

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting
June 21, 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. The Roxy Urban Renewal Company, LLC proposing to renovate an existing 10-story building at 201 Cornelison Avenue into approximately 64 residential units with ground floor commercial.
 - B. Johnston View, LLC proposes a multi-phased residential/retail project consisting of 2,150 units; 860 parking spaces; 50,000 SF retail with new public park acreage. In addition the clean up of the Mill Creek Outfall. (Block 15801, Lots 66, 73, 74, 75, 76, 77, 79 and 80)
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 May 17, 2016.
- Item #3 Approval of the Minutes of Executive Session dated May 17, 2016.
- Item #4 RESOLUTION AUTHORIZING A SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NO. 13-06-CF3 WITH HUDSON REALTY ABSTRACT CO. FOR TITLE ABSTRACTING AND INSURANCE SERVICES WITHIN VARIOUS PROJECT AREAS
- Item #5 RESOLUTION AUTHORIZING CONTRACT NO. 16-06-MPN11 WITH NW FINANCE GROUP, LLC AS FINANCIAL ADVISORS IN ALL PROJECT AREAS
- Item #6 RESOLUTION APPROVING AND AUTHORIZING THE AGENCY TO ENTER INTO A FISCAL AGREEMENT WITH THE JERSEY CITY ECONOMIC DEVELOPMENT CORPORATION FOR THE JERSEY CITY REDEVELOPMENT AGENCY'S DEVELOPMENT OF A RESEARCH REPORT AND POLICY TO PROMOTE MIXED INCOME HOUSING DEVELOPMENT IN JERSEY CITY

- Item #7 RESOLUTION RATIFYING THE PROPOSAL RECEIVED BY THE AGENCY FROM IN LINE AIR CONDITIONING, INC. FOR HVAC SERVICES AT THE COMMUNITY EDUCATION AND RECREATION CENTER IN THE BETZ BREWERY REDEVELOPMENT AREA
- Item #8 RESOLUTION AUTHORIZING THE AGENCY TO ENTER INTO A LICENSE AND RIGHT OF ENTRY AGREEMENT WITH CITIGROUP TECHNOLOGY, INC. WITHIN THE HARSIMUS COVE STATION REDEVELOPMENT AREA
- Item #9 RESOLUTION EXTENDING THE DESIGNATION OF NORTH RIVER DEVELOPMENT, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 11603, LOT 7 (UNDERWATER PROPERTY) LOCATED IN THE HARSIMUS COVE STATION REDEVELOPMENT AREA
- Item #10 RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 100 HOBOKEN AVENUE PARTNERS URBAN RENEWAL, LLC WITHIN THE HOBOKEN AVENUE REDEVELOPMENT AREA
- Item #11 RESOLUTION DESIGNATING 101 NEWKIRK STREET, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #12 RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 16-06-CF8 WITH COONEY BOVASSO REALTY ADVISORS, INC. FOR THE PREPARATION OF AN APPRAISAL OF PROPERTIES IN BLOCK 8102, LOTS 1, 6, 7, 25, 26 & 27 LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #13 RESOLUTION AUTHORIZING THE ACCEPTANCE OF A DEED FROM THE CITY OF JERSEY CITY FOR CITY OWNED PROPERTY IN BLOCK 25101, LOT 51 AND KNOWN AS 152 MARTIN LUTHER KING DRIVE WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
- Item #14 RESOLUTION AUTHORIZING ENTERING INTO CONTRACT NO. 16-06-BD___ WITH MODSPACE FOR RENTING CONSTRUCTION TRAILERS AT BERRY LANE PARK
- Item #15 RESOLUTION AUTHORIZING THE ACCEPTANCE OF A DEED FROM THE CITY OF JERSEY CITY FOR CITY OWNED PROPERTY IN BLOCK 18901, LOTS 18 AND BLOCK 19803, LOTS 1, 16, 17, 18, 19 & 20 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA TO BE PART OF THE BERRY LANE PARK PROJECT
- Item #16 RESOLUTION ACCEPTING THE TRANSFER OF ALL CITY OWNED LOTS WITHIN BERRY LANE PARK FROM THE CITY TO THE AGENCY SUBJECT TO THE EVENTUAL REVERSION OF THE PROPERTY FOR DEDICATION AS A CITY PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #17 RESOLUTION AUTHORIZING A CONTRACT WITH POWERPLAY FOR PARK UTILITY VEHICLE AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONSENTING TO CERTAIN TRANSFERS PURSUANT TO REDEVELOPMENT AGREEMENTS WITH 75 PARK LANE, LLC AND 2 SHORE DRIVE NORTH, LLC WITHIN THE NEWPORT REDEVELOPMENT AREA
- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO REDEVELOPMENT AGREEMENT WITH 2 SHORE DRIVE NORTH, LLC WITHIN THE NEWPORT REDEVELOPMENT AREA
- Item #20 RESOLUTION EXTENDING THE DESIGNATION OF GARDEN STATE EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION AS THE REDEVELOPER FOR PROPERTY LOCATED IN THE OCEAN BAYVIEW REDEVELOPMENT AREA
- Item #21 RESOLUTION AUTHORIZING THE AGENCY TO NEGOTIATE A COOPERATION AGREEMENT WITH THE JERSEY CITY BOARD OF EDUCATION FOR THE REHABILITATION OF THE PROPERTY LOCATED AT 405-407 OCEAN AVENUE IN ACCORDANCE WITH THE OCEAN BAYVIEW REDEVELOPMENT PLAN

