



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 18th DAY OF FEBRUARY 2020**



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, February 18th, 2020 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 6:01 p.m., and upon roll call the following answered **present**:

Donald Brown Douglas Carlucci

Erma Greene Evelyn Jones

Darwin R. Ona (6:03 p.m.)

Denise Ridley Daniel Rivera

And the following were **absent: none**. 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; Hjordys Espinal, 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.

At this time the Secretary to the Board and Secretary for the Meeting noted that the Board would conduct the reorganization. Chairman Rivera turned the gavel over to Executive Director Jeffrey, who

called for nominations for the office of Chairman for the period commencing immediately and terminating February, 2021. Vice Chairwoman Jones nominated Daniel Rivera for Chairman, which was seconded by Commissioner Ona. Executive Director Jeffrey called for any other nominations; and there being none, she called to close the nominations for the office of Chairman. It was moved and seconded to close the nominations. Executive Director Jeffrey called for nominations for the office of Vice Chairman commencing immediately and terminating February, 2021. Chairman Rivera nominated Evelyn Jones for Vice Chairwoman, which was moved by Commissioner Brown and seconded by Commissioner Greene. Executive Director Jeffrey called for any other nominations; and there being none, she called to close the nominations for the office of Vice Chair. Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Jones, Greene, Ona, Ridley, and Rivera and the following voted "NAY": None. Executive Director Jeffrey indicated that Chairman Rivera and Vice Chairwoman Jones retained their seats as Chairman and Vice Chairwoman for the period February, 2020 through February, 2021.

Chairman Rivera acknowledged that the 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 February 18, 2020 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Greene, Jones, 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 at 6:31 p.m. , 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 presenters. Chris J. Murphy Esq., of the law firm Murphy, Schiller and Wilkes, LLC represented the applicant, CP West Campus IV, LLC. Mr. Murphy informed the Board of Commissioners that the applicant is seeking designation for the redevelopment of a portion of Block 21902.02, Lot 1.01, 1.02 and 1.03, what is known as Block 4 within the NJCU West Campus Redevelopment Area. Mr. Murphy informed the Board of Commissioners that the proposed project is the centerpiece of the entire University Place Master Plan as it will anchor the campus with a performing arts center, a center of music, dance, and theater, a ground floor retail, and 343 luxury apartment units. In addition, the performing arts center will feature a 25,400 square foot theatrical showplace that will include a 492 seat theater, 100 seat recital hall, two large dance studios and a large public plaza. The center for music, dance, and theater, will feature a two-story, 52,3000 square-foot academic building that will be comprised of classrooms, practice studios, teaching studios, faculty offices, student lounges, and common areas. Mr. Murphy indicated, that the retail component of the project will feature more than 12,000 square feet of restaurant space. The applicant's collateral will consist of 343 luxury apartment units of which 24 units will be considered Affordable Housing units, and a 119 space parking deck. Mr. Murphy informed the Board that the applicant will not be seeking any grants, loans or tax abatements from any governmental entities for the proposed project. The proposed project will create both temporary and permanent employment. Permanent employment will come from the performing arts center, restaurants, and residential building. It is estimated that 300 construction jobs will be created and 75 full time jobs. Robert Hillier, from Studio Hillier, elaborated in detail on the architectural component.

Chairman Rivera expressed his excitement for the proposed project and is looking forward to the improvements it will bring to the area and to New Jersey City University.

There being no further questions, the Chairman called for a Consent Agenda for Items #2 through #26, which were 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 JANUARY 21, 2020

(See Resolution #2 February 18, 2020 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED JANUARY 21, 2020

(See Resolution #3 February 18, 2020 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO CONTRACT NO. 19-06-JS1 WITH IN-LINE AIR CONDITIONING COMPANY, INC. FOR HVAC SERVICES ON PROPERTIES OWNED BY THE AGENCY IN ALL PROJECT AREAS

(See Resolution #4 February 18, 2020 attached hereto.)

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

(See Resolution #5 February 18, 2020 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH HAMPSHIRE URBAN RENEWAL REDEVELOPMENT, LLC AND GARFIELD JC PARTNERS, LLC FOR THE REDEVELOPMENT OF BLOCK 21501, LOTS 16, 17, 18, 19 AND 20 MORE COMMONLY KNOWN BY THE STREET ADDRESS 2 DAKOTA STREET, 70 CATERET AVENUE, 880 GARFIELD AVENUE, 884 GARFIELD, AND 900 GARFIELD WITHIN THE CANAL CROSSING REDEVELOPMENT AREA

(See Resolution #6 February 18, 2020 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 AND MORE COMMONLY KNOWN BY THE STREET ADDRESS 133, 137, AND 141 KEARNEY AVENUE WITHIN THE GREEN VILLA REDEVELOPMENT AREA

(See Resolution #7 February 18, 2020 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 AND COMMONLY KNOWN BY THE STREET ADDRESS 284 MARTIN LUTHER KING, JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #8 February 18, 2020 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF RAJIV SOIN AS REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 22605, LOT 1 AND MORE COMMONLY KNOWN BY THE STREET ADDRESS 336-340 MARTIN LUTHER KING, JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #9 February 18, 2020 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE OF PROPERTY OWNED BY THE AGENCY TO THE CITY OF JERSEY CITY IDENTIFIED AS BLOCK 22602, LOT 13, MORE COMMONLY KNOWN BY THE STREET ADDRESS 14-16 ORIENT AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT PLAN AREA

