



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY  
HELD ON THE 16TH DAY OF FEBRUARY, 2016

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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, February 16, 2016 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 6:06 p.m., and upon roll call the following answered present:

RONALD R. BROWN

DIANE COLEMAN

EVELYN FARMER

ERMA GREENE

ROLANDO R. LAVARRO, JR.

and the following were absent: JOHN D. PETKANAS and RUSSELL VERDUCCI. 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; LaBron Collins and Rob Napiorski, Project Assistants; Elizabeth Vasquez, Principal Accountant; Heather Kumer, Legal Analyst 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 a presentation on the agenda and acknowledge Debra Tantleff representing Terzetto NJ, LLC. Ms. Tantleff stated the project would be a mixed-use/mixed-income,

public/private partnership. She noted the ground floor commercial use will be social service agencies. These agencies are intended to provide complimentary supportive services to the project. The units make up would be 15% for veterans; 30% low income and 55% at moderate income, which will be subsidized by vouchers. There will be employment training and social services to veterans working in conjunction with Community Hope which will be occupying space in the building. Ms. Tantleff indicated there will be surface parking in the rear along with landscaping. The project will be a mix of one-bedroom and two bedrooms. She indicated that the capital stake is a mix of equity, public funding, City Home funds and State and County funds along with money fro NJRA. When asked, Ms. Tantleff indicated that the management company, Penrose, will assist with the marketing plan, with specs fitting the project out with private offices, conference room, flex room for any seminars or drives the non-profits may want to have. She noted that Tarzetto will remain the owners and maintain the building. With regard to leasing the space, Ms. Tantleff indicted that Penrose would be doing all pre-qualifying.

The Chairman than inquired as to any public speakers. Mr. Wolf addressed the Board indicating that he works with local, minority contractors in the area. As told by the Board and staff, Mr. Wolf stated these contractors have been building a resume. He also stated he would like to introduce these contractors in order for them to become involved in Jersey City. The Director indicated he would meet with Mr. Wolf to begin considering these minority/women's businesses. Commissioner Coleman indicated Mr. Wolf should send the names of these contractors to Pierre Leandre who is the director of the Division of Inclusion and Diversity.

At this time the Board agreed to go into Executive 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 February 16, 2016 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Coleman, Farmer, Greene, and Lavarro; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolution adopted as introduced.

Emerging from Executive Session, Counsel noted for the record that discussions involving litigation and personnel took place and no action was taken.

The Chairman noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments. Counsel indicated that a new Resolution designating Terzetto NJ, LLC as redeveloper for 524-530 Ocean Avenue for Veteran's Affordable Housing would be added as Item #23 to the Agenda. Accordingly, it was moved and seconded:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING TERZETTO JN, LLC AS THE REDEVELOPER FOR 524-530 OCEAN AVENUE FOR VETERAN'S AFFORDABLE HOUSING IN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #23, dated February 16, 2016 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Coleman, Farmer, Greene, and Lavarro; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolution adopted as introduced.

Commissioner Brown had a question on Item #11 with regard to the Pledge Agreement in the Journal Square Area. It was explained to Commissioner Brown that the Pledge Agreement was for a specific use but that now the Agency will broaden the language so that it would be connected with any PILOT. Also that any contribution must be connected to that specific Redevelopment Area.

Commissioner Coleman has a question on Item #15. Counsel explained that the Agency is about to close on the HUB Annex and the Resolution will allow the developer to use certain parking areas the Agency owns in order to do staging for the project.

There being no further questions or comments, the Chairman called for a Consent Agenda for Items #2 through #22, 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 OF JANUARY 19, 2016

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(See Resolution #2, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED JANUARY 19, 2016

(See Resolution #3, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AMENDING PROFESSIONAL SERVICES AGREEMENT NO. 15-12-BA11 WITH McNALLY & KACZYNSKI, LLC OR SPECIAL LEGAL COUNSEL SERVICES

—  
(See Resolution #4, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DISCHARGE OF THE LIS PENDENS PLACED UPON 329 FOREST STREET, BLOCK 21101, LOT 26 PURSUANT TO THE ABANDONED PROPERTY REHABILITATION ACT AND LOCATED IN THE SCATTERED SITES REDEVELOPMENT AREA

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(See Resolution #5, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DISCHARGE OF THE LIS PENDENS PLACED UPON 3121 KENNEDY BOULEVARD,

BLOCK 22303, LOT 30 PURSUANT TO THE ABANDONED PROPERTY  
REHABILITATION ACT AND LOCATED IN THE SCATTERED SITES  
REDEVELOPMENT AREA

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(See Resolution #6, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY  
CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT  
TO PROFESSIONAL SERVICES AGREEMENT NO. 15-04-CF4 WITH  
VALUE RESEARCH GROUP, LLC FOR APPRAISAL SERVICES IN  
CONNECTION WITH THE ABANDONED PROPERTIES  
REHABILITATION ACT (APRA)

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(See Resolution #7, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY  
CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION  
OF 550 JOHNSTON AVENUE, LLC AS REDEVELOPER FOR PROPERTY  
WITHIN THE BEACON REDEVELOPMENT AREA

