

**JERSEY CITY REDEVELOPMENT AGENCY**

Regular Meeting  
**September 17, 2018**



1. Meeting to Order.
  2. Quorum.
  3. Chairman Lavarro - Pledge of Allegiance.
  4. Executive Director - Announces that in accordance with the "Open Public Meetings Act" a copy of the Public Notice was sent to the Jersey Journal, Star Ledger and to the City Clerk for the public's review and information and posted on the Agency's web site.
  5. PRESENTATIONS -
  6. Chairman Lavarro STATUS OF PROJECTS
- 
- |         |  |
|---------|--|
| Item #1 | Approval to go into Executive Session.   |
| Item #2 | Approval of the Minutes of the Regular Meeting of August 21, 2018 .  |
| Item #3 | Approval of the Minutes of the Executive Session Meeting of August 21, 2018 .  |
| Item #4 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 8 AETNA STREET, LLC AS REDEVELOPER OF PROPERTY LOCATED IN BLOCK 15801 IN THE GRAND JERSEY REDEVELOPMENT AREA                           |
| Item #5 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN ESCROW AGREEMENT WITH M&M REALTY PARTNERS, LLC WITH RESPECT TO CERTAIN PROPERTY WITHIN THE HACKENSACK RIVER EDGE REDEVELOPMENT AREA |

- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY WITH RESPECT TO 347-349 MARTIN LUTHER KING DRIVE AND 351-355 MARTIN LUTHER KING DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE NEGOTIATION AND EXECUTION OF A REDEVELOPMENT AGREEMENT AND PURCHASE AND SALE AGREEMENT WITH SGCM, LLC WITH RESPECT TO PROPERTY COMMONLY KNOWN AS 152 MARTIN LUTHER KING DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH EXETER THOMAS MCGOVERN LAND URBAN RENEWAL, LLC WITH RESPECT TO CERTAIN PROPERTY COMMONLY KNOWN AS 295 MCGOVERN DRIVE WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN EASEMENT AND THE TRANSFER OF PROPERTY TO OCEAN MLK URBAN RENEWAL ASSOCIATES, L.P. FOR THE REDEVELOPMENT OF A PORTION OF THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 327 COMMUNIPAW AVE. LLC AS REDEVELOPER OF BLOCK 20201, LOT 85 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING NOVUS EQUITIES, LLC AS REDEVELOPER OF CERTAIN PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA COMMONLY KNOWN AS 1052-1068 GARFIELD AVENUE AND 467, 461 & 457 COMMUNIPAW AVENUE
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF UNEEEK INSPIRATION, A NONPROFIT CORPORATION, AS THE REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 405- 407 OCEAN AVENUE WITHIN THE OCEAN/BAYVIEW REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING A FAIR MARKET VALUE FOR PROPERTY COMMONLY KNOWN AS 182 CLAREMONT AVENUE WITHIN THE SCATTERED SITE REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE CONDITIONAL DESIGNATION OF ST. GEORGE AND ST. SHENUDA 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

- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING THE ANNUAL REPORT OF AUDIT FOR 2017
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING A PETTY CASH FUND
- Item # 17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AGENCY STAFF TO ATTEND NATIONAL BROWNFIELDS LEADERSHIP SUMMIT
- Item #18 Approval of Accounts/Invoice Payable List as of September 17, 2018
- Item #19 Approval of the Personnel List as of September 17, 2018

NEXT REGULAR MEETING:

October 23, 2018

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING GOING INTO EXECUTIVE SESSION TO  
DISCUSS CERTAIN MATTERS**

**WHEREAS**, there are certain matters that need to be discussed by the Board of Commissioners of the Jersey City Redevelopment Agency in Executive Session; and

**WHEREAS**, the matters to be discussed are : litigation, contract negotiations and personnel; and

**WHEREAS**, the results will be disclosed to the public upon settlement of any litigation matters which were discussed.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency approving the Commissioners go into Executive Session to discuss certain matters including pending or potential litigation as well as personnel matters.

\_\_\_\_\_  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated September 17, 2018.

<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Daniel Rivera				
Darwin R. Ona				

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE MINUTES OF THE REGULAR MEETING  
DATED AUGUST 21, 2018**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated August 21, 2018 for their review and approval.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that these Minutes be approved as presented.

\_\_\_\_\_  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated September 21, 2018.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Daniel Rivera				
Darwin R. Ona				

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE MINUTES OF EXECUTIVE SESSION OF  
THE REGULAR MEETING AUGUST 21, 2018**

**WHEREAS**, the Board of Commissioners approved going into closed session at their meeting of **August 21, 2018** ; and

**WHEREAS**, the following issues were discussed: 1) litigation,

2) contract negotiations

3) and personnel took

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Regular Meeting of August 21, 2018 be approved as presented.

\_\_\_\_\_  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated August 21, 2018

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Daniel Rivera				
Darwin R. Ona				

Resolution No. 18-09-\_\_\_\_\_

**Regular Meeting**  
**September 17, 2018**

**A G E N D A**

**Grand Jersey Redevelopment Area**

- Board authorization is requested to extend the designation of 8 Aetna Street, LLC through January 15, 2019 as Redeveloper of property located in Block 15801, Lots 67, 68, 69 and 70.

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

**Benjamin Delisle**

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

**WHEREAS**, the Agency is an instrumentality of the City of Jersey City (the "City") with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as the same may be amended and/or supplemented from time to time, the "**Redevelopment Law**"); and

**WHEREAS**, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Grand Jersey Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area entitled the "Grand Jersey Redevelopment Plan" (as the same may be amended and supplemented from time to time, the "**Redevelopment Plan**"); and

**WHEREAS**, certain properties identified on the City's tax maps as Block 15801, Lots 67, 68, 69 and 70 (collectively, the "**Property**") are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

**WHEREAS**, on September 19, 2017, the Agency designated 8 Aetna, LLC (the "**Redeveloper**") as redeveloper of the Property, which designation was subsequently extended to allow time for the Parties to negotiate and enter into a redevelopment agreement for the redevelopment of the Property; and

**WHEREAS**, the Agency desires to extend Redeveloper's designation as redeveloper of the Property until January 15, 2019, which period may be extended if necessary in the sole discretion of the Agency's Executive Director for one (1) additional period of thirty (30) days, so that the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement for the redevelopment of the Property,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

**Section 1.** The recitals hereto are incorporated herein as if set forth at length.

**Section 2.** The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until January 15, 2019, which period may be extended if necessary in the sole discretion of the Agency's Executive Director for one (1) additional period of thirty (30) days, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.



**Section 3.** The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

**Section 4.** This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on September 17, 2018.

\_\_\_\_\_  
DIANA H. JEFFREY, SECRETARY

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Darwin R. Ona				
Daniel Rivera				

Reso No. 18-09-\_\_\_\_\_

Regular Meeting  
September 17, 2018

A G E N D A

Hackensack River Edge Redevelopment Area - Board authorization is requested to enter into an escrow agreement with M&M Realty Partners, LLC to set forth the terms and conditions of funding an escrow account for payment therefrom of monies to pay Agency costs and expenses incurred in facilitating the redevelopment of the site.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY  
CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF  
AN ESCROW AGREEMENT WITH M&M REALTY PARTNERS, LLC WITH  
RESPECT TO CERTAIN PROPERTY WITHIN THE HACKENSACK RIVER  
EDGE REDEVELOPMENT AREA

MOTION AND SECOND

Mary Pat Noonan

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
THE EXECUTION OF AN ESCROW AGREEMENT WITH M&M  
REALTY PARTNERS, LLC WITH RESPECT TO CERTAIN  
PROPERTY WITHIN THE HACKENSACK RIVER EDGE  
REDEVELOPMENT AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”) authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment and to create redevelopment plans which provide development controls for any area so designated; and

**WHEREAS**, pursuant to the Redevelopment Law, the City of Jersey City (the “**City**”) designated certain parcels known as the Hackensack River Edge Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment and adopted the Hackensack River Edge Redevelopment Plan (the “**Redevelopment Plan**”) in order to effectuate the redevelopment of the Redevelopment Area; and

