

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting
February 19, 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, 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) 15th and Grove, LLC, to make a presentation to the Board for the construction of a 23 story mixed use residential building and a five-story shelter building at property located within Block 7102, Lot 7 (613 Grove Street) and Block 7103, Lots 12-17 (610-620 Grove Street), (otherwise known as St. Lucy's Shelter) in accordance with the permitted uses within the Jersey Avenue Light Rail Redevelopment Area.
 - B) Bees Construction, LLC, is to make a presentation to the Board for the construction of a three (3) story residential building to contain affordable housing units at property located on Block 25101, Lot 6 a/k/a 199 Stegman Street, in accordance with the permitted uses within the Turnkey Redevelopment Plan.
7. Chairman Rivera - STATUS OF PROJECTS
 - Item #1 Approval to go into Executive Session.
 - Item #2 Approval of the Minutes of the Regular Meeting of January 15, 2019.
 - Item #3 Approval of the Minutes of the Executive Session Meeting of January 15, 2019.
 - Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY WITH RESPECT TO THE BAYFRONT I REDEVELOPMENT AREA

- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH PRESTIGE ENVIRONMENTAL, INC. TO PERFORM A PHASE I SITE ASSESSMENT AND PRELIMINARY ASSESSMENT WITHIN THE BATES STREET REDEVELOPMENT AREA
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONCERNING REVIEW OF THE FINDINGS OF THE LOCAL FINANCE BOARD IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:5A-7 WITH RESPECT TO REDEVELOPMENT AREA BOND FINANCING CONCERNING A PROJECT LOCATED AT 25 CHRISTOPHER COLUMBUS DRIVE WITHIN THE BLOCK 13102 REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 400 7TH STREET, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 400-402 7TH STREET (BLOCK 9801, LOTS 14 AND 15) WITHIN THE ENOS JONES REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF RAFA REALTY, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 387 EIGHTH STREET WITHIN THE ENOS JONES REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF CERTAIN PROJECT AGREEMENTS WITH ARGENT VENTURES LLC FOR THE REDEVELOPMENT OF CERTAIN PROPERTIES IDENTIFIED ON THE CITY'S TAX MAPS AS BLOCK 15801, LOTS 67, 68, 69 AND 70 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #10 *Amended* RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT RELATED TO THE REDEVELOPMENT OF CERTAIN PROPERTIES IDENTIFIED ON THE CITY'S TAX MAPS AS BLOCK 15801, LOTS 3.01 AND 78 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #11 *Amended* RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF PROJECT AGREEMENTS RELATED TO THE REDEVELOPMENT OF CERTAIN PROPERTIES IDENTIFIED AS BLOCK 15801, LOTS 66, 73, 74, 75, 76, 77, 79, AND 80 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH POTOMAC-HUDSON ENVIRONMENTAL, INC., FOR ENVIRONMENTAL ENGINEERING SERVICES WITHIN THE GREENVILLE INDUSTRIAL REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EMERGENCY CONTRACT WITH 21 CONTRACTING LLC FOR REPAIRS AT AGENCY-OWNED PROPERTY IDENTIFIED AS 152 MARTIN LUTHER KING DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 15TH AND GROVE JC, LLC, AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 7102, LOT 7 AND BLOCK 7103, LOTS 12-17 WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA

- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF CANBIS, LLC AS REDEVELOPER OF BLOCK 7902, LOTS 25, 26, 27, 28, 29 AND 45 WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF NOVUS EQUITIES, LLC AS REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 1052-1068 GARFIELD AVENUE AND 467, 461, AND 457 COMMUNIPAW AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF A CONTRACT FOR CONSTRUCTION OF PHASE V, THE PAVILION, AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF WALLABOUT REALTY HOLDING, LLC AS REDEVELOPER FOR PROPERTY LOCATED ON BLOCK 19901, LOTS 2-7 AND 41-44 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EMERGENCY CONTRACT WITH 21 CONTRACTING LLC FOR DEMOLITION AND CLEANUP OF DAMAGE CAUSED BY FLOODING AT AGENCY-OWNED PROPERTY IDENTIFIED AS 405-407 OCEAN AVENUE WITHIN THE OCEAN/BAYVIEW REDEVELOPMENT AREA
- Item #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 25 CLINTON AVENUE, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 21-25 CLINTON AVENUE (BLOCK 18801, LOT 5) WITHIN THE SCATTER SITE REDEVELOPMENT AREA
- Item #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF SPECIAL LEGAL SERVICE CONTRACT 19-02-DJ11 WITH APRUZZESE, McDERMOTT, MASTRO & MURPHY, P.C.
- Item #22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ANY TWO (2) OF THE AGENCY'S FOUR (4) SIGNATORIES FOR CHECKS UP TO AND INCLUDING \$10,000
- Item #23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT No. 19-01-DJ4 WITH ARCHER & GREINER, P.C. FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-WIDE
- Item #24 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NO. 19-01-DJ9 WITH McMANIMON, SCOTLAND & BAUMANN, LLC FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-WIDE

Item #25

Approval of Accounts/Invoice Payable List as of February 19, 2019

Item #26

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN JOHNSTON VIEW OWNER URBAN RENEWAL COMPANY LLC AND THE JERSEY CITY REDEVELOPMENT AGENCY FOR PROPERTY LOCATED IN THE GRAND JERSEY REDEVELOPMENT AREA

NEXT REGULAR MEETING: Tuesday, March 19, 2019