

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting
April 19, 2016



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) New Jersey City University along with their development partners, Claremont Companies & KKF/PRC Group, will present the master plan for the mixed used development of New Jersey City University properties within the West Campus Redevelopment Area. The multi-phased project will consist of approximately 650 residential units, 40,000 sq ft of retail space and ancillary parking for the residential units.
 - B) Alliance Construction (Ed Fowlkes) for a newly constructed 4 (four) story building, at 25 Clinton Street, housing 24 (twenty-four) 2 BR residential units. The units will be approximately 800 sf each.

25 Clinton Avenue

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 15, 2016 . |
| Item #3 | Approval of the Minutes of Executive Session dated March 15, 2016. |
| Item #4 | RESOLUTION DESIGNATING PRIORE CONSTRUCTION SERVICES AS A QUALIFIED REDEVELOPMENT ENTITY AND REDEVELOPER FOR PROPERTY AT 9 MYRTLE AVENUE (BLOCK 23703, LOT 12) IN ACCORDANCE WITH THE ABANDONED PROPERTY REHABILITATION ACT AND SCATTERED SITES REDEVELOPMENT AREA |
| Item #5 | RESOLUTION AUTHORIZING THE EXECUTION OF THE REDEVELOPMENT AGREEMENT WITH NEW JERSEY COMMUNITY CAPITAL FOR PROPERTY LOCATED AT 671 PALISADE AVENUE, BLOCK 1702, LOT 2, IN |

ACCORDANCE WITH THE ABANDONED PROPERTIES REHABILITATION ACT AND SCATTERED SITES REDEVELOPMENT AREA

- Item #6 RESOLUTION QUALIFYING VARIOUS FIRMS FOR PROFESSIONAL ENGINEERING SERVICES IN ALL PROJECT AREAS
- Item #7 RESOLUTION QUALIFYING VARIOUS FIRMS FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN ALL PROJECT AREAS
- Item #8 RESOLUTION AUTHORIZING ENTERING INTO CONTRACT NO. 16-04-MPN5 WITH MATHUSEK SPORTS FLOORS FOR REFINISHING THE GYMNASIUM FLOOR AT THE BETZ CERC FACILITY
- Item #9 RESOLUTION AUTHORIZING A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND BARNABAS HEALTH, LLC IN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #10 RESOLUTION AUTHORIZING THE NEGOTIATION OF AN AGREEMENT BETWEEN THE AGENCY AND ALTA WHEED CENTER, INC. FOR THE CREATION OF A COMMUNITY BASED GARDEN WITHIN THE GREEN VILLA REDEVELOPMENT AREA
- Item #11 RESOLUTION AMENDING A PREVIOUS RESOLUTION WHICH DESIGNATED COMMUNITY LOAN FUND OF NEW JERSEY/NEW JERSEY COMMUNITY CAPITAL AS REDEVELOPER FOR PROPERTY AND APPROVING A REDEVELOPMENT AGREEMENT FOR PROPERTY LOCATED AT 24 MONTICELLO AVENUE IN THE JACKSON AVENUE REDEVELOPMENT AREA
- Item #12 RESOLUTION AUTHORIZING AN AMENDMENT TO THE MEMORANDUM OF AGREEMENT BETWEEN THE AGENCY AND LIBERTY SCIENCE CENTER & SCITECH SCITY, LLC (AN ENTITY TO BE FORMED BY THEM) WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA
- Item #13 RESOLUTION EXTENDING THE DESIGNATION OF PARK AVENUE LANDING, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA
- Item #14 RESOLUTION AUTHORIZING A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND 272 GROVE STREET URBAN RENEWAL, LLC IN THE MAJESTIC II REDEVELOPMENT AREA
- Item #15 RESOLUTION AUTHORIZING A SECOND AMENDMENT TO THE COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY IN CONNECTION WITH THE BERRY LANE PARK PROJECT
- Item #16 RESOLUTION AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND MORRIS CANAL INCENTIVES URBAN RENEWAL, LLC FOR PROPERTY LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #17 RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT WITH NEW JERSEY COMMUNITY CAPITAL FOR THE REHABILITATION OF A VACANT LOT TO CONTAIN A 2-UNIT ROW HOUSE TYPE STRUCTURE AT 308 WHITON STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #18 RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 16-04-MPN6 WITH PHILLIPS PREISS SHAPIRO ASSOCIATES, INC. FOR PROFESSIONAL RELOCATION SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #19 RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. _____ WITH _____ FOR THE PREPARATION OF AN ACQUISITION APPRAISAL OF PROPERTY KNOWN AS 239 SUYDAM AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #20 RESOLUTION ACCEPTING A GRANT FROM THE HAZARDOUS DISCHARGE SITE REMEDIATION FUN PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR PROPERTY WITHIN THE MORRIS CANAL

REDEVELOPMENT AREA

- Item #21 RESOLUTION ACCEPTING A GRANT FROM THE HAZARDOUS DISCHARGE SITE REMEDIATION FUN PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #22 RESOLUTION AUTHORIZING A FOURTH AMENDMENT TO CONTRACT NO. WITH MAST CONSTRUCTION SERVICES, INC. FOR PROFESSIONAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #23 RESOLUTION AUTHORIZING A SIXTH AMENDMENT TO A FAIR AND OPEN CONTRACT NUMBER 10-10-BD12 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. FOR ENVIRONMENTAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #24 RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT WITH GARDEN STATE EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION FOR AFFORDABLE HOUSING TO BE CONSTRUCTED AT 480 & 474 OCEAN AVENUE WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA
- Item #25 RESOLUTION EXTENDING THE DESIGNATION OF MYNENI PROPERTIES, LLC AS REDEVELOPER OF PROPERTY LOCATED IN THE WATER STREET REDEVELOPMENT AREA
- Item #26 RESOLUTION CANCELLING OUTSTANDING CHECKS IN A CLOSED PAYROLL ACCOUNT AT BANK OF AMERICA
- Item #27 RESOLUTION AUTHORIZING BENJAMIN DELISLE AND ELIZABETH VASQUEZ TO ATTEND THE 47TH ANNUAL RUTGERS UNIVERSITY PUBLIC PURCHASING EDUCATION FORUM IN ATLANTIC CITY APRIL 27 AND 28, 2016
- Item #28 RESOLUTION AUTHORIZING DAVID P. DONNELLY TO ATTEND THE ULI SPRING MEETING IN PHILADELPHIA APRIL 19 TO 21, 2016
- Item #29 RESOLUTION APPROVING AN AMENDMENT AND CLOSE OUT OF PROFESSIONAL SERVICES AGREEMENT NO. 14-09-BA3 WITH NOWELL, AMOROSO, KLEIN, BIERMANN, PA FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-WIDE
- Item #30 Approval of the Accounts/Invoices Payable List as of April 19, 2016.
- Item #31 Approval of the Personnel List as of April 19, 2016.

NEXT REGULAR MEETING: TUESDAY, MAY 17, 2016