



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 17th DAY OF SEPTEMBER 2018**

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The Board of Commissioners of the Jersey City Redevelopment Agency met for their Regular Board Meeting located at, 180 Ninth Street, Jersey City, New Jersey on Monday, September 17, 2018 at 6:00 p.m., the place and date duly established for the holding of such Meeting. The Vice Chairman called the Meeting to order at 6:05 p.m., and upon roll call the following answered **present**:

<b>Douglas Carlucci (6:24pm)</b>	<b>Evelyn Farmer</b>
<b>Donald Brown</b>	<b>Erma Greene</b>
<b>Darwin R. Ona</b>	

and the following were **absent**: **Rolando R. Lavarro, Jr. and Daniel Rivera**. The Vice Chairman thereupon declared a quorum present. Also present at the Meeting were Diana H. Jeffrey, Esq, Executive Director; Christopher Fiore, Assistant Executive Director; Jesamil Suazo, Secretary to the Board and secretary for the Meeting; Special General Counsel, Jennifer Credidio; Mary Pat Noonan, Senior Project Manager; Denise Cicarelli, Clerk Typist; Maria Aguilar-Ambrossi, Paralegal; Hjordys Espinal, Project Assistant; Laurie Romo, Accounts Clerk; Benjamin Delisle, Director of Development; and those listed on the attached Attendance Sheet.

Immediately following the Pledge of Allegiance the Executive Director announced that in accordance with the "Open Public Meetings Act," a copy of the Public Notice was sent to the Jersey Journal and to the City Clerk for the public's review and information.

The Vice Chair then acknowledged public speaker, Bob Miller, a resident of the City of Jersey City, who questioned the Board about the reappointment of Chairman Lavarro and questioned the appointment of other Board members in different City departments not affiliated with the Jersey City Redevelopment Agency. Mr. Miller made the Board aware of his concerns about the Agency's 2017 Audit and indicated that he was glad the 2017 Audit was completed.

There being no more presentations or public speakers, the Board went into closed session. Accordingly, the following Resolution was introduced and duly seconded:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY  
CITY REDEVELOPMENT AGENCY APPROVING GOING INTO  
EXECUTIVE SESSION TO DISCUSS CERTAIN MATTERS  
(See Resolution #1 dated September 17, 2018 attached hereto.)**

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

Emerging from Executive Session Special General Counsel Jennifer Credidio made it known that discussions involving litigation, contract negotiations and personnel took place; no formal action was taken.

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

There being no questions, the Vice Chairman called for a Consent Agenda for Items #2 through #21, with the exception of Item #9, which was withdraw . All Items, with the exception of Item #9, were 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 EXTENDING THE DESIGNATION OF 8 AETNA STREET, LLC AS REDEVELOPER OF PROPERTY LOCATED IN BLOCK 15801 IN THE GRAND JERSEY REDEVELOPMENT AREA**

(See Resolution #4 dated September 17, 2018 attached hereto.)

**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**

(See Resolution #5 dated September 17, 2018 attached hereto.)

**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**

(See Resolution #6 dated September 17, 2018 attached hereto.)

**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**

(See Resolution #7 dated September 17, 2018 attached hereto.)

**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**

(See Resolution #8 dated September 17, 2018 attached hereto.)

**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**

**(See Resolution #10 dated September 17, 2018 attached hereto.)**

**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 S 1052-1068 GARFIELD AVENUE AND 467, 461 & 457 COMMUNIPAW AVENUE**

**(See Resolution #11 dated September 17, 2018 attached hereto.)**

**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**

**(See Resolution #12 dated September 17, 2018 attached hereto.)**

**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**

**(See Resolution #13 dated September 17, 2018 attached hereto.)**

**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**

**(See Resolution #14 dated September 17, 2018 attached hereto.)**

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

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

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

(See Resolution #16 dated September 17, 2018 attached hereto.)

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

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

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

(See Resolution #18 dated September 17, 2018 attached hereto.)

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

(See Resolution #19 dated September 17, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
PROFESSIONAL SERVICES CONTRACT WITH ATLANTIC  
ENVIRONMENTAL SOLUTIONS, INC. IN CONNECTION WITH  
THE REMEDIATION OF PROPERTIES IN THE GRAND JERSEY  
REDEVELOPMENT AREA**

(See Resolution #20 dated September 17, 2018 attached hereto.)

**RESOLUTION AUTHORIZING A CONTRACT WITH  
ADVANCED SCAFFOLD SERVICES, LLC FOR THE RENTAL  
AND INSTALLATION OF SCAFFOLDING ON PROPERTY  
LOCATED WITHIN THE JOURNAL SQUARE 2060  
REDEVELOPMENT AREA**

(See Resolution #21 dated September 17, 2018 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Greene, Ona and Farmer and the following voted "NAY": None. The Vice Chair thereupon declared the Resolutions adopted as introduced.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 6:41 p.m.

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Secretary