



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 20th DAY OF AUGUST 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, August 20, 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

Darwin R. Ona

Evelyn Jones

Erma Greene

Daniel Rivera

And the following were **absent: Douglas Carlucci 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; Elizabeth Vasquez, Supervising Fiscal Officer; Phil Orphanidis, Real Estate Manager; Robert Napiorski, Project Assistant; Daniel Nazario, Project Assistant; Jason Friedkin, Project Assistant; Laurie Romo, Accounts Clerk; Hjordys Espinal, Project Assistant; Maria Aguilar-Ambrossi, Paralegal; Victoria Bonner, Legal Secretary; 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. Eugene Paolino, Esq., of the law firm Genova Burns Attorneys at Law, represented the applicant, 30 Journal Square Partners, LLC. Mr. Paolino made a

presentation to the Board of Commissioners to clarify questions the Commissioners had during the July Board meeting. Mr. Paolino addressed the Board on their concerns on the effects the proposed project will have on the traffic and the parking within the area. According to Mr. Paolino, the proposed plaza will extend into Enos Place. However, the developer proposes to improve Enos Place with new pavement. In addition, Mr. Paolino indicated another way to improve Enos Place is raising the pavement six inches and creating a pathway for pedestrians which will create a decrease in traffic. Mr. Paolino confirmed that no vacation will take place. Mr. Paolino clarified that the height of the proposed project has been amended. Originally, the project proposed four floors of office space. However, due to the Federal Aviation Administration (FAA) regulations, the mid-rise building exceeded the high regulation within the redevelopment area.

General Counsel Credidio noted that the description on the Agenda is not the amended proposed project, however, Item #14 does reflect the correct proposed project description.

The Chairman acknowledged the second presenters. James Burke, Esq., of the law firm James J. Burke & Associates, represented the applicant, Pegasus Enterprises, LLC. Mr. Burke, informed the Board that the original project was presented to the Planning Board in 2017, however, amendments have been made. Ciaran Kelly of MVMK Architecture, informed the Board of Commissioners that the applicant is seeking designation for the redevelopment of 100 Colden Street located within the Bates Redevelopment Area. Mr. Kelly proposed three mid-rise residential buildings, ranging between six and twelve stories. The mid-rise mixed-used development will contain 30,000 square feet of retail space; 40,000 square feet of parking space, and 60,000 square feet of self-storage. Mr. Kelly indicated that all 129 residential units will be market rate rental. In addition, the development will also contain a community group center within the building.

The Chairman acknowledged the following presenters. Benjamin A. Nadell, Esq., of the law firm Connell Foley, LLP represented the applicant, 374 Communipaw Schmitt Partners, LLC. Mr. Nadell informed the Board of Commissioners that the proposed project was approved by the Planning Board in April 2019. Mr. Nadell indicated that the applicant is seeking to be designated for the development of property located on 374 Communipaw Avenue within the Morris Canal Redevelopment Plan. The proposed project will consist of a five-story mixed use building with ground floor parking for nine spaces; 2,600 square feet of commercial space; 40 residential units, of which 5% will be affordable housing; and a roof deck. Ciaran Kelly of MVMK Architecture, informed the Board of Commissioners that the applicant is utilizing an affordable housing bonus under the Morris Canal Redevelopment Plan. Mr. Kelly indicated that the proposed project will maintain the historic front facade of the existing structure as requested by the Historic Preservation Commission. Mr. Kelly informed the Board that the residential building will consist of 4 studio units; 4-1 bedrooms units; and 4-2 bedroom units.

The Chairman acknowledged the final presenters. Jon Ballewski from JCB Architecture and Markeese Wilson from MDW Real Estate and Acquisitions, LLC, were seeking to be designated for the development on properties located on 7 & 9 Myrtle Avenue, Block 23703 Lots 12 & 13. Mr. Ballewski noted that they are also seeking to be designated for Lot 11. Mr. Ballewski proposed a three-story building consisting of two residential units and two parking spaces located on 7 Myrtle. In addition, on 9 Myrtle, Mr. Ballwski proposed a three-story building with no parking and two residential units. Mr. Wilson expressed to the Board that he is extremely grateful for the opportunity to present his project the Board. As a resident of Jersey City, he would like to be involved in improving the City.

Director Jeffrey noted that the Informational Item on the agenda acknowledged the termination of the previous developer 9 Myrtle Avenue Partners, LLC (of which Michael Priore, of Priore Construction Services, is a member).

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 August 20, 2019 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Greene, Jones, 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 requested to obtain the cooperation agreement related to Item #6.

Director Jeffrey informed the Board that the City and the Agency are working collectively to compile an Affordable Housing Restrictions and Requirements agreement to impose on certain projects.