**WHEREAS**, on December 19, 2017, by Resolution No. 17-12-7, the Jersey City Redevelopment Agency (the “**Agency**”) designated M&M Realty Partners, LLC (“**M&M**”) as redeveloper of that certain property within the Redevelopment Area identified on the official tax maps of the City as Block 11702, Lots 4 and 5 and Block 11706, Lots 1 and 2 (collectively, the “**Property**”), which designation was extended by the Agency on June 19, 2018 by Resolution No. 18-06-11; and

**WHEREAS**, the Agency and M&M intend to pursue pre-development activities including the negotiation and preparation of a redevelopment agreement and other related actions (the “**Pre-Development Activities**”) with respect to the redevelopment of the Property; and

**WHEREAS**, M&M recognizes that the Agency will incur costs and expenses in pursuing the Pre-Development Activities, and M&M is willing to defray such costs and expenses, with no assurance of a particular result for M&M from the Agency; and

**WHEREAS**, the Agency wishes to enter into an escrow agreement with M&M (the “**Escrow Agreement**”) in order to set forth the terms and conditions of the funding of an escrow account and procedures for the payment therefrom of moneys to pay the Agency’s costs and expenses incurred in facilitating the redevelopment of the Property; and

**WHEREAS**, the Agency desires to approve and authorize the execution of the Escrow Agreement,

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

**Section 1.** The above recitations are hereby incorporated herein as if set forth at length.

**Section 2.** The Executive Director is hereby authorized and directed to negotiate an Escrow Agreement with M&M, in consultation with counsel.

**Section 3.** The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency officials are hereby authorized to execute and deliver the Escrow Agreement and all other necessary documents in connection therewith, and to undertake all actions necessary to effectuate the Escrow Agreement and this Resolution.

**Section 4.** This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on September 17, 2018.

\_\_\_\_\_  
DIANA H. JEFFREY, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Darwin R. Ona				
Daniel Rivera				

18-05-\_\_\_\_\_

**Regular Meeting**  
**September 17, 2018**

## **A G E N D A**

### **JACKSON HILL REDEVELOPMENT AREA**

- Board authorization

is requested for a cooperation agreement between the City of Jersey City with respect to 347-349 Martin Luther King Drive and 351-355 Martin Luther King Drive. (See map attached)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A  
COOPERATION AGREEMENT BETWEEN THE CITY OF JERSEY CITY  
WITH RESPECT TO 347-349 MARTIN LUTHER KING DRIVE AND 351-355  
MARTIN LUTHER KING DRIVE WITHIN THE JACKSON HILL  
REDEVELOPMENT AREA**

**Phillip A. Orphanidis**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A  
COOPERATION AGREEMENT WITH THE CITY OF JERSEY  
CITY WITH RESPECT TO 347-349 MARTIN LUTHER KING  
DRIVE AND 351-355 MARTIN LUTHER KING DRIVE WITHIN  
THE JACKSON HILL REDEVELOPMENT AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**") authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment and to create redevelopment plans which provide development controls for any area so designated; and

**WHEREAS**, pursuant to the Redevelopment Law, the City of Jersey City (the "**City**") designated certain parcels known as the Jackson Hill Redevelopment Area (the "**Redevelopment Area**") as an area in need of redevelopment and adopted the Jackson Hill Redevelopment Plan (the "**Redevelopment Plan**") in order to effectuate the redevelopment of the Redevelopment Area; and

**WHEREAS**, the Jersey City Redevelopment Agency (the "**Agency**") owns those certain properties identified on the official tax maps of the City as Block 22502, Lots 36-37 and commonly known as 347-349 Martin Luther King Drive and 351-355 Martin Luther King Drive (collectively, the "**Property**"), which Property is within the Redevelopment Area and subject to the Redevelopment Plan; and

**WHEREAS**, the City and the Agency wish to work collaboratively in order to improve the Property so that it may be used for pop-up markets and other activities for the benefit of the residents of the Redevelopment Area and the City as a whole; and

**WHEREAS**, the City and the Agency wish to enter into a cooperation agreement (the "**Cooperation Agreement**") in order to set forth the respective roles and responsibilities of the parties with respect to this collaborative effort,

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

**Section 1.** The above recitations are hereby incorporated herein as if set forth at length.

**Section 2.** The Executive Director is hereby authorized and directed to negotiate a Cooperation Agreement with the City, in consultation with counsel.

**Section 3.** The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency officials are hereby authorized to execute and deliver the Cooperation Agreement and all other necessary documents in connection therewith, and to undertake all actions necessary to effectuate the Cooperation Agreement and this Resolution.

**Section 4.** This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on September 17, 2018.

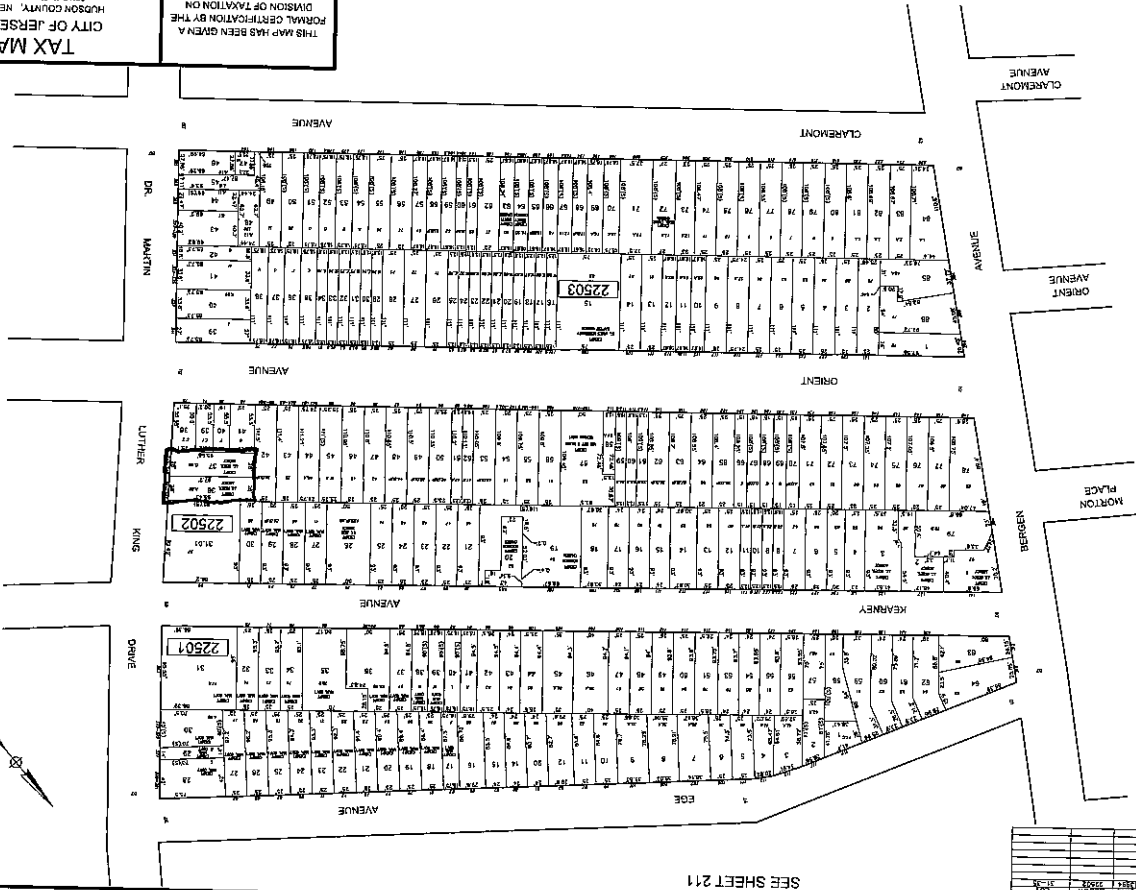
\_\_\_\_\_  
DIANA H. JEFFREY, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Darwin R. Ona				
Daniel Rivera				

