

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting
March 21, 2017



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 - Argent Ventures, LLC to make a presentation for the construction of a multi phased development on 41 and 52 Aetna Street located within the Grand Jersey Redevelopment Area. The development will include significant infrastructure improvements and the construction of two high rise residential buildings with structured parking.
 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 February 21, 2017 .
 - Item #3 Approval of the Minutes of Executive Session dated January 17, 2017.
 - Item #4 Approval of the Minutes of Execution Session dated February 21, 2017.
 - Item #5 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH THE ROXY URBAN RENEWAL COMPANY, LLC FOR THE REDEVELOPMENT OF THE ROXY PROPERTY LOCATED AT 201 CORNELISON AVENUE (BLOCK 13601, LOT 12) AND TO SIGN A RELEASE WITH THE REDEVELOPERS OF THE OTHER BEACON REDEVELOPMENT AREA PARCELS

- Item #6 RESOLUTION AUTHORIZING CONTRACT NUMBER 17-03-MPN1 WITH J & B LANDSCAPE INC. FOR YEARLY LANDSCAPING SERVICES AT THE BETZ-CERC
- tem #7 RESOLUTION AUTHORIZING THE EXECUTION OF A FIFTH AMENDMENT WITH BARNABAS HEALTH, INC. GRANTING A SIX MONTH EXTENSION OF THE TIME TO NEGOTIATE AND SUBMIT A REVISED SCHEDULE B AND SCHEDULE C FOR PROPERTY LOCATED IN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #8 RESOLUTION DESIGNATING ARGENT VENTURES, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED IN BLOCK 15801, LOTS 3 AND 78 IN THE GRAND JERSEY REDEVELOPMENT AREA
- tem #9 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH FOREST RUN PROPERTIES, LLC FOR THE REDEVELOPMENT OF THE PROPERTIES LOCATED AT 54 JONES STREET (BLOCK 10704, LOT 38) AND PORTIONS OF 61-63 SIP AVENUE (BLOCK 10704, LOT 39) AND TO SIGN AN ASSIGNMENT AND ASSUMPTION AGREEMENT BETWEEN SIP JONES DEVELOPMENT CORPORATION AND FOREST RUN PROPERTIES, LLC IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #10 RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 101 NEWKIRK STREET, LLC FOR THE REDEVELOPMENT OF BLOCK 12204, LOTS 8, 9, 10 AND 13 ON THE TAX MAP OF THE CITY OF JERSEY CITY IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #11 RESOLUTION AFFIRMING AND EXTENDING THE DESIGNATION OF TEAM WALKER (JERRY WALKER) AS DEVELOPER(S) FOR PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #12 RESOLUTION RESCINDING THE DESIGNATION OF BGT ENTERPRISES, LLC AS THE REDEVELOPER OF THE ABANDONED PROPERTY LOCATED AT 332 WHITON STREET (BLOCK 19005, LOT 30) IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #13 RESOLUTION AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND TERZETTO NJ, LLC IN THE OCEAN BAYVIEW REDEVELOPMENT AREA
- Item #14 RESOLUTION AUTHORIZING THE AGENCY TO ENTER INTO A COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY CONCERNING PROPERTY LOCATED IN THE POWERHOUSE ARTS REDEVELOPMENT AREA, MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 311 WASHINGTON STREET
- Item #15 RESOLUTION AUTHORIZING THE AGENCY TO ENTER INTO A FORBEARANCE OF FOUR MONTH DURATION FOR PROPERTY AT 170 GRANT AVENUE IN THE SCATTER SITE REDEVELOPMENT AREA
- Item #16 RESOLUTION DESIGNATING 201 NEW YORK AVENUE, LLC AS THE REDEVELOPER OF THE ABANDONED PROPERTY LOCATED AT 201 NEW YORK AVENUE (BLOCK 3805, LOT 19) AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN A REDEVELOPMENT AGREEMENT WITH 201 NEW YORK AVENUE, LLC
- Item #17 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN A REDEVELOPMENT AGREEMENT WITH ARTIST HUB & RESIDENCES, LLC FOR THE REDEVELOPMENT OF

THE PROPERTY LOCATED AT 364-366 PALISADE AVENUE (BLOCK 5101, LOT 1) IN THE SCATTER SITE REDEVELOPMENT AREA

- Item #18 RESOLUTION AUTHORIZING ANY TWO (2) OF THE AGENCY'S FOUR (4) SIGNATORIES FOR CHECKS UP TO AND INCLUDING \$10,000
- Item #19 RESOLUTION QUALIFYING FERRAIOLI, WIELKOTZ, CERULLO & CUVA, PA FOR VARIOUS AUDITING SERVICES IN ALL PROJECT AREAS
- Item #20 RESOLUTION AUTHORIZING ENTERING INTO PROFESSIONAL SERVICES AGREEMENT 17-03-BA1 WITH FERRAIOLI, WIELKOTZ, CERULLO & CUVA, PA FOR AUDITING SERVICES INCLUDING THE 2018 BUDGET AND 2017 AUDIT
- Item #21 Approval of the Accounts/Invoices Payable List as of March 21, 2017.

NEXT REGULAR MEETING: TUESDAY, APRIL 18, 2017