

**JERSEY CITY REDEVELOPMENT AGENCY**

Regular Meeting  
**April 21, 2015**



1. Meeting to Order.
2. Quorum.
3. Chairman Lavarro - 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 and to the City Clerk for the public's review and information and posted on the Agency's web site.
5. PRESENTATIONS -
  - A) G & S Investors/Jersey City, L.P. in conjunction with Forrest City Residential Group, LLC for a mixed use development on property located at Block 11603 within the Harsimus Cove Station Redevelopment Area.
  - B) Monitor Morris, LLC proposes to construction a seven-story luxury building with 77 rental units with commercial artist loft spaces, studio and one and two-bedroom, including 4,000± SF of ground floor retail.
  - C) Point Capital Development, LLC (John Fiorito) proposes a redevelopment project of 249 residential units within the Morris Canal Redevelopment Area. The project will be in three phases following acquisition.
  - D) CCA Development, LLC presenting for the construction of two residential towers with commercial ground floor on Block 7362, Lots 9 and 11 within the Newport Redevelopment Area

6. Chairman Lavarro STATUS OF PROJECTS

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| Item #1 | Approval to go into Executive Session.                                |
| Item #2 | Approval of the Minutes of the Regular Meeting of March 17, 2015.     |
| Item #3 | Approval of the Minutes of Executive Session dated February 17, 2015. |
| Item #4 | Approval of the Minutes of Executive Session dated March 17, 2015.    |

- Item #5 RESOLUTION QUALIFYING VARIOUS FIRMS FOR THE ABANDONED PROPERTIES REHABILITATION ACT (APRA)
- Item #6 RESOLUTION AUTHORIZING CHANGE ORDER NO. 2 FOR CONTRACT NO. 14-08- MPN5 WITH GRAMERCY GROUP, INC. FOR DEMOLITION SERVICES IN THE BAYFRONT 1 REDEVELOPMENT AREA
- Item #7 RESOLUTION AUTHORIZING CONTRACT NO. 15-04-MPN5 WITH AMEC FOSTER WHEELER ENVIRONMENTAL & INFRASTRUCTURE, INC. FOR ENVIRONMENTAL SERVICES IN THE BAYFRONT 1 REDEVELOPMENT AREA
- Item #8 RESOLUTION AUTHORIZING THIS RESOLUTION TO SERVE AS AN MOU WITH HUDSON COUNTY SCHOOLS OF TECHNOLOGY FOR ACCESS TO PROPERTY LOCATED 180 NINTH STREET IN THE BETZ BREWERY REDEVELOPMENT AREA
- Item #9 RESOLUTION AUTHORIZING A SECOND AMENDMENT TO CONTRACT NO. 14-05-BD7 WITH T & M ASSOCIATES FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE CANAL CROSSING REDEVELOPMENT AREA
- Item #10 RESOLUTION ESTABLISHING FAIR MARKET VALUE FOR PROPERTY LOCATED IN BLOCK 15702, LOT 31 AND KNOWN AS 423 GRAND STREET WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #11 RESOLUTION APPROVING A TRANSFER IN INTEREST ON LOCK 11603, LOTS 3, 47, 50 AND 51 UNDER THE REDEVELOPMENT AGREEMENT WITH G & S INVESTORS, JERSEY CITY, LP
- Item #12 RESOLUTION AUTHORIZING A PARTIAL RELEASE OF MORTGAGE BETWEEN EAGLE ROCK DEVELOPMENT, LLC AND THE JERSEY CITY REDEVELOPMENT AGENCY REGARDING PROPERTY KNOWN AS 278 MLK DRIVE LOCATED WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
- Item #13 RESOLUTION AUTHORIZING CHANGE ORDER NUMBER 1 TO CONTRACT NO. 14-01-FO1 WITH SZ CONSTRUCTION, INC. FOR PHASE II REHABILITATION OF PROPERTY LOCATED AT BOCK 23202, LOT 79 IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
- Item #14 RESOLUTION AUTHORIZING CONTRACT NO. 15-04-FO4 WITH MID ATLANTIC ENGINEERING PARTNERS FOR PROFESSIONAL SERVICES OF PROPERTY IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
- Item #15 RESOLUTION AUTHORIZING ENTERING INTO A LEASE AGREEMENT WITH INVESTORS BANK FOR PREMISES LOCATED AT 360-398 MLK DRIVE WITHIN THE MARTIN LUTHER KING DRIVE "HUB" REDEVELOPMENT AREA
- Item #16 RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 15-04-CF4 WITH VALUE RESEARCH GROUP, LLC FOR THE PREPARATION OF ACQUISITION APPRAISALS IN CONNECTION WITH THE ABANDONED PROPERTIES REHABILITATION ACT
- Item #17 RESOLUTION DESIGNATING 550 JOHNSTON AVENUE, LLC AS DEVELOPER FOR PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

- Item #18 RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 15-04-CF3 WITH VALUE RESEARCH GROUP, LLC FOR THE PREPARATION OF AN ACQUISITION APPRAISAL OF PROPERTY KNOWN AS 125 MONITOR STREET IN BLOCK 17503, LOT 1 LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #19 RESOLUTION DESIGNATING CCA DEVELOPMENT, LLC AS REDEVELOPER OF PROPERTY LOCATED IN THE NEWPORT REDEVELOPMENT AREA AND CONSENTING TO A TRANSFER AND SALE OF PROPERTY
- Item #20 RESOLUTION AUTHORIZING CONTRACT NO. 15-04-FO5 WITH MID ATLANTIC ENGINEERING PARTNERS FOR PROFESSIONAL SERVICES OF PROPERTY IN THE OCEAN BAYVIEW REDEVELOPMENT AREA
- Item #21 RESOLUTION AUTHORIZING ENTERING INTO CONTRACT NO. 15-04-MPN4 WITH DRESDNER ROBIN FOR ENVIRONMENTAL SERVICES LOCATED IN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA
- Item #22 Approval of the Accounts/Invoices Payable List as of April 21, 2015.
- Item #23 Approval of the Personnel List as of April 21, 2015.
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- Item #24 RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 15-04-CF4 WITH VALUE RESEARCH GROUP, LLC FOR THE PREPARATION OF ACQUISITION APPRAISALS IN CONNECTION WITH THE ABANDONED PROPERTIES REHABILITATION ACT (APRA)

NEXT REGULAR MEETING:

TUESDAY, MAY 19, 2015