



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 24th DAY OF SEPTEMBER 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, September 24, 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 6:04 p.m., and upon roll call the following answered **present**:

Donald Brown	Darwin R. Ona
Douglas Carlucci	Erma Greene
Daniel Rivera	Denise Ridley

And the following were **absent**: **Vicechair Evelyn Jones**. The Chairman thereupon declared a quorum present. Also present at the Meeting were Diana H. Jeffrey, Esq., Executive Director; Jesamil Lozano, 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; Daniel Nazario, Project Assistant; Laurie Romo, Accounts Clerk; Hjordys Espinal, Project Assistant; Maria Aguilar-Ambrossi, Paralegal; Victoria Bonners, 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: John E. Restrepo, Housing Director of Garden State Episcopal. Mr. Restrepo made a presentation to the Board of Commissioners for the rehabilitaion of

properties located at 405 and 407 Ocean Avenue within the Ocean Bayview Redevelopment Area. Mr. Restrepo noted that the properties are currently owned by the Jersey City Redevelopment Agency. Mr. Restrepo indicated that all units will be affordable to moderate income families and, in accordance with the HUD regulations, the rehabilitated units will be rented for \$1,219 per month. In addition, there will be a groundfloor commercial storefront at both locations. Mr. Restrepo informed the Board of Commissioners that a Phase 1 investigation will be conducted as part of the predevelopment work and incorporate the remediation of any environmental issues.

Commissioner Brown inquired about the maintenance of all of all Garden State Episcopal's projects: "who maintains the previous and future projects developed by Garden State Episcopal?"

Mr. Restrepo responded accordingly: a large number of our developed properties are ownership. However, if the properties are rental, Garden State Episcopal selects managers for the maintenance of the properties.

Director Jeffrey noted that the building was damaged during last winter. In addition, since the building was acquired with CDBG fund, as an obligation, the Agency must rehab the building. Therefore, she hopes that working alongside the community and Garden State Episcopal the building will be rehabbed and fully functional.

The Chairman acknowledged the second presenters: Charles Harrington, Esq., of the law firm Connell Foley, LLC, represented the applicant, 360 9th Street, LLC. Mr. Harrington informed the Board that applicant is seeking designation for 367 Tenth Street located within The Enos Jones Park Redevelopment Area. Mr. Harrington also noted that the applicant is the current owner of the property. Mr. Harrington indicated that Phase I and II have been completed; however, Phase III has not. Mr. Harrington explained that, in accordance with the Enos Jones Park Redevelopment Plan, the designated

developer will make a generated substantial community giveback, including \$800,000.00 to Enos Jones Park for improvements; four affordable units; and a public dog run, which will be privately maintained and operated by the developer. Adam Knoll, of 360 9th Street, LLC, informed the Board that the proposed project will comply with the Enos Jones Redevelopment Area. The project will consist of 54 market rate residential units and four (4) below market rate residential units. The total structure will contain 85,000 gross squarefeet. In addition, an indoor parking garage and surface parking lot will developed. Mr. Knoll noted that the community requested that the dog run will be used for the "Rails to Trails" program.

Director Jeffrey inquired about the parking: "According to the proposal, the developement will include 178 parking spaces. However, the project will consist of only 58 units. Will the parking lot also be used for Phases I and II?

Mr. Knoll responded accordingly: yes, the parking lot will hold parking for all three phases.

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 September 24, 2019 attached hereto.)

