

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting  
August 20, 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) Pegasus Enterprises, LLC, is to make a presentation to the Board for the construction of a mid-rise mixed-use development containing three (3) buildings between six (6) and twelve (12) stories, to contain approximately 30,000 square feet of retail space, 40,000 square feet of parking space, 129 residential market rate rental units, and 60,000 square feet of self-storage, at property located on Block 13802, Lots 12, 13, 14, 15, 16, 17, 18 & 19, to be known as 100 Colden Street, all of which will be in accordance with the permitted uses within the Bates Street Redevelopment Plan.
  - B) 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.
  - C) 374 Communipaw Schmitt Partners, LLC, is to make a presentation to the Board for the construction of a five (5) story mixed use project to contain a ground floor parking for nine (9) spaces and 2,600 square feet of commercial space, forty (40) residential units, of which 5% will be affordable housing, and a roof deck on the remaining four (4) stories at property located on Block 20003, Lots 17, 18 and 19 a/k/a 374-380 Communipaw Avenue. The developer owns the property and will be seeking a five-year tax abatement. They will also be maintaining the historic front façade of the structure on Lot 19 as requested by the Historic Preservation Commission (HPC), all of which will be in accordance with the permitted uses within the Morris Canal Redevelopment Plan.

- D) MDW Real Estate and Acquisitions LLC, is to make a presentation to the Agency's Board for the rehabilitation of two multi-family homes located at Block 23703 lots 12 & 13 more commonly known as 7 Myrtle Ave and 9 Myrtle Ave. 7 Myrtle Ave will consist of three (3) stories, two-four (2-4) parking spots, two (2) units, to contain approximately 4,270 square feet. 9 Myrtle Ave will consist of three (3) stories, zero (0) parking spots, two (2) units, to contain approximately 2,520 square feet. All of which will be in accordance with the permitted uses of the surrounding zoning.

