

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting
January 15, 2019



1. Meeting to Order.

2. Quorum.

3. Vice Chair Farmer - 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, Star Ledger and to the City Clerk for the public's review and information and posted on the Agency's web site.

5. Reorganization -

6. PRESENTATIONS -
A) AM Development, LLC, is to make a presentation to the Board for the construction of a five (5) story mixed use project to contain eight (8) residential units, with one (1) of the units designated as affordable housing, and commercial space on the ground floor at property located on Block 17504, Lot 16 a/k/a 306 Johnston Avenue, in accordance with the permitted uses within the Morris Canal Redevelopment Plan

7. Vice Chair Farmer - STATUS OF PROJECTS

Item #1 Approval to go into Executive Session.

Item #2 Approval of the Minutes of the Regular Meeting of December 18, 2018.

Item #3 Approval of the Minutes of the Executive Session Meeting of December 18, 2018.

Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AGREEMENT PURSUANT TO THE UNIFORM SHARED SERVICES CONSOLIDATION ACT, N.J.S.A. 40A:65-1 ET SEQ., WITH THE CITY OF JERSEY CITY FOR DEMOLITION AND LOT CLEANING SERVICES IN ALL REDEVELOPMENT AREAS

Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EMERGENCY CONTRACT WITH BARNES CONTRACTORS AND CONSTRUCTION MANAGEMENT, LLC FOR CONTRACT NO. 19-01-PO1 TO SANITIZE AND SECURE CERTAIN OF AGENCY'S PROPERTIES IN ALL REDEVELOPMENT AREAS

Item #6

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT TO STOCK DEVELOPMENT GROUP, INC. TO PROVIDE THE JERSEY CITY REDEVELOPMENT AGENCY SPECIALIZED SERVICES IN CONNECTION WITH THE REDEVELOPMENT OF THE BAYFRONT I REDEVELOPMENT AREA

Item #7

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT NO. 19-01-MPN2 WITH POTOMAC HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL CONSULTING AND LICENSED SITE REMEDIATION PROFESSIONAL SERVICES FOR THE BAYFRONT I REDEVELOPMENT AREA

Item #8

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 19-01-MP3 WITH LEEMARK ELECTRIC INC. TO PERFORM ELECTRICAL SERVICES AT 180 NINTH STREET WITHIN THE BETZ BREWERY REDEVELOPMENT AREA

Item #9

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING SCHEDULE "C" OF THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND BRIGHT AND VARICK URBAN RENEWAL, LLC DATED MAY 29, 2018 FOR PROPERTY LOCATED ON BLOCK 13902, LOT 32 WITHIN THE BRIGHT AND VARICK REDEVELOPMENT AREA

Item #10

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING CARA SQUARED, LLC, AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 22502, LOTS 1, 2 AND 3 A/K/A 306 BERGEN AVENUE WITHIN THE GREEN VILLA REDEVELOPMENT AREA

Item #11

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING RAJIV SOIN OR AN ENTITY FORMED BY HIM AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 23202, LOT 75 A/K/A 284 MARTIN LUTHER KING DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

Item #12

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF WEBB WASHINGTON COMMUNITY DEVELOPMENT CORPORATION, A NONPROFIT CORPORATION, AS THE REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 204 STEGMAN STREET AND 174-178 MARTIN LUTHER KING JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

Item #13

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A TEMPORARY CONSTRUCTION EASEMENT TO 342 INVESTORS, LLC ON BLOCK 22601, LOTS 1-5 TO FACILITATE THE REDEVELOPMENT OF A MUNICIPAL BUILDING AND MUNICIPAL PARKING DECK ON ADJOINING PROPERTY IN THE JACKSON HILL REDEVELOPMENT AREA

Item #14

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT INC. FOR ENVIRONMENTAL CONSULTING AND LICENSED SITE REMEDIATION PROFESSIONAL SERVICES WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

Item #15

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO ACCESS AGREEMENT BETWEEN JERSEY CITY REDEVELOPMENT AGENCY AND PPG INDUSTRIES, INC. FOR THE PROPERTY LOCATED AT BLOCK 18901.01, LOT 1.01 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

Item #16

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF UNEBEEK INSPIRATION, A NONPROFIT CORPORATION, AS THE REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 405-407 OCEAN AVENUE WITHIN THE OCEAN/BAYVIEW REDEVELOPMENT AREA

Item #17

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING THE ANNUAL MEETING SCHEDULE AND DESIGNATING OFFICIAL NEWSPAPERS

Item #18

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE REIMBURSEMENT OF EXPENSES FOR UNPAID INTERNS

Item #19

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF SPECIAL LEGAL SERVICE CONTRACTS WITH ERIC M. BERNSTEIN & ASSOCIATES, 19-01-DJ01; MCNALLY, YAROS, KACZYNSKI & LIME, LLC, 19-01-DJ02; GLUCKWALRATH, LLC, 19-01-DJ03, ARCHER & GREINER, PC, 19-01-DJ04, KINNEY, LISOVICZ, REILLY & WOLF, 19-01-DJ05; FLORIO & KENNY, 19-01-DJ06; THE LAW OFFICES OF WANDA CHIN MONAHAN, 19-01-DJ07; CHASEN LEYNER, 19-01-DJ08 MCMANIMON, SCOTLAND & BAUMANN, 19-01-DJ09 AND JOHNSON AND JOHNSON 19-01-DJ10. THESE FIRMS WERE QUALIFIED BY RESOLUTION ON DECEMBER 18, 2018.

Item #20

Approval of Accounts/Invoice Payable List as of January 15, 2019

Item #21

Approval of the Personnel List as of January 15, 2019

Item #22

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SETTLEMENT OF THE CONDEMNATION ACTION ENTITLED JERSEY CITY REDEVELOPMENT AGENCY v. JOSE MALAVE, ET ALS., DOCKET NO. HUD-L-4785-17 FOR THE SUM OF \$1,070,000.00 AND AUTHORIZING THE JCRA'S REDEVELOPMENT COUNSEL TO EXECUTE A CONSENT JUDGMENT IN ORDER TO IMPLEMENT THE SETTLEMENT IN THE SCATTER SITE REDEVELOPMENT AREA

INFORMATIONAL -

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACKNOWLEDGING THE ASSIGNMENT OF THE REDEVELOPMENT AGREEMENT FOR 201 NEW YORK AVENUE (BLOCK 3805, LOT 19) FROM JOSEPH LENTINI TO 201 NEW YORK AVENUE JC, INC WITHIN THE SCATTER SITE REDEVELOPMENT AREA

NEXT REGULAR MEETING: Tuesday, February 19, 2019