

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting
July 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. Opus Partners will present plans to develop 323-325 Pint Street. This will consist of a six-story, 20 unit residential rental building together with associated parking. It will consist of a mix of 1, 2 and 3-bedroom units and will include 2 affordable units.
 - B. Team Walker will present plans for a project located at 379 Communipaw Avenue, Block 20102, Lot 40. Project will consist of a 4-story add-on to their existing facility.
 - C. United Clergy Task Force, Inc./Community Outreach Team, Inc. will present on the construction of two buildings comprising 321,911 SF of mixed use and mixed income housing. The residential portion of the project will hold studios, one, two and three bedroom units including 72 units restricted for seniors. The project will also contain a community center; gym, medical office space and associated parking. The site is located in Block 27001 and 27002.
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 21, 2016 .
 - Item #3 Approval of the Minutes of Executive Session dated June 21, 2016.
 - Item #4 RESOLUTION AUTHORIZING A POLICY OUTLINING PROCEDURES FOR CERTIFYING A PROSPECTIVE TENANT OR BUYER AS INCOME ELIGIBLE FOR AFFORDABLE UNITS WITHIN PROJECTS GOVERNED BY A REDEVELOPMENT AGREEMENT WITH THE JERSEY CITY REDEVELOPMENT AGENCY
 - Item #5 RESOLUTION DESIGNATING JOHNSTON VIEW OWNER, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN BLOCK 15801 IN THE GRAND JERSEY REDEVELOPMENT AREA

- Item #6 RESOLUTION EXTENDING THE DESIGNATION OF TRIBECA WEST OF JERSEY CITY, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE JERSEY AVENUE PARK AND JERSEY AVENUE TENTH STREET REDEVELOPMENT AREAS
- Item #7 RESOLUTION AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH BELOVED COMMUNITY CHARTER SCHOOL, INC. IN THE LAFAYETTE PARK REDEVELOPMENT AREA
- Item #8 RESOLUTION AUTHORIZING AMENDING PROFESSIONAL SERVICES AGREEMENT NO. 15-09-DD3 WITH CUMMING FOR PROFESSIONAL ENGINEERING/CONSTRUCTION MANAGEMENT SERVICES IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
- Item #9 RESOLUTION DESIGNATING RYMS REALTY, INC. AS REDEVELOPER FOR PROPERTY LOCATED IN BLOCK 19702 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #10 RESOLUTION EXTENDING THE DESIGNATION OF THE MORRIS CANAL REDEVELOPMENT AREA COMMUNITY DEVELOPMENT CORPORATION AS REDEVELOPER WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #11 RESOLUTION AUTHORIZING THE AGENCY TO ENTER INTO A PLEDGE AGREEMENT WITH IDEAL SUPPLY COMPANY FOR CONTRIBUTIONS TOWARD BERRY LANE PARK LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #12 RESOLUTION AUTHORIZING THE AGENCY TO ENTER INTO A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR RECREATIONAL ACTIVITIES FOR THE PURPOSE OF THE CITY'S BIKE SHARE PROGRAM AT BERRY LANE PARK LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #13 RESOLUTION AUTHORIZING CHANGE ORDER NO. 3 TO CONTRACT NUMBER 15-01-BD1 WITH FLANAGAN'S CONTRACTING GROUP, INC. FOR THE PHASE IV SITE IMPROVEMENTS AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #14 RESOLUTION AUTHORIZING A CONTRACT WITH POWER PLACE FOR TWO PARK UTILITY VEHICLES AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #15 RESOLUTION 1) TRANSFERRING DESIGNATION FROM PRIORE CONSTRUCTION SERVICES TO 9 MYRTLE AVENUE PARTNERS, LLC, A RELATED ENTITY; AND 2) APPROVING A REDEVELOPMENT AGREEMENT WITH 9 MYRTLE AVENUE PARTNERS, LLC FOR THE REHABILITATION OF A VACANT STRUCTURE AT 9 MYRTLE AVENUE IN ACCORDANCE WITH THE ABANDONED PROPERTIES REHABILITATION ACT AND THE SCATTER SITES REDEVELOPMENT PLAN
- Item #16 RESOLUTION EXTENDING THE DESIGNATION OF ALLIANCE CONSTRUCTION GROUP, LLC AS THE REDEVELOPER FOR AGENCY OWNED PROPERTY LOCATED AT 97-99 DWIGHT STREET IN THE TURNKEY REDEVELOPMENT AREA
- Item #17 RESOLUTION AMENDING PROFESSIONAL SERVICES AGREEMENT NO. 15-07-BA3 WITH HODULIK & MORRISON, PA FOR ACCOUNTING AND FINANCIAL SERVICES
- Item #18 RESOLUTION APPROVING CONTINUING SUPPORT FOR THE GOALS AND PURPOSES OF THE 2004 HIGHLANDS WATER PROTECTION AND PLANNING ACT
- Item #19 RESOLUTION AUTHORIZING AN INCREASE IN THE BID THRESHOLD
- Item #20 RESOLUTION APPOINTING A QUALIFIED PURCHASING AGENT
- Item #21 Approval of the Accounts/Invoices Payable List as of July 19, 2016

NEXT REGULAR MEETING:

TUESDAY, AUGUST 16, 2016