



**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 26th DAY OF MARCH 2019**



The Board of Commissioners of the Jersey City Redevelopment Agency met for their Special Board Meeting located at 180 Ninth Street, Jersey City, New Jersey on Tuesday, March 26, 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 6:09 p.m., and upon roll call the following answered **present**:

Donald Brown

Douglas Carlucci

Darwin R. Ona

Denise Ridley

Daniel Rivera

and the following were **absent: Evelyn Farmer and Erma Greene**. The Chairman thereupon declared a quorum present. Also present at the Meeting were Diana H. Jeffrey, Esq, Executive Director; Jesamil Suazo, Secretary to the Board and secretary for the Meeting; Jennifer Credidio; General Counsel; Mary Pat Noonan, Senior Project Manager; Phil Orphanidis, Real Estate Manager; Robert Napiorski, Project Assistant; Laurie Romo, Accounts Clerk; Hjordys Espinal, Project Assistant; Jason Friedkin, Project Assistant; Maria Aguilar-Ambrossi, Paralegal; 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 acknowledged that the presenters were not in attendance.

There being no 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 March 26, 2019 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, 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, General Credidio made it known that discussions involving litigation, contract negotiations and personnel took place; no formal action was taken.

The Chairman acknowledged the presenters. Charles J. Harrington, Esq. of the law firm Connell Foley, represented the applicant, 550 Johnston Ave, LLC. Mr. Harrington informed the Board of Commissioners that the proposed project is located at the corner of Johnston Avenue and Cornelison Avenue within the Morris Canal Redevelopment Area. Mr. Harrington indicated that the applicant has successfully completed projects with the Agency and seeking to be redesignated. Mr. Harrington stated the redeveloper proposes a 6 story residential building containing seventy (70) market rate units, in which 10% of the units will be Veteran Preferred Housing, and ground floor parking with twenty-nine (29) parking spaces. The applicant will be working with the Agency to fulfill the Veteran Preferred Housing requirements.

Commissioner Brown inquired about the parking at the location, "There is not a sufficient amount of public transportation in the area. Will having 70 units and only 29 parking spaces be an issue?" Mr. Harrington informed the Commissioners that the developer is in the pursuit of the lot next to the property for additional parking.

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

There being no public speakers and no further questions, the Chairman called for a Consent Agenda for Items #2 through #24, 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 FEBURAY 19,2019

(See Resolution #2 dated March 26, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED FEBURARY 19, 2019

(See Resolution #3 dated March 26, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE PAYOFF AND REDEMPTION OF THE TAX LIEN ON THE PROPERTY OWNED BY SJBC COMMUNITY DEVELOPMENT CORP. LOCATED WITHIN THE 826 OCEAN AVENUE REDEVELOPMENT AREA

(See Resolution #4 dated March 26, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING MECCA REALTY DEVELOPMENT LLC AS the DESIGNATED SUB-REDEVELOPER OF Block 13802, Lots 3, 4, 5, 6, 7, 9, 19, 11, 20, 22 and 23, Block 13801, Lots 1, 2, 3 and 4, and Block 13801, Lots 9, 10, 11, 13, 14 and 15 WITHIN THE BATES STREET REDEVELOPMENT AREA

(See Resolution #5 dated March 26, 2019 attached hereto.)

RESOLUTION AUTHORIZING A SIXTH AMENDMENT OF THE MORTGAGE AND NOTE WITH 28 LIBERTY MANOR DEVELOPMENT, LLC FOR PROPERTY LOCATED WITHIN THE BRIGHT STREET REDEVELOPMENT AREA