SEE SHEET 224

REVISIONS			
DATE	BY	DESCRIPTION	APPROVED
10/10/2010	CHARLES A. KENNEDY	REVIEW	10/10/2010
10/10/2010	CHARLES A. KENNEDY	REVIEW	10/10/2010

SEE SHEET 211



SEE SHEET 231

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY, 2008, SIGNED  
BY SANTI C. BIGNARDI, C.T.A. AND  
ASSIGNED SERIAL NUMBER 989

RICHARD A. MORALLE, P.E., P.L.S.  
HUTCHINSON COUNTY, NEW JERSEY  
ROAD 179 20  
MAY 2008

225

SEE SHEET 226

SEE SHEET 212

225



**Regular Meeting**  
**September 17, 2018**

## **A G E N D A**

### **JACKSON HILL REDEVELOPMENT AREA**

- Board authorization

is requested authorizing the negotiation and execution of a redevelopment agreement and purchase and sale agreement with SGCM, LLC with respect to property commonly known as 152 Martin Luther King Drive. (See map attached)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE  
NEGOTIATION AND EXECUTION OF A REDEVELOPMENT  
AGREEMENT AND PURCHASE AND SALE AGREEMENT WITH SGCM,  
LLC WITH RESPECT TO PROPERTY COMMONLY KNOWN AS 152  
MARTIN LUTHER KING DRIVE WITHIN THE JACKSON HILL  
REDEVELOPMENT AREA**

**Phillip A. Orphanidis**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
THE NEGOTIATION AND EXECUTION OF A  
REDEVELOPMENT AGREEMENT AND PURCHASE AND SALE  
AGREEMENT WITH SGCM, LLC WITH RESPECT TO  
PROPERTY COMMONLY KNOWN AS 152 MARTIN LUTHER  
KING DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT  
AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**") authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment and to create redevelopment plans which provide development controls for any area so designated; and

**WHEREAS**, pursuant to the Redevelopment Law, the City of Jersey City (the "**City**") designated certain parcels known as the Jackson Hill Redevelopment Area (the "**Redevelopment Area**") as an area in need of redevelopment and adopted the Jackson Hill Redevelopment Plan (the "**Redevelopment Plan**") in order to effectuate the redevelopment of the Redevelopment Area; and

**WHEREAS**, the Jersey City Redevelopment Agency (the "**Agency**") owns that certain property identified on the official tax maps of the City as Block 25101, Lot 51 and commonly known as 152 Martin Luther King Drive (the "**Property**"), which Property is within the Redevelopment Area and subject to the Redevelopment Plan; and

**WHEREAS**, in furtherance of the Redevelopment Plan, the Agency wishes to negotiate a redevelopment agreement (the "**Redevelopment Agreement**") with SGCM, LLC (the "**Redeveloper**"), as well as a purchase and sale agreement (the "**Purchase and Sale Agreement**") with respect to the transfer of the Property to Redeveloper for no less than \$225,000.00,

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

**Section 1.** The above recitations are hereby incorporated herein as if set forth at length.

**Section 2.** The Executive Director is hereby authorized and directed to negotiate the Redevelopment Agreement and the Purchase and Sale Agreement with SGCM, LLC, in consultation with counsel. The Purchase and Sale Agreement shall contain a sale price of no less than \$225,000.00.

**Section 3.** The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency officials are hereby authorized to execute and deliver the Redevelopment Agreement and the Purchase and Sale Agreement and all other necessary

documents in connection therewith, and to undertake all actions necessary to effectuate the Redevelopment Agreement, the Purchase and Sale Agreement, and this Resolution.

**Section 4.** This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on September 17, 2018.

\_\_\_\_\_  
DIANA H. JEFFREY, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Darwin R. Ona				
Daniel Rivera				



Reso No. 18-09-\_\_\_\_\_

Regular Meeting  
September 17, 2018

**A G E N D A**

**Liberty Harbor Redevelopment Area** - Board authorization is requested to enter into a Redevelopment Agreement with designated Redeveloper, Exeter Thomas McGovern Land Urban Renewal, LLC, for property located in City Block 21508, Lot 2, within the Liberty Harbor Redevelopment Area.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A REDEVELOPMENT AGREEMENT WITH DESIGNATED REDEVELOPER EXETER THOMAS MCGOVERN LAND URBAN RENEWAL, LLC, FOR PROPERTY WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA**

**Hjordys D. Espinal**

**RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE JERSEY CITY REDEVELOPMENT AGENCY  
AUTHORIZING A REDEVELOPMENT AGREEMENT  
WITH DESIGNATED REDEVELOPER EXETER THOMAS  
MCGOVERN LAND URBAN RENEWAL LLC FOR  
PROPERTY WITHIN THE LIBERTY HARBOR  
REDEVELOPMENT AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1, et seq., as amended and supplemented ("LRHL"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment with a designated private Redeveloper; and

**WHEREAS**, pursuant to the LRHL, the Jersey City Redevelopment Agency ("JCRA") is established as an instrumentality of the City of Jersey City (the "City"), with the responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

**WHEREAS**, on August 21, 2018, the JCRA conditionally designated Exeter Thomas McGovern Land Urban Renewal, LLC (the "Redeveloper") as redeveloper for the development of property located at Block 21508, Lot 2, commonly known by the street address of 295 McGovern Drive (the "Property"), subject to the conditions contained in JCRA Resolution No. 18-08-14; and

**WHEREAS**, the Property is located within the Liberty Harbor Redevelopment Area and is accordingly subject to the Liberty Harbor Redevelopment Plan (the "Redevelopment Plan"); and

**WHEREAS**, the Redeveloper has made an application to the JCRA to enter into a Redevelopment Agreement relative to the Property for the construction of a 95,808 square foot industrial building with ancillary office space (the "Project"); and

**WHEREAS**, the JCRA and the Redeveloper have engaged in negotiations and the JCRA has determined that the Project achieves the objectives of the Redevelopment Plan, and it is therefore in the JCRA's best interests to enter into a Redevelopment Agreement (the "Redevelopment Agreement") with the Redeveloper for the Project; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-9, the JCRA and Redeveloper wish to enter into a Redevelopment Agreement, which shall define and memorialize the respective obligations of the parties hereto with regard to proceeding with the redevelopment of the Property pursuant to the requirements of the Redevelopment Plan.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency:

1. The above recitals are incorporated by reference as if fully set forth herein.
2. The Agency hereby approves the Redevelopment Agreement with Exeter Thomas McGovern Land Urban Renewal, LLC, a form of which is in file at the Agency's office.

3. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to execute the approved Redevelopment Agreement and any other associated documents necessary to effectuate the purposes of this Resolution subject only to review and approval of Agency counsel.
4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
5. A copy of this Resolution shall be available for public inspection at the offices of the Agency.
6. This Resolution shall take effect immediately.

