



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 19th DAY OF APRIL, 2016



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, April 19, 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 6:00 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.

EVELYN FARMER

DONALD R. BROWN

ERMA D. GREENE

DIANE COLEMAN

and the following were absent: 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; Mary Pat Noonan, Project Manager; LaBron Collins, Rob Napiorski and Phil Orphanidis, Project Assistants; Heather Kumer, Legal Analyst, Elizabeth Vasquez, Principal Accountant 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 were two presentations. The first for Alliance Construction, Joe Kealy representing same. Mr. Kealy noted that Alliance Construction is proposing to rehabilitate a four story, 24 unit building at 25 Clinton Avenue. The units will be market rate and approximately 800 SF per unit. It was noted that there is no parking due to the underlying zoning. The property is located in the Scattered Sites Redevelopment Plan.

The second presentation is for the New Jersey City University West Campus. Jennifer Mazaway, Esq. representing the developers. Ms. Mazaway indicated that this was a public/private partnership. Ms. Mazaway noted there will be a commercial component consisting of 606 parking spaces with a Shop Rite and L.A. Fitness and also rooftop amenities. There will be two 5-story mixed use buildings being developed by Claremont Companies with street level housing with retail and embedded parking. KKF component will be adjacent to the student housing and the second building to be constructed consisting of two buildings. Building one has 74 units and Building two has 78 units all consisting of studio, one and two bedrooms four stories. These buildings will have live/work units. There will be a total of 600 units.

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 April 19, 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 made it known to the public that discussions regarding on-going contract negotiations and personnel matters . No action was taken. Counsel then read into the record an Eighth (8th) amendment to the Redevelopment Agreement with Grand Jersey Waterfront Urban Renewal, LLC extending the Due Diligence for sixty (60) days for the continuation of Due Diligence and completing the amendment.

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

There were questions on Items #4, 11, 16 and 23. The Executive Director updated the Board on the Liberty Science Center Project indicating that they are in the environmental review phase and have completed their site investigation and there is nothing serious.

The Chairman then called for a Consent Agenda for Items numbered 2 through 34, 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
MARCH 15, 2016

(See Resolution #2, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
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(See Resolution #3, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING
PRIORE CONSTRUCTION SERVICES AS A QUALIFIED
REDEVELOPMENT ENTITY AND REDEVELOPER FOR
PROPERTY AT 9 MYRTLE AVENUE (BLOCK 23703, LOT 12) IN
ACCORDANCE WITH THE ABANDONED PROPERTY
REHABILITATION ACT AND SCATTERED SITES
REDEVELOPMENT AREA

(See Resolution #4, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
EXECUTION OF THE REDEVELOPMENT AGREEMENT WITH
NEW JERSEY COMMUNITY CAPITAL FOR PROPERTY
LOCATED AT 671 PALISADE AVENUE, BLOCK 1702, LOT 2, IN
ACCORDANCE WITH THE ABANDONED PROPERTIES
REHABILITATION ACT AND SCATTERED SITES
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(See Resolution #5, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING
VARIOUS FIRMS FOR PROFESSIONAL ENGINEERING
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(See Resolution #6, dated April 19, 2016 attached hereto.)

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SERVICES IN ALL PROJECT AREAS

(See Resolution #7, dated April 19, 2016 attached hereto.)

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ENTERING INTO CONTRACT NO. 16-04-MPN5 WITH
MATHUSEK SPORTS FLOORS FOR REFINISHING THE
GYMNASIUM FLOOR AT THE BETZ CERC FACILITY

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AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT
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COMMUNITY BASED GARDEN WITHIN THE GREEN VILLA
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(See Resolution #10, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AMENDING A
PREVIOUS RESOLUTION WHICH DESIGNATED COMMUNITY
LOAN FUND OF NEW JERSEY/NEW JERSEY COMMUNITY
CAPITAL AS REDEVELOPER FOR PROPERTY AND APPROVING
A REDEVELOPMENT AGREEMENT FOR PROPERTY LOCATED
AT 24 MONTICELLO AVENUE IN THE JACKSON AVENUE
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(See Resolution #16, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 16-04-MPN6 WITH PHILLIPS PREISS SHAPIRO ASSOCIATES, INC. FOR PROFESSIONAL RELOCATION SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

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(See Resolution #18, dated April 19, 2016 attached hereto.)

