



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 15th DAY OF JANUARY 2019



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, January 15, 2019 at 6:00 p.m., the place and date duly established for the holding of such Meeting. The Vice Chairwoman called the Meeting to order at 6:03 p.m., and upon roll call the following answered **present**:

Donald Brown

Douglas Carlucci

Evelyn Farmer

Erma Greene

Darwin R. Ona

Denise Ridley

Daniel Rivera

and the following were **absent**: NONE. 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, Bhavini Doshi; 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; 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.

At this time the Secretary to the Board and Secretary for the Meeting noted that the Board would conduct the reorganization. Vice Chairwoman Farmer turned the gavel over to Executive Director Jeffrey,

who called for nominations for the office of Chairman and Vice Chairman for the period commencing immediately and terminating January, 2020. Commissioner Brown nominated Daniel Rivera for Chairman and Evelyn Farmer for Vice Chairwoman, which was seconded by Commissioner Ona. Executive Director Jeffrey called for any other nominations; and there being none, she called to close the nominations for the office of Chairman and Vice Chairwoman. It was moved and seconded to close the nominations. Executive Director Jeffrey then called for a vote on the nomination of Daniel Rivera for the Chairman and Evelyn Farmer for Vice Chairwoman, which was moved by Commissioner Brown and seconded by Commissioner Greene. Accordingly, the following voted "AYE": Commissioners Brown, Farmer, Greene Ona, Ridley, and Rivera and the following voted "NAY": None. Executive Director Jeffrey indicated that Chairman Rivera will hold the seat as Chairman and Vice Chairwoman Farmer retained her seat as Vice Chairwoman for the period January, 2019 through January, 2020.

The Vice Chairwoman asked if there were any presentations. Joseph Elmo Cauda, Esq. of the law firm Schumann Hanlon Margulies LLC, introduced Ahmed Amin and Mohamed Amin from AM Development, LLC. Mr. Caunda indicated that the applicants are seeking to be designated for the development located on 306 Johnston Avenue. Mr. Mohamed Amin proposed the development of a 5 story, 8 unit residential building with ground floor commercial space with an elevator located on vacant land at 306 Johnston Avenue. Mr. Amin informed the Board of Commissioner that AM Development, LLC is currently owner of the property. Mr. Amin indicted that the ground commercial unit will be split into two store fronts, the 2nd thru 4th floors will consist of 2 units on each floor, each being developed with 2 bedrooms units, and the 5th floor will consist of 2 units, each will be developed as 1 bedroom units. Mr. Amin explained that pervious building was a 4 story building. However, the Amendment to the Morris

Canal Redevelopment will allow for a 5 story building. As per the Redevelopment Plan, there will be an Affordable Housing Unit.

Commissioner Brown inquired if there will be any parking available. Accordingly, Mr. Amin indicated that there will be no available parking.

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 January 15, 2019 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 Doshi 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 #4; who is responsible for the payment of the lot cleanup and demolition. Director Jeffrey responded accordingly, stating the payments will be drawn from the Agency's Budget upon request.

Commissioner Brown inquired about Item #5; there is no proposal attached to the resolution, why did the Agency select Barnes Contractors. Director Jeffrey responded accordingly, the Agency needed to establish a plan for vacant lot clean up.

Commissioner Brown inquired about Item #18, how many interns does the Agency have. Director Jeffrey responded accordingly, the Agency has one high school intern.

Commissioner Brown inquired about Item #19, why weren't any Jersey City law firm qualified. Director Jeffrey responded accordingly, no Jersey City law firm replied to the RFQ.

Chairman Rivera thanked the Board of Commissioners and the JCRA staff for awarding him the position of Chairman.

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 DECEMBER 18, 2018

(See Resolution #2 dated January 15, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED DECEMBER 18, 2018

(See Resolution #3 dated January 15, 2019 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., WITH THE CITY OF JERSEY CITY FOR DEMOLITION AND LOT CLEANING SERVICES IN ALL REDEVELOPMENT AREAS

(See Resolution #4 dated January 15, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN
EMERGENCY CONTRACT WITH BARNES CONTRACTORS
AND CONSTRUCTION MANAGEMENT, LLC FOR CONTRACT
NO. 19-01-PO1 TO SANITIZE AND SECURE CERTAIN OF
AGENCY'S PROPERTIES IN ALL REDEVELOPMENT AREAS**

(See Resolution #5 dated January 15, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES
CONTRACT TO STOCK DEVELOPMENT GROUP, INC. TO
PROVIDE THE JERSEY CITY REDEVELOPMENT AGENCY
SPECIALIZED SERVICES IN CONNECTION WITH THE
REDEVELOPMENT OF THE BAYFRONT I
REDEVELOPMENT AREA**

(See Resolution #6 dated January 15, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
PROFESSIONAL SERVICES AGREEMENT NO. 19-01-MPN2
WITH POTOMAC HUDSON ENVIRONMENTAL, INC. FOR
ENVIRONMENTAL CONSULTING AND LICENSED SITE
REMEDATION PROFESSIONAL SERVICES FOR THE
BAYFRONT I REDEVELOPMENT AREA**

(See Resolution #7 dated January 15, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 19-01-MP3 WITH LEEMARK ELECTRIC INC.
TO PERFORM ELECTRICAL SERVICES AT 180 NINTH STREET
WITHIN THE BETZ BREWERY REDEVELOPMENT AREA**

