

JERSEY CITY REDEVELOPMENT AGENCY

Special Meeting
July 30, 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, 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) 25 Clinton Avenue, LLC, to make a presentation to the Board for the construction of a four (4) story residential project at property located on Block 18801, Lot 5, in accordance with the permitted uses within the Scatter Site Redevelopment Plan.

B) Wallabout Realty Holding, LLC, to make a presentation to the Board for the construction of an eight (8) story building consisting of seven (7) stories of residential floors to contain approximately one hundred seventy (170) units over two (2) stories of parking, one below grade and one at grade (the "Project"), at property located on Block 19901, Lots 2-7 and 41-44, in accordance with the permitted uses within the Morris Canal Redevelopment Plan.
 6. Chairman Lavarro STATUS OF PROJECTS
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- Item #1 Approval to go into Executive Session.
 - Item #2 Approval of the Minutes of the Regular Meeting of June 19, 2018.
 - Item #3 Approval of the Executive Session Meeting of June 19, 2018.
 - Item #4 Approval of the Minutes of the Special Meeting of May 29, 2018.
 - Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING FAIR MARKET VALUE FOR PROPERTY LOCATED IN BLOCK 13803, LOTS 1 AND 2 AND KNOWN AS 34-36 CENTER STREET WITHIN THE BATES STREET REDEVELOPMENT PLAN AREA

- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 18-07-MPN4 WITH LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. FOR PREPARATION OF AN ENGINEER'S ESTIMATE FOR WORK RELATED TO THE DEVELOPMENT OF THE BAYFRONT PROJECT
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING FAIR MARKET VALUE FOR PROPERTY LOCATED IN BLOCK 15702, LOT 31 AND KNOWN AS 423 GRAND STREET (FREED) WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 18-07-DN3 WITH AVID HANDYMAN SERVICE FOR BUILDING MAINTENANCE SERVICES FOR PROPERTY AT 665 OCEAN AVENUE IN THE JACKSON HILL REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 18-07-DN2 WITH KASSIM HANDYMAN SERVICE, LLC FOR BUILDING MAINTENANCE SERVICES FOR PROPERTY AT 665 OCEAN AVENUE IN THE JACKSON HILL REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICE CONTRACT WITH NETTA ARCHITECTS FOR PROFESSIONAL ENGINEERING SERVICES IN THE JACKSON HILL REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE CONDITIONAL DESIGNATION OF WEBB WASHINGTON COMMUNITY DEVELOPMENT CORPORATION AS REDEVELOPER FOR PROPERTY LOCATED WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE JERSEY CITY REDEVELOPMENT AGENCY CONCERNING REVIEW OF FINDINGS AND RECOMMENDATIONS OF THE LOCAL FINANCE BOARD MADE AT A MEETING OF SAID BOARD ON NOVEMBER 9, 2017, IN ACCORDANCE WITH N.J.S.A. 40A:5A-6
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT AWARD FOR A MUSEUM DEVELOPMENT CONSULTANT IN THE 2060 JOURNAL SQUARE REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FOURTH AMENDMENT TO THE REDEVELOPER AGREEMENT WITH 184 MORGAN STREET ASSOCIATES URBAN RENEWAL, LLC FOR PROPERTY LOCATED IN THE MORGAN GROVE MARIN REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EMERGENCY SERVICES CONTRACT WITH WILLIE'S FENCE COMPANY, LLC, TO INSTALL ONE ARCHED BASEBALL BACKSTOP FOR THE BASEBALL FIELD AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING WALLABOUT REALTY HOLDING, LLC, AS REDEVELOPER FOR PROPERTY LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICE CONTRACT 18-07-BD7 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDDING A NEW CONTRACT NUMBER 18-07-MPN5 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A LEASE WITH MODSPACE TO RENT AN OFFICE TRAILER AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING PROFESSIONAL SERVICES CONTRACT NUMBER 17-07-BD3 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES CONCERNING GROUNDWATER MONITORING AT BERRY LANE PARK IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING PROFESSIONAL SERVICES CONTRACT NUMBER 17-07-BD4 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES TO PREPARE DOCUMENTS FOR THE DEP CONCERNING BERRY LANE PARK IN THE MORRIS CANAL REDEVELOPMENT AREA.
- Item #22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDVELOPMENT AGENCY ESTABLISHING FAIR MARTEY VALUE FOR PROPERTY LOCATED IN BLOCK 19003, LOT 8 AND KNOWN AS 97 MONITOR STREET WITHIN THE MORRIS CANALE REDEVELOPMENT AREA
- Item #23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING FAIR MARKET VALUE FOR PROPERTY LOCATED IN BLOCK 23202, LOT 48 AND KNOWN AS 98 MYRTLE WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA
- Item #24 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 18-07-DN1 WITH OUTLET CONSULTATION OVERSIGHT SERVICES FOR PROPERTY AT 405-407 OCEAN AVENUE IN THE OCEAN BAYVIEW REDEVELOPMENT AREA
- Item #25 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 #26 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING APPRAISAL FIRMS FOR VARIOUS APPRAISAL SERVICES IN ALL PROJECT AREAS
- Item #27 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF APPRAISAL SERVICE CONTRACTS WITH INTEGRA REALTY RESOURCES 18-05-PAO2; COONEY BOVASSO REALTY ADVISORS, INC 18-05-PAO1, AND NEW JERSEY REALTY ADVISORY GROUP 18-05-PAO3. THESE FIRMS WERE QUALIFIED BY RESOLUTION ON JULY 17, 2018.
- Item #28 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING CONTRACT NO. 17-08-DPD1 WITH CME ASSOCIATES FOR PROFESSIONAL PLANNING SERVICES FOR PROPERTY IN AN AREA IN NEED OF REDEVELOPMENT ALONG TONNELLE AVENUE AS DECLARED BY ADOPTED CITY RESOLUTION NUMBER 16.808
- Item #29 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT No. 18-01-DJ9 WITH McMANIMON, SCOTLAND & BAUMANN, LLC FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-WIDE
- Item #30 Approval of Accounts/Invoice Payable List as of July 30, 2018
- Item #31 Approval of the Personnel List as of July 30, 2018