

JERSEY CITY REDEVELOPMENT AGENCY



Special Meeting
September 24, 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) 360 9 Street, LLC, is to make a presentation to the Board for the construction of a residential development, the total structure will contain about 85,000 gross sf, 54 residential market rate rental units, 4 below residential market rate units, indoor parking garage, and a surface parking lot. All at property located on Block: 6902, Lot: 29, C0003 to be known as 367 10th Street, all of which will be in accordance with the permitted uses within the Enos Jones Redevelopment Plan.
 - B) Garden State Episcopal is to make a presentation to the Agency's Board for the rehabilitation of property located at Block 25802 lots 25 & 26 more commonly known as 405-407 Ocean Ave. The rehabilitation will consist of three (3) stories, four (4) affordable units, and two (2) ground floor retail units. 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 August 20, 2019.
 - Item #3 Approval of the Minutes of the Executive Session dated August 20, 2019.
 - Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO AWARD THE LOWEST BID FOR VACANT LOT CLEAN UP AND MAINTENANCE SERVICES FOR A TERM OF ONE YEAR WITHIN ALL REDEVELOPMENT AREAS
 - Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AGREEMENT FOR MARKET ADVISORY SERVICES WITHIN THE BAYFRONT I REDEVELOPMENT AREA
 - Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXTENSION OF THE DESIGNATION OF 550 JOHNSTON AVENUE, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 15401, LOT 1 AND MORE 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 THE DESIGNATION OF 360 9th STREET LLC AS REDEVELOPER FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 6902, LOT 29, C0003 COMMONLY KNOWN AS 367 10TH STREET WITHIN THE ENOS JONES REDEVELOPMENT AREA
 - Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO AN AMENDED LICENSE AGREEMENT WITH PSE&G FOR ENTRY ONTO AGENCY-OWNED PROPERTY AT BLOCK 15801, LOT 3.01 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF WEBB WASHINGTON COMMUNITY DEVELOPMENT CORPORATION, A NONPROFIT CORPORATION, AS THE REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 25001, LOTS 66 AND 68.01 A/K/A 204 STEGMAN STREET AND 174-178 MARTIN LUTHER KING JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY RDEVELOPMENT AGENCY AUTHORIZING A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY, AND HUB PARTNERS, LLC, AND JCPHQ INVESTORS, LLC, FOR THE CONSTRUCTION OF A PUBLIC SAFETY BUILDING IN THE JACKSON HILL REDEVELOPMENT AREA
- ~~Item #11~~
Withdrawn RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 15TH AND GROVE JC, LLC FOR THE REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 7102, LOT 7 AND BLOCK 7103, LOTS 12-17 LOCATED WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A REDEVELOPMENT AGREEMENT AND PURCHASE AND SALE AGREEMENT WITH NEWARK AVENUE JV, LLC FOR THE TRANSFER OF PROPERTY COMMONLY KNOWN AS 693-701 NEWARK AVENUE AND 30 COTTAGE STREET AND REDEVELOPMENT OF SUCH PROPERTY TOGETHER WITH PROPERTY COMMONLY KNOWN AS 703-707 NEWARK AVENUE AND 40 COTTAGE STREET ALL WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXTENSION OF THE DESIGNATION OF NUKA PROPERTIES, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 24304, LOT 6 AND MORE COMMONLY KNOWN AS 1 EDWARD HART ROAD WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR ENGINEERING, PLANNING AND LANDSCAPE ARCHITECTURAL SERVICES IN CONNECTION WITH THE REMEDIATION, PLANNING AND CONSTRUCTION OF THE MORRIS CANAL GREENWAY
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF GARDEN STATE EPISCOPAL AS THE REDEVELOPER FOR PROPERTY LOCATED AT 405-407 OCEAN AVENUE AND IDENTIFIED ON THE CITY TAX MAP AS BLOCK 25802, LOTS 25 AND 26, WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ISSUE PAYMENT OF PROPERTY DAMAGE REIMBURSEMENT TO TENANT UNEEEK INSPIRATION WITHIN OCEAN BAYVIEW REDEVELOPMENT AREA
- ~~Item #17~~
Withdrawn RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH DAYLIGHT TRANSPORT REDEVELOPMENT LLC WITH RESPECT TO PROPERTY IDENTIFIED AS BLOCK 1901, LOTS 1-4 AND 6-19 WITHIN THE TONNELE AVENUE LIGHT INDUSTRIAL REDEVELOPMENT AREA
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO BIND DIRECTORS AND OFFICERS LIABILITY COVERAGE
- Item #19 Approval of Accounts/Invoice Payable List as of September 24, 2019
- Item #20 Approval of Personnel List as of September 24, 2019

ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD. OFFICIAL ACTION WILL BE TAKEN.

NEXT REGULAR MEETING:

Tuesday, October 15, 2019