\_\_\_\_\_  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of September 17, 2018.**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Daniel Rivera				
Darwin R. Ona				





**Regular Meeting**  
**September 17, 2018**

**A G E N D A**

**Jackson Hill Redevelopment Area** - Board authorization is requested to authorize the execution of an easement and the transfer of property to Ocean MLK Urban Renewal Associates L.P. in the Jackson Hill Redevelopment Area. Area map is attached.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE  
EXECUTION OF AN EASEMENT AND THE TRANSFER OF  
PROPERTY TO OCEAN MLK URBAN RENEWAL ASSOCIATES,  
L.P. FOR THE REDEVELOPMENT OF A PORTION OF THE  
JACKSON HILL REDEVELOPMENT AREA**

**ROBERT NAPIORSKI**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
THE EXECUTION OF AN EASEMENT AND THE TRANSFER OF  
PROPERTY TO OCEAN MLK URBAN RENEWAL ASSOCIATES,  
L.P. FOR THE REDEVELOPMENT OF A PORTION OF THE  
JACKSON HILL REDEVELOPMENT AREA**

**WHEREAS**, the City of Jersey City (the “City”) has designated certain property within its borders (the “**Jackson Hill Redevelopment Area**” or the “**Redevelopment Area**”) as an area in need of redevelopment, as the same is defined by the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), as had implemented a redevelopment plan (as amended and supplemented from time to time, the “**Redevelopment Plan**”) for the Redevelopment Area; and

**WHEREAS**, pursuant to that certain Amended and Restated Redevelopment Agreement by and between the Jersey City Redevelopment Agency (the “**Agency**”) and Ocean MLK Urban Renewal Associates, L.P. (the “**Redeveloper**”) dated May 25, 2017, as authorized by Agency Resolution 17-SP05-3 adopted on May 2, 2017, (the “**Amended and Restated Redevelopment Agreement**”), the Agency will be transferring Block 22602, Lots 8, 9, 10 and 11, Block 21102, Lots 44, 45, 46 and 47, Block 21201, Lots 1, 9, 10, 11, 12, 13 and 14, and Block 21101, Lots 34 and 35 (collectively defined therein as the “**Extended Premises**”) to the Redeveloper to develop thereon approximately 93 emerging market for sale townhomes and affordable rental units (defined therein as the “**Extended Project**”); and

**WHEREAS**, the Agency previously recorded a Deed of Access & Egress Agreement dated June 1, 2016 and recorded by the Hudson County Register on June 2, 2016 at Book 9122, Page 818 and bearing Instrument Number: 20100602010057440, which grants an easement over Block 22602, Lot 10, owned by the Agency and which is to be transferred to the Redeveloper, in favor of, and providing access to Block 22602, Lot 6, which is owned by the Agency and will be retained by the Agency (the “**Existing Easement**”); and

**WHEREAS**, the Agency has determined that the location of the Existing Easement will interfere with the Redeveloper constructing and operating the Extended Project, and, the Agency wishes to replace the Existing Easement with a new easement, entitled the “**Access and Egress Easement**”, a form of which is attached hereto as **Exhibit A**; and

**WHEREAS**, the Agency also wishes to authorize the transfer of the Extended Premises to the Redeveloper and take certain actions in furtherance thereof,

**NOW, THEREFORE BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency, as follows:

I. **GENERAL**

The aforementioned recitals are incorporated herein as though fully set forth at length.

## II. EXECUTION OF ACCESS AND EGRESS EASEMENT

The Chairman and Executive Director are each hereby authorized to execute an Access and Egress Easement, a form of which is attached hereto as **Exhibit A**, together with any such additions, deletions and modifications as they may deem necessary and/or desirable in consultation with counsel to the Agency to effectuate the same.

## III. AUTHORIZATION TO TRANSFER PROPERTY

(a) The Agency authorizes the Executive Director to execute and deliver the Deed(s) to the Extended Premises, and any other necessary documents and/or agreements, between the Agency and the Redeveloper together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to the Agency to effectuate same and to close on the sale and transfer of the Extended Premises. Said authorization includes accepting any and all associated documents from the Redeveloper, and the execution and delivery of any documents by the Agency, required to effectuate said sale and transfer.

(b) The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency officials and professionals are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby and in the Amended and Restated Redevelopment Agreement, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with, as applicable, counsel to the Agency, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

(c) The Chairman, Executive Director, Secretary, General Counsel, and other necessary Agency Officials are hereby authorized to undertake all actions necessary to effectuate this Resolution.

(d) The Assistant Executive Director is designated to act as the agent on behalf of the Agency in the absence of the Executive Director as previously authorized by Resolution No. SP17-05-5 adopted on May 2, 2017.

## IV. SEVERABILITY

If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

## V. AVAILABILITY OF THE RESOLUTION

A copy of this resolution shall be available for public inspection at the offices of the Agency.

**VI. EFFECTIVE DATE**

This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at the meeting of September 17, 2018, which meeting was held in accordance with the Open Public Meetings Act (N.J.S.A. 10:4-6, *et seq.*).

\_\_\_\_\_  
Diana H. Jeffrey, Secretary

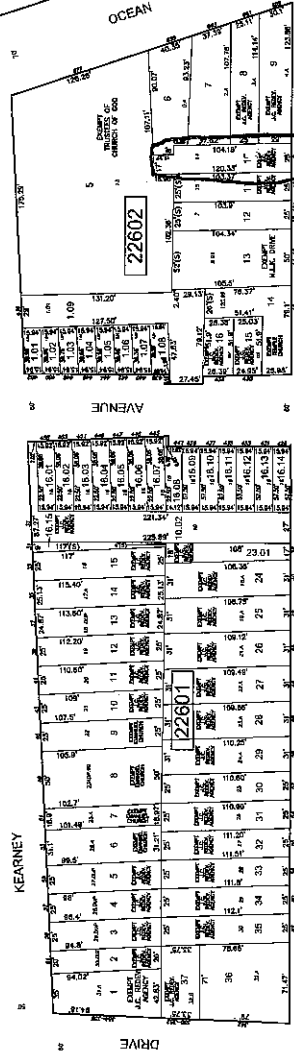
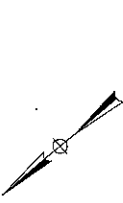
<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Daniel Rivera				
Darwin R. Ona				

