



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 15th DAY OF OCTOBER 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, October 15, 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	Evelyn Jones
Douglas Carlucci	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 Lozano, Secretary to the Board and secretary for the Meeting; Jennifer Credidio, General Counsel; Mary Pat Noonan, Senior Project Manager; Elizabeth Vasquez, Fiscal Officer; Phil Orphanidis, Real Estate Manager; Robert Napiorski, Project Assistant; Jason Friedkin, 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: Ralph Salerno, TAG Development, LLC. Mr. Salerno made a presentation to the Board of Commissioners for the designation for the

redevelopment of 269-273 Communipaw Avenue, Block 20303, Lot s 23,24, and 25, within the Morris Canal Redevelopment Area. Mr. Salerno noted that the properties are currently vacant lots and are owned by New Jersey Transit. Mr. Salerno indicated that the proposed project will consist of a five (5) story mixed-use building with a total of 104 market-rate residential rental units. In addition, Mr. Salerno indicated that the first floor will contain approximately 2,000 square feet of office/retail space. The proposed project will comply with the Morris Canal Redevelopment Plan requirements, including 20% of Affordable Housing.

There being no further questions, the Chairman acknowledged the second presenters were not in attendance.

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 October 15, 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 acknowledged the second presenters: Richard Garber from GRO Architects, PPLC. Mr. Garber made a presentation to the Board of Commissioners for the designation for the redevelopment of 342 Johnston Avenue, Block 17506, Lot 11, within the Lafayette Park Redevelopment Area. Mr. Garber indicated that the proposed project will consist of 54 units; 31, 1 bedrooms and 23, 2

bedrooms, in which 15% of the units will be Affordable Housing. Mr. Garger informed the Board that the proposed project will also consist of 13 parking spaces, approximately 2,371 square feet of commercial retail space, residential amenities, and a common roof deck. In addition, the density regulations will be waived due to a resiliency space of 403 square feet for any emergency case. The residential amenities include a gym on the third floor, a bike room on the ground floor, and swimming pool on the second floor. The common deck space will be located on the seventh and eighth floors.

Chairman Rivera advised the developer to meet with the Ward Council.

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 #28, which was moved, seconded and voted unanimously with the exceptions of Items #12, #13 and #20, 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 SEPTEMBER 24, 2019

(See Resolution #2 October 15, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED SEPTEMBER 24, 2019

(See Resolution #3 October 15, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT BY AND AMONG THE AGENCY, THE CITY OF JERSEY CITY, PPG INDUSTRIES INC., HAMPSHIRE URBAN RENEWAL REDEVELOPMENT LLC, 900 GARFIELD AVENUE LLC AND GARFIELD JC PARTNERS LLC, IN CONNECTION WITH THE CANAL CROSSING REDEVELOPMENT AREA

(See Resolution #4 October 15, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING NEGOTIATIONS WITH TB PORT LIBERTE LLC AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 27503, LOT 16 AND 17 A/K/A CHAPEL AVENUE AND 1 CONSTELLATION PLACE, RESPECTIVELY, IN THE CAVEN POINT REDEVELOPMENT AREA

(See Resolution #5 October 15, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING NEGOTIATIONS WITH TOLL NJ I, LLC AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 27503, LOT 15, A/K/A 200 CHAPEL AVENUE WITIN THE CAVEN POINT REDEVELOPMENT AREA

(See Resolution #6 October 15, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND 8 AETNA LLC FOR PROPERTY WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #7 October 15, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A PURCHASE AND SALE AGREEMENT AND CERTAIN OTHER PROJECT AGREEMENTS WITH AETNA MONMOUTH URBAN RENEWAL LLC IN CONNECTION WITH THE TRANSFER AND REDEVELOPER OF PROPERTY LOCATED WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

(See Resolution #8 October 15, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF CARA SQUARED, LLC AS REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 22502, LOTS 1, 2 AND 3 A/K/A 133, 137, AND 141 KEARNEY AVENUE WITHIN THE GREEN VILLA REDEVELOPMENT AREA

(See Resolution #9 October 15, 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 A/K/A 284 MARTIN LUTHER KING, JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #10 October 15, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CHANGE ORDER WITH TARGET FIRE PROTECTION FOR FIRE PROTECTION AND PLUMBING IMPROVEMENTS AT AGENCY-OWNED PROPERTY LOCATED AT 292 MARTIN LUTHER KING JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT ARE

(See Resolution #11 October 15, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH UNITED WAY OF HUDSON COUNTY FOR PROPERTY MANAGEMENT AND SOCIAL SERVICES AT 665 OCEAN AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #12 October 15, 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 #13 October 15, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF 342 JOHNSTON AVENUE EQUITIES LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 17506, LOT 11 A/K/A 342 JOHNSTON AVENUE WITHIN THE LAFAYETTE PARK REDEVELOPMENT AREA

(See Resolution #14 October 15, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT #19-10-MPN16 WITH POTOMAC-HUDSON ENVIRONMENTAL INC. FOR ENVIRONMENTAL ENGINEERING SERVICES AT 125 MONITOR STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #15 October 15, 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 457, 461, AND 467 COMMUNIPAW AVENUE LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #16 October 15, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF TAG DEVELOPMENT LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 20303, LOTS 23, 24, AND 25 A/KA/ 269-273 COMMUNIPAW AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #17 October 15, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF RAMNARAYANA PROPERTIES, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 17505, LOTS 10 AND 11 (307 PINE STREET AND 326-328 JOHNSTON AVENUE) WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF MDW REAL ESTATE AND ACQUISITION, LLC AS REDEVELOPER FOR PROPERTY LOCATED AT 9 MYRTLE AVENUE AND IDENTIFIED ON THE CITY TAX MAP AS BLOCK 23702, LOT 12 WITHIN THE SCATTER SITE REDEVELOPMENT AREA

(See Resolution #19 October 15, 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 IN THE TONNELE AVENUE LIGHT INDUSTRIAL REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT NO. 19-10-JL3 WITH DONOHUE, GIRONDA, DORIA AND TOMKINS, LLC FOR AUDITING SERVICES

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

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

(See Resolution #22 October 15, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY INTRODUCING THE FISCAL YEAR JANUARY 1, 2020 TO DECEMBER 31, 2020 ANNUAL BUDGET AND CAPITAL BUDGET

(See Resolution #23 October 15, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ADOPTING A CASH MANAGEMENT PLAN

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO CONTRACT NO. 18-08-JS4 WITH FUSION CREATIVE, INC. FOR GRAPHIC DESIGN AND WEBSITE SERVICES AS RELATES TO ALL PROJECT AREAS

(See Resolution #25 October 15, 2019 attached hereto.)

Approval of Accounts/Invoice Payable List as of October 15, 2019

(See Resolution #26 October 15, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
TERMS OF A LICENSE AGREEMENT BETWEEN THE CITY OF
JERSEY CITY AND THE JERSEY CITY REDEVELOPMENT AGENCY
FOR PROPERTY LOCATED AT BLOCK 7902 IN THE JOURNAL
SQUARE 2060 REDEVELOPMENT AREA**

(See Resolution #27 October 15, 2019 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE
DESIGNATION OF DAYLIGHT TRANSPORT, LLC AS
REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS
577-671 TONNELE AVENUE AND 205-221 BLEECKER STREET AND
IDENTIFIED AS BLOCK 1901, LOTS 1-4 AND 6-19 WITHIN THE
TONNELE AVENUE LIGHT INDUSTRIAL REDEVELOPMENT AREA**

(See Resolution #28 October 15, 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 7:02 p.m.

Secretary