Counsel explained that the Agency has been giving them a lot of work. Executive Director Donnelly also added that the fees are being paid with developer funds.

Commissioner Brown also noted Item #4 was not complete. In the body of the Resolution, one of the street addresses was missing. Executive Director Donnelly asked Benjamin Delisle, Director of Development to explain, which he did. Therefore, Item #4 was amended to include 2 Dakota Street.

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 #17, with the exception of Item #4, which was amended. 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 SEPTEMBER 19, 2017**  
(See Resolution #2 dated October 17, 2017 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE MINUTES OF EXECUTIVE SESSION DATED SEPTEMBER 19, 2017**  
(See Resolution #3 dated October 17, 2017 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH PSE&G FOR ENTRY ONTO AGENCY OWNED PROPERTY AT BLOCK 21501, LOTS 16-19 WITHIN THE CANAL CROSSING REDEVELOPMENT AREA**  
(See Resolution #4 dated October 17, 2017 attached hereto.) As amended

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH BELOVED COMMUNITY CHARTER SCHOOL, INC. AND FRIENDS OF BELOVED COMMUNITY CHARTER SCHOOL 2, INC. IN THE LAFAYETTE PARK REDEVELOPMENT AREA**  
(See Resolution #5 dated October 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 248 GROVE STREET (BLOCK 14103, LOT 54) BY NEGOTIATED PURCHASE OR EMINENT DOMAIN**  
(See Resolution #6 dated October 17, 2017 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO AGREEMENT NO. 17-10-BA3 WITH FUSION CREATIVE FOR GRAPHIC DESIGN & WEB SERVICES FOR THE PERIOD OF OCTOBER 17, 2017 THROUGH OCTOBER 17, 2018**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT No. 17-01-DJ4 WITH ARCHER & GREINER, P.C. FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-WIDE**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A TERMINATION OF AGREEMENT NO. 16-09-EV1 WITH GOVERNANCE & FISCAL AFFAIRS, LLC (JERRY VOLPE) FOR CONSULTING SERVICES**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING TO ENTER INTO AGREEMENT NO. 17-10-EV1 WITH GOVERNANCE & FISCAL AFFAIRS, LLC (JERRY VOLPE) FOR CONSULTING SERVICES**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 17-10-BA2 WITH HODULIK & MORRISON, PA FOR ACCOUNTING/FINANCIAL SERVICES**

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(See Resolution #12 dated October 17, 2017 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING BENJAMIN DELISLE TO ATTEND THE RG3 CONFERENCE IN PHILADELPHIA, PA ON NOVEMBER 1-3, 2017**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH THE CITY OF BAYONNE FOR THE TRANSFER OF PROPERTY COMMONLY KNOWN AS THE ROUTE 440 ACCESS ROAD**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE ACCOUNTS/INVOICE PAYABLE LIST AS OF OCTOBER 17, 2017**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE PERSONNEL LIST AS OF OCTOBER 17, 2017**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF MGLLC JOURNAL SQUARE JERSEY CITY LLC AS REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 9403, LOT 16 IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA**

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

Accordingly, the following voted "AYE": Commissioners Brown, Farmer, Lavarro, and Ona and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolutions adopted as introduced, except Item #4, as amended.

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.

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Secretary