



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
 COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
 AGENCY HELD ON THE 18th DAY OF JUNE 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, June 18, 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 6:06 p.m., and upon roll call the following answered **present**:

Donald Brown	Douglas Carlucci
Evelyn Jones	Erma Greene
Daniel Rivera	Denise Ridley

And the following were **absent**: **Darwin R. Ona**. 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; 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 asked if there were any presentations. Patrick T. Conlon, Esq., of the law firm Connell Foley, LLP, represented the applicant, Ramnarayana Properties, LLC. Mr. Conlon indicated that the applicant is seeking to be designated for the redevelopment of Block 17505, Lots 10 and 11 (307 Pine

Street and 326-328 Johnston Avenue), located within the Morris Canal Redevelopment Area. Mr. Conlon introduced Raul Cabato of RA Design and Consultants, LLP. Mr. Cabato proposed a five (5) story mixed-use building with twenty (20) residential units and 1,862 square feet of ground floor commercial space. The proposed project will include 3 studios, 14 one bedrooms, 3 two bedrooms and two parking spots.

Commissioner Brown inquired about the parking proposed: with the new development arising within the redevelopment area, is there going to be enough parking? Accordingly, Mr. Conlon replied that the location of the proposed project will attract residents that utilize public transportation, like the nearby Hudson Bergen Light Rail.

Commissioner Carlucci inquired about the Redevelopment Plan; is there a variance in agreeance within the Redevelopment Plan? Accordingly, Mr. Conlon replied that the Redevelopment Plan does require a height variance, which is being met.

Executive Director Jeffrey noted that the proposed project will include one affordable housing unit.

The Chairman then acknowledged the second presentation. Mark Peck, Esq., of the law firm Florio, Perrucci, Steinhardt & Cappelli, LLC, represented the applicant, Nuka Properties, LLC. Mr. Peck indicated that the applicant is requesting the transfer and amendment of the redevelopment designation of 1 Edward Hart Drive, LLC. Mr. Peck indicated that the current redeveloper, 1 Edward Hart Drive, LLC, was designated at the July 2015 Board of Commissioners Meeting and entered into an agreement on October 2015. Pursuant to the agreement, 1 Edward Hart Drive, LLC, agreed to the development/conversion of the existing building into a public recreation use that would include a bar/restaurant along with recreational bowling, in accordance with the Liberty Harbor Redevelopment Plan. Mr. Peck informed the Board of Commissioners that the amendment will allow growing and

cultivating medical cannabis. Mr. Peck also informed the Board that the applicant will satisfy all loans between 1 Edward Hart Drive, LLC and the Agency.

Vice Chairwoman Jones inquired about the proposed time line. Accordingly, Seth Tipton, Esq., also from the law firm Florio, Perrucci, Steinhardt & Cappelli, LLC, informed the Board that once Nuka Properties, LLC, obtains the necessary state license, it will be approximately six to eight month to become operational.

Commissioner Carlucci inquired about the state license: what does the state licence allow Nuka to do? Accordingly, Mr. Tipton replied that the state license will allow Nuka to grow, process, and dispense medical cannabis.

The Chairman then acknowledged the third presentation. Robert F. Cavanaugh, Jr. Esq., of the law firm Water, Mcpherson, McNeil PC, represented the applicant, Daylight Transport, LLC. Mr. Cavanaugh informed the Board that Daylight Transport, LLC, is one of the nation's leading truckload carriers and currently operating on Block 1901, Lot 2 and 4 within the Tonnele Avenue Light Industrial Redevelopment Plan. Mr. Cavanaugh proposed the construction of a 100 - door cross dock terminal, expanding the Daylight Transport facility. Mr. Cavanaugh indicated that Daylight Transport is willing to improve the right of way located on Block 1101 Lot 1, Bleeker Street.

Commissioner Brown inquired about traffic: wouldn't this expansion impact the traffic in that area? Accordingly, Mr. Cavaanuaugh replied that the Daylight Transport team met with City Council. It was concluded that Daylight Transport will conduct their daily operations by using the west road, Carrol Avenue, which will direct the drivers into County Road.

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 June 18, 2019 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Greene, Jones, 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 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 #4: did any local vendors reply to the RFP for appraisal services? Director Jeffrey responded accordingly, the agency did not receive any local vendors.

