



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 17th DAY OF DECEMBER 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, December 17, 2019 at 5:00 p.m., the place and date duly established for the holding of such Meeting. The Chairman called the Meeting to order at 5:10 p.m., and upon roll call the following answered **present**:

Donald Brown

Daniel Rivera

Douglas Carlucci

Denise Ridley

And the following were **absent**: **Erma Greene, Evelyn Jones, and 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; Elizabeth Vasquez, Fiscal Officer; Mary Pat Noonan, Senior Project Manager; Phil Orphanidis, Real Estate Manager; Jason Friedkin, Project Assistant; Laurie Romo, Accounts Clerk; Hjordys Espinal, Project Assistant; Ramon Ponce, Project Assistant; Daniel Nazario, 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 that there were no presenters.

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 December 17, 2019 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, 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.

Executive Director Jeffrey requested to withdraw Resolution Item #15.

Executive Director Jeffrey requested to amend Resolution Item #22 to the following:

Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency authorizing the execution and delivery of a trust indenture, funding agreement and pledge and assignment agreement in connection with the issuance and sale of its \$10,000,000 redevelopment area taxable bonds (Hudson Exchange Pep 2 Phase 1B Project), series 2019 and other matters related thereto within the Harsimus Cove Station Redevelopment Area

Executive Director Jeffrey requested walk-on Resolution Item #24; read as follows:

Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency authorizing a License Agreement with Homestead Assemblage for property identified as Block 7802, Lot 45, commonly known as 30 Cottage Street within the Journal Square 2060 Redevelopment Area

There being no further questions, the Chairman called for a Consent Agenda for Items #2 through #24, which were moved, seconded and voted unanimously with the exceptions of Item #15, which was withdrawn; the amendment of Item #22; and the walk-on of Item #24. 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 NOVEMBER 18, 2019

(See Resolution #2 December 17, 2019 attached hereto.)

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

(See Resolution #3 December 17, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT TO BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR ENVIRONMENTAL GRANT AND SUPPORT SERVICES WITHIN ALL REDEVELOPMENT AREAS

(See Resolution #4 December 17, 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, 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 #5 December 17, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, PC FOR BULKHEAD ENGINEERING SERVICES IN THE BAYFRONT I REDEVELOPMENT AREA

(See Resolution #6 December 17, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 360 9 STREET LLC AS REDEVELOPER FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 6902, LOT 29, C0003, COMMONLY KNOWN AS 367 10TH STREET, IN THE ENOS JONES REDEVELOPMENT AREA
(See Resolution #7 December 17, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE SETTLEMENT OF LITIGATION AND THE EXECUTION OF A PURCHASE AND SALE AGREEMENT BETWEEN AND THE JERSEY CITY REDEVELOPMENT AGENCY AND 26-34 AETNA LLC AND 36-44 AETNA LLC FOR PROPERTY IDENTIFIED AS BLOCK 15801, LOTS 67, 68 AND 69 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
(See Resolution #8 December 17, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO RENEWED LEASE AGREEMENT WITH SPARKLES EVENTS, LLC FOR PROPERTY LOCATED AT BLOCK 11603, LOT 24.C0102, COMMONLY KNOWN AS 2 SECOND STREET, UNIT 102, JERSEY CITY, NEW JERSEY WITHIN THE HARSIMUS COVE STATION REDEVELOPMENT AREA
(See Resolution #9 December 17, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO SETTLE LITIGATION IN THE MATTER OF JCRA v. CRAZY GREEK, LLC, ET AL., HUD-C-81-19 FOR PROPERTIES LOCATED AT BLOCK 24903, LOTS 20,21, & 22 WITHIN THE JACKSON HILL REDEVELOPMENT AREA
(See Resolution #10 December 17, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH LWDMR ARCHITECTS FOR ARCHITECTURAL SERVICES AT AGENCY OWNED PROPERTY LOCATED AT 292 MARTIN LUTHER KING DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
(See Resolution #11 December 17, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO CONTRACT NO. 18-11-RN2 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 AREA

(See Resolution #12 December 17, 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 OTHERWISE KNOWN BY THE STREET ADDRESS OF 613 GROVE STREET AND BLOCK 7103, LOTS 12-17 OTHERWISE KNOWN BY THE STREET ADDRESS OF 610-620 GROVE STREET LOCATED WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA

(See Resolution #13 December 17, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 342 JOHNSTON EQUITIES LLC, FOR PROPERTY LOCATED AT BLOCK 17506, LOT 11 OTHERWISE KNOWN BY THE STREET ADDRESS OF 342 JOHNSTON AVENUE WITHIN THE LAFAYETTE PARK REDEVELOPMENT AREA

(See Resolution #14 December 17, 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 FOR ENGINEERING DESIGN SERVICES FOR PROPERTY LOCATED AT BLOCK 27804, LOT 13 AND BLOCK 28401, LOT 40, A/K/A "COUNTY VILLAGE SECTION" WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDERS WITH CME ASSOCIATES FOR ENGINEERING SERVICES AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH BROWNFIELD SCIENCE AND TECHNOLOGY, INC. FOR ENVIRONMENTAL SERVICES FOR PROPERTY LOCATED AT BLOCK 25804, LOT 17.01 OTHERWISE KNOWN BY THE STREET ADDRESS OF 455 OCEAN AVENUE IN THE TURNKEY REDEVELOPMENT AREA

(See Resolution #17 December 17, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REJECTING PROPOSALS AND AUTHORIZING RE-ISSUANCE OF A REQUEST FOR PROPOSALS PURSUANT TO COMPETITIVE CONTRACTING FOR GRAPHIC DESIGN AND WEBSITE SERVICES FOR ALL PROJECT AREAS

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND 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 #19 December 17, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING THE ANNUAL MEETING SCHEDULE AND DESIGNATING OFFICIAL NEWSPAPERS

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

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

(See Resolution #21 December 17, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY THE EXECUTION AND DELIVERY OF A TRUST INDENTURE, FUNDING AGREEMENT AND PLEDGE AND ASSIGNMENT AGREEMENT IN CONNECTION WITH THE ISSUANCE AND SALE OF ITS \$10,000,000 REDEVELOPMENT AREA TAXABLE BONDS (HUDSON EXCHANGE PEP 2 PHASE 1B PROJECT), SERIES 2019 AND OTHER MATTERS RELATED THERETO WITHIN THE HARSIMUS COVE STATION REDEVELOPMENT PLAN

(See Resolution #22 December 17, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO PERMIT PREPAYMENT OF THE LOAN BALANCE OF THE LOAN AGREEMENT, MORTGAGE AND PROMISSORY NOTES DATED OCTOBER 19, 2015 BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND ASH URBAN DEVELOPMENT, LLC N/K/A ASH URBAN RENEWAL DEVELOPMENT, LLC WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #23 December 17, 2019 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY

CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH HOMESTEAD ASSEMBLAGE FOR PROPERTY IDENTIFIED AS BLOCK 7802, LOT 45, COMMONLY KNOWN AS 30 COTTAGE STREET WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

On November 18, 2019, the Board adopted Resolution 19-11-15 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. The form of redevelopment agreement reflected the provision of insurance with a \$10,000,000 limit. The Agency has revised this to a \$6,000,000 limit, which is in proportion to the size of the project.

(See Informational Item December 17, 2019 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Ridley and Rivera; and the following voted "NAY": None. The Chairman 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 6:16 p.m.

Secretary