



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 19th DAY OF FEBRUARY 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, February 19, 2019 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 6:03 p.m., and upon roll call the following answered **present:**

Donald Brown

Douglas Carlucci

Erma Greene

Darwin R. Ona

Denise Ridley (6: 19)

Daniel Rivera

and the following were **absent: Evelyn Farmer**. 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; Elizabeth Vasquez, Supervising Fiscal Officer; Benjamin Delisle, Director of Development; Phil Orphanidis, Real Estate Manager; Robert Napiorski, Project Assistant Laurie Romo, Accounts Clerk; Hjordys Espinal, Project Assistant; Daniel Nazario, Project Assistant; Jason Friedkin, 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.

The Chairman asked if there were any presentations. Anthony Pantano, Esq. of the law firm Chiesa Shahinian & Giantomasi PC, represented the applicant, 15th and Grove, LLC. Mr. Pantano indicated that the applicant is seeking to be designated for the redevelopment of the old Saint Lucy's Church located at 613 Grove Street. The project will be constructed in two phases. Phase One will be the construction of a new shelter, located across from the Church. Currently, the shelter consists of 5 three bedroom townhomes. Once completed, Phase Two will begin which will entail creating a new structure within the original church building. Accordingly, Mr. Pantano introduced Mr. Kelly of Minervini Vandermark Melia Kelly Architecture and Design. Mr. Kelly indicated that the proposed project will feature a 23-story mixed use residential building, located on 613 Grove, and a five-story shelter building across the street. The mixed use residential building will contain 342 parking spaces, a residential lobby and ground floor commercial space. Mr. Kelly informed the Board that Saint Lucy's Church is not considered to be a Historical Structure. However, Saint Lucy's Church is considered to be an iconic structure in Jersey City. Mr. Kelly anticipates on preserving the original structure by constructing the new building behind the church and linking the two buildings together.

Chairman Rivera highly advised Mr. Kelly to meet with the City's Historical Committee.

Commissioner Carlucci requested to see a floor plan.

Commissioner Brown inquired about the residents residing in the current shelter. Mr. John

Westervelt, from Miller Street School and St. Lucy's, informed the Commissioners that the current residents will be relocated during the construction process. Once the project is completed the residents will return. Mr. Westervelt indicated that the new shelter will be 5 stories, with a minimum of 150 beds, 14 units of which will be allocated for homeless HIV/AIDS patients, and the final floor will be affordable housing units.

Commissioner Brown inquired about the number of units in the residential building and the amount of parking spaces. Accordingly, Mr. Kelly replied, 444 total units and 342 parking spaces.

The Chairman then acknowledged the second presentation. Bernard Shivers, of Bees Construction, LLC, proposes to construct a 3 story two family home with ground floor parking for each unit at 199 Stegman Street. Mr. Shivers is seeking to provide training for the youth within the community in the field of electrical, plumbing and construction. Mr. Shivers indicated that the units will be listed as "moderately priced".

Commissioner Brown inquired about the market rate. Accordingly, Mr. Shivers replied that the units will be for purchase for a moderate rate.

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 February 19, 2019 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Greene, Ona, Ridley 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 #6; what are the costs related to the issuance. Director Jeffrey responded accordingly, the Agency has to acknowledge and accept the findings of the Local Finance Board for the development of the school located at 25 Christopher Columbus Drive. The Agency does not bare cost.

Commissioner Brown inquired about Item #11; the project consists of 2,150 units and 860 parking spaces, will this create an issue? Director Jeffrey responded accordingly, currently the project is in an undeveloped area and there no competition for parking.

Commissioner Brown inquired about Item #16; what is the location of the project? Director Jeffrey responded accordingly, the corner of Commuipaw and Garfield.

Commissioner Brown inquired about Item #17; why does not the Agency re-bid? Director Jeffrey responded accordingly, as long as there are bidders, the Agency has to make a selections.

Commissioner Brown inquired about Item #23 and #24; the Agency entered into a contract with the vendor in December, why are we amending the contract amount? Director Jeffrey responded accordingly, the Agency is working on large projects and need legal services. All these costs are reimbursed by the Developer's Escrow.

Commissioner Ridley inquired about the locations of the projects for Item #6 and Item #8.

Assistant Executive Director Fiore informed Commissioner Ridley of the locations.

Executive Director Jeffrey requested that Items #10 and #11 be amended, "Escrow Agreement referred to in these Items will be determined by the parties in the near future".