(See Resolution #6 dated March 26, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONVEYANCE OF 423 GRAND STREET TO G & S GRAND STREET LLC WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #7 dated March 26, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN EASEMENT AND THE TRANSFER OF PROPERTY TO OCEAN MLK URBAN RENEWAL ASSOCIATES, L.P. FOR THE REDEVELOPMENT OF A PORTION OF THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #8 dated March 26, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCEPTANCE OF TITLE FOR BLOCK 21305, LOT 34 A/K/A 26 VIRGINIA AVENUE, AND FURTHER, AUTHORIZING THE CONVEYANCE OF BLOCK 21305, LOTS 33 AND 34, A/K/A 24 AND 26 VIRGINIA AVENUE TO THE VIRGINIA GARDENS HOMEOWNERS ASSOCIATION LOCATED WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #9 dated March 26, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING FAIR MARKET VALUE FOR PROPERTY LOCATED IN BLOCK 10704, LOT 39 AND KNOWN AS 61-63 SIP AVENUE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #10 dated March 26, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH LHN II, LOC FOR PROPERTY LOCATED IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

(See Resolution #11 dated March 26, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF AM DEVELOPMENT, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 17504, LOT 16 A/K/A 306 JOHNSTON AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #12 dated March 26, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A REDEVELOPMENT AGREEMENT WITH DESIGNATED REDEVELOPER LANDMARK DEVELOPERS LLC FOR PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #13 dated March 26, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH WALLABOUT REALTY HOLDING, LLC AS REDEVELOPER FOR CERTAIN PROPERTY KNOWN AS BLOCK 19901, LOTS 2, 3, 4, 5, 6, 7, 42, 43, AND 44 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #14 dated March 26, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH GRO ARCHITECTS, PLLC FOR ARCHITECTURAL SERVICES AT AGENCY-OWNED PROPERTY IDENTIFIED AS 405-407 OCEAN AVENUE WITHIN THE OCEAN/BAYVIEW REDEVELOPMENT AREA

(See Resolution #15 dated March 26, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING BEE'S CONSTRUCTION, LLC, AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 25101, LOT 6 WITHIN THE TURNKEY REDEVELOPMENT AREA

(See Resolution #16 dated March 26, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ELIZABETH VASQUEZ TO ATTEND THE 50TH ANNUAL RUTGERS UNIVERSITY PUBLIC PURCHASING EDUCATION FORUM IN ATLANTIC CITY MAY 1 AND 2, 2019

(See Resolution #17 dated March 26, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING MARIA AMBROSSI AND JASON FRIEDKIN TO ATTEND THE RUTGERS UNIVERSITY INTRODUCTION TO AFFORDABLE HOUSING FOR NJ MUNICIPALITIES COURSE

(See Resolution #18 dated March 26, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR AND SECRETARY OF THE BOARD TO APPROVE THE ASSISTANT EXECUTIVE DIRECTOR TO ACT AS THE ACTING SECRETARY OF THE BOARD IN THE ABSENCE OF THE EXECUTIVE DIRECTOR

(See Resolution #19 dated March 26, 2019 attached hereto.)

Approval of Accounts/Invoice Payable List as of March 26, 2019

(See Resolution #20 dated March 26, 2019 attached hereto.)

Approval of Personnel List as of March 26, 2019

(See Resolution #21 dated March 26, 2019 attached hereto.)

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

(See Resolution #22 dated March 26, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING NEWARK AVENUE JV, LLC AS REDEVELOPER AND AUTHORIZING THE NEGOTIATION OF A REDEVELOPMENT AGREEMENT FOR CERTAIN PROPERTY COMMONLY KNOWN AS 693-701 NEWARK AVENUE, 30 COTTAGE STREET, 703-707 NEWARK AVENUE, AND 40 COTTAGE STREET, IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #23 dated March 26, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING MARIA AMBROSSI AND JASON FRIEDKIN TO ATTEND THE RUTGERS UNIVERSITY INTRODUCTION TO AFFORDABLE HOUSING PROFESSIONAL CERTIFICATION PROGRAM

(See Resolution #24 dated March 26, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACKNOWLEDGING THE ASSIGNMENT OF THE REDEVELOPMENT AGREEMENT FOR 152 MLK DRIVE (BLOCK 25101, LOT 51) FROM SGCM, LLC TO 152 MLK, LLC WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Informational Item dated March 26, 2019 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, 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 6:42 p.m.

Secretary