Commissioner Brown commented on Item #5: glad to see a selected vendor from Hudson County.

Commissioner Ridley inquired about Item #17: how many properties will be added to the APRA list. Director Jeffrey responded accordingly, the agency worked with the Housing Department and agreed to add 19 properties to the APRA list in hopes to have the properties redeveloped.

There being no further questions, the Chairman called for a Consent Agenda for Items #2 through #18, 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 MAY 21, 2019**

(See Resolution #2 dated June 18, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION
DATED MAY 21, 2019**

(See Resolution #3 dated June 18, 2019 attached hereto.)

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

(See Resolution #4 dated June 18, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A CONTRACT WITH IN-LINE HEATING & AIR CONDITIONING FOR PROPERTIES OWNED BY THE AGENCY IN ALL PROJECT AREAS

(See Resolution #5 dated June 18, 2019 attached hereto.)

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

(See Resolution #6 dated June 18, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A LICENSE AND ACCESS AGREEMENT BETWEEN JERSEY CITY REDEVELOPMENT AGENCY AND PPG INDUSTRIES, INC. FOR PROPERTY LOCATED AT 824 GARFIELD AVENUE, BLOCK 21510, LOT 2 A/K/A CHROMIUM SITE 132 WITHIN THE CANAL CROSSING REDEVELOPMENT AREA

(See Resolution #7 dated June 18, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY TERMINATING M&M REALTY PARTNERS, LLC AS REDEVELOPER OF PROPERTY LOCATED WITHIN THE HACKENSACK RIVER EDGE REDEVELOPMENT AREA

(See Resolution #8 dated June 18, 2019 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", COLES STREET PARK AND CERTAIN PUBLIC IMPROVEMENTS WITHIN THE JERSEY AVENUE PARK REDEVELOPMENT AREA

(See Resolution #9 dated June 18, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE TRANSFER OF THE PROJECT FROM 1 EDWARD HART ROAD, LLC TO NUKA PROPERTIES, LLC SUBJECT TO THE PAYOFF OF A PROMISSORY NOTE AND MORTGAGE HELD BY THE AGENCY, AND DESIGNATING NUKA PROPERTIES, LLC AS THE REDEVELOPER, SUBJECT TO THE EXECUTION A REDEVELOPMENT AGREEMENT, OF BLOCK 24304, LOT 6 WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

(See Resolution #10 dated June 18, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF PARK AVENUE LANDING, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

(See Resolution #11 dated June 18, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SIXTH AMENDMENT ALLOWING THE TRANSFER OF THE PROJECT TO 88 REGENT STREET, LLC AND A CONSTRUCTION MORTGAGE ON PROPERTY IDENTIFIED ON THE TAX MAP AS BLOCK 14002, LOT 1.06 WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

(See Resolution #12 dated June 18, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF RAMNARAYANA PROPERTIES, LLC AS THE REDEVELOPER OF BLOCK 17505, LOTS 10 AND 11 (307 PINE STREET AND 326-328 JOHNSTON AVENUE) WITHIN THE MORRIS CANAL REDEVELOPMENT AREA SUBJECT TO ENTRY OF REDEVELOPMENT AGREEMENT

(See Resolution #13 dated June 18, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF DAYLIGHT TRANSPORT, LLC AS REDEVELOPER FOR CERTAIN PROPERTY KNOWN AS BLOCK 1901, LOTS 1-19 IN THE TONNELE AVENUE LIGHT INDUSTRIAL REDEVELOPMENT AREA

(See Resolution #14 dated June 18, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH KKF BLOCK 1 URBAN RENEWAL, LLC FOR A PORTION OF THE WEST CAMPUS REDEVELOPMENT AREA

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

Approval of Accounts/Invoice Payable List as of June 18, 2019
(See Resolution #16 dated June 18, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH CME ASSOCIATES FOR REDEVELOPMENT INVESTIGATION, EVALUATION AND BLIGHT STUDY REQUIRED FOR THE TRANSFER OF VARIOUS ABANDONED PROPERTIES INTO THE SCATTER SITE REDEVELOPMENT AREA

(See Resolution #17 dated June 18, 2019 attached hereto.)

Approval of the Personnel List as of June 18, 2019
(See Resolution #18 dated June 18, 2019 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Greene, Jones, Ridley, 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 6:55 p.m.

Secretary