Commissioner Brown inquired about Item #8: will Zucco make the Agency its priority?

Director Jeffrey responded accordingly: it will be included in the contract to make the Agency the number one priority.

Commissioner Brown inquired about Item #26: why are we creating a Deed 30 years later?

Director Jeffrey responded accordingly: it was discovered that a Deed for the Village Townhouse does not appear in the County land records and the original Deed can not be located. As a result, a duplicate Deed was created, which states a \$5,000.00 cost has to be met for the Confirmatory Deed.

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

#32, 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 JULY 16, 2019

(See Resolution #2 August 20, 2019 attached hereto.)

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

(See Resolution #3 dated August 20, 2019 attached hereto.)

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

(See Resolution #4 dated August 20, 2019 attached hereto.)

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

(See Resolution #5 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A COOPERATION AGREEMENT BETWEEN THE AGENCY AND THE CITY OF JERSEY CITY FOR THE PURPOSE OF ACCOMPLISHING COMPLIANCE WITH THE AFFORDABLE HOUSING RESTRICTIONS AND REQUIREMENTS IMPOSED ON CERTAIN PROJECTS WITHIN ALL REDEVELOPMENT AREAS

(See Resolution #6 dated August 20, 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 August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH ZUCCARO, INC. FOR SALTING AND SNOW REMOVAL SERVICES FOR ALL AGENCY OWNED PROPERTY THROUGHOUT THE CITY

(See Resolution #8 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING DESIGNATING PEGASUS ENTERPRISES, LLC AS THE DESIGNATED SUB-REDEVELOPER OF BLOCK 13802, LOTS 12, 13, 14, 15, 16, 17, 18 AND 19 WITHIN THE BATES STREET REDEVELOPMENT AREA

(See Resolution #9 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING 1.) THE TRANSFER OF REDEVELOPER DESIGNATION FROM JERSEY PARK INFRASTRUCTURE LLC TO EMERSON LEASING CO. I LLC FOR THE REDEVELOPMENT OF PROPERTY LOCATED AT BLOCK 6903, LOTS 1.02, 3.01 AND A PORTION OF 3.02 (F/K/A BLOCK 6903, LOTS 2 AND 3) A/K/A 255-259 COLES STREET AND 614 MONMOUTH STREET A/K/A THE STATCO PROPERTY 2.) THE CONSTRUCTION OF THE PUBLIC USE FACILITY, THE COLES STREET PARK (PORTIONS OF BLOCK 6004 AND 6005) AND CERTAIN OFF-SITE PUBLIC IMPROVEMENTS AND 3.) THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR ALL OF THE ABOVE WITHIN THE JERSEY AVENUE PARK REDEVELOPMENT AREA

(See Resolution #10 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH MAST CONSTRUCTION SERVICES, INC. FOR STRUCTURAL CONSTRUCTION SERVICES AND ENGINEERING OVERSIGHT TO BE PERFORMED AT 25 PATHSIDE A/K/A 84 SIP AVENUE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #11 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH O'DONNELL & NACCARATO STRUCTURAL ENGINEERS FOR STRUCTURAL ENGINEERING SERVICES TO BE PERFORMED AT 25 PATHSIDE A/K/A 84 SIP AVENUE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #12 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH DICARA RUBINO ARCHITECTS FOR ARCHITECTURAL SERVICES TO BE PERFORMED AT 25 PATHSIDE A/K/A 84 SIP AVENUE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #13 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING DESIGNATING 30 JOURNAL SQUARE PARTNERS LLC AS REDEVELOPER FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 10702, LOTS 4, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15 AND AUTHORIZING EXECUTION OF AN ESCROW AGREEMENT WITH RESPECT THERETO FOR A PROPOSED PROJECT IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #14 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH LHN II, LLC IN CONNECTION WITH PHASE II OF THE PROJECT LOCATED WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

(See Resolution #15 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE OF PROPERTY IDENTIFIED IN THE CITY TAX MAPS AS BLOCK 26704, LOTS 4 & 5, BLOCK 27804, LOT 13, BLOCK 28401, LOT 40, BLOCK 21510, LOT 2 AND BLOCK 21501, LOT 18 FROM THE JERSEY CITY REDEVELOPMENT AGENCY TO THE CITY OF JERSEY CITY FOR THE PURPOSE OF ACCOMPLISHING THE FURTHERANCE OF THE MORRIS CANAL GREENWAY

