



MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY HELD ON THE 16th DAY OF JULY 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, July 16, 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 6:05 p.m., and upon roll call the following answered **present**:

Donald Brown	Darwin R. Ona (6:07pm)
Evelyn Jones	Erma Greene
Daniel Rivera	Denise Ridley

And the following were **absent: Douglas Carlucci**. 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; Elizabeth Vasquez, Supervising Fiscal Officer; Phil Orphanidis, Real Estate Manager; Robert Napiorski, 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 acknowledged the presenters. Gerard D. Pizzillo, Esq., of the law firm Genova Burns Attorneys at Law, represented the applicant, 30 Journal Square Partners, LLC. Mr. Pizzillo informed the Board of Commissioners that the applicant is seeking designation for the redevelopment of 30 Journal

Square located within the Journal Square 2060 Redevelopment Area. Mr. Pizzillo indicated that the applicant has successfully received approval from the City's Planning Board in 2017. As part of the approval, 30 Journal Square, LLC must enter into a Redevelopment Agreement with the Agency. In addition, the applicant also has a pending site plan amendment on behalf of the City's Planning Board.

Director Jeffrey informed the Board of Commissioners that the project description on the agenda has been amended.

Mr. Pizzillo introduced Michelle Wagner of Morris Adjmi Architects. Ms. Wagner informed the Board of Commissioners of the changes made to the plan, the changes included the removal of four (4) floors of office space, making the building 61 stories. By removing four (4) floors of office space, Ms. Wagner indicated that the building will only consist of 745 residential units. Ms. Wagner informed the Board that the original facade structure of the Jersey Journal will remain and the tower will stand behind the existing building. In addition, the Enos Place path will act like a "pick-up/drop-off" location for the residents. Ms. Wagner explained that the previous proposed plan included an office lobby, which has been converted into a public plaza. The proposed plan also included 372 parking spaces, residential amenity space, ground floor commercial space, and green roofed retail.

Commissioner Brown inquired about the parking at the location, "How would this project affect the school parking?"

Ms. Wagner responded accordingly, "There was a traffic study done within the area, I would have to look into it."

Commissioner Ridley inquired about the pick-up/drop-off, "Is the pick-up/drop-off going to remove street parking within Enos Place?"

Ms. Wagner responded accordingly, "Yes, it may."

Chairman Rivera advised the applicant to meet with the Council of the Ward to discuss the proposed plan.

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 July 16, 2019 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Greene, Jones, 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 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.

There being no further questions, the Chairman called for a Consent Agenda for Items #2 through #27, which was moved, seconded and voted unanimously, with the exception of Item #15, which was Tabled.. 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 JUNE 18, 2019

(See Resolution #2 dated July 16, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED JUNE 18, 2019

(See Resolution #3 dated July 16, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A CONTRACT WITH COONEY BOVASSO REALTY ADVISORS, INC. FOR CITY-WIDE APPRAISAL SERVICES IN ALL PROJECT AREAS

(See Resolution #4 dated July 16, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A CONTRACT WITH NEW JERSEY REALTY ADVISORY GROUP, LLC FOR CITY-WIDE APPRAISAL SERVICES IN ALL PROJECT AREAS

(See Resolution #5 dated July 16, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A CONTRACT WITH WADE APPRAISAL, LLC FOR CITY-WIDE APPRAISAL SERVICES IN ALL PROJECT AREAS

(See Resolution #6 dated July 16, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A CONTRACT WITH INTEGRA REALTY RESOURCES-NORTHERN NEW JERSEY, LLC FOR CITY-WIDE APPRAISAL SERVICES IN ALL PROJECT AREAS

(See Resolution #7 dated July 16, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE JERSEY CITY REDEVELOPMENT AGENCY TO ISSUE NOT TO EXCEED \$1,000,000 REDEVELOPMENT AREA TAXABLE BONDS (PH URBAN RENEWAL LLC PROJECT) SERIES 2019 AND DETERMINING OTHER MATTERS RELATED THERETO IN THE BLOCK 13102 REDEVELOPMENT AREA

