



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 18th DAY OF NOVEMBER 2019**



The Board of Commissioners of the Jersey City Redevelopment Agency met for their Special Board Meeting located at 180 Ninth Street, Jersey City, New Jersey on Monday, November 18, 2019 at 6:00 p.m., the place and date duly established for the holding of such Meeting. The Vice Chairwoman called the Meeting to order at 6:03 p.m., and upon roll call the following answered **present**:

Donald Brown

Evelyn Jones

Douglas Carlucci

Denise Ridley

And the following were **absent**: **Erma Greene, Darwin R. Ona, and Daniel Rivera**. The Vice Chairwoman 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; Phil Orphanidis, Real Estate Manager; Robert Napiorski, Project Assistant; Jason Friedkin, Project Assistant; Laurie Romo, Accounts Clerk; Hjordys Espinal, Project Assistant; Ramon Ponce, 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 Vice Chairwoman acknowledged that the presenters were not in attendance.

There being no further questions, the Vice Chairwoman 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 November 18, 2019 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Jones, and Ridley and the following voted "NAY": None. The Vice Chairwoman 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 Vice Chairwoman confirmed that the presenters were still not in attendance.

The Vice Chairwoman noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments.

Executive Director Jeffrey requested to withdraw Resolution Item #8.

Commissioner Carlucci inquired about Item #7 Did the Agency solicit any other proposals for the boiler replacement?

Director Jeffrey responded accordingly: The Agency did not solicit any other proposals. However, In-Line is under the State Contract List.

General Counsel Credidio noted that the next Board of Commissioners Meeting, December 17, will begin at 5pm.

There being no further questions, the Vice Chairwoman called for a Consent Agenda for Items #2 through #26, which were moved, seconded and voted unanimously with the exceptions of Item #8, which was 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 OCTOBER 15, 2019

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED OCTOBER 15, 2019

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING WITHDRAWAL OF 21 CONTRACTING LLC'S BID TO PERFORM LOT CLEANUP AND MAINTENANCE IN ALL PROJECT AREAS

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ENTRY OF A TEMPORARY REVOCABLE LICENSE AGREEMENT WITH PAWS AND TALES DOGGY PLAYGROUP, LLC FOR USE OF AGENCY OWNED PROPERTY LOCATED UPON 34-36 CENTER STREET (BLOCK 13801, LOTS 1 AND 2) WITHIN THE BATES STREET REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE USE OF COMPETITIVE CONTRACTING TO AWARD A CONTRACT FOR A SUSTAINABILITY SPECIALIST FOR THE BAYFRONT I REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A CONTRACT WITH IN-LINE HEATING & AIR CONDITIONING FOR BOILER REPLACEMENT FOR PROPERTY LOCATED AT BLOCK 8804, LOT 2 A/K/A 180 9TH STREET WITHIN THE BETZ BREWERY REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH CARA SQUARED, LLC WITH RESPECT TO CERTAIN PROPERTY LOCATED AT 306 BERGEN AVENUE AND 141 KEARNEY AVENUE AND IDENTIFIED ON THE CITY TAX MAP AS BLOCK 22502, LOTS 1, 2 AND 3 WITHIN THE GREEN VILLA REDEVELOPMENT AREA

(WITHDRAWN Resolution #8 November 18, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ACCEPTANCE OF THE CONVEYANCE OF PROPERTIES OWNED BY THE CITY OF JERSEY CITY IDENTIFIED AS BLOCK 17905, LOTS 18, 19, 20, 21 & 22 AND BLOCK 18602, LOTS 3 & 8, MORE COMMONLY KNOWN AS 612-616 COMMUNIPAW AVENUE, 91-93 HARRISON AVENUE AND 574-558 COMMUNIPAW AVENUE, RESPECTIVELY, WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #9 November 18, 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 #10 November 18, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH HUDSON COUNTY COMMUNITY COLLEGE FOR THE REDEVELOPMENT OF PROPERTIES LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH 184 MORGAN STREET FEE OWNER, L.P. AMENDING THE PROJECT DESCRIPTION FOR PROPERTY LOCATED BLOCK 11507, LOTS 6 THROUGH 22, N/K/A BLOCK 11507, LOT 6.01, MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 331 MARIN BOULEVARD WITHIN THE MORGAN/GROVE/MARIN REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 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 #13 November 18, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH RAMNARAYNA PROPERTIES, LLC WITH RESPECT TO CERTAIN PROPERTIES LOCATED AT BLOCK 17505, LOTS 10 AND 11 A/K/A 307 PINE STREET AND 326-328 JOHNSTON AVENUE, RESPECTIVELY, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 374 COMMUNIPAW SCHMITT PARTNERS, LLC WITH RESPECT TO PROPERTY IDENTIFIED AS BLOCK 20003, LOTS 17, 18 AND 19 A/K/A 374-380 COMMUNIPAW AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A GRANT AGREEMENT FOR THE RECEIPT OF \$1,054,270.03 COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC FACILITIES FUNDS FOR THE CONSTRUCTION OF THE PAVILION AT BERRY LANE PARK IN THE MORRIS CANAL REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH GALLAGHER BASSETT TECHNICAL SERVICES (GBTS) FOR LICENSED SITE REMEDIATION PROFESSIONAL SERVICES IN CONNECTION WITH PROPERTY LOCATED AT BLOCK 27804, LOT 13 AND BLOCK 28401, LOT 40 WITHIN THE MORRIS CANAL GREENWAY IN THE CITY OF JERSEY CITY

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ACCEPTANCE OF THE CONVEYANCE OF PROPERTIES OWNED BY THE CITY OF JERSEY CITY IDENTIFIED AS BLOCK 16901, LOT 17, BLOCK 22605, LOT 1 AND BLOCK 11401, LOT 13, MORE COMMONLY KNOWN AS 51 CRESCENT AVENUE, 336-340 MARTIN LUTHER KING DRIVE AND 174 NEWARK AVENUE, RESPECTIVELY, WITHIN VARIOUS AREAS OF THE CITY

(See Resolution #18 November 18, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF A CONTRACT FOR VACANT LOT CLEAN-UP AND MAINTENANCE SERVICES FOR VARIOUS AGENCY OWNED PROPERTIES IN VARIOUS REDEVELOPMENT AREAS

(See Resolution #19 November 18, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ADOPTING THE 2020 BUDGET FOR FISCAL YEAR JANUARY 1, 2020 TO DECEMBER 31, 2020

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING THE ANNUAL REPORT OF AUDIT FOR 2018

(See Resolution #21 November 18, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO PROFESSIONAL SERVICE AGREEMENT 19-01-DJ3 WITH GLUCK WALRATH, LLP FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITYWIDE

(See Resolution #22 November 18, 2019 attached hereto.)

Approval of Accounts/Invoice Payable List as of November 18, 2019

(See Resolution #23 November 18, 2019 attached hereto.)

Approval Personnel List as of November 18, 2019

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIFTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND ASH URBAN DEVELOPMENT, LLC n/k/a ASH URBAN RENEWAL DEVELOPMENT, LLC FOR REDEVELOPMENT IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #25 November 18, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A TRANSFER IN CORPORATE OWNERSHIP BY ASH URBAN DEVELOPMENT LLC a/k/a ASH URBAN RENEWAL DEVELOPMENT, LLC AS REDEVELOPER FOR PROPERTY IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #26 November 18, 2019 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Jones, and Ridley and the following voted "NAY": None. The Vice Chairwoman thereupon declared the Motion carried and the Resolutions 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