



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 15th DAY OF MAY 2018**



The Board of Commissioners of the Jersey City Redevelopment Agency met for their regular Board Meeting on Tuesday, May 15, 2018 at 6:00 p.m. at 30 Montgomery Street, Jersey City, New Jersey, the place and date duly established for such meeting. The Chairmain called the meeting to order at 6:08 p.m., and upon roll call the following Board members were

present:

DONALD BROWN

DARWIN R. ONA

ROLANDO R. LAVARRO, JR.

DANIEL RIVERA

absent: DOUGLAS CARLUCCI, EVELYN FARMER and ERMA GREENE

The Chairman thereupon declared a quorum. Also present at the meeting were: Diana H. Jeffrey, Acting Executive Director; Christopher Fiore, Assistant Executive Director; Special Counsel Jennifer Credidio, Esq; Jesamil Suazo, Recording Secretary to the Board; Benjamin Delisle, Director of Development; Sarah Goldfarb, Director of Research 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 public speakers. Irina Shalaeva stated to the Board that on May 24, 2017, I met with the Executive Staff of the Jersey City Redevelopment Agency, Mis. Shalaeve claims, the Agency agree to help to designate 23 Cornelison Avenue as Green Space, protect by the Recreational and Open Space Inventory Program. Ms. Shalaeve addressed the Board as a reminder and asked to have her transcript be apart of the minutes of the regular meeting of the Board of Commissioners of the Jersey City Redevelopment Agency.

**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 May 15, 2018 attached hereto.)

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

Acting Executive Director indicated that Item Number 19 was pulled due to a timing issues, the Agency is awaiting the full negotiation agreement.

Chairman Lavarro inquired about Item #5; "Please clarify the scope of the project." Special Counsel Credidio responded accordingly.

Commissioner Brown inquired about Item #9; "What are the revisions need to be made to the project?" Special Counsel Credidio responded accordingly.

Commissioner Brown inquired about Item #6; "Which location needs to be demonized?" Ms. Jeffrey responded accordingly.

There being no further questions, the Chairman called for a Consent Agenda for Items #2 through #20, expect for Item 19, which was pulled. Accordingly, the following Resolutions were introduced, motioned and duly seconded:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE
MINUTES OF THE REGULAR MEETING OF APRIL 17, 2018**

(See Resolution #2 dated May 15, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE
MINUTES OF EXECUTIVE SESSION DATED APRIL 17, 2018**

(See Resolution #3 dated May 15, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
DESIGNATION OF 8 AETNA STREET, LLC AS REDEVELOPER
FOR PROPERTY LOCATED IN BLOCK 15801 IN THE
GRAND JERSEY REDEVELOPMENT AREA**

(See Resolution #4 dated May 15, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
SALE OF AGENCY PROPERTY PURSUANT TO THE
REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY
REDEVELOPMENT AGENCY AND 100 HOBOKEN AVENUE
PARTNERS URBAN RENEWAL, LLC**

(See Resolution #5 dated May 15, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
AWARD OF PROFESSIONAL SERVICES CONTRACT NUMBER
18-05-SG3 WITH ATLANTIC ENVIRONMENTAL SOLUTIONS,
INC. FOR PROFESSIONAL PRE-DEMOLITION SURVEYS &
EVALUATIONS AT 14 MARTIN LUTHER KING DRIVE AND 127
WARNER AVENUE IN THE JACKSON HILL REDEVELOPMENT
AREA**

(See Resolution #6 dated May 15, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING
FAIR MARKET VALUE FOR PROPERTY LOCATED IN BLOCK
10704, LOT 39 AND KNOWN AS 61-63 SIP AVENUE WITHIN THE
JOURNAL SQUARE 2060 REDEVELOPMENT AREA**

(See Resolution #7 dated May 15, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN
THE JERSEY CITY REDEVELOPMENT AGENCY AND ASH
STREET PROPERTY, LLC WITHIN THE LAFAYETTE PARK
REDEVELOPMENT AREA**

(See Resolution #8 dated May 15, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN
AMENDMENT TO THE REDEVELOPMENT AGREEMENT
BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND
160 LAFAYETTE ASSOCIATES, LP FOR PROPERTY LOCATED IN
THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #9 dated May 15, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PROFESSIONAL SERVICE CONTRACT NUMBER 18-05-BD5
WITH CME ASSOCIATES FOR ENGINEERING AND
ARCHITECTURAL SERVICES FOR THE BERRY LANE PROJECT
IN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #10 dated May 15, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 18-05-BD6 WITH TANNER CONSULTING
GROUP FOR EXTRAORDINARY AND UNSPECIFIABLE
SERVICES FOR BERRY LANE PARK WITHIN THE MORRIS
CANAL REDEVELOPMENT AREA**

(See Resolution #11 dated May 15, 2018 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 FOR THE OPERATION AND
MAINTENANCE OF BERRY LANE PARK WITHIN THE MORRIS
CANAL REDEVELOPMENT AREA**

(See Resolution #12 dated May 15, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING
PROFESSIONAL SERVICES AGREEMENT No. 18-05-PAO1 NUNC
PRO TUNC WITH COONEY BOVASSO REALTY ADVISORS, INC
FOR APPRAISAL SERVICES IN VARIOUS REDEVELOPMENT
AREAS CITY-WIDE**

(See Resolution #13 dated May 15, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING
PROFESSIONAL SERVICES AGREEMENT No. 18-05-PAO2 NUNC
PRO TUNC WITH INTEGRA REALTY RESOURCES FOR
APPRAISAL SERVICES IN VARIOUS REDEVELOPMENT AREAS
CITY-WIDE**

(See Resolution #14 dated May 15, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN
AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
No. 18-01-DJ4 WITH ARCHER & GREINER, P.C. FOR SPECIAL
LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT
AREAS CITY-WIDE**

(See Resolution #15 dated May 15, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN
AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
No. 18-01-DJ9 WITH McMANIMON, SCOTLAND & BAUMANN,
LLC FOR SPECIAL LEGALCOUNSEL SERVICES IN VARIOUS
REDEVELOPMENT AREAS CITY-WIDE**

(See Resolution #16 dated May 15, 2018
attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
SECOND AMENDMENT EXTENDING THE TERM NUNC PRO
TUNC FROM APRIL 19, 2018 TO MAY 21, 2019 TO CONTRACT
NUMBER 16-12-BD10 AND CORRECTING RESOLUTION 16-12-23
WITH CME ASSOCIATES AS PROFESSIONAL SERVICES**

(See Resolution #17 dated May 15, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF
ACCOUNTS/INVOICE PAYMENT LIST AS OF MAY 15, 2018**

(See Resolution #18 dated May 15, 2018 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 #20 dated May 15, 2018 attached hereto.)

The following voted "AYE": Commissioner Brown, Lavarro, Rivera and Ona and the
following voted "NAY": None; for items #2 through #20, with the exception of Item 19

which was pulled, The Chairman thereupon declared the passed and the Resolutions were adopted as introduced.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 6:45 p.m.

Secretary