

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting  
February 20, 2018



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) Namdar Group (Effy Namdar- Homestead Assembleage LLC) to make a presentation to the Board for the construction of a mixed use 27 story building to contain approximately 450 units all with ground floor retail/commercial along the new Central Avenue extension road.
    - B) Namdar Group (Effy Namdar) with an entity to be formed by them will make a presentation to the Board for the construction of 3 mixed use multi story buildings to contain a total of a mixed use project multi family five story project with ground floor commercial/retail as well as a roof top amenities.
    - C) Landmark Developer, LLC to make a presentation to the Board for the construction of 120 unit hotel with ground floor amenities and associated parking. The Morris' will be a rustic brick based building to blend into the industrial style surrounding buildings.
  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 January 16, 2018 .

- Item #3 Approval of the Executive Session of January 16, 2018.
- Item #4 RESOLUTION AUTHORIZING A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR ACCESS TO PROPERTY LOCATED IN THE HACKENSACK RIVER EDGE REDEVELOPMENT AREA
- Item #5 RESOLUTION AFFIRMING AND EXTENDING THE DESIGNATION OF COMMUNITY OUTREACH TEAM, INC. AS THE REDEVELOPER OF PROPERTY LOCATED AT 1 MLK DRIVE (BLOCK 27001, LOT 13), 11 MLK DRIVE/129 WARNER AVENUE (BLOCK 27001, LOT 9), 14 MLK DRIVE (BLOCK 27002, LOT 17), 15-19 MLK DRIVE (BLOCK 27001, LOT 12), 21 MLK DRIVE (BLOCK 27001, LOT 11), 131 WARNER AVENUE (BLOCK 2007, LOT 8), 30 MCADOO AVENUE (BLOCK 27002, LOT 14), AND 32 MCADOO AVENUE (BLOCK 27002, LOT 15) WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #6 RESOLUTION APPROVING 311 MLK DRIVE, LLC, A WHOLLY-OWNED SPECIAL PURPOSE ENTITY CREATED BY RISING TIDE CAPITAL, INC., AS TRANSFEREE AND SUCCESSOR REDEVELOPER AS TO 311-315 MARTIN LUTHER KING DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #7 RESOLUTION AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPER AGREEMENT AMONG THE JERSEY CITY REDEVELOPMENT AGENCY, MARTIN LUTHER KING DRIVE URBAN RENEWAL JOINT VENTURE PARTNERSHIP, HUB PARTNERSHIP, LLC, FOR THE REDEVELOPMENT OF A MUNICIPAL BUILDING AND MUNICIPAL PARKING DECK ON CERTAIN REAL PROPERTY IN THE JACKSON HILL REDEVELOPMENT AREA
- Item #8 RESOLUTION DESIGNATING THE NAMDA GROUP AS REDEVELOPER FOR PROPERTY WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA (HOMESTEAD WALKWAY)
- Item #9 RESOLUTION DESIGNATING THE NAMDA GROUP AS REDEVELOPER FOR PROPERTY WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA (CENTRAL AVENUE)
- Item #10 RESOLUTION AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND SCITECH SCITY LLC FOR THE REDEVELOPMENT OF A PORTION OF THE LIBERTY HARBOR REDEVELOPMENT AREA
- Item #11 RESOLUTION AUTHORIZING A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND 100 MONITOR STREET, LLC AND MAPLE STREET ROW, LLC FOR PROPERTY LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #12 RESOLUTION AUTHORIZING A LICENSE AGREEMENT WITH PPG INDUSTRIES, INC. FOR ENTRY ONTO AGENCY OWNED PROPERTY AT BLOCK 18901, LOT 7-10 AND 12 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #13 RESOLUTION AUTHORIZING CONTRACTS WITH GENERAL RECREATION INC. PURSUANT TO N.J.S.A. 40A:11-12a AND N.J.A.C. 5:34-7.29 (c)

- Item #14 RESOLUTION AFFIRMING AND EXTENDING THE DESIGNATION OF CORNEL LLC AS REDEVELOPER FOR PROPERTY LOCATED AT 37-39 CORNELISON AVE BLOCK 17102, LOTS 15 AND 16 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #15 RESOLUTION DESIGNATING LANDMARK DEVELOPERS, LLC AS REDEVELOPER FOR PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #16 RESOLUTION CONSENTING TO CERTAIN TRANSFERS PURSUANT TO REDEVELOPMENT AGREEMENTS WITH 75 PARK LANE, LLC AND 2 SHORE DRIVE NORTH, LLC IN THE NEWPORT REDEVELOPMENT AREA
- Item #17 RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND CRYSTAL POINT RESTAURANT AND BAR, LLC
- Item #18 RESOLUTION QUALIFYING FERRAIOLI, WIELKOTZ, CERULLO & CUVA, PA FOR VARIOUS AUDITING SERVICES IN ALL PROJECT AREAS.
- Item #19 RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO 18-02-JS1 WITH FERRAIOLI, WIELKOTZ, CERULLO & CUVA, PA TO PROVIDE AUDIT SERVICES TO THE AGENCY FOR THE 2018 SINGLE AUDIT AND FOR SIX MONTH FINANCIAL STATEMENT COMPILATION AND BUDGET PREPARATION ASSISTANCE
- Item #20 Approval of Account/Invoice Payable List as of February 20th, 2018
- Item #21 Approval of Personnel List as of February, 20th, 2018

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NEXT REGULAR MEETING:

MARCH 20, 2018