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

#20, which was moved, seconded and voted unanimously with the expectations of Items #17 and #11, which were withdrawn. 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 AUGUST 20, 2019

(See Resolution #2 September 24, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED AUGUST 20, 2019

(See Resolution #3 dated September 24, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO AWARD THE LOWEST BID FOR VACANT LOT CLEAN UP AND MAINTENANCE SERVICES FOR A TERM OF ONE YEAR WITHIN ALL REDEVELOPMENT AREAS

(See Resolution #4 dated September 24, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AGREEMENT FOR MARKET ADVISORY SERVICES WITHIN THE BAYFRONT I REDEVELOPMENT AREA

(See Resolution #5 dated September 24, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXTENSION OF THE DESIGNATION OF 550 JOHNSTON AVENUE, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 15401, LOT 1 AND MORE COMMONLY KNOWN AS 550 JOHNSTON AVENUE WITHIN THE BEACON REDEVELOPMENT AREA

(See Resolution #6 dated September 24, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF 360 9th STREET LLC AS REDEVELOPER FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 6902, LOT 29, C0003 COMMONLY KNOWN AS 367 10TH STREET WITHIN THE ENOS JONES REDEVELOPMENT AREA

(See Resolution #7 dated September 24, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO

ENTER INTO AN AMENDED LICENSE AGREEMENT WITH PSE&G FOR ENTRY ONTO AGENCY-OWNED PROPERTY AT BLOCK 15801, LOT 3.01 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
(See Resolution #8 dated September 24, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF WEBB WASHINGTON COMMUNITY DEVELOPMENT CORPORATION, A NONPROFIT CORPORATION, AS THE REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 25001, LOTS 66 AND 68.01 A/K/A 204 STEGMAN STREET AND 174-178 MARTIN LUTHER KING JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #9 dated September 24, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY, AND HUB PARTNERS, LLC, AND JCPSHQ INVESTORS, LLC, FOR THE CONSTRUCTION OF A PUBLIC SAFETY BUILDING IN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #10 dated September 24, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 15TH AND GROVE JC, LLC FOR THE REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 7102, LOT 7 AND BLOCK 7103, LOTS 12-17 LOCATED WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA

(See Resolution #11 dated September 24, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A REDEVELOPMENT AGREEMENT AND PURCHASE AND SALE AGREEMENT WITH NEWARK AVENUE JV, LLC FOR THE TRANSFER OF PROPERTY COMMONLY KNOWN AS 693-701 NEWARK AVENUE AND 30 COTTAGE STREET AND REDEVELOPMENT OF SUCH PROPERTY TOGETHER WITH PROPERTY COMMONLY KNOWN AS 703-707 NEWARK AVENUE AND 40 COTTAGE STREET ALL WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #12 dated September 24, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXTENSION

OF THE DESIGNATION OF NUKA PROPERTIES, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 24304, LOT 6 AND MORE COMMONLY KNOWN AS 1 EDWARD HART ROAD WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

(See Resolution #13 dated September 24, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR ENGINEERING, PLANNING AND LANDSCAPE ARCHITECTURAL SERVICES IN CONNECTION WITH THE REMEDIATION, PLANNING AND CONSTRUCTION OF THE MORRIS CANAL GREENWAY

(See Resolution #14 dated September 24, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF GARDEN STATE EPISCOPAL AS THE REDEVELOPER FOR PROPERTY LOCATED AT 405-407 OCEAN AVENUE AND IDENTIFIED ON THE CITY TAX MAP AS BLOCK 25802, LOTS 25 AND 26, WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #15 dated September 24, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ISSUE PAYMENT OF PROPERTY DAMAGE REIMBURSEMENT TO TENANT UNEEEK INSPIRATION WITHIN OCEAN BAYVIEW REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH DAYLIGHT TRANSPORT REDEVELOPMENT LLC WITH RESPECT TO PROPERTY IDENTIFIED AS BLOCK 1901, LOTS 1-4 AND 6-19 WITHIN THE TONNELE AVENUE LIGHT INDUSTRIAL REDEVELOPMENT AREA

(See Resolution #17 dated September 24, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO BIND DIRECTORS AND OFFICERS LIABILITY COVERAGE

(See Resolution #18 dated September 24, 2019 attached hereto.)

**Approval of Accounts/Invoice Payable List as of
September 24, 2019**

(See Resolution #19 dated September 24, 2019 attached hereto.)

Approval of Personnel List as of September 24, 2019

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

Accordingly, the following voted "AYE": Commissioners Brown, Greene, 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 7:03 p.m.

Secretary