There being no further questions, the Chairman called for a Consent Agenda for Items #2 through #26, 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 JANUARY 15, 2019

(See Resolution #2 dated February 19, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED JANUARY 15, 2019

(See Resolution #3 dated February 19, 2019 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 THE BAYFRONT I REDEVELOPMENT AREA

(See Resolution #4 dated February 19, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH PRESTIGE ENVIRONMENTAL, INC. TO PERFORM A PHASE I SITE ASSESSMENT AND PRELIMINARY ASSESSMENT WITHIN THE BATES STREET REDEVELOPMENT AREA

(See Resolution #5 dated February 19, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONCERNING REVIEW OF THE FINDINGS OF THE LOCAL FINANCE BOARD IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:5A-7 WITH RESPECT TO REDEVELOPMENT AREA BOND FINANCING CONCERNING A PROJECT LOCATED AT 25 CHRISTOPHER COLUMBUS DRIVE WITHIN THE BLOCK 13102 REDEVELOPMENT AREA

(See Resolution #6 dated February 19, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 400 7TH STREET, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 400-402 7TH STREET (BLOCK 9801, LOTS 14 AND 15) WITHIN THE ENOS JONES REDEVELOPMENT AREA

(See Resolution #7 dated February 19, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF RAFA REALTY, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 387 EIGHTH STREET WITHIN THE ENOS JONES REDEVELOPMENT AREA

(See Resolution #8 dated February 19, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF CERTAIN PROJECT AGREEMENTS WITH ARGENT VENTURES LLC FOR THE REDEVELOPMENT OF CERTAIN PROPERTIES IDENTIFIED ON THE CITY'S TAX MAPS AS BLOCK 15801, LOTS 67, 68, 69 AND 70 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #9 dated February 19, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT RELATED TO THE REDEVELOPMENT OF CERTAIN PROPERTIES IDENTIFIED ON THE CITY'S TAX MAPS AS BLOCK 15801, LOTS 3.01 AND 78 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #10 dated February 19, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF PROJECT AGREEMENTS RELATED TO THE REDEVELOPMENT OF CERTAIN PROPERTIES IDENTIFIED AS BLOCK 15801, LOTS 66, 73, 74, 75, 76, 77, 79, AND 80 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #11 dated February 19, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH POTOMAC-HUDSON ENVIRONMENTAL, INC., FOR ENVIRONMENTAL ENGINEERING SERVICES WITHIN THE GREENVILLE INDUSTRIAL REDEVELOPMENT AREA

(See Resolution #12 dated February 19, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EMERGENCY CONTRACT WITH 21 CONTRACTING LLC FOR REPAIRS AT AGENCY-OWNED PROPERTY IDENTIFIED AS 152 MARTIN LUTHER KING DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #13 dated February 19, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 15TH AND GROVE JC, LLC, AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 7102, LOT 7 AND BLOCK 7103, LOTS 12-17 WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA

(See Resolution #14 dated February 19, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF CANBIS, LLC AS REDEVELOPER OF BLOCK 7902, LOTS 25, 26, 27, 28, 29 AND 45 WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF NOVUSEQUITIES, 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

(See Resolution #16 dated February 19, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF A CONTRACT FOR CONSTRUCTION OF PHASE V, THE PAVILION, AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #17 dated February 19, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF WALLABOUT REALTY HOLDING, LLC AS REDEVELOPER FOR PROPERTY LOCATED ON BLOCK 19901, LOTS 2-7 AND 41-44 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #18 dated February 19, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EMERGENCY CONTRACT WITH 21 CONTRACTING LLC FOR DEMOLITION AND CLEANUP OF DAMAGE CAUSED BY FLOODING AT AGENCY-OWNED PROPERTY IDENTIFIED AS 405-407 OCEAN AVENUE WITHIN THE OCEAN/BAYVIEW REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 25 CLINTON AVENUE, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 21-25 CLINTON AVENUE (BLOCK 18801, LOT 5) WITHIN THE SCATTER SITE REDEVELOPMENT AREA

(See Resolution #20 dated February 19, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF SPECIAL LEGAL SERVICE CONTRACT 19-02-DJ11 WITH APRUZZESE, McDERMOTT, MASTRO & MURPHY, P.C. (See Resolution #21 dated February 19, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ANY TWO (2) OF THE AGENCY'S FOUR (4) SIGNATORIES FOR CHECKS UP TO AND INCLUDING \$10,000

(See Resolution #22 dated February 19, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT No. 19-01-DJ4 WITH ARCHER & GREINER, P.C. FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-WIDE

(See Resolution #23 dated February 19, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN
AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
NO. 19-01-DJ9 WITH McMANIMON, SCOTLAND & BAUMANN,
LLC FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS
REDEVELOPMENT AREAS CITY-WIDE**

(See Resolution #24 dated February 19, 2019 attached hereto.)

Approval of Accounts/Invoice Payable List as of February 19, 2019

(See Resolution #25 dated February 19, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
SECOND AMENDMENT TO THE REDEVELOPMENT
AGREEMENT BETWEEN JOHNSTON VIEW OWNER URBAN
RENEWAL COMPANY LLC AND THE JERSEY CITY
REDEVELOPMENT AGENCY FOR PROPERTY LOCATED IN THE
GRAND JERSEY REDEVELOPMENT AREA**

(See Resolution #24 dated February 19, 2019 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Greene, Ona, Ridley 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 7:11 p.m.

Secretary