(See Resolution #8 dated January 15, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AMENDING
SCHEDULE "C" OF THE AMENDED AND RESTATED
REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY
REDEVELOPMENT AGENCY AND BRIGHT AND VARICK
URBAN RENEWAL, LLC DATED MAY 29, 2018 FOR PROPERTY
LOCATED ON BLOCK 13902, LOT 32 WITHIN THE BRIGHT AND
VARICK REDEVELOPMENT AREA**

(See Resolution #9 dated January 15, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING
CARA SQUARED, LLC, AS REDEVELOPER OF CERTAIN
PROPERTY LOCATED AT BLOCK 22502, LOTS 1, 2 AND 3 A/K/A
306 BERGEN AVENUE WITHIN THE GREEN VILLA
REDEVELOPMENT AREA**

(See Resolution #10 dated January 15, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING
RAJIV SOIN OR AN ENTITY FORMED BY HIM AS
REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK
23202, LOT 75 A/K/A 284 MARTIN LUTHER KING DRIVE
WITHIN THE JACKSON HILL REDEVELOPMENT AREA**

(See Resolution #11 dated January 15, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
DESIGNATION OF WEBB WASHINGTON COMMUNITY
DEVELOPMENT CORPORATION, A NONPROFIT
CORPORATION, AS THE REDEVELOPER OF CERTAIN
PROPERTY COMMONLY KNOWN AS 204 STEGMAN STREET
AND 174-178 MARTIN LUTHER KING JR. DRIVE WITHIN THE
JACKSON HILL REDEVELOPMENT AREA**

(See Resolution #12 dated January 15, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
TEMPORARY CONSTRUCTION EASEMENT TO 342
INVESTORS, LLC ON BLOCK 22601, LOTS 1-5 TO FACILITATE
THE REDEVELOPMENT OF A MUNICIPAL BUILDING AND
MUNICIPAL PARKING DECK ON ADJOINING PROPERTY IN
THE JACKSON HILL REDEVELOPMENT AREA**

(See Resolution #13 dated January 15, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
PROFESSIONAL SERVICES AGREEMENT WITH DRESDNER
ROBIN ENVIRONMENTAL MANAGEMENT INC. FOR
ENVIRONMENTAL CONSULTING AND LICENSED SITE
REMEDICATION PROFESSIONAL SERVICES WITHIN THE
MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #14 dated January 15, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
EXECUTION OF A FIRST AMENDMENT TO ACCESS
AGREEMENT BETWEEN JERSEY CITY REDEVELOPMENT
AGENCY AND PPG INDUSTRIES, INC. FOR THE PROPERTY
LOCATED AT BLOCK 18901.01, LOT 1.01 WITHIN THE MORRIS
CANAL REDEVELOPMENT AREA**

(See Resolution #15 dated January 15, 2019 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 #16 dated January 15, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING THE
ANNUAL MEETING SCHEDULE AND DESIGNATING
OFFICIAL NEWSPAPERS**

(See Resolution #17 dated January 15, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
REIMBURSEMENT OF EXPENSES FOR UNPAID INTERNS**

(See Resolution #18 dated January 15, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
AWARD OF SPECIAL LEGAL SERVICE CONTRACTS WITH
ERIC M. BERNSTEIN & ASSOCIATES, 19-01-DJ01; MCNALLY,
YAROS, KACZYNSKI & LIME, LLC, 19-01-DJ02;
GLUCKWALRATH, LLC, 19-01-DJ03, ARCHER & GREINER, PC,
19-01-DJ04, KINNEY, LISOVICZ, REILLY & WOLF, 19-01-DJ05;
FLORIO & KENNY, 19-01-DJ06; THE LAW OFFICES OF WANDA
CHIN MONAHAN, 19-01-DJ07; CHASEN LEYNER, 19-01-DJ08
MCMANIMON, SCOTLAND & BAUMANN, 19-01-DJ09 AND
JOHNSON AND JOHNSON 19-01-DJ10. THESE FIRMS WERE
QUALIFIED BY RESOLUTION ON DECEMBER 18, 2018**

(See Resolution #19 dated January 15, 2019 attached hereto.)

Approval of Accounts/Invoice Payable List as of January 15, 2019

(See Resolution #20 dated January 15, 2019 attached hereto.)

Approval of Personnel List as of January 15, 2019

(See Resolution #21 dated January 15, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
SETTLEMENT OF THE CONDEMNATION ACTION ENTITLED
JERSEY CITY REDEVELOPMENT AGENCY v. JOSE MALAVE, ET
ALS., DOCKET NO. HUD-L-4785-17 FOR THE SUM OF
\$1,070,000.00 AND AUTHORIZING THE JCRA'S
REDEVELOPMENT COUNSEL TO EXECUTE A CONSENT
JUDGMENT IN ORDER TO IMPLEMENT THE SETTLEMENT IN
THE SCATTER SITE REDEVELOPMENT AREA**

(See Resolution #22 dated January 15, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ACKNOWLEDGING
THE ASSIGNMENT OF THE REDEVELOPMENT AGREEMENT
FOR 201 NEW YORK AVENUE (BLOCK 3805, LOT 19) FROM
JOSEPH LENTINI TO 201 NEW YORK AVENUE JC, INC WITHIN
THE SCATTER SITE REDEVELOPMENT AREA
(Informational Item)**

Accordingly, the following voted "AYE": Commissioners Farmer, Brown, Carlucci, Ona, Ridley 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 7:00 p.m.

Secretary