

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting  
May 21, 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 -
  6. Chairman Rivera 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 April 16, 2019.
  - Item #3 Approval of the Minutes of the Executive Session dated April 16, 2019.
  - Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT NO. 19-05-MPN9 WITH NW FINANCIAL GROUP, LLC FOR REDEVELOPMENT FINANCIAL CONSULTANT SERVICES WITHIN ALL PROJECT AREAS
  - Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH CME ASSOCIATES FOR PROFESSIONAL ENGINEERING SERVICES IN THE BAYFRONT I REDEVELOPMENT AREA
  - Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT WITH PERKINS EASTMAN FOR ARCHITECTURAL SERVICES WITHIN THE BAYFRONT I REDEVELOPMENT AREA

- Item#7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH NEGLIA ENGINEERING ASSOCIATES FOR PROFESSIONAL ENGINEERING SERVICES IN THE BAYFRONT I REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE IMPOSITION OF DEED NOTICES ON PROPERTY OWNED BY THE JERSEY CITY REDEVELOPMENT AGENCY KNOWN AS BLOCK 27402, LOT 4 (SITE 100) WITHIN THE CLAREMONT INDUSTRIAL REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE USE OF COMPETITIVE CONTRACTING TO AWARD A CONTRACT FOR SECURITY SERVICES WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SITE ACCESS AGREEMENT WITH 550 JOHNSTON AVENUE LLC WITH RESPECT TO CERTAIN PROPERTY COMMONLY KNOWN AS 550 JOHNSTON AVENUE WITHIN THE BEACON REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PURCHASE ORDER WITH J&B LANDSCAPE INC. FOR SEASONAL MAINTENANCE AND LANDSCAPING AT 180 NINTH STREET WITHIN THE BETZ BREWERY REDEVELOPMENT AREA
- Item #12 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 #13 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 BRUNSWICK TRIANGLE REHABILITATION AREA 2 WITHIN THE ENOS JONES REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF CARA SQUARED, LLC AS REDEVELOPER AND GRANTING AN ACCESS AGREEMENT FOR PROPERTY LOCATED AT BLOCK 22502, LOTS 1, 2 AND 3 WITHIN THE GREEN VILLA REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF RAJIV SOIN AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 23202, LOT 75 WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING AND RESTATING RESOLUTION NO. 19-04-7 AUTHORIZING A LICENSE AGREEMENT FOR FILM PRODUCTION AT AGENCY-OWNED PROPERTIES WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EXTENSION OF THE SITE ACCESS AGREEMENT WITH CANBIS, LLC WITH RESPECT TO 693-701 NEWARK AVENUE AND 30 COTTAGE STREET WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A PROJECT NOTE IN CONNECTION WITH THE PATHSIDE REDEVELOPMENT PROJECT AND DETERMINING CERTAIN OTHER MATTERS RELATED THERETO IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 626-630 NEWARK AVENUE, LLC FOR THE REDEVELOPMENT OF BLOCK 8101, LOTS 28 AND 29 WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH HOMESTEAD ASSEMBLAGE, LLC FOR THE REDEVELOPMENT OF BLOCK 7902, LOTS 43 AND 44, AND BLOCK 7903, LOTS 19, 38 AND 39 WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH PHILLIPS PREISS GRYGIEL LEHENY HUGHES, LLC FOR PROFESSIONAL PLANNING CONSULTANT SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #22 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 LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH INTEGRA REALTY RESOURCES FOR APPRAISAL SERVICES WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #24 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH CME ASSOCIATES FOR ENGINEERING SERVICES AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #25 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH CME ASSOCIATES FOR ENGINEERING SERVICES AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #26 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING HUDSON REALTY ABSTRACT COMPANY TO PROVIDE TITLE WORK AND TITLE INSURANCE FOR THE PURCHASE, SALE AND EXCHANGE OF PROPERTY WITH THE PORT AUTHORITY TRANS-HUDSON CORP (PATH)
- Item #27 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT AND PURCHASE AND SALE AGREEMENT WITH 25 CLINTON AVENUE, LLC FOR CERTAIN PROPERTY COMMONLY KNOWN AS 25 CLINTON AVENUE (BLOCK 18801, LOT 5) WITHIN THE SCATTER SITE REDEVELOPMENT AREA
- Item #28 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ELIZABETH VASQUEZ TO ATTEND THE QPA NEW JERSEY STATE LEAGUE OF MUNICIPALITIES MINI ONE-DAY CONFERENCE ON JUNE 14, 2019
- Item #29 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 #30 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 #31 Approval of Accounts/Invoice Payable List as of May 21, 2019
- Item #32 Approval of Personnel List as of May 21, 2019

INFORMATIONAL ITEM -

Morris Canal Redevelopment Area-

In March 2018 the Agency designated 327 Communipaw Ave., LLC as redeveloper of property located at Block 20201, Lot 85 (327 Communipaw Avenue). In December 2018 the Agency authorized the execution of a redevelopment agreement with 327 Communipaw Ave., LLC. The redeveloper plans to construct a five (5) story building with 16 residential units of which one (1) unit shall be maintained as affordable. During negotiation of the redevelopment agreement it was agreed that the affordable unit will be no more than 50% of the AMI (Area Median Income) instead of 80%, and the redevelopment agreement has been corrected accordingly.

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- Item #33 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REJECTING BIDS FOR SALTING AND SNOW REMOVAL SERVICES WITHIN ALL REDEVELOPMENT AREAS
- Item #34 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REJECTING BIDS FOR VACANT LOT CLEAN-UP AND MAINTENANCE SERVICES WITHIN ALL REDVELOPMENT AREA
- Item #35 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING THE CONTRACT FOR HVAC SERVICES AT 180 NINTH STREET IN THE BETZ BREWERY REDEVELOPMENT AREA

**NEXT REGULAR MEETING:**

**June 18, 2019**