

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting
July 16, 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) 30 Journal Square Partners, LLC, to make a presentation to the Board for the construction of a seventy-two (72) story mixed-use tower consisting of 741 residential units (60 floors of the tower), which include three (3) floors of residential amenity space, 96,602 square feet of office space (4 floors of the tower), 15,030 square feet of ground floor commercial space, a four (4) floor parking structure to contain approximately 436 parking spaces, a 12,116 square feet Public Plaza, a promenade flanked on each side by one (1) story green-roofed retail buildings and an open-space market, at property located on Block 10702, Lots 4, 6-15, more commonly known by the street address of 30 Journal Square (Property), in accordance with the permitted uses within the Journal Square 2060 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 June 18, 2019.
- Item #3 Approval of the Minutes of the Executive Session dated June 18, 2019.
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A CONTRACT WITH COONEY BOVASSO REALTY ADVISORS, INC. FOR CITY-WIDE 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 NEW JERSEY REALTY ADVISORY GROUP, LLC FOR CITY-WIDE APPRAISAL SERVICES IN ALL PROJECT AREAS
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A CONTRACT WITH WADE APPRAISAL, LLC FOR CITY-WIDE APPRAISAL SERVICES IN ALL PROJECT AREAS

- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A CONTRACT WITH INTEGRA REALTY RESOURCES-NORTHERN NEW JERSEY, LLC FOR CITY-WIDE APPRAISAL SERVICES IN ALL PROJECT AREAS
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE JERSEY CITY REDEVELOPMENT AGENCY TO ISSUE NOT TO EXCEED \$1,000,000 REDEVELOPMENT AREA TAXABLE BONDS (PH URBAN RENEWAL LLC PROJECT) SERIES 2019 AND DETERMINING OTHER MATTERS RELATED THERETO IN THE BLOCK 13102 REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE CONDITIONAL DESIGNATION OF MECCA REALTY DEVELOPMENT LLC AS SUB-REDEVELOPER OF BLOCK 13802, LOTS, 3, 4, 5, 6, 7, 9, 19, 11, 20, 22 AND 23 AND BLOCK 13801, LOTS 1, 2, 3, AND 4 AND BLOCK 13801, LOTS 9, 10, 11, 13, 14 AND 15 WITHIN THE BATES STREET REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE PREPARATION, ADVERTISEMENT AND ISSUANCE OF COMPETITIVE CONTRACTING FOR PROPERTY MANAGEMENT AND SOCIAL SERVICES AT 665 OCEAN AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO CONTRACT 18-08-DN5 WITH UNITED WAY FOR PROPERTY MANAGEMENT AND SOCIAL SERVICES AT 665 OCEAN AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A MORTGAGE AND NOTE WITH HEAVENLY TEMPLE CHURCH OF GOD, FOR PROPERTY IDENTIFIED AS 14 MLK DRIVE A/K/A BLOCK 27002, LOT 17 AND 127 WARNER AVENUE A/K/A BLOCK 27001, LOT 9 LOCATED WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 15TH AND GROVE JC, LLC, AS REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 619 GROVE STREET (BLOCK 7102, LOT 7) AND 610-620 GROVE STREET (BLOCK 7103, LOTS 12-17) WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN ESCROW AGREEMENT WITH COLES JERSEY DEVELOPMENT CO., LLC AND COLES JERSEY DEVELOPMENT CO. II, LLC IN CONNECTION WITH THE REDEVELOPMENT OF PORTIONS OF BLOCK 6004 AND BLOCK 6005 WITHIN THE JERSEY AVENUE PARK REDEVELOPMENT AREA
- Item #15 **(Tabled)** RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING 30 JOURNAL SQUARE PARTNERS LLC AS REDEVELOPER FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 10702, LOTS 4, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15 AND AUTHORIZING EXECUTION OF AN ESCROW AGREEMENT WITH RESPECT THERETO FOR A PROPOSED PROJECT IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH NUKA PROPERTIES, LLC FOR CERTAIN PROPERTY COMMONLY KNOWN AS 1 EDWARD HART ROAD A/K/A BLOCK 24304, LOT 6 WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AMENDMENT TO A REDEVELOPMENT AGREEMENT BY THE BETWEEN THE AGENCY AND LHN II, LLC AND DETERMINING CERTAIN OTHER MATTERS WITH RESPECT TO 1 PARK VIEW AVENUE WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 19-06-MPN13 WITH PAULUS, SOKOLOWSKI AND SARTOR LLC (PS&S) AS PROFESSIONAL ENGINEERING SERVICES FOR THE PROJECT LOCATED AT 125 MONITOR STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIFTH AMENDMENT TO THE 2014 COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY FOR THE DEVELOPMENT OF BERRY LANE PARK WITHIN THE MORRIS REDEVELOPMENT AREA
- Item #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY FOR THE CONTINUED MAINTENANCE OF CERTAIN PROPERTY COMMONLY KNOWN AS 80 BAY STREET (BLOCK 11609, LOT 2) WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA
- Item #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A CONTRACT WITH BRINKERHOFF ENVIRONMENTAL SERVICES, INC. FOR AN ENVIRONMENTAL STUDY FOR CERTAIN PROPERTY COMMONLY KNOWN AS 1009-1025 GARFIELD AVENUE AND IDENTIFIED AS BLOCK 19703, LOTS 42 THROUGH 49 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A CONTRACT WITH CME ASSOCIATES FOR SURVEY SERVICES AT CERTAIN PROPERTY KNOWN AS 1009-1025 GARFIELD AVENUE AND IDENTIFIED AS BLOCK 19703, LOTS 42 THROUGH 49 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH HC WEST CAMPUS II URBAN RENEWAL, LLC FOR THE REDEVELOPMENT OF A PORTION OF THE WEST CAMPUS REDEVELOPMENT AREA
- Item #24 Approval of Accounts/Invoice Payable List as of July 16, 2019
- Item #25 Approval of Personnel List as of July 16, 2018
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- Item #26 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF NEWARK AVENUE JV, LLC AS REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 693-701 NEWARK AVENUE, 30 COTTAGE STREET, 703-707 NEWARK AVENUE AND 40 COTTAGE STREET IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #27 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH ENGENUITY INFRASTRUCTURE FOR ENGINEERING SERVICES AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

INFORMATIONAL ITEM -
Morris Canal Redevelopment Area-

In March 2019, by Resolution No. 19-03-13, the Agency designated Landmark Developers LLC ("Landmark") as redeveloper of property located at Block 20303, Lots 23, 24 and 25 (269-273 Communipaw Avenue) within the Morris Canal Redevelopment Area. On July 11, 2019, Landmark informed the Agency that it no longer wishes to move forward with the proposed project. Landmark has respectfully requested, and the Agency has agreed, that Landmark's designation as redeveloper be withdrawn.

NEXT REGULAR MEETING:

Tuesday, August 20, 2019