

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting
July 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. Myneni Properties, LLC presenting on 682 Route 440 (Block20403, Lots 1 and 2 for a 12-story mixed use building with approximately 120 residential units and 2 floors of commercial space and on site parking. Applicant owns Lot 1 and is looking to acquire Lot 2 (owned by Dye Specialities)
 - B. 1 Edward Hart Road, LLC presenting on 1 Edward Hart Road (Block24304, Lot 6) for a proposed development/conversion of the existing building into a public recreation use that will include a bar/restaurant with an associated "brew pub" along with recreational bowling. Applicant owns the property.
 - C. 101 Newkirk LLC presenting on a proposed 21-story residential building with 140 rental units and approximately 2,200 of ground floor retail. The proposed project will also consist of a four level parking structure with 156 parking spaces. The proposed parking structure would serve the customers of the Justice Complex, general public and residents of the residential units.
 - D. North River Development, LLC presenting on the construction of a mixed use project consisting of a luxury hotel, marina, 2 million SF of commercial space and several acres of open passive park space on new piers on Agency owned land on Block 11603, Lot 7. The project is located on thirty acres of underwater land within the Harsimus Cove Redevelopment Area.
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 June 16, 2015.
 - Item #3 Approval of the Minutes of Executive Session dated June 16, 2015.

- Item #4 RESOLUTION DESIGNATING PINNACLE DEVELOPMENT AS REDEVELOPER FOR PROPERTY AT BLOCK 23301, LOT 15; THE FRANKLIN DEVELOPMENT GROUP FOR PROPERTY AT BLOCK 3903, LOT 18 & BLOCK 2205, LOT 45; ALLIANCE CONSTRUCTION AS REDEVELOPER FOR PROPERTY AT BLOCK 18704 LOT 12 & BLOCK 21101, LOT 26; CHAMUNDA MA WRIGHT AS REDEVELOPER FOR PROPERTY AT BLOCK 2404, LOT 9; BGT ENTERPRISES AS REDEVELOPER FOR PROPERTY AT BLOCK 14103, LOT 54; PRIORE CONSTRUCTION AS REDEVELOPER FOR PROPERTY AT BLOCK 23703 LOT 12 IN ACCORDANCE WITH THE ABANDONED PROPERTIES REHABILITATION ACT
- Item #5 RESOLUTION CONSENTING TO THE REPROGRAMMING OF FUNDS FOR DEMOLITION RELATED TO ACTIVITIES AT THE BAYFRONT I SITE
- Item #6 RESOLUTION AUTHORIZING ENTERING INTO CONTRACT 15-07-MPN8 WITH TECTONIC ENGINEERING & SURVEYING CONSULTANTS, P.C. FOR ENVIRONMENTAL ENGINEERING SERVICES IN CONNECTION WITH THE SOIL CONDITIONS AT THE BETZ BREWERY SITE
- Item #7 RESOLUTION AUTHORIZING A THIRD AMENDMENT TO CONTRACT NUMBER 14-05-BD7 WITH T & M ASSOCIATES FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE CANAL CROSSING REDEVELOPMENT AREA
- Item #8 RESOLUTION AUTHORIZING CONTRACT NO. 15-07-BD9 WITH _____ FOR PROFESSIONAL ENVIRONMENTAL SERVICES WITHIN THE HARSIMUS COVE STATION REDEVELOPMENT AREA
- Item #9 RESOLUTION EXTENDING THE DESIGNATION OF BELOVED COMMUNITY CHARTER SCHOOL AS REDEVELOPER FOR PROPERTY LOCATED IN BLOCK 15502 IN THE LAFAYETTE PARK REDEVELOPMENT AREA
- Item #10 RESOLUTION DESIGNATING 1 EDWARD HART DRIVE, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED AT 1 EDWARD HART DRIVE LOCATED IN THE LIBERTY HARBOR REDEVELOPMENT AREA
- Item #11 RESOLUTION EXTENDING THE DESIGNATION OF LIBERTY SCIENCE CENTER & SCITECH SCITY, LLC (AN ENTITY TO BE FORMED BY THEM) AS REDEVELOPER FOR PROPERTY LOCATED IN THE LIBERTY HARBOR REDEVELOPMENT AREA
- Item #12 RESOLUTION EXTENDING THE DESIGNATION OF PARK AVENUE LANDING, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA
- Item #13 RESOLUTION AUTHORIZING AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT 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 #14 RESOLUTION DESIGNATING GRAFFITI, 125, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED AT 125 MONITOR STREET LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #15 RESOLUTION GRANTING APPROVAL FOR THE SALE OF UNITS FOR PROPERTY LOCATED AT 294 BARROW STREET
- Item #16 RESOLUTION AUTHORIZING EXTENDING THE MEMORANDUM OF AGREEMENT WITH THE CORDISH COMPANY AND JERSEY CITY POWERHOUSE ARTS DISTRICT, LLC FOR THE DEVELOPMENT OF THE POWERHOUSE LOCATED WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA
- Item #17 RESOLUTION DESIGNATING ALLIANCE CONSTRUCTION GROUP, LLC AS REDEVELOPER FOR PROPERTY LOCATED AT 97-99 DWIGHT STREET IN THE TURNKEY REDEVELOPMENT AREA
- Item #18 RESOLUTION QUALIFYING LAW FIRMS FOR VARIOUS LEGAL SERVICES IN ALL PROJECT AREAS

- Item #19 RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT NO. 15-07-BA3 WITH HODULIK & MORRIS, PA FOR ACCOUNTING AND FINANCIAL SERVICES
- Item #20 RESOLUTION DESIGNATING OFFICIAL DEPOSITORIES OF THE JERSEY CITY REDEVELOPMENT AGENCY
- Item #21 RESOLUTION ADOPTING THE CASH MANAGEMENT PLAN FOR THE JCRA
- Item #22 Approval of the Accounts/Invoices Payable List as of July 21, 2015
- Item #23 Approval of the Personnel List as of July 21, 2015

NEXT REGULAR MEETING: TUESDAY, AUGUST 18, 2015