



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 16th DAY OF OCTOBER 2018**



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 Tuesday, October 16, 2018 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 6:08 p.m., and upon roll call the following answered **present**:

Douglas Carlucci

Evelyn Farmer

Donald Brown

Erma Greene

Rolando R. Lavarro, Jr.

Daniel Rivera

and the following were **absent Darwin R. Ona**: The 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; Daniel Nazario, Project Assistant; Phil Orphanidis, Real Estate Manager; Laurie Romo, Accounts Clerk; Elizabeth Vasquez, Supervising Fiscal Officer; 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.

There being no 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 October 16, 2018 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Farmer, Greene, Lavarro and Rivera 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.

Commissioner Brown inquired about Item #5; Has the 28 Liberty Manor Development, LLC made any payments? Director Jeffrey responded accordingly.

Commissioner Brown inquired about Item #13; The proposal states an amount and the resolution states a different amount. Director Jeffrey responded accordingly.

Commissioner Brown inquired about Item #22 and 23; Ask for clarification on the amended amounts. Director Jeffrey responded accordingly.

There being no further questions, the Chairman called for a Consent Agenda for Items #2 through #28, 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 APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 17, 2018

(See Resolution #2 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE MINUTES OF EXECUTIVE SESSION THE REGULAR MEETING OF SEPTEMBER 17, 2018

(See Resolution #3 dated October 16, 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 THE BAYFRONT PROJECT WITHIN THE BAYFRONT REDEVELOPMENT AREA

(See Resolution #4 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIFTH AMENDMENT OF THE MORTGAGE AND NOTE WITH 28 LIBERTY MANOR DEVELOPMENT, LLC FOR PROPERTY LOCATED WITHIN THE BRIGHT STREET REDEVELOPMENT AREA

(See Resolution #5 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO THE LICENSE AGREEMENT BETWEEN THE CITY OF JERSEY CITY AND THE JERSEY CITY REDEVELOPMENT AGENCY PERTAINING TO THE ACCESS OF CERTAIN PROPERTY WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #6 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CERTAIN TRANSFERS PURSUANT TO THE REDEVELOPMENT AGREEMENT WITH GS FC JERSEY CITY PEP 2 URBAN RENEWAL, LLC FOR PROPERTY IN THE HARSIMUS COVE STATION REDEVELOPMENT AREA

(See Resolution #7 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH LWDMR ARCHITECTS FOR ARCHITECTURAL SERVICES AT 292 MARTIN LUTHER KING DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #8 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LEASE AGREEMENT WITH SOUTH HUDSON CIVIC ASSOCIATION FOR COMMERCIAL SPACE AT 665 OCEAN AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #9 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY WITH RESPECT TO 693-701 NEWARK AVENUE AND 30 COTTAGE STREET WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #10 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SITE ACCESS AGREEMENT WITH CANBIS, LLC WITH RESPECT TO 693-701 NEWARK AVENUE AND 30 COTTAGE STREET WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #11 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF PARK AVENUE LANDING, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

(See Resolution #12 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO PROFESSIONAL SERVICES CONTRACT NO. 18-08-DJ08 WITH CME ASSOCIATES FOR ENGINEERING SERVICES AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #13 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 18-10-DN6 WITH RENT-A-FENCE, INC. FOR NEW FENCE SCREENING AND FENCE REPAIR AT THE PAVILION PROJECT SITE AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #14 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO EMERGENCY CONTRACT 18-07-DN4 WITH WILLIE'S FENCE COMPANY, LLC WITH RESPECT TO THE INSTALLATION OF A BASEBALL BACKSTOP AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE APPROVAL AND EXECUTION OF A REDEVELOPMENT AGREEMENT WITH GARDEN STATE EPISCOPAL FOR THE SALE AND REDEVELOPMENT OF THE PROPERTY LOCATED AT 97-99 DWIGHT STREET (BLOCK 25804, LOTS 10 AND 9) WITHIN THE TURNKEY REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE APPROVAL AND EXECUTION OF A REDEVELOPMENT AGREEMENT WITH GARDEN STATE EPISCOPAL FOR THE SALE AND REDEVELOPMENT OF THE PROPERTY LOCATED AT 92-94 STEGMAN STREET (BLOCK 25002, LOTS 28 AND 29) WITHIN THE TURNKEY REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACQUISITION OF THE ABANDONED PROPERTY LOCATED AT 364-366 PALISADE AVENUE (BLOCK 5101, LOT 1) BY NEGOTIATED PURCHASE OR EMINENT DOMAIN WITHIN SCATTER SITE REDEVELOPMENT AREA

(See Resolution #18 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING PROFESSIONAL SERVICES AGREEMENT NO. 18-08-JS2 WITH FERRAIOLI, WIELKOTZ, CERULLO AND CUVA, P.A. FOR ACCOUNTING/FINANCIAL SERVICES

(See Resolution #19 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 18-10-JS3 WITH DONOHUE, GIRONDA, DORIA AND TOMKINS, LLC FOR AUDITING SERVICES

(See Resolution #20 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AGREEMENT PURSUANT TO THE UNIFORM SHARED SERVICES CONSOLIDATION ACT, N.J.S.A. 40A:65-1 ET SEQ., PERMITTING JERSEY CITY REDEVELOPMENT AGENCY TO FUEL ITS MOTOR VEHICLES AT THE CITY OF JERSEY CITY PUBLIC WORKS FACILITY

(See Resolution #21 dated October 16, 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 #22 dated October 16, 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 LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-WIDE

(See Resolution #23 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT 18-10-DJ10 WITH MARCOS VIGIL FOR CONSULTING SERVICES WITHIN THE BAYFRONT REDEVELOPMENT AREA AS WELL AS WITH RESPECT TO OPPORTUNITY ZONES CITY-WIDE

(See Resolution #24 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING THE REGULAR MEETING SCHEDULE

(See Resolution #25 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF ACCOUNTS/INVOICE PAYMENT LIST AS OF OCTOBER 16, 2018

(See Resolution #26 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVAL OF THE PERSONNEL LIST AS OF OCTOBER 16, 2018

(See Resolution #27 dated October 16, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO AN AGREEMENT NO. 18-10-JS4 WITH FUSION CREATIVE FOR GRAPHIC DESIGN & WEB SERVICES FOR THE PERIOD FOR A ONE YEAR TERM

(See Resolution #27 dated October 16, 2018 attached hereto.)

Accordingly, for Items number 2 through 19, the following voted "AYE": Commissioner Brown, Carlucci, Farmer, Greene, Lavarro and Rivera and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolutions were adopted as introduced.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 6:40 p.m.

Secretary