**EXHIBIT A**

Form of Access and Egress Easement

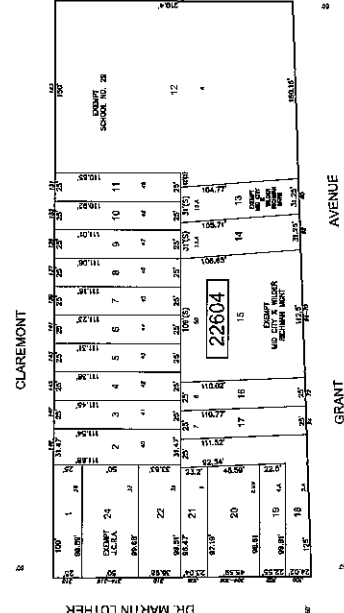
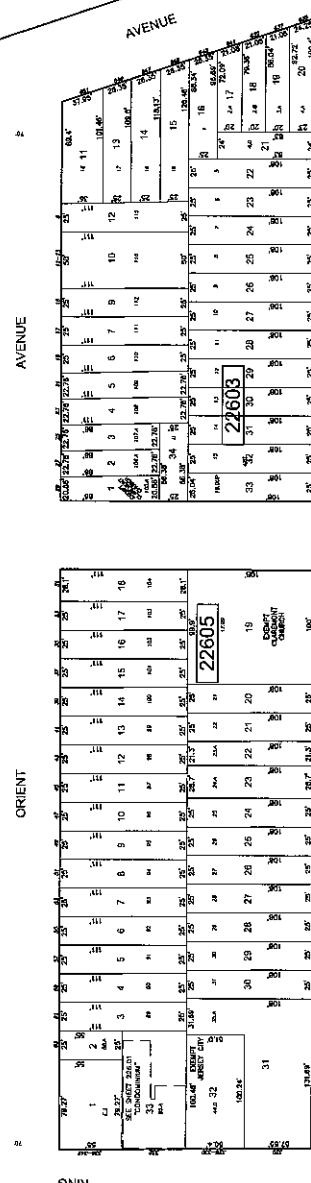
REVISIONS			
DATE	BY	DESCRIPTION	REVISION
11/20/13	CHAS. A. ANTONIO	100' X 100'	1
12/20/13	CHAS. A. ANTONIO	100' X 100'	2
12/20/13	CHAS. A. ANTONIO	100' X 100'	3
12/20/13	CHAS. A. ANTONIO	100' X 100'	4
12/20/13	CHAS. A. ANTONIO	100' X 100'	5
12/20/13	CHAS. A. ANTONIO	100' X 100'	6
12/20/13	CHAS. A. ANTONIO	100' X 100'	7
12/20/13	CHAS. A. ANTONIO	100' X 100'	8
12/20/13	CHAS. A. ANTONIO	100' X 100'	9
12/20/13	CHAS. A. ANTONIO	100' X 100'	10
12/20/13	CHAS. A. ANTONIO	100' X 100'	11
12/20/13	CHAS. A. ANTONIO	100' X 100'	12
12/20/13	CHAS. A. ANTONIO	100' X 100'	13
12/20/13	CHAS. A. ANTONIO	100' X 100'	14
12/20/13	CHAS. A. ANTONIO	100' X 100'	15
12/20/13	CHAS. A. ANTONIO	100' X 100'	16
12/20/13	CHAS. A. ANTONIO	100' X 100'	17
12/20/13	CHAS. A. ANTONIO	100' X 100'	18
12/20/13	CHAS. A. ANTONIO	100' X 100'	19
12/20/13	CHAS. A. ANTONIO	100' X 100'	20
12/20/13	CHAS. A. ANTONIO	100' X 100'	21
12/20/13	CHAS. A. ANTONIO	100' X 100'	22
12/20/13	CHAS. A. ANTONIO	100' X 100'	23
12/20/13	CHAS. A. ANTONIO	100' X 100'	24
12/20/13	CHAS. A. ANTONIO	100' X 100'	25
12/20/13	CHAS. A. ANTONIO	100' X 100'	26
12/20/13	CHAS. A. ANTONIO	100' X 100'	27
12/20/13	CHAS. A. ANTONIO	100' X 100'	28
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12/20/13	CHAS. A. ANTONIO	100' X 100'	30
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12/20/13	CHAS. A. ANTONIO	100' X 100'	33
12/20/13	CHAS. A. ANTONIO	100' X 100'	34
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12/20/13	CHAS. A. ANTONIO	100' X 100'	51
12/20/13	CHAS. A. ANTONIO	100' X 100'	52
12/20/13	CHAS. A. ANTONIO	100' X 100'	53
12/20/13	CHAS. A. ANTONIO	100' X 100'	54
12/20/13	CHAS. A. ANTONIO	100' X 100'	55
12/20/13	CHAS. A. ANTONIO	100' X 100'	56
12/20/13	CHAS. A. ANTONIO	100' X 100'	57
12/20/13	CHAS. A. ANTONIO	100' X 100'	58
12/20/13	CHAS. A. ANTONIO	100' X 100'	59
12/20/13	CHAS. A. ANTONIO	100' X 100'	60
12/20/13	CHAS. A. ANTONIO	100' X 100'	61
12/20/13	CHAS. A. ANTONIO	100' X 100'	62
12/20/13	CHAS. A. ANTONIO	100' X 100'	63
12/20/13	CHAS. A. ANTONIO	100' X 100'	64
12/20/13	CHAS. A. ANTONIO	100' X 100'	65
12/20/13	CHAS. A. ANTONIO	100' X 100'	66
12/20/13	CHAS. A. ANTONIO	100' X 100'	67
12/20/13	CHAS. A. ANTONIO	100' X 100'	68
12/20/13	CHAS. A. ANTONIO	100' X 100'	69
12/20/13	CHAS. A. ANTONIO	100' X 100'	70
12/20/13	CHAS. A. ANTONIO	100' X 100'	71
12/20/13	CHAS. A. ANTONIO	100' X 100'	72
12/20/13	CHAS. A. ANTONIO	100' X 100'	73
12/20/13	CHAS. A. ANTONIO	100' X 100'	74
12/20/13	CHAS. A. ANTONIO	100' X 100'	75
12/20/13	CHAS. A. ANTONIO	100' X 100'	76
12/20/13	CHAS. A. ANTONIO	100' X 100'	77
12/20/13	CHAS. A. ANTONIO	100' X 100'	78
12/20/13	CHAS. A. ANTONIO	100' X 100'	79
12/20/13	CHAS. A. ANTONIO	100' X 100'	80
12/20/13	CHAS. A. ANTONIO	100' X 100'	81
12/20/13	CHAS. A. ANTONIO	100' X 100'	82
12/20/13	CHAS. A. ANTONIO	100' X 100'	83
12/20/13	CHAS. A. ANTONIO	100' X 100'	84
12/20/13	CHAS. A. ANTONIO	100' X 100'	85
12/20/13	CHAS. A. ANTONIO	100' X 100'	86
12/20/13	CHAS. A. ANTONIO	100' X 100'	87
12/20/13	CHAS. A. ANTONIO	100' X 100'	88
12/20/13	CHAS. A. ANTONIO	100' X 100'	89
12/20/13	CHAS. A. ANTONIO	100' X 100'	90
12/20/13	CHAS. A. ANTONIO	100' X 100'	91
12/20/13	CHAS. A. ANTONIO	100' X 100'	92
12/20/13	CHAS. A. ANTONIO	100' X 100'	93
12/20/13	CHAS. A. ANTONIO	100' X 100'	94
12/20/13	CHAS. A. ANTONIO	100' X 100'	95
12/20/13	CHAS. A. ANTONIO	100' X 100'	96
12/20/13	CHAS. A. ANTONIO	100' X 100'	97
12/20/13	CHAS. A. ANTONIO	100' X 100'	98
12/20/13	CHAS. A. ANTONIO	100' X 100'	99
12/20/13	CHAS. A. ANTONIO	100' X 100'	100

SEE SHEET 212



SEE SHEET 225

SEE SHEET 227



SEE SHEET 231

TAX MAP HAS BEEN DRAWN USING COMPUTER AIDED  
DRAWING TECHNIQUES (CAD) AND CONFORMS TO ALL  
REQUIREMENTS OF THE NEW JERSEY TAX MAP ACT

**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE: 1"=50'  
AUGUST 2008

**RICHARD A. MORALLE, P.E., P.L.S.**  
T & M ASSOCIATES  
11 TINDALL ROAD, SUITE 200  
NEW JERSEY, 07111

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY, 2008, SIGNED  
BY SANTO C. DIDONATO, CTA AND  
ASSIGNED SERIAL NUMBER 959

SEE SHEET 232

APR - COM24027913309

Regular Meeting  
September 17, 2018

AGENDA

Morris Canal Redevelopment Area

- Board authorization is requested to extend the designation of 327 Communipaw Ave. LLC

(Zalmen Strulovic) as Redeveloper of property located at Block 20201, Lot 85. Redeveloper intends to construct a mixed use development to contain residential units and associated ground floor retail.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 327 COMMUNIPAW AVE. LLC AS REDEVELOPER OF BLOCK 20201, LOT 85 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

MOTION AND SECOND

Mary Pat Noonan

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE  
DESIGNATION OF 327 COMMUNIPAW AVE. LLC AS  
REDEVELOPER OF BLOCK 20201, LOT 85 WITHIN THE  
MORRIS CANAL REDEVELOPMENT AREA**

**WHEREAS**, the Agency is an instrumentality of the City of Jersey City (the “City”) with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as the same may be amended and/or supplemented from time to time, the “**Redevelopment Law**”); and

**WHEREAS**, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Morris Canal Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Morris Canal Redevelopment Plan” (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

**WHEREAS**, that certain property identified on the City’s tax maps as Block 20201, Lot 85 (the “**Property**”) is located within the Redevelopment Area and are governed by the Redevelopment Plan; and

**WHEREAS**, on March 20, 2018, the Agency designated 327 Communipaw Ave. LLC (the “**Redeveloper**”) as redeveloper of the Property to allow time for the Parties to negotiate and enter into a redevelopment agreement for the redevelopment of the Property; and

**WHEREAS**, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until January 15, 2019, which period may be extended if necessary in the sole discretion of the Agency’s Executive Director for one (1) additional period of thirty (30) days, so that the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement for the redevelopment of the Property,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

**Section 1.** The recitals hereto are incorporated herein as if set forth at length.

**Section 2.** The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until January 15, 2019, which period may be extended if necessary in the sole discretion of the Agency’s Executive Director for one (1) additional period of thirty (30) days, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.



