



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 18th DAY OF DECEMBER 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, December 18, 2018 at 5:00 p.m., the place and date duly established for the holding of such Meeting. The Vice Chairwoman called the Meeting to order at 5:08 p.m., and upon roll call the following answered **present**:

Donald Brown

Douglas Carlucci

Evelyn Farmer

Daniel Rivera

Darwin R. Ona

and the following were **absent**: **Rolando R. Lavarro, Jr. and Erma Greene** The Vice Chairwoman 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; Phil Orphanidis, Real Estate Manager; Laurie Romo, Accounts Clerk; Hjordys Espinal, Project Assistant; LaBron Collins, Community Service Aide; 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 Chairwoman asked if there were any presentations. Markis Abraham, Esq. of the law firm The Abraham Law Firm, introduced Emmanuel Naval from Hampton Hall Architecture. Mr. Naval

indicated that the applicant, Rajiv Soin, is seeking to be designated for the development of a 3 story residential building with ground floor commercial space located on vacant land at 284 Martin Luther King Drive. Mr. Naval proposed that the 3 story building will feature 5, two bedroom, apartment units and 1,000 square feet of ground floor commercial space. Mr. Naval informed the Board of Commissioners that he has developed a number of projects within Martin Luther King Drive.

Commissioner Brown inquired will the units with be at a market rate or affordable. Accordingly, Mr. Naval indicated that the units will be market rate.

The Vice Chairwoman then acknowledged the second presentation, Eugene O'Connell, President of Cara Squared, LLC, who indicated that the applicant, World Outreach Christian Church (WOCC) is seeking to be designated for the development of a 3 story building which will feature 9 residential apartments with ground floor community space and 9 parking spaces located at 306 Bergen Avenue/141 Kearney Avenue. Mr. O'Connell informed the Board of Commissioners that the ground floor community space will be used for after school programs by World Outreach Christian Church. In addition, Mr. O'Connell indicated that all residential apartments will be made available as affordable to moderate income household with 1, 3 bedroom; 3, 2 bedrooms; and 6, 1 bedrooms.

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 December 18, 2018 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Farmer, Brown, Carlucci, Ona, and Rivera and the following voted "NAY": None. The Vice Chairwoman 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 Vice Chairwoman 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 #8; what are the responsibilities of the Agency if Urban League does not built a parking lot, as indicted. Director Jeffrey responded accordingly.

There being no further questions, the Vice Chairwoman called for a Consent Agenda for Items #2 through #22, which was moved, seconded and voted unanimously. Accordingly, the following Resolutions were introduced and duly seconded:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF THE REGULAR MEETING DATED NOVEMBER 28, 2018

(See Resolution #2 dated December 18, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED NOVEMBER 28, 2018

(See Resolution #3 dated December 18, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AMENDMENT NO.1 TO CONTRACT NO. 18-08-MPN6 WITH LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. REGARDING ENVIRONMENTAL ENGINEERING AND CONSULTING SERVICES FOR THE BAYFRONT I REDEVELOPMENT AREA

(See Resolution #4 dated December 18, 2018 attached hereto.)

RESOLUTION AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT TO PRESTIGE TITLE AGENCY TO SERVE AS TITLE AGENT FOR THE ACQUISITION OF PROPERTY WITHIN THE BAYFRONT I REDEVELOPMENT AREA

(See Resolution #5 dated December 18, 2018 attached hereto.)

RESOLUTION AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT TO PRESTIGE TITLE AGENCY TO SERVE AS TITLE AGENT FOR THE ACQUISITION OF PROPERTY WITHIN THE BAYFRONT I REDEVELOPMENT AREA
(See Resolution #6 dated December 18, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT AMONG THE JERSEY CITY REDEVELOPMENT AGENCY, MARTIN LUTHER KING DRIVE URBAN RENEWAL JOINT VENTURE PARTNERSHIP, 342 INVESTORS, LLC AND HUB PARTNERS, LLC, FOR THE REDEVELOPMENT OF A MUNICIPAL BUILDING AND MUNICIPAL PARKING DECK AND THE LOTS 1-5 PROJECT ON CERTAIN PROPERTY IN THE JACKSON HILL REDEVELOPMENT AREA
(See Resolution #7 dated December 18, 2018 attached hereto.)

RESOLUTION AUTHORIZING THE CONVEYANCE OF JERSEY CITY REDEVELOPMENT AGENCY PROPERTY LOCATED AT BLOCK 25301, LOT 92 A/K/A 254 MARTIN LUTHER KING DRIVE TO THE URBAN LEAGUE OF HUDSON COUNTY WITHIN THE JACKSON HILL REDEVELOPMENT AREA
(See Resolution #8 dated December 18, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF JERSEY PARK INFRASTRUCTURE, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED AT 255-259 COLES STREET, OTHERWISE COMMONLY KNOWN AS THE "STATCO BUILDING", AND CERTAIN PUBLIC IMPROVEMENTS WITHIN THE JERSEY AVENUE PARK REDEVELOPMENT AREA
(See Resolution #9 dated December 18, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF THE NAMDAR GROUP AS REDEVELOPER FOR PROPERTY WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
(See Resolution #10 dated December 18, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF THE NAMDAR GROUP AS REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 8101, LOTS 28 AND 29 A/K/A 630-632 NEWARK AVENUE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #11 dated December 18, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 327 COMMUNIPAW AVE. LLC FOR THE REDEVELOPMENT OF BLOCK 20201, LOT 85 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #12 dated December 18, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE OF PROPERTY AND EXECUTION OF PROJECT AGREEMENTS REGARDING POWERHOUSE REDEVELOPMENT

(See Resolution #13 dated December 18, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 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

(See Resolution #14 dated December 18, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT QUALIFYING LAW FIRMS FOR VARIOUS LEGAL SERVICES IN ALL PROJECT AREAS

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ADOPTING THE 2019 BUDGET FOR FISCAL YEAR JANUARY 1, 2019 TO DECEMBER 31, 2019

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

Approval of Accounts/Invoice Payable List as of December 18, 2018

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

Approval of Personnel List as of December 18, 2018

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A TRANSFER OF EQUITY INTEREST IN 100 HOBOKEN AVENUE PARTNERS URBAN RENEWAL, LLC, THE REDEVELOPER OF PROPERTY LOCATED WITHIN THE HOBOKEN AVENUE REDEVELOPMENT AREA

(See Resolution #19 dated December 18, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT TO BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR ENVIRONMENTAL GRANT AND SUPPORT SERVICES WITHIN REDEVELOPMENT AREAS CITY-WIDE

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH BROWNFIELD SCIENCE AND TECHNOLOGY, INC. FOR ENVIRONMENTAL SERVICES IN THE TURNKEY REDEVELOPMENT AREA

(See Resolution #21 dated December 18, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AMENDMENT TO THE 2018 AGENCY BUDGET

(See Resolution #22 dated December 18, 2018 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Farmer, Brown, Carlucci, Ona, and Rivera and the following voted "NAY": None. The Vice Chairwoman 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 5:49 p.m.

Secretary