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(See Resolution #20, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FOURTH AMENDMENT TO CONTRACT NO. 14-05-BD8 WITH MAST CONSTRUCTION SERVICES, INC. FOR PROFESSIONAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #21, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SIXTH AMENDMENT TO A FAIR AND OPEN CONTRACT NUMBER 10-10-BD12 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. FOR ENVIRONMENTAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #22, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH GARDEN STATE EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION FOR AFFORDABLE HOUSING TO BE CONSTRUCTED AT 480 & 474 OCEAN AVENUE WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #23, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF MYNENI PROPERTIES, LLC AS REDEVELOPER OF PROPERTY LOCATED IN THE WATER STREET REDEVELOPMENT AREA

(See Resolution #24, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CANCELLING OUTSTANDING CHECKS IN A CLOSED PAYROLL ACCOUNT AT BANK OF AMERICA

(See Resolution #25, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING BENJAMIN DELISLE AND ELIZABETH VASQUEZ TO ATTEND THE 47TH ANNUAL RUTGERS UNIVERSITY PUBLIC PURCHASING EDUCATION FORUM IN ATLANTIC CITY APRIL 27 AND 28, 2016

(See Resolution #26, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING DAVID P. DONNELLY TO ATTEND THE ULI SPRING MEETING IN PHILADELPHIA APRIL 19 TO 21, 2016

(See Resolution #27, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT AND CLOSE OUT OF PROFESSIONAL SERVICES AGREEMENT NO. 14-09-BA3 WITH NOWELL, AMOROSO, KLEIN, BIERMANN, PA FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-WIDE

(See Resolution #28, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF APRIL 19, 2016

(See Resolution #29, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS OF APRIL 19, 2016

(See Resolution #30, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO AN AMENDED SETTLEMENT AGREEMENT IN THE CONSOLIDATED LITIGATION MATTER COMMONLY KNOWN AS RONALD KERRIGAN V. JERSEY CITY REDEVELOPMENT AGENCY

(See Resolution #31, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A DEED FROM THE JERSEY CITY REDEVELOPMENT AGENCY RELEASING THE PROPERTY LOCATED AT 557 BRAMHALL AVENUE, JERSEY CITY, NJ FROM ALL RESTRICTIONS AND COVENANTS CONTAINED IN THE SPECIAL WARRANTY DEED DATED DECEMBER 19, 1980

(See Resolution #32, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A CERTIFICATION OF COMPLETION FOR PROPERTY LOCATED WITHIN THE BEACON REDEVELOPMENT AREA

(See Resolution #33, dated April 19, 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

(See Resolution #34, dated April 19, 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 Vice Chair Farmer, seconded by Commissioner Coleman, the meeting was adjourned at 7:15 pm.

Secretary



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 19th DAY OF APRIL, 2016



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ROLANDO R. LAVARRO, JR.

EVELYN FARMER

DONALD R. BROWN

ERMA D. GREENE

DIANE COLEMAN

and the following were absent: 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; Mary Pat Noonan, Project Manager; LaBron Collins, Rob Napiorski and Phil Orphanidis, Project Assistants; Heather Kumer, Legal Analyst, Elizabeth Vasquez, Principal Accountant and those listed on the attached Attendance Sheet.

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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 April 19, 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 made it known to the public that discussions regarding on-going contract negotiations and personnel matters . No action was taken. Counsel then read into the record an Eighth (8th) amendment to the Redevelopment Agreement with Grand Jersey Waterfront Urban Renewal, LLC extending the Due Diligence for sixty (60) days for the continuation of Due Diligence and completing the amendment.

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PROPERTY AT 9 MYRTLE AVENUE (BLOCK 23703, LOT 12) IN
ACCORDANCE WITH THE ABANDONED PROPERTY
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RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CANCELLING OUTSTANDING CHECKS IN A CLOSED PAYROLL ACCOUNT AT BANK OF AMERICA

(See Resolution #25, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING BENJAMIN DELISLE AND ELIZABETH VASQUEZ TO ATTEND THE 47TH ANNUAL RUTGERS UNIVERSITY PUBLIC PURCHASING EDUCATION FORUM IN ATLANTIC CITY APRIL 27 AND 28, 2016

(See Resolution #26, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING DAVID P. DONNELLY TO ATTEND THE ULI SPRING MEETING IN PHILADELPHIA APRIL 19 TO 21, 2016

(See Resolution #27, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT AND CLOSE OUT OF PROFESSIONAL SERVICES AGREEMENT NO. 14-09-BA3 WITH NOWELL, AMOROSO, KLEIN, BIERMANN, PA FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-WIDE

(See Resolution #28, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF APRIL 19, 2016

(See Resolution #29, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS OF APRIL 19, 2016

(See Resolution #30, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO AN AMENDED SETTLEMENT AGREEMENT IN THE CONSOLIDATED LITIGATION MATTER COMMONLY KNOWN AS RONALD KERRIGAN V. JERSEY CITY REDEVELOPMENT AGENCY

(See Resolution #31, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A DEED FROM THE JERSEY CITY REDEVELOPMENT AGENCY RELEASING THE PROPERTY LOCATED AT 557 BRAMHALL AVENUE, JERSEY CITY, NJ FROM ALL RESTRICTIONS AND COVENANTS CONTAINED IN THE SPECIAL WARRANTY DEED DATED DECEMBER 19, 1980

(See Resolution #32, dated April 19, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A CERTIFICATION OF COMPLETION FOR PROPERTY LOCATED WITHIN THE BEACON REDEVELOPMENT AREA

(See Resolution #33, dated April 19, 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

(See Resolution #34, dated April 19, 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 Vice Chair Farmer, seconded by Commissioner Coleman, the meeting was adjourned at 7:15 pm.

Secretary