(See Resolution #10 February 18, 2020 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, LOT 66 MORE COMMONLY KNOWN BY THE STREET ADDRESS 204 STEGMAN STREET AND IDENTIFIED AS BLOCK 25001, LOT 68 AND 70 (A/K/A LOT 68.01) MORE COMMONLY KNOWN BY THE STREET ADDRESS 174-178 MARTIN LUTHER KING JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #11 February 18, 2020 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A LICENSE AGREEMENT WITH WILLOW RUN CONSTRUCTION TO ENTER ONTO THE AGENCY'S PROPERTY LOCATED AT 336-340 MARTIN LUTHER KING JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #12 February 18, 2020 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH 21 CONTRACTING LLC FOR FENCING SERVICES AT PROPERTY LOCATED AT 25 CLINTON AVENUE WITHIN THE SCATTER SITE REDEVELOPMENT AREA AND PROPERTY LOCATED AT 558 COMMUNIPAW AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #13 February 18, 2020 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN ESTOPPEL AGREEMENT WITH STERLING NATIONAL BANK FOR THE REDEVELOPMENT OF 687 OCEAN AVENUE, 4 ORIENT AVENUE, 61 VIRGINIA AVENUE, 421 DR. MARTIN LUTHER KING DRIVE AND 3 VIRGINIA AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #14 February 18, 2020 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF PARK AVENUE LANDING, LLC AS REDEVELOPER FOR PROPERTY IDENTIFIED AS PARCEL 17 WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

(See Resolution #15 February 18, 2020 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE SECOND EXTENSION OF THE DESIGNATION OF NUKA PROPERTIES, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 24304, LOT 6 AND MORE COMMONLY KNOWN BY THE STREET ADDRESS 1 EDWARD HART ROAD WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

(See Resolution #16 February 18, 2020 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING MEMBER PARTICIPATION IN THE HUNTERDON COUNTY EDUCATIONAL SERVICES COMMISSION COOPERATIVE PRICING SYSTEM AND AUTHORIZING THE JERSEY CITY REDEVELOPMENT AGENCY TO ENTER INTO A COOPERATIVE PRICING AGREEMENT, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #17 February 18, 2020 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONSENTING TO ASSIGNMENT AND TRANSFER OF REDEVELOPMENT RIGHTS FROM MC MAPLE HOLDING, LLC TO 74 MAPLE OWNER, LLC TO BECOME THE DESIGNATED REDEVELOPER OF BLOCK 19003, LOT 13.01 (FORMERLY LOTS 13-16) MORE COMMONLY KNOWN BY THE STREET ADDRESS 74 MAPLE STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #18 February 18, 2020 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 74 MAPLE OWNER, LLC (SUCCESSOR TO MC MAPLE HOLDING, LLC) GOVERNING BLOCK 19003, LOT 13.01 (FORMERLY LOTS 13-16) MORE COMMONLY KNOWN BY THE STREET ADDRESS 74 MAPLE STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #19 February 18, 2020 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 IDENTIFIED AS BLOCK 18901, LOTS 6-15, MORE COMMONLY KNOWN BY THE STREET ADDRESS 1052-1068 GARFIELD AVENUE AND 457, 461, AND 467 COMMUNIPAW AVENUE, LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #20 February 18, 2020 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A CONTRACT #20-02-PA02 WITH ENGENUITY INFRASTRUCTURE FOR ENGINEERING SERVICES AT CERTAIN PROPERTY IDENTIFIED AS BLOCK 18901, LOT 12, COMMONLY KNOWN BY THE STREET ADDRESS 1068 GARFIELD AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #21 February 18, 2020 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING CP WEST CAMPUS IV, LLC AS THE REDEVELOPER OF A PORTION OF PROPERTY IDENTIFIED AS BLOCK 21902.02, LOTS 1.01, 1.02 & 1.03 (A/K/A BLOCK 4) IN THE NJCU WEST CAMPUS REDEVELOPMENT AREA

(See Resolution #22 February 18, 2020 attached hereto.)

RESOLUTION OF THE BOARD OF THE COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO PROFESSIONAL SERVICES CONTRACT NO. 19-06-RN1 WITH CME ASSOCIATES FOR REDEVELOPMENT INVESTIGATION, EVALUATION AND STUDY OF VARIOUS ABANDONED PROPERTIES FOR POTENTIAL INCORPORATION INTO THE SCATTER SITE REDEVELOPMENT AREA

(See Resolution #23 February 18, 2020 attached hereto.)

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

(See Resolution #24 February 18, 2020 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO PROFESSIONAL SERVICES CONTRACT NO. 19-12-RN7 WITH BROWNFIELD SCIENCE AND TECHNOLOGY, INC. FOR ENVIRONMENTAL SERVICES FOR PROPERTY IDENTIFIED AS BLOCK 25804, LOT 17.01 AND MORE COMMONLY KNOWN BY THE STREET ADDRESS 455 OCEAN AVENUE WITHIN THE TURNKEY REDEVELOPMENT AREA

(See Resolution #25 February 18, 2020 attached hereto.)

Approval of Accounts/Invoice Payable List as of February 18, 2020

(See Resolution #26 February 18, 2020 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Green, Jones, Rivera, Ridley and Ona; 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 6:51 p.m.

Secretary