

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting
June 18, 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. PRESENTATIONS -
 - A) Nuka Properties, LLC (Liberty Plant Sciences, LLC), to make a presentation to the Board for the construction of a processing plant for the purpose of growing and cultivating cannabis, at property located on Block 24304, Lot 6, in accordance with the permitted uses within the Liberty Harbor Redevelopment Plan.
 - B) Ramnarayana Properties, LLC, to make a presentation to the Board for the construction of a five (5) story mixed-use building with mezzanine penthouses to contain approximately twenty (20) market rate residential units, 1,862.5 square feet of retail/commercial space on the ground floor, and two (2) parking spaces at property located on Block 17505, Lots 10 and 11, more commonly known by the street addresses of 307 Pine Street and 326-328 Johnston Avenue, respectively, in accordance with the permitted uses within the Morris Canal Redevelopment Plan.
 - C) Daylight Transport, LLC, to make a presentation to the Board for the construction of a warehouse distribution center with 100-door cross-dock truck terminal. The building footprint will be approximately 50,845 square feet, which will include approximately 9,900 square feet of office space and the remainder of the site will be used for parking, at property located on Block 1901, Lots 1 through 19, in accordance with the permitted uses within the Tonnele Avenue Light Industrial Redevelopment Plan.
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 May 21, 2019.
 - Item #3 Approval of the Minutes of the Executive Session dated May 21, 2019.
 - Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING VARIOUS FIRMS FOR APPRAISAL SERVICES IN ALL PROJECT AREAS

- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A CONTRACT WITH IN-LINE HEATING & AIR CONDITIONING FOR PROPERTIES OWNED BY THE AGENCY IN ALL PROJECT AREAS
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SITE ACCESS AGREEMENT WITH HOLA, LLC WITH RESPECT TO CERTAIN PROPERTY COMMONLY KNOWN AS 550 JOHNSTON AVENUE WITHIN THE BEACON REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A LICENSE AND ACCESS AGREEMENT BETWEEN JERSEY CITY REDEVELOPMENT AGENCY AND PPG INDUSTRIES, INC. FOR PROPERTY LOCATED AT 824 GARFIELD AVENUE, BLOCK 21510, LOT 2 A/K/A CHROMIUM SITE 132 WITHIN THE CANAL CROSSING REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY TERMINATING M&M REALTY PARTNERS, LLC AS REDEVELOPER OF PROPERTY LOCATED WITHIN THE HACKENSACK RIVER EDGE REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF JERSEY PARK INFRASTRUCTURE, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED AT 255-259 COLES STREET, OTHERWISE COMMONLY KNOWN AS THE "STATCO BUILDING", COLES STREET PARK AND CERTAIN PUBLIC IMPROVEMENTS WITHIN THE JERSEY AVENUE PARK REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE TRANSFER OF THE PROJECT FROM 1 EDWARD HART ROAD, LLC TO NUKA PROPERTIES, LLC SUBJECT TO THE PAYOFF OF A PROMISSORY NOTE AND MORTGAGE HELD BY THE AGENCY, AND DESIGNATING NUKA PROPERTIES, LLC AS THE REDEVELOPER, SUBJECT TO THE EXECUTION A REDEVELOPMENT AGREEMENT, OF BLOCK 24304, LOT 6 WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF PARK AVENUE LANDING, LLC AS REDEVELOPER 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 A SIXTH AMENDMENT ALLOWING THE TRANSFER OF THE PROJECT TO 88 REGENT STREET, LLC AND A CONSTRUCTION MORTGAGE ON PROPERTY IDENTIFIED ON THE TAX MAP AS BLOCK 14002, LOT 1.06 WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF RAMNARAYANA PROPERTIES, LLC AS THE REDEVELOPER OF BLOCK 17505, LOTS 10 AND 11 (307 PINE STREET AND 326-328 JOHNSTON AVENUE) WITHIN THE MORRIS CANAL REDEVELOPMENT AREA SUBJECT TO ENTRY OF REDEVELOPMENT AGREEMENT
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF DAYLIGHT TRANSPORT, LLC AS REDEVELOPER FOR CERTAIN PROPERTY KNOWN AS BLOCK 1901, LOTS 1-19 IN THE TONNELE AVENUE LIGHT INDUSTRIAL REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH KKF BLOCK 1 URBAN RENEWAL, LLC FOR A PORTION OF THE WEST CAMPUS REDEVELOPMENT AREA
- Item #16 Approval of Accounts/Invoice Payable List as of June 18, 2019
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Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH CME ASSOCIATES FOR REDEVELOPMENT INVESTIGATION, EVALUATION AND BLIGHT STUDY REQUIRED FOR THE TRANSFER OF VARIOUS ABANDONED PROPERTIES INTO THE SCATTER SITE REDEVELOPMENT AREA

Item #18 Approval of the Personnel List as of June 18, 2019

NEXT REGULAR MEETING:

July 16, 2019