

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting  
October 15, 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) 342 Johnston Avenue, LLC, to make a presentation to the Board for the construction of a eight (8) story residential project at property located on Block 17506, Lot 11, a/k/a 342 Johnston Avenue, in accordance with the permitted uses within the Lafayette Park Redevelopment Plan.
  - B) TAG Development, LLC, to make a presentation to the Board for the construction of a five (5) story mixed-use building with a total of 104 market-rate residential rental units; approximately 2,000 square feet of office/retail space on the ground floor; parking area with 102 parking spaces including three (3) ADA spaces; utilities, mechanical and storage space; a lobby; three (3) staircases; and two (2) elevators at property located on Block 20303, Lots 23, 24 and 25, more commonly known by the street address of 269-273 Communipaw Avenue, in accordance with the permitted uses within the Morris Canal Redevelopment Plan.

6. Chairman Rivera STATUS OF PROJECTS

- Item #1 Approval to go into Executive Session.
- Item #2 Approval of the Minutes of the Special Meeting of September 24, 2019.
- Item #3 Approval of the Minutes of the Executive Session dated September 24, 2019.
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT BY AND AMONG THE AGENCY, THE CITY OF JERSEY CITY, PPG INDUSTRIES INC., HAMPSHIRE URBAN RENEWAL REDEVELOPMENT LLC, 900 GARFIELD AVENUE LLC AND GARFIELD JC PARTNERS LLC, IN CONNECTION WITH THE CANAL CROSSING REDEVELOPMENT AREA
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING NEGOTIATIONS WITH TB PORT LIBERTE LLC AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 27503, LOT 16 AND 17 A/K/A CHAPEL AVENUE AND 1 CONSTELLATION PLACE, RESPECTIVELY, IN THE CAVEN POINT REDEVELOPMENT AREA

- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING NEGOTIATIONS WITH TOLL NJ, LLC AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 27503, LOT 15, A/K/A 200 CHAPEL AVENUE WITHIN THE CAVEN POINT REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND 8 AETNA LLC FOR PROPERTY WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A PURCHASE AND SALE AGREEMENT AND CERTAIN OTHER PROJECT AGREEMENTS WITH AETNA MONMOUTH URBAN RENEWAL LLC IN CONNECTION WITH THE TRANSFER AND REDEVELOPER OF PROPERTY LOCATED WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF CARA SQUARED, LLC AS REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 22502, LOTS 1, 2 AND 3 A/K/A 133, 137, AND 141 KEARNEY AVENUE WITHIN THE GREEN VILLA REDEVELOPMENT AREA
- Item #10 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 A/K/A 284 MARTIN LUTHER KING, JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CHANGE ORDER WITH TARGET FIRE PROTECTION FOR FIRE PROTECTION AND PLUMBING IMPROVEMENTS AT AGENCY-OWNED PROPERTY LOCATED AT 292 MARTIN LUTHER KING JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT ARE
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH UNITED WAY OF HUDSON COUNTY FOR PROPERTY MANAGEMENT AND SOCIAL SERVICES AT 665 OCEAN AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #13 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 #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF 342 JOHNSTON AVENUE EQUITIES LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 17506, LOT 11 A/K/A 342 JOHNSTON AVENUE WITHIN THE LAFAYETTE PARK REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT #19-10-MPN16 WITH POTOMAC-HUDSON ENVIRONMENTAL INC. FOR ENVIRONMENTAL ENGINEERING SERVICES AT 125 MONITOR STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #16 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 457, 461, AND 467 COMMUNIPAW AVENUE LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF TAG DEVELOPMENT LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 20303, LOTS 23, 24, AND 25 A/K/A/ 269-273 COMMUNIPAW AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF RAMNARAYANA PROPERTIES, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 17505, LOTS 10 AND 11 (307 PINE STREET AND 326-328 JOHNSTON AVENUE) WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF MDW REAL ESTATE AND ACQUISITION, LLC AS REDEVELOPER FOR PROPERTY LOCATED AT 9 MYRTLE AVENUE AND IDENTIFIED ON THE CITY TAX MAP AS BLOCK 23702, LOT 12 WITHIN THE SCATTER SITE REDEVELOPMENT AREA
- Item #20 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 IN THE TONNELE AVENUE LIGHT INDUSTRIAL REDEVELOPMENT AREA
- Item #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT NO. 19-10-JL3 WITH DONOHUE, GIRONDA, DORIA AND TOMKINS, LLC FOR AUDITING SERVICES
- Item #22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH FERRAIOLI, WIELKOTZ, CERULLO AND CUVA, P.A. FOR PROFESSIONAL ACCOUNTING AND FINANCIAL SERVICES IN ALL PROJECT AREAS
- Item #23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY INTRODUCING THE FISCAL YEAR JANUARY 1, 2020 TO DECEMBER 31, 2020 ANNUAL BUDGET AND CAPITAL BUDGET
- Item #24 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ADOPTING A CASH MANAGEMENT PLAN
- Item #25 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO CONTRACT NO. 18-08-JS4 WITH FUSION CREATIVE, INC. FOR GRAPHIC DESIGN AND WEBSITE SERVICES AS RELATES TO ALL PROJECT AREAS
- Item #26 Approval of Accounts/Invoice Payable List as of October 15, 2019
- 
- Item #27 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE TERMS OF A LICENSE AGREEMENT BETWEEN THE CITY OF JERSEY CITY AND THE JERSEY CITY REDEVELOPMENT AGENCY FOR PROPERTY LOCATED AT BLOCK 7902 IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #28 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF DAYLIGHT TRANSPORT, LLC AS REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 577-671 TONNELE AVENUE AND 205-221 BLEECKER STREET AND IDENTIFIED AS BLOCK 1901, LOTS 1-4 AND 6-19 WITHIN THE TONNELE AVENUE LIGHT INDUSTRIAL REDEVELOPMENT AREA

NEXT REGULAR MEETING:

Tuesday, November 19, 2019