

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting
December 17, 2013



1. Meeting to Order.
2. Quorum.
3. Chairman Lavarro - Pledge of Allegiance.
4. Assistant 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 and to the City Clerk for the public's review and information and posted on the Agency's web site.
5. PRESENTATIONS - Mr. Henry Okongo, owner of Sudzland Laundomat, to present for leasing space at the MLK HUB.
6. Chairman Lavarro STATUS OF PROJECTS

- Item #1 Approval to go into Executive Session.
- Item #2 Approval of the Minutes of the Regular Meeting of November 19, 2013 .
- Item #3 Approval of the Minutes of the Special Meeting of October 30, 2014
- Item #4 Approval of the Minutes of the Special Meeting of December 10, 2013
- Item #5 Approval of the Minutes of Executive Session for the meetings of October 2, 2013, October 15, 2013 and October 30, 2013
- Item #6 RESOLUTION AUTHORIZING THE AWARD OF CONTRACT NO. 13-12-BD7 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN ALL REDEVELOPMENT AREAS
- Item #7 RESOLUTION AUTHORIZING A CERTIFICATE OF COMPLETION FOR PROPERTY LOCATED WITHIN THE ARLINGTON PARK NDP A-3-11 AND JACKSON AVENUE URBAN RENEWAL PROJECT NJR-12
- Item #8 RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT WITH FR NKLIN DEVELOPMENT GROUP, LLC WITHIN THE BRIGHT STREET REDEVELOPMENT AREA
- Item #9 RESOLUTION AUTHORIZING EXECUTION OF A GRANT AGREEMENT WITH THE CITY OF JERSEY CITY FOR IMPROVEMENTS TO 398 MLK DRIVE FUNDED WITH REPROGRAMMED COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

- Item #10 RESOLUTION AUTHORIZING EXECUTION OF A GRANT AGREEMENT THE CITY OF JERSEY CITY FOR THE DEMOLITION OF 326-330 MLK DRIVE FUNDED WITH REPROGRAMMED COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
- Item #11 RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 13-12-MPN9 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL CONSULTING SERVICES IN THE DROYERS POINT REDEVELOPMENT AREA
- Item #12 RESOLUTION DESIGNATING TRIBECA WEST OF JERSEY CITY, LLC AS REDEVELOPER FOR PROPERTY OWNED BY THEM AND CONDITIONALLY DESIGNATE THEM FOR CITY OWNED PROPERTY LOCATED IN THE JERSEY AVENUE PARK AND JERSEY AVENUE TENTH STREET REDEVELOPMENT AREAS
- Item #13 RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 13-12-CF7 WITH NEW JERSEY REALTY ADVISORY GROUP, LLC FOR THE PREPARATION OF A DISPOSITION APPRAISAL OF PROPERTY IN BLOCK 12301, LOT 2 AND KNOWN AS 362 SUMMIT AVENUE LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #14 RESOLUTION REQUESTING AUTHORIZATION TO CONDITIONALLY DESIGNATE VAISHNO MA ACADEMY, LLC IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #15 RESOLUTION AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND 272 GROVE STREET URBAN RENEWAL, LLC FOR PROPERTY IN THE MAJESTIC II REDEVELOPMENT AREA
- Item #16 RESOLUTION AUTHORIZING REJECTING BIDS RECEIVED FOR PROPERTY LOCATED WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
- Item #17 RESOLUTION AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND 184 MORGAN STREET ASSOCIATES URBAN RENEWAL, LLC IN THE MORGAN GROVE MARIN REDEVELOPMENT AREA
- Item #18 RESOLUTION AUTHORIZING AMENDMENT NUMBER 2 TO CONTRACT NO. 13-10-FO11 WITH BARNES CONTRACTOR CONSTRUCTION MANAGEMENT, LLC FOR PROPERTY CLEAN OUT SERVICES ON AGENCY OWNED PROPERTY LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #19 RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 13-12-CF8 WITH VALUE RESEARCH GROUP, LLC FOR THE PREPARATION OF A MARKET ANALYSIS OF PROPERTY IN BLOCK 17301, LOT 11 AND KNOWN AS 170 LAFAYETTE STREET LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #20 RESOLUTION AUTHORIZING A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR THE JERSEY CITY POWERHOUSE
- Item #21 RESOLUTION AUTHORIZING AND RATIFYING SETTLEMENT AND EXECUTION OF A SETTLEMENT AND MUTUAL RELEASE AGREEMENT WITH ENVIRONMENTAL AND OCCUPATIONAL SAFETY SERVICES, INC. (EOSS) WITHIN THE TURNKEY REDEVELOPMENT AREA
- Item #22 RESOLUTION AUTHORIZING CONTRACT NO. 13-12-BD8 WITH BROWNFIELD SCIENCE & TECHNOLOGY, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE TURNKEY REDEVELOPMENT AREA

Item #23 RESOLUTION AUTHORIZING A LOAN AGREEMENT BETWEEN THE NEW JERSEY REDEVELOPMENT AUTHORITY AND THE JERSEY CITY REDEVELOPMENT AGENCY FOR A DEVELOPMENT PROJECT WITH GENESIS PARTNERS LOCATED WITHIN THE TURNKEY REDEVELOPMENT AREA

Item #24 RESOLUTION APPROVING A 60 MONTH LEASE OF A TOSHIBA 6550CT DIGITAL COLOR COPYING SYSTEM

Item #25 Approval of the Accounts/Invoices Payable List as of December 17, 2013

Item #26 RESOLUTION AUTHORIZING THE JERSEY CITY REDEVELOPMENT AGENCY TO ISSUE NOT TO EXCEED \$10,000,000 REDEVELOPMENT AREA TAXABLE BONDS (JOURNAL SQUARED PROJECT) AND DETERMINING OTHER MATTERS RELATED THERETO IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

Item #27 RESOLUTION AUTHORIZING A LICENSE AGREEMENT WITH BELOVED COMMUNITY CHARTER SCHOOL FOR PROPERTY LOCATED IN THE LAFAYETTE PARK REDEVELOPMENT AREA

NEXT REGULAR MEETING: TUESDAY, JANUARY 21, 2014