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A COOPERATION AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND THE CITY OF JERSEY CITY FOR PROPERTY LOCATED AT BLOCK 26704, LOTS 4 & 5, BLOCK 27804, LOT 13, BLOCK 28401, LOT 40, BLOCK 21510, LOT 2 AND BLOCK 21501, LOT 18 TO ACCOMPLISH THE FURTHERANCE OF THE MORRIS CANAL GREENWAY

(See Resolution #17 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH THE ALAIMO GROUP INC. FOR ENGINEERING CONSULTING SERVICES IN THE MORRIS CANAL GREENWAY COUNTRY VILLAGE AREA

(See Resolution #18 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING 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 #19 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF 374 COMMUNIPAW SCHMITT PARTNERS, LLC AS REDEVELOPER FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 20003, LOTS 17, 18 AND 19 IN THE MORRIS CANAL REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH DRESDNER ROBIN TO ENABLE CONTINUATION OF THE LICENSED SITE REMEDIATION PROFESSIONAL SERVICES AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A CONTRACT WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR LICENSED SITE REMEDIATION FOR PROFESSIONAL ENVIRONMENTAL SERVICES FOR CERTAIN PROPERTY COMMONLY KNOWN AS 408-420 COMMUNIPAW AVENUE AND IDENTIFIED AS BLOCK 20001, LOTS 18-22 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #22 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF A CONTRACT WITH TSIVICOS ENTERPRISES, INC. TO BUILD A SKATE PARK AND RELATED SITE IMPROVEMENTS IN BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #23 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE SALE OF AGENCY-OWNED PROPERTY IDENTIFIED AS BLOCK 18801, LOT 5 AND COMMONLY KNOWN AS 25 CLINTON AVENUE, WITHIN THE SCATTER SITE REDEVELOPMENT AREA

(See Resolution #24 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF BEE'S CONSTRUCTION, LLC, AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 25101, LOT 6, COMMONLY KNOWN AS 199 STEGMAN STREET, WITHIN THE TURNKEY REDEVELOPMENT AREA

(See Resolution #25 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO AN AMENDMENT TO A REDEVELOPMENT AGREEMENT WITH VILLAGE TOWNHOUSE ESTATES, INC. AND TO DELIVER A CONFIRMATORY DEED WITH RESPECT TO CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ELIZABETH VASQUEZ AND DANIEL NAZARIO TO ATTEND THE NATIONAL BROWNFIELDS TRAINING CONFERENCE IN LOS ANGELES, CA ON DECEMBER 11 THROUGH 13 2019

(See Resolution #27 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING DIANA JEFFREY AND CHRIS FIORE TO ATTEND THE GOVERNOR'S CONFERENCE ON HOUSING AND ECONOMIC DEVELOPMENT IN ATLANTIC CITY ON SEPTEMBER 16 AND 17 2019

(See Resolution #28 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ELIZABETH VASQUEZ TO ATTEND THE FINANCIAL MANAGEMENT PROGRAM AT RUTGERS UNIVERSITY DURING THE FALL SEMESTER

(See Resolution #29 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING FERRAIOLI, WIELKOTZ, CERULLO AND CUVA, P.A. FOR PROFESSIONAL ACCOUNTING AND FINANCIAL SERVICES IN ALL PROJECT AREAS

(See Resolution #30 dated August 20, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE PREPARATION, ADVERTISEMENT AND ISSUANCE OF COMPETITIVE CONTRACTING REQUEST FOR PROPOSALS FOR GRAPHIC DESIGN & WEB SERVICES FOR A ONE YEAR TERM

(See Resolution #31 dated August 20, 2019 attached hereto.)

Approval of Accounts/Invoice Payable List as of August 20, 2019

(See Resolution #31 dated August 20, 2019 attached hereto.)

On April 19, 2016, the Agency designated Priore Construction Services as Redeveloper of property located at Block 22703, Lot 12 (9 Myrtle Avenue). On July 18, 2016 the Agency and 9 Myrtle Avenue Partners, LLC (of which Michael Priore of Priore Construction Services is a member) entered into a redevelopment agreement to memorialize the terms and conditions of their agreement with regard to the sale and redevelopment of 9 Myrtle Avenue. After the property appraisal came in, the Redeveloper had verbal conversations with the Agency/Agency counsel indicating that the Redeveloper wishes to terminate the agreement and have the escrow returned. In addition, the Redeveloper recently confirmed this in writing.

Thus Agency acknowledges this wish to terminate the designation of Redeveloper and terminate the RDA. No work has been done on the property. Pursuant to Section 3.1© of the redevelopment agreement, monies in Professional Cost Escrow – currently totaling \$14,475.00 – must **now be returned by the Agency to the Redeveloper**

(See **INFORMATIONAL ITEM** August 20, 2019 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Greene, Jones, 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 6:56 p.m.

Secretary