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(See Resolution #8, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY  
CITY REDEVELOPMENT AGENCY EXTENDING THE DUE  
DILIGENCE PERIOD PURSUANT TO THE REDEVELOPMENT  
AGREEMENT WITH GRAND JERSEY WATERFRONT URBAN  
RENEWAL ASSOCIATES, LLC REGARDING ITS PROJECT IN THE  
GRAND JERSEY REDEVELOPMENT AREA

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(See Resolution #9, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY  
CITY REDEVELOPMENT AGENCY RECOGNIZING THE FORMATION  
OF A NEW ENTITY KNOWN AS 100 HOBOKEN AVENUE URBAN  
RENEWAL, LLC BY 100 HOBOKEN AVENUE PARTNERS, LLC FOR  
PROPERTY LOCATED WITHIN THE HOBOKEN AVENUE  
REDEVELOPMENT AREA

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—  
(See Resolution #10, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY  
CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND  
AMENDMENT TO THE REDEVELOPMENT AGREEMENT AND  
PLEDGE AGREEMENT BETWEEN THE AGENCY AND REDEVELOPER  
FOR ONE JOURNAL SQUARE PROJECT LOCATED AT BLOCK 9501,

LOT 23 IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA  
(See Resolution #11, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING FAIR MARKET VALUE FOR AGENCY OWNED PROPERTY LOCATED IN BLOCK 15502, LOTS 3 & 4 AND KNOWN AS 525-531 GRAND STREET WITHIN THE LAFAYETTE PARK REDEVELOPMENT AREA AND APPROVING CONVEYANCE OF SAID PARCEL TO BELOVED COMMUNITY CHARTER SCHOOL, INC.

\_(See Resolution #12, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A TURNKEY REDEVELOPMENT AGREEMENT WITH PINNACLE DEVELOPMENT GROUP, INC. FOR VETERANS HOUSING TO BE CONSTRUCTED AT 665 OCEAN AVENUE WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

\_(See Resolution #13, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NUMBER 16-02-BD2 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. (BRS) FOR SERVICES WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

(See Resolution #14, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF THE CROSS ACCESS EASEMENT AGREEMENT FOR PROPERTY LOCATED IN THE MARTIN LUTHER KING DRIVE (HUB) REDEVELOPMENT AREA

\_(See Resolution #15, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NO. 14-03-BD1 WITH COONEY BOVASSO REALTY ADVISORS, INC. FOR APPRAISAL SERVICES IN CONNECTION WITH 417 COMMUNIPAW AVENUE & 139 WOODWARD STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREAS

\_(See Resolution #16, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NO. 14-03-BD2 WITH NEW JERSEY REALTY ADVISORY GROUP, LLC FOR APPRAISAL SERVICES IN CONNECTION WITH 417 COMMUNIPAW AVENUE & 139 WOODWARD STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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(See Resolution #17, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF THE MORRIS CANAL REDEVELOPMENT AREA COMMUNITY DEVELOPMENT CORPORATION AS REDEVELOPER WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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(See Resolution #18, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CORRECTING AN ADMINISTRATIVE ERROR IN THE NAME OF THE REDEVELOPER FROM MC MAPLE, LLC TO MC MAPLE HOLDING, LLC FOR A PROJECT LOCATED ON BLOCK 19003, LOT 13-16 IN THE MORRIS CANAL REDEVELOPMENT AREA

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— (See Resolution #19, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 16-02-BD1 WITH AWT ENVIRONMENTAL SERVICES, INC. FOR THE SITE REMEDIATION AT OCEAN/DWIGHT WITHIN THE TURNKEY REDEVELOPMENT AREA

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(See Resolution #20, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF FEBRUARY 16, 2016

(See Resolution #21, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS OF FEBRUARY 16, 2016

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(See Resolution #22, dated February 16, 2016 attached hereto.)



Accordingly, the following voted "AYE": Commissioners Brown, Coleman, Farmer, Greene, and Lavarro; 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 Coleman, seconded by Commissioner Brown, the meeting was adjourned at 7:10 pm.

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Secretary



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY  
HELD ON THE 16TH DAY OF FEBRUARY, 2016

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ROLANDO R. LAVARRO, JR.

and the following were absent: JOHN D. PETKANAS and RUSSELL VERDUCCI. 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; LaBron Collins and Rob Napiorski, Project Assistants; Elizabeth Vasquez, Principal Accountant; Heather Kumer, Legal Analyst and those listed on the attached Attendance Sheet.

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Accordingly, the following voted "AYE": Commissioners Brown, Coleman, Farmer, Greene, and Lavarro; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolution adopted as introduced.

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REHABILITATION ACT AND LOCATED IN THE SCATTERED SITES  
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AGREEMENT WITH GRAND JERSEY WATERFRONT URBAN  
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RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF FEBRUARY 16, 2016

(See Resolution #21, dated February 16, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS OF FEBRUARY 16, 2016

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(See Resolution #22, dated February 16, 2016 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Coleman, Farmer, Greene, and Lavarro; 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 Coleman, seconded by Commissioner Brown, the meeting was adjourned at 7:10 pm.

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Secretary