**Section 3.** The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

**Section 4.** This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on September 17, 2018.

\_\_\_\_\_  
DIANA H. JEFFREY, SECRETARY

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Darwin R. Ona				
Daniel Rivera				

Reso No. 18-09-\_\_\_\_\_

Regular Meeting  
September 17, 2018

**A G E N D A**

**Morris Canal Redevelopment Area** - Board authorization is requested to designate Novus Equities, LLC (Scott Seale), as developer for property located in City Block 18901, Lots 6-15, within the Morris Canal Redevelopment Area. The redeveloper proposes to construct a four (4) story retail/commercial project to consist of retail and commercial space on the ground floor and office space on the additional three (3) stories. A map depicting the site is attached.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING NOVUS EQUITIES, LLC, AS REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 1052-1068 GARFIELD AVENUE AND 467, 461, AND 457 COMMUNIPAW AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

**Hjordys D. Espinal**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING  
NOVUS EQUITIES, LLC AS REDEVELOPER OF CERTAIN  
PROPERTY COMMONLY KNOWN AS 1052-1068 GARFIELD  
AVENUE AND 467, 461, AND 457 COMMUNIPAW AVENUE  
WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

**WHEREAS**, the City of Jersey City (the “City”) has designated that certain area known as the Morris Canal Redevelopment Area as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “Redevelopment Law”); and

**WHEREAS**, the City has enacted the Morris Canal Redevelopment Plan (as amended and supplemented from time to time, the “Redevelopment Plan”) in order to effectuate the redevelopment of the Redevelopment Area; and

**WHEREAS**, Novus Equities, LLC (the “Redeveloper”) proposes to redevelop that certain property within the Redevelopment Area commonly known as 1052-1068 Garfield Avenue and 467, 461, and 457 Communipaw Avenue, and identified on the official tax maps of the City as Block 18901, Lots 6-15 (collectively, the “Property”); and

**WHEREAS**, the Redeveloper made a presentation to the Agency on August 21, 2018, and proposed the development of a mixed use project including approximately 154 residential units and approximately 19,500 square feet of retail space (the “Project”); and

**WHEREAS**, the Agency wishes to designate Novus Equities, LLC as redeveloper of the Property and commence the negotiation of a redevelopment agreement,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

**Section 1.** The recitals hereto are hereby incorporated herein as if set forth at length.

**Section 2.** Novus Equities, LLC is hereby designated as the Redeveloper of the Property for a period of 120 days from the date hereof, ending on January 15, 2019 unless extended for a period of no more than 30 days by the Executive Director in her sole discretion.

**Section 3.** If, on January 15, 2019 or such later date as established by the Executive Director in accordance with Section 2 hereof, the parties have not executed a mutually acceptable redevelopment agreement, the designation of Novus Equities, LLC as Redeveloper of the Property shall automatically expire without any need for any further action of the Board.

**Section 4.** The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

\_\_\_\_\_  
Diana H. Jeffrey, Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of September 17, 2018.**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Darwin R. Ona				
Daniel Rivera				



**Regular Meeting**  
**September 17, 2018**

**A G E N D A**

**Ocean Bayview Redevelopment Area**

- Board authorization is requested to extend the designation for Uneek Inspiration,

a non-profit 501 (c)(3) organization, as Redeveloper of property located 405-407 Ocean Avenue (Block 25802, Lots 26 & 25) in the Ocean Bayview Redevelopment Area. The Project would include the rehabilitation of ground floor space into a state of the art resource center. Area map is attached.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE  
DESIGNATION OF UNEEEK INSPIRATION, A NONPROFIT  
CORPORATION, AS THE REDEVELOPER OF CERTAIN  
PROPERTY COMMONLY KNOWN AS 405-407 OCEAN AVENUE  
WITHIN THE OCEAN/BAYVIEW REDEVELOPMENT AREA**

**ROBERT NAPIORSKI**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE  
DESIGNATION OF UNEEEK INSPIRATION, A NONPROFIT  
CORPORATION, AS THE REDEVELOPER OF CERTAIN  
PROPERTY COMMONLY KNOWN AS 405-407 OCEAN AVENUE  
WITHIN THE OCEAN/BAYVIEW REDEVELOPMENT AREA**

**WHEREAS**, the Agency is an instrumentality of the City of Jersey City (the “City”) with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as the same may be amended and/or supplemented from time to time, the “**Redevelopment Law**”); and

**WHEREAS**, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Ocean/Bayview Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Ocean/Bayview Redevelopment Plan” (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

**WHEREAS**, certain properties identified on the City’s tax maps as Block 25802, Lots 25 and 26, also known as 405 and 407 Ocean Avenue (collectively, the “**Property**”) are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

**WHEREAS**, on June 20, 2017, the Agency adopted Resolution #17-06-15 conditionally designating Uneek Inspiration, a non-profit corporation of the State of New Jersey (the “**Redeveloper**”) as redeveloper of the Property, which designation was subsequently extended to allow time for the Parties to negotiate and enter into a redevelopment agreement for the redevelopment of the Property; and

**WHEREAS**, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until December 16, 2018, which period may be extended if necessary in the sole discretion of the Agency’s Executive Director for up to two (2) additional periods of thirty (30) days each, so that the Agency and the Redeveloper may complete the negotiation of a redevelopment agreement for the redevelopment of the Property,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

**Section 1.** The recitals hereto are incorporated herein as if set forth at length.

**Section 2.** The designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until December 16, 2018, which period may be

extended if necessary in the sole discretion of the Agency's Executive Director for up to two (2) additional periods of thirty (30) days each, to allow the Agency and the Redeveloper to complete negotiations and enter into a redevelopment agreement for the redevelopment of the Property.

**Section 3.** The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

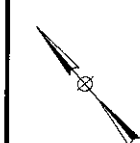
**Section 4.** This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on September 17, 2018.

\_\_\_\_\_  
DIANA H. JEFFREY, SECRETARY

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Darwin R. Ona				
Daniel Rivera				