- Item #22 RESOLUTION AUTHORIZING THE AGENCY TO ENTER INTO A REDEVELOPMENT AGREEMENT BY AND BETWEEN JERSEY CITY REDEVELOPMENT AGENCY AND TERZETTO NJ, LLC IN ACCORDANCE WITH THE OCEAN BAYVIEW REDEVELOPMENT PLAN
- Item #23 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 #24 RESOLUTION DESIGNATING SANTOMAURO GENERAL AS REDEVELOPER FOR PROPERTY AT 142 BOYD AVENUE, BLOCK 20502, LOT 58 IN THE SCATTERED SITES REDEVELOPMENT AREA
- Item #25 RESOLUTION DESIGNATING PINNACLE DEVELOPMENT GROUP, INC. AS REDEVELOPER FOR PROPERTY AT 67 CLERK STREET, BLOCK 23301, LOT 15 IN THE SCATTERED SITES REDEVELOPMENT AREA
- Item #26 RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT WITH NEW JERSEY COMMUNITY CAPITAL FOR THE REHABILITATION OF VACANT STRUCTURES AT 404 PALISADE AVENUE, BLOCK 3903, LOT 18 AND 80 BOWERS STREET, BLOCK 2205, LOT 45 IN ACCORDANCE WITH THE ABANDONED PROPERTIES REHABILITATION ACT AND THE SCATTERED SITES REDEVELOPMENT PLAN
- Item #27 RESOLUTION EXTENDING THE DESIGNATION OF BGT ENTERPRISES AS A QUALIFIED REDEVELOPMENT ENTITY AND REDEVELOPER FOR PROPERTY AT 332 WHITON STREET, BLOCK 19005, LOT 30 IN THE SCATTERED SITES REDEVELOPMENT AREA
- Item #28 RESOLUTION 1) TRANSFERRING DESIGNATION FROM PRIORE CONSTRUCTION SERVICES TO 9 MYRTLE AVENUE, LLC A RELATED ENTITY; AND 2) APPROVING A REDEVELOPMENT AGREEMENT WITH 9 MYRTLE AVENUE FOR THE REHABILITATION OF A VACANT STRUCTURE AT 9 MYRTLE AVENUE IN ACCORDANCE WITH THE ABANDONED PROPERTY REHABILITATION ACT AND THE SCATTERED SITES REDEVELOPMENT PLAN
- Item #29 RESOLUTION INDICATING THAT THE JCRA IS IN COMPLIANCE WITH N.J.S.A. 40A:5A-17, THE ANNUAL REPORT OF AUDIT FOR 2015
- Item #30 RESOLUTION APPROVING THE CORRECTIVE ACTION PLAN FOR THE 2015 ANNUAL AUDIT
- Item #31 RESOLUTION AUTHORIZING OPENING AN ACCOUNT TO PURCHASE OFFICE SUPPLIES FROM THE W.B. MASON COMPANY
- Item #32 Approval of the Accounts/Invoices Payable List as of June 21, 2016
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- Item #33 RESOLUTION AUTHORIZING RENTING TEMPORARY BATHROOM FACILITIES FROM JOHNNY ON THE SPOT, LLC FOR BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #34 RESOLUTION AUTHORIZING RENTING TEMPORARY FENCING FROM RENT-A-FENCE, INC. FOR BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

NEXT REGULAR MEETING:

TUESDAY, JULY 19, 2016