

JERSEY CITY REDEVELOPMENT AGENCY

Speical Meeting
March 26, 2019



1. Meeting to Order.
2. Quorum.
3. Chairman Rivera - 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, the Star Ledger and to the City Clerk for the public's review and information and posted on the Agency's web site.
5. PRESENTATIONS -
 - A. 550 Johnston Avenue, LLC, to make a presentation to the Board for the construction of a six (6) story building to contain approximately seventy (70) market rate residential units with approximately twenty-nine (29) parking spaces at property located on Block 15401, Lot 1, in accordance with the permitted uses within The Beacon Redevelopment Plan.
 - B. Joseph Branco, to make a presentation to the Board for the rehabilitation/construction of a three (3) story residential building with a commercial space at an Abandoned Property Rehabilitation Act (APRA) property located on Block 3002, Lot 13 (454 Palisade Ave.), in accordance with the permitted uses within the Scatter Site Redevelopment Plan. Area map is attached.
6. Chairman Rivera - STATUS OF PROJECTS
 - Item #1 Approval to go into Executive Session.
 - Item #2 Approval of the Minutes of the Regular Meeting of February 19, 2019.
 - Item #3 Approval of the Minutes of the Executive Session Meeting of February 19, 2019.
 - Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE PAYOFF AND REDEMPTION OF THE TAX LIEN ON THE PROPERTY OWNED BY SJBC COMMUNITY DEVELOPMENT CORP. LOCATED WITHIN THE 826 OCEAN AVENUE REDEVELOPMENT AREA
 - Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING MECCA REALTY DEVELOPMENT LLC AS the DESIGNATED SUB-REDEVELOPER OF Block 13802, Lots 3, 4, 5, 6, 7, 9, 19, 11, 20, 22 and 23, Block 13801, Lots 1, 2, 3 and 4, and Block 13801, Lots 9, 10, 11, 13, 14 and 15 WITHIN THE BATES STREET REDEVELOPMENT AREA

- Item #6 RESOLUTION AUTHORIZING A SIXTH AMENDMENT OF THE MORTGAGE AND NOTE WITH 28 LIBERTY MANOR DEVELOPMENT, LLC FOR PROPERTY LOCATED WITHIN THE BRIGHT STREET REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONVEYANCE OF 423 GRAND STREET TO G & S GRAND STREET LLC WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN EASEMENT AND THE TRANSFER OF PROPERTY TO OCEAN MLK URBAN RENEWAL ASSOCIATES, L.P. FOR THE REDEVELOPMENT OF A PORTION OF THE JACKSON HILL REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCEPTANCE OF TITLE FOR BLOCK 21305, LOT 34 A/K/A 26 VIRGINIA AVENUE, AND FURTHER, AUTHORIZING THE CONVEYANCE OF BLOCK 21305, LOTS 33 AND 34, A/K/A 24 AND 26 VIRGINIA AVENUE TO THE VIRGINIA GARDENS HOMEOWNERS ASSOCIATION LOCATED WITHIN THE JACKSON HILL REDEVELOPMENT AREA.
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING FAIR MARKET VALUE FOR PROPERTY LOCATED IN BLOCK 10704, LOT 39 AND KNOWN AS 61-63 SIP AVENUE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH LHN II, LOC FOR PROPERTY LOCATED IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF AM DEVELOPMENT, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 17504, LOT 16 A/K/A 306 JOHNSTON AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A REDEVELOPMENT AGREEMENT WITH DESIGNATED REDEVELOPER LANDMARK DEVELOPERS LLC FOR PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH WALLABOUT REALTY HOLDING, LLC AS REDEVELOPER FOR CERTAIN PROPERTY KNOWN AS BLOCK 19901, LOTS 2, 3, 4, 5, 6, 7, 42, 43, AND 44 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH GRO ARCHITECTS, PLLC FOR ARCHITECTURAL SERVICES AT AGENCY-OWNED PROPERTY IDENTIFIED AS 405-407 OCEAN AVENUE WITHIN THE OCEAN/BAYVIEW REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING BEE'S CONSTRUCTION, LLC, AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 25101, LOT 6 WITHIN THE TURNKEY REDEVELOPMENT AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ELIZABETH VASQUEZ TO ATTEND THE 50TH ANNUAL RUTGERS UNIVERSITY PUBLIC PURCHASING EDUCATION FORUM IN ATLANTIC CITY MAY 1 AND 2, 2019
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING MARIA AMBROSSI AND JASON FRIEDKIN TO ATTEND THE RUTGERS UNIVERSITY INTRODUCTION TO AFFORDABLE HOUSING FOR NJ MUNICIPALITIES COURSE

- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR AND SECRETARY OF THE BOARD TO APPROVE THE ASSISTANT EXECUTIVE DIRECTOR TO ACT AS THE ACTING SECRETARY OF THE BOARD IN THE ABSENCE OF THE EXECUTIVE DIRECTOR
- Item #20 Approval of Accounts/Invoice Payable List as of March 26, 2019
- Item #21 Approval of Personnel List as of March 26, 2019
-

- Item #22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO CONTRACT NO. 18-08-MPN6 WITH LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., LIMITED IN SCOPE AND DURATION, REGARDING ENVIRONMENTAL ENGINEERING AND CONSULTING SERVICES FOR THE BAYFRONT I REDEVELOPMENT AREA
- Item #23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING NEWARK AVENUE JV, LLC AS REDEVELOPER AND AUTHORIZING THE NEGOTIATION OF A REDEVELOPMENT AGREEMENT FOR CERTAIN PROPERTY COMMONLY KNOWN AS 693-701 NEWARK AVENUE, 30 COTTAGE STREET, 703-707 NEWARK AVENUE, AND 40 COTTAGE STREET, IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #24 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING MARIA AMBROSSI AND JASON FRIEDKIN TO ATTEND THE RUTGERS UNIVERSITY INTRODUCTION TO AFFORDABLE HOUSING PROFESSIONAL CERTIFICATION PROGRAM

INFORMATIONAL ITEM-

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACKNOWLEDGING THE ASSIGNMENT OF THE REDEVELOPMENT AGREEMENT FOR 152 MLK DRIVE (BLOCK 25101, LOT 51) FROM SGCM, LLC TO 152 MLK, LLC WITHIN THE JACKSON HILL REDEVELOPMENT AREA

NEXT REGULAR MEETING: April 16, 2019