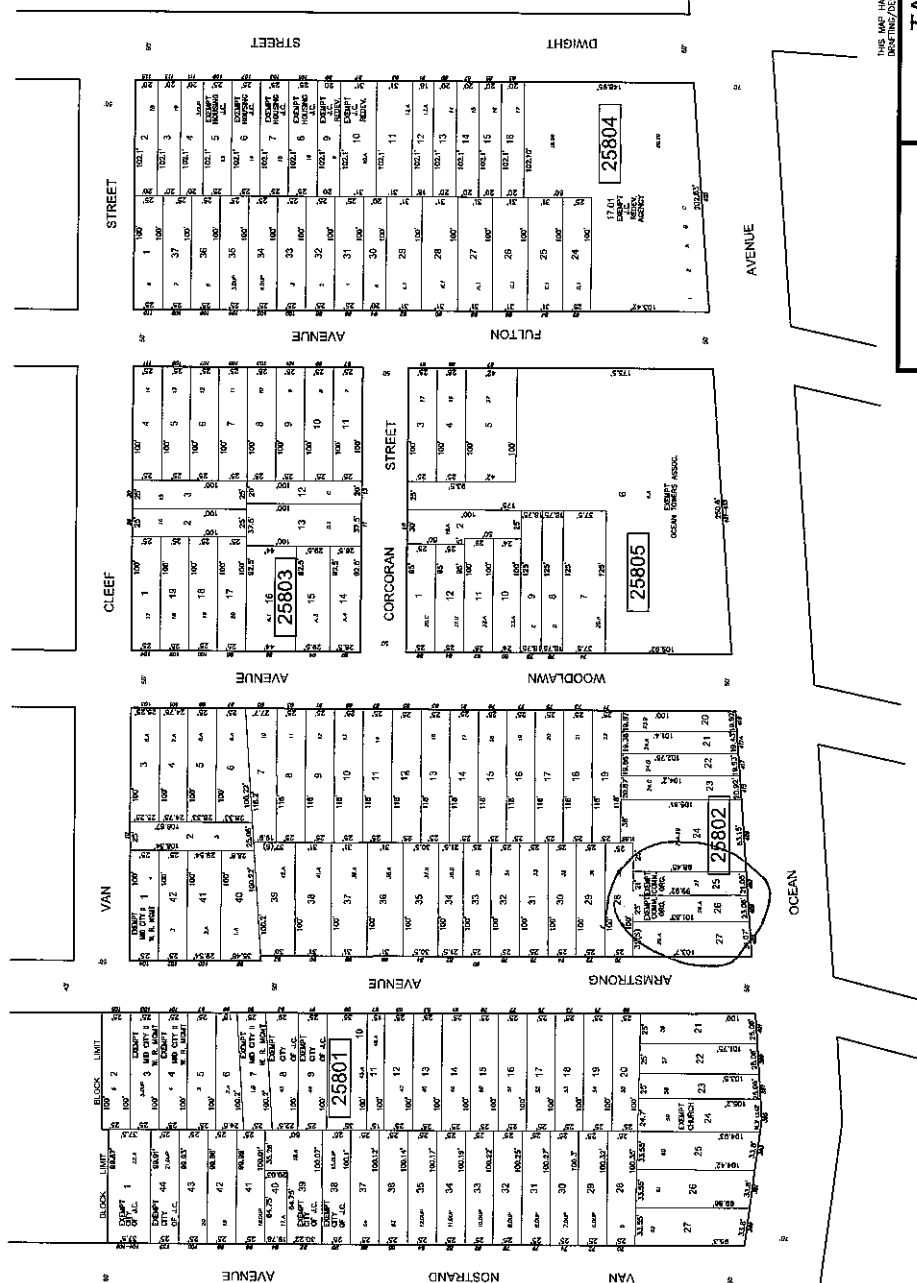




SEE SHEET 257

REVISIONS			
DATE	BY	DESCRIPTION	LOT
07/21/11	W. C. VAN	25804	175-51

SEE SHEET 265



THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY.

**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE: 1" = 50'  
AUGUST 2009  
RICHARD A. MORALLE, P.E., P.L.S.  
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP  
NEW JERSEY 07748  
T.A.M. ASSOCIATES

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY 2009, SIGNED  
BY SANTO C. DIDONATO, CTA AND  
ASSIGNED SERIAL NUMBER 959

SEE SHEET 259

SEE SHEET 252

APR - CDP 24062931300

18-09-\_\_\_\_\_

**Regular Meeting**  
**September 17, 2018**

## **A G E N D A**

### **SCATTER SITE REDEVELOPMENT PLAN**

- Board authorization

is requested authorizing the acquisition of the abandoned property located at 182 Claremont Avenue  
(Block 22503, Lot 58) by negotiated purchase or eminent domain.. (See map attached)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY  
CITY REDEVELOPMENT AGENCY ESTABLISHING A FAIR MARKET  
VALUE FOR PROPERTY COMMONLY KNOWN AS 182 CLAREMONT  
AVENUE WITHIN THE SCATTER SITE REDEVELOPMENT AREA**

**Phillip A. Orphanidis**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING A FAIR MARKET VALUE FOR PROPERTY COMMONLY KNOWN AS 182 CLAREMONT AVENUE WITHIN THE SCATTER SITE REDEVELOPMENT AREA**

**WHEREAS**, the New Jersey Legislature adopted the New Jersey Urban Redevelopment Act, N.J.S.A. 55:19-20 et seq. (the "NJURA"), and the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et. seq. (the "APRA"), and made findings therein that abandoned properties, particularly those located within urban areas or in close proximity to occupied residences and businesses, create a wide range of problems for the communities in which they are located, fostering criminal activity, creating public health problems and otherwise diminishing the quality of life for residents and business operators in those areas, and that abandoned properties diminish the property values of neighboring properties and have a negative effect on the quality of life of adjacent property owners, increasing the risk of property damage through arson and vandalism and discouraging neighborhood stability and revitalization; and

**WHEREAS**, the NJURA and the APRA authorize municipalities to designate a "public officer" to identify abandoned properties within their borders and to place such properties on an abandoned property list pursuant to the procedures contained therein; and

**WHEREAS**, in furtherance of these statutory powers, the Municipal Council of the City of Jersey City adopted Ordinance 06-135 authorizing a designated public officer to identify abandoned property within the City and to place such property on an abandoned property list; and

**WHEREAS**, the City of Jersey City (the "City"), through its designated public officer, has identified and placed certain abandoned properties on the City's abandoned property list; and

**WHEREAS**, the property located at 182 Claremont Avenue identified on the City's official tax map as Block 22503, Lot 58 (the "Property") has been placed upon the City's abandoned property list; and

**WHEREAS**, the Property is also located within the City's Scatter Site Redevelopment Area and is included within the City's Scatter Site Redevelopment Plan; and

**WHEREAS**, the City and the Agency entered into an agreement as authorized under the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq., whereby the City authorized the Agency to act as the City's agent to carry out the City's powers with regard to abandoned properties; and

**WHEREAS**, the Agency has determined that it is necessary to acquire title to the Property through negotiated purchase or eminent domain in order to effectuate the rehabilitation of this abandoned Property; and

**WHEREAS**, the Agency retained Value Research Group, LLC ("VRG") to issue an appraisal report valuing the Property; and

**WHEREAS**, VRG has issued an appraisal report determining that the Property has a value of sixty thousand dollars (\$60,000.00) under the APRA valuation formula; and

**WHEREAS**, the JCRA wishes to authorize the acquisition of the Property by negotiated purchase or eminent domain for this appraised value.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Jersey City Redevelopment Agency hereby authorizes the Agency to acquire the Property through negotiated purchase for the sum of sixty thousand dollars (\$60,000.00) and, if the Agency is unable to acquire the Property by negotiated purchase for this amount, to file a condemnation action to acquire title to the Property through eminent domain and to deposit the sum of sixty thousand dollars (\$60,000.00) into Superior Court in conjunction with the filing of this condemnation action; and

**BE IT FURTHER RESOLVED** that the Executive Director is hereby authorized to sign, on behalf of the Agency, any and all documents necessary to implement the acquisition of the Property by negotiated purchase or eminent domain, subject to the review and approval of such documents as to form by the Agency's General Counsel.

<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma Greene				
Rolando R. Lavarro, Jr.				
Darwin R. Ona				
Daniel Rivera				

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of September 17, 2018.

\_\_\_\_\_  
SECRETARY

225

Reso No. 18-09-\_\_\_\_\_

Regular Meeting  
September 17, 2018

**A G E N D A**

**Sip Avenue Redevelopment Area** - Board authorization is requested to extend the conditional designation of St. George and St. Shenuda Coptic Orthodox Church as redeveloper of property located within the above redevelopment area.

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

**Chris Fiore**

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

**WHEREAS**, the City of Jersey City (the “City”) designated the Sip Avenue Gateway Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment under the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), and thereafter adopted the Sip Avenue Gateway Redevelopment Plan (as amended and supplemented from time to time, the “**Redevelopment Plan**”) in order to establish the zoning requirements within the Redevelopment Area; and

**WHEREAS**, the Agency has previously entered into a redevelopment agreement with Nashed Construction LLC (the “**Initial Redeveloper**”) dated July 18, 2006 (the “**Initial Redevelopment Agreement**”) with respect to certain property within the Redevelopment Area, including those properties currently identified on the City’s official tax map as Block 11801, Lots 2 and 4, and fronting on Freeman Avenue, adjacent to Holy Name Cemetery, Block 11802, bounded by Freeman Avenue, Sip Avenue, Field Avenue and Holy Name Cemetery, and the portion of Block 11803 identified as Lots 1, 2, 14 and 16 and bounded by Sip Avenue, Field Avenue and Holy Name Cemetery (collectively, the “**Property**”); and

**WHEREAS**, on March 21, 2017, the Agency adopted Resolution #17-03-24 conditionally designating St. George and St. Shenuda Coptic Orthodox Church (the “**Prospective Redeveloper**”) as redeveloper of the Property, for a period of sixty (60) days to allow time for the Parties to negotiate and enter into a redevelopment agreement for the redevelopment of the Property; and

**WHEREAS**, the Redeveloper, either itself or through an affiliate, has entered into contracts to purchase the Property, including certain parcels to be acquired from the Initial Redeveloper; and

**WHEREAS**, the Agency desires to extend Redeveloper’s designation as redeveloper of the Property until January 15, 2019, which period may be extended if necessary in the sole discretion of the Agency’s Executive Director for one (1) additional period of thirty (30) days so that the Agency may complete the negotiation of a redevelopment agreement with the Redeveloper for the redevelopment of the Property,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

**Section 1.** The recitals hereto are incorporated herein as if set forth at length.

**Section 2.** The conditional designation as redeveloper of the Property previously granted to Redeveloper is hereby extended until January 15, 2019, which period may be extended if necessary in the sole discretion of the Agency's Executive Director for one (1) additional period of thirty (30) days, to allow the Agency to complete the negotiation of a redevelopment agreement with the Redeveloper for the redevelopment of the Property.

