



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 21st DAY OF MAY 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, May 21, 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 6:11 p.m., and upon roll call the following answered **present**:

Donald Brown

Douglas Carlucci

Erma Greene

Darwin R. Ona

Daniel Rivera

And the following were **absent**: **vice chair Evelyn Farmer and Denise Ridley**. 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; 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 there were no presenters.

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 May 21, 2019 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Greene, Ona, 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 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 #11; why did the Agency select a company from Swartswood versus a local company? Mary Pat Noonan responded accordingly, J&B had the lowest proposal.

Commissioner Brown inquired about Item #20; was there a preschool previously in that area? Effy Namdar responded accordingly, there was previously a preschool near the location; however due to funding the school was closed.

There being no further questions, the Chairman called for a Consent Agenda for Items #2 through #35, 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 SPECIAL
MEETING DATED APRIL 16, 2019**

(See Resolution #2 dated May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED APRIL 16, 2019

(See Resolution #3 dated May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT NO. 19-05-MPN9 WITH NW FINANCIAL GROUP, LLC FOR REDEVELOPMENT FINANCIAL CONSULTANT SERVICES WITHIN ALL PROJECTS AREAS

(See Resolution #4 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH CME ASSOCIATES FOR PROFESSIONAL ENGINEERING SERVICES IN THE BAYFRONT I REDEVELOPMENT AREA

(See Resolution #5 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT WITH PERKINS EASTMAN FOR ARCHITECTURAL SERVICES WITHIN THE BAYFRONT I REDEVELOPMENT AREA

(See Resolution #6 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH NEGLIA ENGINEERING ASSOCIATES FOR PROFESSIONAL ENGINEERING SERVICES IN THE BAYFRONT I REDEVELOPMENT AREA

(See Resolution #7 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE USE OF COMPETITIVE CONTRACTING TO AWARD A CONTRACT FOR SECURITY SERVICES WITHIN THE BAYFRONT I REDEVELOPMENT AREA

(See Resolution #8 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SITE ACCESS AGREEMENT WITH 550 JOHNSTON AVENUE LLC WITH RESPECT TO CERTAIN PROPERTY COMMONLY KNOWN AS 550 JOHNSTON AVENUE WITHIN THE BEACON REDEVELOPMENT AREA

(See Resolution #9 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PURCHASE ORDER WITH J&B LANDSCAPE INC. FOR SEASONAL MAINTENANCE AND LANDSCAPING AT 180 NINTH STREET WITHIN THE BETZ BREWERY REDEVELOPMENT AREA

(See Resolution #10 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE IMPOSITION OF DEED NOTICES ON PROPERTY OWNED BY THE JERSEY CITY REDEVELOPMENT AGENCY KNOWN AS BLOCK 27402, LOT 4 (SITE 100) WITHIN THE CLAREMONT INDUSTRIAL REDEVELOPMENT AREA

(See Resolution #11 May 21, 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 #12 May 21, 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 BRUNSWICK TRIANGLE REHABILITATION AREA 2 WITHIN THE ENOS JONES REDEVELOPMENT AREA

(See Resolution #13 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF CARA SQUARED, LLC AS REDEVELOPER AND GRANTING AN ACCESS AGREEMENT FOR PROPERTY LOCATED AT BLOCK 22502, LOTS 1, 2 AND 3 WITHIN THE GREEN VILLA REDEVELOPMENT AREA

(See Resolution #14 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF RAJIV SOIN AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 23202, LOT 75 WITHIN THE JACKSON HILL REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING AND RESTATING RESOLUTION NO. 19-04-7 AUTHORIZING A LICENSE AGREEMENT FOR FILM PRODUCTION AT AGENCY-OWNED PROPERTIES WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #16 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EXTENSION OF THE 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 #17 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A PROJECT NOTE IN CONNECTION WITH THE PATHSIDE REDEVELOPMENT PROJECT AND DETERMINING CERTAIN OTHER MATTERS RELATED THERETO IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #18 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 626-630 NEWARK AVENUE, LLC FOR THE REDEVELOPMENT OF BLOCK 8101, LOTS 28 AND 29 WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #19 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH HOMESTEAD ASSEMBLAGE, LLC FOR THE REDEVELOPMENT OF BLOCK 7902, LOTS 43 AND 44, AND BLOCK 7903, LOTS 19, 38 AND 39 WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #20 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH PHILLIPS PREISS GRYGIEL LEHENY HUGHES, LLC FOR PROFESSIONAL PLANNING CONSULTANT SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #21 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF NOVUS EQUITIES, LLC AS REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 1052-1068 GARFIELD AVENUE AND 467, 461, AND 457 COMMUNIPAW AVENUE LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #22 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH INTEGRA REALTY RESOURCES FOR APPRAISAL SERVICES WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #23 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH CME ASSOCIATES FOR ENGINEERING SERVICES AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #24 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH CME ASSOCIATES FOR ENGINEERING SERVICES AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #25 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING HUDSON REALTY ABSTRACT COMPANY TO PROVIDE TITLE WORK AND TITLE INSURANCE FOR THE PURCHASE, SALE AND EXCHANGE OF PROPERTY WITH THE PORT AUTHORITY TRANS-HUDSON CORP (PATH)

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT AND PURCHASE AND SALE AGREEMENT WITH 25 CLINTON AVENUE, LLC FOR CERTAIN PROPERTY COMMONLY KNOWN AS 25 CLINTON AVENUE (BLOCK 18801, LOT 5) WITHIN THE SCATTER SITE REDEVELOPMENT AREA

(See Resolution # 27 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ELIZABETH VASQUEZ TO ATTEND THE QPA NEW JERSEY STATE LEAGUE OF MUNICIPALITIES MINI ONE-DAY CONFERENCE ON JUNE 14, 2019

(See Resolution #28 May 21, 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 #29 May 21, 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 #30 May 21, 2019 attached hereto.)

Approval of Accounts/Invoice Payable List as of May 21, 2019

(See Resolution #31 May 21, 2019 attached hereto.)

Approval of Personnel List as of May 21, 2019

(See Resolution #32 May 21, 2019 attached hereto.)

In March 2018 the Agency designated 327 Communipaw Ave., LLC as redeveloper of property located at Block 20201, Lot 85 (327 Communipaw Avenue). In December 2018 the Agency authorized the execution of a redevelopment agreement with 327 Communipaw Ave., LLC. The redeveloper plans to construct a five (5) story building with 16 residential units of which one (1) unit shall be maintained as affordable. During negotiation of the redevelopment agreement it was agreed that the affordable unit will be no more than 50% of the AMI (Area Median Income) instead of 80%, and the redevelopment agreement has been corrected accordingly

(See INFORMATIONAL ITEM May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REJECTING BIDS FOR SALTING AND SNOW REMOVAL SERVICES WITHIN ALL REDEVELOPMENT AREAS

(See Resolution #33 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REJECTING BIDS FOR VACANT LOT CLEAN-UP AND MAINTENANCE SERVICES WITHIN ALL REDEVELOPMENT AREA

(See Resolution #34 May 21, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING THE CONTRACT FOR HVAC SERVICES AT 180 NINTH STREET IN THE BETZ BREWERY REDEVELOPMENT AREA

(See Resolution #35 May 21, 2019 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Greene, Ona, and

Rivera and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolution adopted as introduced.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 6:39 p.m.

Secretary