

JERSEY CITY REDEVELOPMENT AGENCY

Special Meeting
November 18, 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) Rajeshkumar M. Patel, to make a presentation to the Board for the construction of a four (4) story residential project to contain approximately four (4) residential units at property located at 461 Palisade Ave. (Block 3001, Lot 22) in accordance with the permitted uses within the Scatter Site 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 October 15, 2019
- Item #3 Approval of the Minutes of the Executive Session dated October 15, 2019.
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING WITHDRAWAL OF 21 CONTRACTING LLC'S BID TO PERFORM LOT CLEANUP AND MAINTENANCE IN ALL PROJECT AREAS
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ENTRY OF A TEMPORARY REVOCABLE LICENSE AGREEMENT WITH PAWS AND TALES DOGGY PLAYGROUP, LLC FOR USE OF AGENCY OWNED PROPERTY LOCATED UPON 34-36 CENTER STREET (BLOCK 13801, LOTS 1 AND 2) WITHIN THE BATES STREET REDEVELOPMENT AREA
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE USE OF COMPETITIVE CONTRACTING TO AWARD A CONTRACT FOR A SUSTAINABILITY SPECIALIST FOR THE BAYFRONT I REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A CONTRACT WITH IN-LINE HEATING & AIR CONDITIONING FOR BOILER REPLACEMENT FOR PROPERTY LOCATED AT BLOCK 8804, LOT 2 A/K/A 180 9TH STREET WITHIN THE BETZ BREWERY REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH CARA SQUARED, LLC WITH RESPECT TO CERTAIN PROPERTY LOCATED AT 306 BERGEN AVENUE AND 141 KEARNEY AVENUE AND IDENTIFIED ON THE CITY TAX MAP AS BLOCK 22502, LOTS 1, 2 AND 3 WITHIN THE GREEN VILLA REDEVELOPMENT AREA

- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ACCEPTANCE OF THE CONVEYANCE OF PROPERTIES OWNED BY THE CITY OF JERSEY CITY IDENTIFIED AS BLOCK 17905, LOTS 18, 19, 20, 21 & 22 AND BLOCK 18602, LOTS 3 & 8, MORE COMMONLY KNOWN AS 612-616 COMMUNIPAW AVENUE, 91-93 HARRISON AVENUE AND 574-558 COMMUNIPAW AVENUE, RESPECTIVELY, WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #10 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 #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH HUDSON COUNTY COMMUNITY COLLEGE FOR THE REDEVELOPMENT OF PROPERTIES LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH 184 MORGAN STREET FEE OWNER, L.P. AMENDING THE PROJECT DESCRIPTION FOR PROPERTY LOCATED BLOCK 11507, LOTS 6 THROUGH 22, N/K/A BLOCK 11507, LOT 6.01, MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 331 MARIN BOULEVARD WITHIN THE MORGAN/GROVE/MARIN REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 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 #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH RAMNARAYNA PROPERTIES, LLC WITH RESPECT TO CERTAIN PROPERTIES LOCATED AT BLOCK 17505, LOTS 10 AND 11 A/K/A 307 PINE STREET AND 326-328 JOHNSTON AVENUE, RESPECTIVELY, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 374 COMMUNIPAW SCHMITT PARTNERS, LLC WITH RESPECT TO PROPERTY IDENTIFIED AS BLOCK 20003, LOTS 17, 18 AND 19 A/K/A 374-380 COMMUNIPAW AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A GRANT AGREEMENT FOR THE RECEIPT OF \$1,054,270.03 COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC FACILITIES FUNDS FOR THE CONSTRUCTION OF THE PAVILION AT BERRY LANE PARK IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH GALLAGHER BASSETT TECHNICAL SERVICES (GBTS) FOR LICENSED SITE REMEDIATION PROFESSIONAL SERVICES IN CONNECTION WITH PROPERTY LOCATED AT BLOCK 27804, LOT 13 AND BLOCK 28401, LOT 40 WITHIN THE MORRIS CANAL GREENWAY IN THE CITY OF JERSEY CITY
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ACCEPTANCE OF THE CONVEYANCE OF PROPERTIES OWNED BY THE CITY OF JERSEY CITY IDENTIFIED AS BLOCK 16901, LOT 17, BLOCK 22605, LOT 1 AND BLOCK 11401, LOT 13, MORE COMMONLY KNOWN AS 51 CRESCENT AVENUE, 336-340 MARTIN LUTHER KING DRIVE AND 174 NEWARK AVENUE, RESPECTIVELY, WITHIN VARIOUS AREAS OF THE CITY
- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF A CONTRACT FOR VACANT LOT CLEAN-UP AND MAINTENANCE SERVICES FOR VARIOUS AGENCY OWNED PROPERTIES IN VARIOUS REDEVELOPMENT AREAS
- Item #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ADOPTING THE 2020 BUDGET FOR FISCAL YEAR JANUARY 1, 2020 TO DECEMBER 31, 2020

- Item #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING THE ANNUAL REPORT OF AUDIT FOR 2018
- Item #22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO PROFESSIONAL SERVICE AGREEMENT 19-01-DJ3 WITH GLUCK WALRATH, LLP FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITYWIDE
- Item #23 Approval of Accounts/Invoice Payable List as of November 18, 2019
- Item #24 Approval of Personnel List as of November 18, 2019

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- Item #25 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIFTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND ASH URBAN DEVELOPMENT, LLC n/k/a ASH URBAN RENEWAL DEVELOPMENT, LLC FOR REDEVELOPMENT IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #26 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A TRANSFER IN CORPORATE OWNERSHIP BY ASH URBAN DEVELOPMENT LLC n/k/a ASH URBAN RENEWAL DEVELOPMENT, LLC AS REDEVELOPER FOR PROPERTY IN THE MORRIS CANAL REDEVELOPMENT AREA

INFORMATIONAL ITEM

Lafayette Park Redevelopment Area - By the adoption of Resolution 19-10-14 on October 15, 2019, the Agency designated 342 Johnston Avenue Equities, LLC as Redeveloper of property located on Block 17506, Lot 11 a/k/a 342 Johnston Avenue for the construction of eight (8) story residential building within the Lafayette Park Redevelopment Plan. The Resolution mistakenly reflected the Project to contain approximately fifty-four (54) market rate units as stated in their Application. In fact, the Project will contain fifty-five (55) residential units, not 54, which shall have thirty-one (31) one-bedroom units and twenty-four (24) two bedroom units. Therefore, Resolution 19-10-14 needs to be amended to reflect the correct number of residential units to be fifty-five (55).

Miscellaneous. - By Resolution No. 19-10-21 dated October 15, 2019 (the "Resolution"), the Agency's Board of Commissioners authorized execution of a professional services contact with Donohue, Gironda, Doria and Tomkins, LLC (the "Accountant"). Attached to the Resolution was the Accountant's proposal, received on October 10, 2019. This date of the Proposal contained the date of October 18, 2019, which was a typographical error. Subsequent to the meeting, the Accountant provided the Agency with a proposal with the correct date of October 9, 2019.

ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

NEXT REGULAR MEETING: Tuesday, December 17, 2019