**Section 3.** The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

**Section 4.** This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on September 17, 2018.

\_\_\_\_\_  
DIANA H. JEFFREY, SECRETARY

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Darwin R. Ona				
Daniel Rivera				



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING THE  
ANNUAL REPORT OF AUDIT FOR 2017**

**WHEREAS**, the Local Authorities Fiscal Control Law, specifically, *N.J.S.A.* 40A:5A-15, requires that each local authority make an annual audit of its books, accounts and financial transactions; and

**WHEREAS**, the Annual Report of Audit of the Jersey City Redevelopment Agency (the "**Agency**") for the year 2017 has been filed by a Registered Municipal Accountant with the Secretary of the Agency as required by law, and a copy has been received by each member of the Agency's Board of Commissioners; and

**WHEREAS**, in accordance with *N.J.S.A.* 40A:5A-17 and regulations of the Local Finance Board in the Division of Local Government Services, Department of Community Affairs, the Board of Commissioners must enact a resolution certifying to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed the annual audit report, and specifically the sections of the audit report entitled Schedule of Findings and Questioned Costs and General Comments and Recommendations, and must also execute an affidavit with respect thereto,

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

**Section 1.** The recitals above are hereby incorporated herein as if set forth at length.

**Section 2.** The Annual Report of Audit for the year 2017 is hereby accepted.

**Section 3.** The Agency hereby affirms that the members of the Agency's Board of Commissioners have reviewed the Annual Report of Audit, and specifically the sections of the audit report entitled Schedule of Findings and Questioned Costs and General Comments and Recommendations.

**Section 4.** The Secretary of the Agency is hereby authorized and directed to submit a certified copy of this Resolution and the required affidavit to the Division of Local Government Services of the State of New Jersey.

**Section 5.** This Resolution shall take effect immediately.

Diana H. Jeffrey, Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of September 17, 2018.

<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Darwin R. Ona				
Daniel Rivera				

**CERTIFICATION OF GOVERNING BODY OF THE ANNUAL  
AUDIT  
GROUP AFFIDAVIT FORM**

STATE OF NEW JERSEY  
COUNTY OF HUDSON

We, the members of the Board of Commissioners of the Jersey City Redevelopment Agency, in the City of Jersey City and the County of Hudson, being duly sworn according to law, upon our oath depose and say:

1. We are duly appointed members of the Board of Commissioners of the Jersey City Redevelopment Agency in the City of Jersey City and the County of Hudson;
2. In the performance of our duties, and in accordance with N.J.S.A. 40A:5A-15 and N.J.S.A. 40A:5-17 we have familiarized ourselves with the contents of the Annual Report of Audit filed with the Secretary of the Agency for the year 2017;
3. We certify that we have personally reviewed and are familiar with, at a minimum, the sections of the Annual Report of Audit entitled Schedule of Findings and Questioned Costs and General Comments and Recommendations.

\_\_\_\_\_  
(L.S.) Donald R. Brown

\_\_\_\_\_  
(L.S.) Douglas Carlucci

\_\_\_\_\_  
(L.S.) Evelyn Farmer

\_\_\_\_\_  
(L.S.) Erma D. Greene

\_\_\_\_\_  
(L.S.) Rolando R. Lavarro, Jr.

\_\_\_\_\_  
(L.S.) Darwin R. Ona

\_\_\_\_\_  
(L.S.) Daniel Rivera

Sworn to and subscribed before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public of New Jersey

-----  
The Secretary of the Jersey City Redevelopment Agency shall set forth the reason for the absence of signature of any members of the governing body.

**IMPORTANT:** This certificate must be sent to the Bureau of Financial Regulation and Assistance, Division of Local Government Services, P.O. Box 803, Trenton, New Jersey 08625.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING A  
PETTY CASH FUND**

**WHEREAS**, a local unit may authorize the establishment of a petty cash fund in accordance with *N.J.S.A. 40A:5-21* by adopting a resolution and submitting the same to the Director of the Division of Local Government Services for approval; and

**WHEREAS**, the Jersey City Redevelopment Agency (the "**Agency**"), an instrumentality of the City of Jersey City, in the County of Hudson, wishes to establish a petty cash fund in the amount of \$500.00 (the "**Petty Cash Fund**"); and

**WHEREAS**, the custodian for this Petty Cash Fund is Jesamil Suazo, who is bonded for the amount of \$950,000.00; and

**WHEREAS**, the custodian of the Petty Cash Fund shall maintain records for the Petty Cash Fund in a manner conducive to proper accounting and auditing procedures,

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

**Section 1.** The recitals above are hereby incorporated herein as if set forth at length.

**Section 2.** The Agency hereby authorizes the establishment of the Petty Cash Fund.

**Section 3.** The Agency hereby authorizes Jesamil Suazo to serve as the custodian of the Petty Cash Fund.

**Section 4.** The Secretary of the Agency, in consultation with the Agency's Chief Financial Officer, is hereby authorized and directed to submit two copies of this Resolution and any requisite supporting documentation to the Director of the Division of Local Government Services in the Department of Community Affairs for approval.

**Section 5.** This Resolution shall take effect immediately.

Diana H. Jeffrey, Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of September 17, 2018.

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Darwin R. Ona				
Daniel Rivera				

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY  
REDEVELOPMENT AGENCY AUTHORIZING AGENCY STAFF TO ATTEND  
NATIONAL BROWNFIELDS LEADERSHIP SUMMIT**

**WHEREAS**, the Jersey City Redevelopment Agency (the "**Agency**") is an instrumentality of the City of Jersey City (the "**City**") with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as the same may be amended and/or supplemented from time to time, the "**Redevelopment Law**"); and

**WHEREAS**, in furtherance of its redevelopment objectives, the Agency finds it necessary or desirable from time to time for its employees to attend seminars, continuing education classes and/or seminars on redevelopment-related topics; and

**WHEREAS**, the Agency wishes to authorize Benjamin Delisle to attend the National Brownfields Leadership Summit, hosted by the Center for Creative Land Recycling and occurring on September 25<sup>th</sup> and 26<sup>th</sup> in Washington, D.C. (the "**Conference**"); and

**WHEREAS**, the Agency further wishes to authorize the utilization of a portion of certain grants received from the Environmental Protection Agency (the "**Grant Funds**") to offset eligible costs of Conference attendance,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

**Section 1.** The recitals hereto are incorporated herein as if set forth at length.

**Section 2.** Benjamin Delisle is hereby authorized to attend the National Brownfields Leadership Conference.

**Section 3.** The utilization of a portion of the Grant Funds to offset eligible costs of Conference attendance is hereby authorized.

**Section 4.** This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on September 17, 2018.

\_\_\_\_\_  
DIANA H. JEFFREY, SECRETARY

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Darwin R. Ona				
Daniel Rivera				



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST  
AS OF SEPTEMBER 17, 2018**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of September 17, 2018

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of September 17, 2018 be approved as presented.

\_\_\_\_\_  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated September 17, 2018.

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Daniel Rivera				
Darwin R. Ona				

**RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE PERSONNEL LIST AS OF  
SEPTEMBER 17, 2018**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of September 17, 2018

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of September 17, 2018 be approved as presented.

\_\_\_\_\_  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners adopted at their Meeting dated September 17, 2018.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Daniel Rivera				
Darwin R. Ona				