

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting
May 21, 2013



1. Meeting to Order.
2. Quorum
3. Chairman Sottolano - Pledge of Allegiance
4. Executive Director - Announces that in accordance with the Open Public Meetings Act a copy of the Public Notice was sent to the Jersey Journal, Hudson Reporter, to the City Clerk and posted on the Agency's web site for the public's review and information.
5. PRESENTATIONS - A presentation by 87 Newkirk MM, LLC for the construction of a multi-family residential project to contain approximately 50 units with a rental component on the ground floor.

The Colony at Canal Crossing is an affordable artist/workforce mixed used development designed to be the first phase. The Colony proposes a 70-unit modern building of 1, 2, and 3-bedroom apartments. The building includes 5,000 sqft of flexible space and private and shared off street parking. In addition, the Colony proposes 30 workforce for-sale live-work town homes with shared and private open space, and a 100,000 sf light-industrial commercial space.

6. Chairman Sottolano STATUS OF PROJECTS
 - Item #1 Approval to go into Executive Session
 - Item #2 Approval of the Minutes of the Regular Meeting of April 16, 2013
 - Item #3 RESOLUTION AUTHORIZING CONTRACT NO. 13-05-BD3 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR GRANT WRITING AND MANAGEMENT SERVICES IN ALL PROJECT AREAS
 - Item #4 RESOLUTION APPROVING A FIRST AMENDMENT WITH BRIGHT AND VARICK URBAN RENEWAL, LLC FOR PROPERTY LOCATED WITHIN THE BRIGHT & VARICK REDEVELOPMENT AREA
 - Item #5 RESOLUTION AUTHORIZING AMENDMENT NO. 2 TO CONTRACT 11-07-BD5 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS INC. FOR PROFESSIONAL PLANNING SERVICES IN THE CANAL CROSSING REDEVELOPMENT AREA

- Item #6 RESOLUTION AUTHORIZING CONTRACT NO.13-05-BD2 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. FOR PROFESSIONAL SERVICES IN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #7 RESOLUTION CONDITIONALLY DESIGNATING 87 NEWKIRK MM, LLC (FEDERICO MANAIGO) AS DEVELOPER FOR PROPERTY KNOWN AS 87 NEWKIRK STREET IN THE JOURNAL SQUARE REDEVELOPMENT AREA
- Item #8 RESOLUTION APPROVING AN AMENDMENT TO THE DESIGNATION OF JOURNAL SQUARE ASSOCIATES, LLC IN THE JOURNAL SQUARE REDEVELOPMENT AREA
- Item #9 RESOLUTION APPROVING TRANSFERS OF INTEREST FOR PROPERTY LOCATED AT BLOCK 15902, LOT 17 IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA
- Item #10 RESOLUTION AUTHORIZING LEASE NEGOTIATIONS WITH JP MORGAN CHASE BANK, N.A. FOR LEASE LOCATED WITHIN THE MARTIN LUTHER KING DRIVE "HUB" SHOPPING CENTER WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
- Item #11 RESOLUTION AUTHORIZING A SECOND AMENDMENT TO CONTRACT NUMBER 11-02-FO2 WITH LINDEMON, WINCKLEMANN, DEUPREE, MARTIN, RUSSELL AND ASSOCIATES, PC FOR PROFESSIONAL ARCHITECTURAL SERVICES ON AGENCY OWNED PROPERTY LOCATED IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
- Item #12 RESOLUTION AUTHORIZING ENTERING INTO NON-FAIR AND OPEN PROFESSIONAL SERVICES AGREEMENT NO. 13-05-FO6 WITH LINDEMON, WINCKLEMANN, DEUPREE, MARTIN, RUSSELL AND ASSOCIATES, PC FOR PROFESSIONAL ARCHITECTURAL SERVICES IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
- Item #13 RESOLUTION AUTHORIZING A SECOND AMENDMENT TO CONTRACT NO. 12-06-BD7 WITH WCD CONSTRUCTION MANAGEMENT, LLC FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #14 RESOLUTION AMENDING RESOLUTION NO. 13-04-11 FOR CONTRACT NO.12-08-MPN9 FOR WORK AT THE JERSEY CITY POWERHOUSE
- Item #15 RESOLUTION RENEWAL THE GENERAL LIABILITY INSURANCE POLICY ON ALL JCRA PROPERTY IN ALL PROJECT AREAS WITH ADMIRAL INSURANCE COMPANY
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- Item #16 RESOLUTION QUALIFYING THE SPIRE GROUP FOR VARIOUS ACCOUNTING AND FINANCIAL SERVICES IN ALL PROJECT AREAS
- Item #17 RESOLUTION AUTHORIZING THE FORMATION OF AN LLC COMPANY, APPROVING CERTAIN TRANSFERS WITH THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA AND AUTHORIZATION AND CONSENT FOR THE PLACEMENT OF A CONSTRUCTION MORTGAGE ON PROPERTY WITHIN THE PROJECT AREA
- Item #18 RESOLUTION IN SUPPORT OF GENESIS OCEAN ASSOCIATES, LLC'S APPLICATION FOR CDBG-DR SUPERSTORM SANDY DISASTER RELIEF AND LOW INCOME 9% TAX CREDITS
- Item #19 RESOLUTION AUTHORIZING LEASE NEGOTIATIONS WITH BRANDYWINE FINANCIAL FOR A GROUND LEASE OF THE MARTIN LUTHER KING DRIVE "HUB" SHOPPING CENTER LOCATED WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
- Item #20 RESOLUTION AUTHORIZING LEASE NEGOTIATIONS WITH BRANDYWINE FINANCIAL FOR A GROUND LEASE LOCATED WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

- Item #21 RESOLUTION AUTHORIZING NEGOTIATION FOR TRANSFER OF BLOCK 27401, LOTS 14 AND 20 (THE "PROPERTY") AND AMENDING THE AMENDED AND RESTATED CONTRACT FOR THE SALE LAND BETWEEN THE AGENCY AND WA GOLF CO., LLC IN THE CAVEN POINT REDEVELOPMENT AREA
- Item #22 RESOLUTION AUTHORIZING CONTRACT NO. 13-05-BD4 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR PLANNING SERVICES IN THE CANAL CROSSING REDEVELOPMENT AREA
- Item #23 RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 13-05-BA3 WITH THE SPIRE GROUP FOR ACCOUNTING AND CONSULTING SERVICES

Next Regular Meeting: Tuesday, June 18, 2013