(See Resolution #8 dated July 16, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE CONDITIONAL DESIGNATION OF MECCA REALTY DEVELOPMENT LLC AS SUB-REDEVELOPER OF BLOCK 13802, LOTS, 3, 4, 5, 6, 7, 9, 19, 11, 20, 22 AND 23 AND 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 #9 dated July 16, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE PREPARATION, ADVERTISEMENT AND ISSUANCE OF COMPETITIVE CONTRACTING FOR PROPERTY MANAGEMENT AND SOCIAL SERVICES AT 665 OCEAN AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #10 dated July 16, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO CONTRACT 18-08-DN5 WITH UNITED WAY FOR PROPERTY MANAGEMENT AND SOCIAL SERVICES AT 665 OCEAN AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #11 dated July 16, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A MORTGAGE AND NOTE WITH HEAVENLY TEMPLE CHURCH OF GOD, FOR PROPERTY IDENTIFIED AS 14 MLK DRIVE A/K/A BLOCK 27002, LOT 17 AND 127 WARNER AVENUE A/K/A BLOCK 27001, LOT 9 LOCATED WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #12 dated July 16, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 15TH AND GROVE JC, LLC, AS REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 619 GROVE STREET (BLOCK 7102, LOT 7) AND 610-620 GROVE STREET (BLOCK 7103, LOTS 12-17) WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA

(See Resolution #13 dated July 16, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN ESCROW AGREEMENT WITH COLES JERSEY DEVELOPMENT CO., LLC AND COLES JERSEY DEVELOPMENT CO. II, LLC IN CONNECTION WITH THE REDEVELOPMENT OF PORTIONS OF BLOCK 6004 AND BLOCK 6005 WITHIN THE JERSEY AVENUE PARK REDEVELOPMENT AREA

(See Resolution #14 dated July 16, 2019 attached hereto.)

(TABLED- See Resolution #15 dated July 16, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH NUKA PROPERTIES, LLC FOR CERTAIN PROPERTY COMMONLY KNOWN AS 1 EDWARD HART ROAD A/K/A BLOCK 24304, LOT 6 WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AMENDMENT TO A REDEVELOPMENT AGREEMENT BY THE BETWEEN THE AGENCY AND LHN II, LLC AND DETERMINING CERTAIN OTHER MATTERS WITH RESPECT TO 1 PARK VIEW AVENUE WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

(See Resolution #17 dated July 16, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 19-06-MPN13 WITH PAULUS, SOKOLOWSKI AND SARTOR LLC (PS&S) AS PROFESSIONAL ENGINEERING SERVICES FOR THE PROJECT LOCATED AT 125 MONITOR STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #18 dated July 16, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIFTH AMENDMENT TO THE 2014 COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY FOR THE DEVELOPMENT OF BERRY LANE PARK WITHIN THE MORRIS REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY FOR THE CONTINUED MAINTENANCE OF CERTAIN PROPERTY COMMONLY KNOWN AS 80 BAY STREET (BLOCK 11609, LOT 2) WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

(See Resolution # 20 dated July 16, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A CONTRACT WITH BRINKERHOFF ENVIRONMENTAL SERVICES, INC. FOR AN ENVIRONMENTAL STUDY FOR CERTAIN PROPERTY COMMONLY KNOWN AS 1009-1025 GARFIELD AVENUE AND IDENTIFIED AS BLOCK 19703, LOTS 42 THROUGH 49 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A CONTRACT WITH CME ASSOCIATES FOR SURVEY SERVICES AT CERTAIN PROPERTY KNOWN AS 1009-1025 GARFIELD AVENUE AND IDENTIFIED AS BLOCK 19703, LOTS 42 THROUGH 49 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #22 dated July 16, 2019 attached hereto.)

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

(See Resolution #23 dated July 16, 2019 attached hereto.)

Approval of Accounts/Invoice Payable List as of July 16, 2019

(See Resolution #24 dated July 16, 2019 attached hereto.)

Approval of Personnel List as of July 16, 2018

(See Resolution #25 dated July 16, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF NEWARK AVENUE JV, LLC AS REDEVELOPER OF 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 #26 dated July 16, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH ENGENUITY INFRASTRUCTURE FOR ENGINEERING SERVICES AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #27 dated July 16, 2019 attached hereto.)

In March 2019, by Resolution No. 19-03-13, the Agency designated Landmark Developers LLC ("Landmark") as redeveloper of property located at Block 20303, Lots 23, 24 and 25 (269-273 Communipaw Avenue) within the Morris Canal Redevelopment Area. On July 11, 2019, Landmark informed the Agency that it no longer wishes to move forward with the proposed project. Landmark has respectfully requested, and the Agency has agreed, that Landmark's designation as redeveloper be revoked

(See INFORMATIONAL ITEM July 16, 2019 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Greene, Jones, Ona, 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 6:59 p.m.

Secretary