

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting
August 21, 2018



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) 400 7th Street LLC to make a presentation to the Board of the construction of 54 residential units. The project is located in the Enos Jone Redevelopment Area
 - B) RAFA Realty, LLC, to make a presentation to the Board for the construction of an eight (8) story mixed-use building consisting of seventy-five (75) residential units over a ground floor/mezzanine area containing 4,449 square feet of commercial space and a garage containing ninety-four (94) parking spaces at property located on Block 9802, Lot 35.01, more commonly known by the street address of 387 Eighth Street (Property), in accordance with the permitted uses within the Enos Jones Redevelopment Plan.
 - C) Garden State Episcopal Community Development Corporation (GSECDC), to make a presentation to the Board for the construction of two (2) affordable two (2) family homes, at property located on Block 25804, Lots 10 & 9, in accordance with the permitted uses within the Turnkey Redevelopment Plan.
 - D) Garden State Episcopal Community Development Corporation (GSECDC), to make a presentation to the Board for the construction of two (2) affordable two (2) family homes, at property located on Block 25002, Lots 29 & 28, in accordance with the permitted uses within the Turnkey Redevelopment Plan.
 - E) Novus Equities, LLC (Scott Seale), to make a presentation to the Board for the construction of a four (4) story retail/commercial project to consist of retail and commercial space on the ground floor and office space on the additional three (3) stories at property located on Block

6. Chairman Lavarro

STATUS OF PROJECTS

- Item #1 Approval to go into Executive Session.
- Item #2 Approval of the Minutes of the Special Meeting of July 30, 2018 .
- Item #3 Approval of the Executive Session Minutes of the Special Meeting of July 30, 2018.
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING VARIOUS FIRMS FOR PROFESSIONAL ENGINEERING SERVICES IN ALL PROJECT AREAS
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING VARIOUS FIRMS FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN ALL PROJECT AREAS
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 400 7th STREET, LLC AS REDEVELOPER FOR PROPERTY WITHIN THE ENOS JONES REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING RAFA REALTY, LLC AS REDEVELOPER FOR PROPERTY WITHIN THE ENOS JONES REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF A CONTRACT FOR PROFESSIONAL MANAGEMENT OF A SOCIAL SERVICES PROGRAM AND PROPERTY MANAGEMENT SERVICES AT 665 OCEAN AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL ENGINEERING CONTRACT WITH MAST CONSTRUCTION SERVICES INC FOR STRUCTURAL CONSTRUCTION SERVICES AND ENGINEERING OVERSIGHT PERFORMED AT 25 PATHSIDE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL ENGINEERING SERVICES CONTRACT WITH O'DONNELL & NACCARATO STRUCTURAL ENGINEERS FOR ENGINEERING SERVICES PERFORMED AT 25 PATHSIDE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH DI CARA RUBINO ARCHITECTS FOR ARCHITECTURAL SERVICES PERFORMED AT 25 PATHSIDE WITH IN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY ALLOWING THE CITY TO USE AGENCY OWNED PROPERTY AT 25 PATHSIDE A/K/A 84 SIP AVENUE IN CONNECTION WITH THE JERSEY CITY ART AND STUDIO TOUR ON OCTOBER 4-7, 2018 WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT

AGENCY AUTHORIZING A CONTRACT FOR SCAFFOLDING SERVICES FOR 25 PATHSIDE A/K/A 84 SIP AVENUE IN WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN

- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING EXETER THOMAS McGOVERN LAND URBAN RENEWAL, LLC, AS REDEVELOPER FOR PROPERTY LOCATED WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE CONDITIONAL DESIGNATION OF LANDMARK DEVELOPERS, LLC AS REDEVELOPER FOR PROPERTY LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO CONTRACT NO. 18-07-DN1 WITH OUTLET HOME INSPECTIONS, LLC FOR CONSULTATION OVERSIGHT SERVICES FOR PROPERTY AT 405-407 OCEAN AVENUE IN THE OCEAN BAYVIEW REDEVELOPMENT AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 25 CLINTON AVENUE, LLC, LLC, AS REDEVELOPER FOR PROPERTY LOCATED WITHIN THE SCATTER SITE REDEVELOPMENT AREA
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING GARDEN STATE EPISCOPAL AS REDEVELOPER FOR PROPERTY LOCATED AT 97-99 DWIGHT STREET IN THE TURNKEY REDEVELOPMENT AREA
- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING GARDEN STATE EPISCOPAL AS REDEVELOPER FOR PROPERTY LOCATED AT 92-94 STEGMAN STREET IN THE TURNKEY REDEVELOPMENT AREA
- Item #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH MYNENI PROPERTIES, LLC, WITHIN THE WATER STREET REDEVELOPMENT AREA
- Item #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE TERM OF PROFESSIONAL SERVICES CONTRACT NUMBER 17-08-BD5 WITH ALAIMO GROUP FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES.
- Item #22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING DIANA JEFFREY TO ATTEND THE GOVERNOR'S CONFERENCE ON HOUSING AND ECONOMIC DEVELOPMENT IN ATLANTIC CITY ON OCTOBER 2, 3, 2018
- Item #23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EMPLOYMENT CONTRACT BETWEEN THE AGENCY AND DIANA H. JEFFREY AS EXECUTIVE DIRECTOR/SECRETARY
- Item #24 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO BIND DIRECTORS AND OFFICERS LIABILITY COVERAGE
- Item #25 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT No. 18-01-DJ4 WITH ARCHER & GREINER, P.C. FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-WIDE
- Item #26 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY TO AMEND THE REGULAR MEETING SCHEDULE

- Item #27 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 18-08-JS2 WITH FERRAIOLI, WIELKOTZ, CERULLO AND CUVA, P.A. FOR ACCOUNTING/FINANCIAL SERVICES
- Item #28 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE CLOSE OUT OF CONTRACT NO.17-10- A2 FOR ACCOUNTING/FINANCIAL SERVICES
- Item #29 Approval of Accounts/Invoice Payable List as of August 21, 2018
- Item #30 Approval of the Personnel List as of August 21, 2018

-
- Item #31 RESOLUTION DESIGNATING CANBIS, LLC AS REDEVELOPER OF CERTAIN PROPERTY IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA, COMMONLY KNOWN AS 693-701 NEWARK AVENUE, 30 COTTAGE STREET, 703-707 NEWARK AVENUE, AND 40 COTTAGE STREET, AND AUTHORIZING THE NEGOTIATION OF A REDEVELOPMENT AGREEMENT WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #32 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONSENT ORDER WITH 297 COMMUNIPAW AVENUE, LLC TO SETTLE MOTION FOR AN AWARD OF REASONABLE ATTORNEYS' FEES AND COSTS WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #33 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING RATIFYING A CONSENT ORDER TO DISMISS WITHOUT PREJUDICE THE VERIFIED COMPLAINT IN LIEU OF PREROGATIVE WRITS AND OTHER RELIEF FILED BY MECCA REALTY PROPERTIES, INC., FOURTEEN FLORENCE ST. CORP., ATRIMEC REALTY CORP., MECCA REALTY PROPERTIES II, INC., AND 450 GRAND STREET, LLC WITHIN THE BATES STREET REDEVELOPMENT AREA
- Item #34 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 18-08-MPN6 WITH LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. FOR ENVIRONMENTAL ENGINEERING AND CONSULTING SERVICES TO COMPLETE THE DUE DILIGENCE AND CLOSING FOR THE ACQUISITION OF THE BAYFRONT REDEVELOPMENT SITE

NEXT REGULAR MEETING:

September 17, 2018