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 July 16, 2019.
- Item #3 Approval of the Minutes of the Executive Session dated July 16, 2019.
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING VARIOUS FIRMS FOR PROFESSIONAL ENGINEERING SERVICES IN ALL PROJECT AREAS
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING VARIOUS FIRMS FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN ALL PROJECT AREAS
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A COOPERATION AGREEMENT BETWEEN THE AGENCY AND THE CITY OF JERSEY CITY FOR THE PURPOSE OF ACCOMPLISHING COMPLIANCE WITH THE AFFORDABLE HOUSING RESTRICTIONS AND REQUIREMENTS IMPOSED ON CERTAIN PROJECTS WITHIN ALL REDEVELOPMENT AREAS
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REJECTING BIDS FOR VACANT LOT CLEAN-UP AND MAINTENANCE SERVICES FOR AGENCY-OWNED PROPERTIES IN VARIOUS REDEVELOPMENT AREAS
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH ZUCCARO, INC. FOR SALTING AND SNOW REMOVAL SERVICES FOR ALL AGENCY OWNED PROPERTY THROUGHOUT THE CITY
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING DESIGNATING PEGASUS ENTERPRISES, LLC AS THE DESIGNATED SUB-REDEVELOPER OF BLOCK 13802, LOTS 12, 13, 14, 15, 16, 17, 18 AND 19 WITHIN THE BATES STREET REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING 1.) THE TRANSFER OF REDEVELOPER DESIGNATION FROM JERSEY PARK INFRASTRUCTURE LLC TO EMERSON LEASING CO. ILLC FOR THE REDEVELOPMENT OF PROPERTY LOCATED AT BLOCK 6903, LOTS 1.02, 3.01 AND A PORTION OF 3.02 (F/K/A BLOCK 6903, LOTS 2 AND 3) A/K/A 255-259 COLES STREET AND 614 MONMOUTH STREET A/K/A THE STATCO PROPERTY 2.) THE CONSTRUCTION OF THE PUBLIC USE FACILITY, THE COLES STREET PARK (PORTIONS OF BLOCK 6004 AND 6005) AND CERTAIN OFF-SITE PUBLIC IMPROVEMENTS AND 3.) THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR ALL OF THE ABOVE WITHIN THE JERSEY AVENUE PARK REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH MAST CONSTRUCTION SERVICES, INC. FOR STRUCTURAL CONSTRUCTION SERVICES AND ENGINEERING OVERSIGHT TO BE PERFORMED AT 25 PATHSIDE A/K/A 84 SIP AVENUE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH O'DONNELL & NACCARATO STRUCTURAL ENGINEERS FOR STRUCTURAL ENGINEERING SERVICES TO BE PERFORMED AT 25 PATHSIDE A/K/A 84 SIP AVENUE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH DICARA RUBINO ARCHITECTS FOR ARCHITECTURAL SERVICES TO BE PERFORMED AT 25 PATHSIDE A/K/A 84 SIP AVENUE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING 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 #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH LHN II, LLC IN CONNECTION WITH PHASE II OF THE PROJECT LOCATED WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE OF PROPERTY IDENTIFIED IN THE CITY TAX MAPS AS BLOCK 26704, LOTS 4 & 5, BLOCK 27804, LOT 13, BLOCK 28401, LOT 40, BLOCK 21510, LOT 2 AND BLOCK 21501, LOT 18 FROM THE JERSEY CITY REDEVELOPMENT AGENCY TO THE CITY OF JERSEY CITY FOR THE PURPOSE OF ACCOMPLISHING THE FURTHERANCE OF THE MORRIS CANAL GREENWAY
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A COOPERATION AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND THE CITY OF JERSEY CITY FOR PROPERTY LOCATED AT BLOCK 26704, LOTS 4 & 5, BLOCK 27804, LOT 13, BLOCK 28401, LOT 40, BLOCK 21510, LOT 2 AND BLOCK 21501, LOT 18 TO ACCOMPLISH THE FURTHERANCE OF THE MORRIS CANAL GREENWAY
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH THE ALAIMO GROUP INC. FOR ENGINEERING CONSULTING SERVICES IN THE MORRIS CANAL GREENWAY COUNTRY VILLAGE AREA
- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF AM DEVELOPMENT, LLC, AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 17504, LOT 16 A/K/A 306 JOHNSTON AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF 374 COMMUNIPAW SCHMITT PARTNERS, LLC AS REDEVELOPER FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 20003, LOTS 17, 18 AND 19 IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH DRESDNER ROBIN TO ENABLE CONTINUATION OF THE LICENSED SITE REMEDIATION PROFESSIONAL SERVICES AT BERRY LANE PARK 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 BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR FOR LICENSED SITE REMEDIATION FOR PROFESSIONAL ENVIRONMENTAL SERVICES FOR CERTAIN PROPERTY COMMONLY KNOWN AS 408-420 COMMUNIPAW AVENUE AND IDENTIFIED AS BLOCK 20001, LOTS 18-22 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF A CONTRACT WITH TSIVICOS ENTERPRISES, INC. TO BUILD A SKATE PARK AND RELATED SITE IMPROVEMENTS IN BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #24 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE SALE OF AGENCY-OWNED PROPERTY IDENTIFIED AS BLOCK 18801, LOT 5 AND COMMONLY KNOWN AS 25 CLINTON AVENUE, WITHIN THE SCATTER SITE REDEVELOPMENT AREA
- Item #25 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF BEE'S CONSTRUCTION, LLC, AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 25101, LOT 6, COMMONLY KNOWN AS 199 STEGMAN STREET, WITHIN THE TURNKEY REDEVELOPMENT AREA
- Item #26 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO AN AMENDMENT TO A REDEVELOPMENT AGREEMENT WITH VILLAGE TOWNHOUSE ESTATES, INC. AND TO DELIVER A CONFIRMATORY DEED WITH RESPECT TO CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE REDEVELOPMENT AREA
- Item #27 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ELIZABETH VASQUEZ AND DANIEL NAZARIO TO ATTEND THE NATIONAL BROWNFIELDS TRAINING CONFERENCE IN LOS ANGELES, CA ON DECEMBER 11 AND 13 2019
- Item #28 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING DIANA JEFFREY AND CHRIS FIORE TO ATTEND THE GOVERNOR'S CONFERENCE ON HOUSING AND ECONOMIC DEVELOPMENT IN ATLANTIC CITY ON SEPTEMBER 16 AND 17 2019
- Item #29 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ELIZABETH VASQUEZ TO ATTEND THE FINANCIAL MANAGEMENT PROGRAM AT RUTGERS UNIVERSITY DURING THE FALL SEMESTER
- Item #30 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING FERRAIOLI, WIELKOTZ, CERULLO AND CUVA, P.A. FOR PROFESSIONAL ACCOUNTING AND FINANCIAL SERVICES IN ALL PROJECT AREAS
- Item #31 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE PREPARATION, ADVERTISEMENT AND ISSUANCE OF COMPETITIVE CONTRACTING REQUEST FOR PROPOSALS FOR GRAPHIC DESIGN & WEB SERVICES FOR A ONE YEAR TERM
- Item #32 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO BIND DIRECTORS AND OFFICERS LIABILITY COVERAGE
- Item #33 Approval of Accounts/Invoice Payable List as of August 20, 2019

**INFORMATIONAL ITEM –**

**Scatter Site Redevelopment Area -**

On April 19, 2016, the Agency designated Priore Construction Services as Redeveloper of property located at Block 22703, Lot 12 (9 Myrtle Avenue). On July 18, 2016 the Agency and 9 Myrtle Avenue Partners, LLC (of which Michael Priore of Priore Construction Services is a member) entered into a redevelopment agreement to memorialize the terms and conditions of their agreement with regard to the sale and redevelopment of 9 Myrtle Avenue. After the property appraisal came in, the Redeveloper had verbal conversations with the Agency/Agency counsel indicating that the Redeveloper wishes to terminate the agreement and have the escrow returned. In addition, the Redeveloper recently confirmed this in writing. Thus Agency acknowledges this wish to terminate the designation of Redeveloper and terminate the RDA. No work has been done on the property. Pursuant to Section 3.1(c) of the redevelopment agreement, monies in Professional Cost Escrow – currently totaling \$14,475.00 – must now be returned by the Agency to the Redeveloper.

NEXT REGULAR MEETING:

Tuesday, September 17, 2019