

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting  
April 21, 2020

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" and Guidance for Remote Public Meetings issued on March 23<sup>rd</sup>, 2020 by the Department of Consumer Affairs, Public Notice of today's meeting was posted on the Agency's web site and sent to the City Clerk for the public's review and information.

5. PRESENTATIONS -

829 Garfield Holdings, LP, to make a presentation to the Board for the construction of a five-story mixed-use building surrounding an interior parking lot, consisting of approximately 110 units, approximately 79 off-street parking spaces positioned on the ground floor to serve the residents of the building, and approximately 10,919 square feet of ground-floor commercial space, along with green space on Carteret Avenue within the Canal Crossing Redevelopment Area

Ironstate Development, LLC, to make a presentation to the Board for the construction of an eighteen story mixed-used building, consisting of approximately 466 market rate residential units and 52 affordable residential units, approximately 73 self-parking spots or 102 parking spots with stackers, and approximately 12,500 square feet of retail space on the ground floor within the Journal Square 2060 Redevelopment Area

One Grove Property, LLC, to make a presentation to the Board for the construction of a mixed-use building consisting of up to twelve (12) stories, plus an attic story above, in a LEED certified building, with up to 148 residential units and up to 74 parking spaces with a mix of commercial within the Liberty Harbor Redevelopment Area

1033 Communipaw Avenue, LLC, to make a presentation to the Board for the construction a mix of uses including: alight industrial, distribution center consisting of a proposed 84,000 square feet; industrial flex, office and retail space consisting of a proposed 18,000 square feet; office and retail space consisting of a proposed 16,000 square feet; a waterfront walkway; and a 14-acre waterfront park within the Western Gateway and Marine Industrial Redevelopment Area

6. Chairman Rivera

STATUS OF PROJECTS

- Item #1      RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING PEGASUS ENTERPRISES, LLC AS THE SUB-REDEVELOPER OF BLOCK 13802, LOTS 12, 13, 14, 15, 16, 17, 18 AND 19 WITHIN THE BATES STREET REDEVELOPMENT AREA
- Item #2      RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE CONDITIONAL DESIGNATION OF YORK STREET WEST LLC AS SUB-REDEVELOPER OF BLOCK 13805, LOTS 4, 5, 6, 7 AND 8 WITHIN THE BATES STREET REDEVELOPMENT AREA
- Item #3      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, 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 #4      RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 829 GARFIELD HOLDINGS LP AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 22704, LOTS 7, 8 AND 9, COMMONLY KNOWN AS 113 CARTERET AVENUE AND 829-843 GARFIELD AVENUE, IN THE CANAL CROSSING REDEVELOPMENT AREA
- Item #5      RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF TOLL NJ I, LLC, AS REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 27503, LOT 15, COMMONLY KNOWN AS 200 CHAPEL AVENUE, WITHIN THE CAVEN POINT REDEVELOPMENT AREA
- Item #6      RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF TB PORT LIBERTE LLC AS REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 27503, LOTS 16 AND 17, COMMONLY KNOWN AS CHAPEL AVENUE AND 1 CONSTELLATION PLACE, 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 WITH 15TH AND GROVE JC, LLC FOR THE REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 7102, LOT 7, COMMONLY KNOWN AS 619 GROVE STREET, AND BLOCK 7103, LOTS 12-17, COMMONLY KNOWN AS 610-620 GROVE STREET, LOCATED WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA



- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A PROJECT NOTE IN CONNECTION WITH THE PATHSIDE REDEVELOPMENT PROJECT, LOCATED AT BLOCK 9501, LOT 22, COMMONLY KNOWN AS 25 PATHSIDE A/K/A 84 SIP AVENUE, AND DETERMINING CERTAIN OTHER MATTERS RELATED THERETO, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING IRONSTATE DEVELOPMENT, LLC, AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 10602, LOTS 10, 11, 12, 13, 14, 15 AND 16, COMMONLY KNOWN AS 168 SIP AVENUE, IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING ONE GROVE PROPERTY LLC AS REDEVELOPER, AUTHORIZING EXECUTION OF A FUNDING AGREEMENT AND REDEVELOPMENT AGREEMENT WITH ONE GROVE PROPERTY LLC AND AUTHORIZING THE TERMINATION AND TRANSFER OF THE REDEVELOPMENT AGREEMENT WITH GRAND LHN IV URBAN RENEWAL, LLC, ALL WITH RESPECT TO PROPERTY IDENTIFIED AS BLOCK 15906, LOT 1, COMMONLY KNOWN AS 221 GROVE STREET, LOCATED WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 1033 COMMUNIPAW AVENUE LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 16001, LOTS 1 AND 2, BLOCK 18001, LOTS 1, 1B01, 2, 2B01, 2B02, 2B03, 3, 4, 5 AND 6, COMMONLY KNOWN AS 1033, 1115, 1141, 1151 COMMUNIPAW AVENUE, 400 CLENDENNY AVENUE AND 801 ROUTE 440, WITH CERTAIN PARCELS ALONG THE HACKENSACK RIVER, WHICH PROPERTIES ARE LOCATED IN PORTIONS OF THE WESTERN GATEWAY REDEVELOPMENT AREA AND THE MARINE INDUSTRIAL REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REJECTING PROPOSALS AND AUTHORIZING REISSUANCE OF A REQUEST FOR PROPOSALS FOR REAL ESTATE MARKETING AND BROKERAGE SERVICES AT PROPERTY IDENTIFIED AS BLOCK 11612, LOT 2, COMMONLY KNOWN AS 311 WASHINGTON STREET, WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF DAYLIGHT TRANSPORT, LLC AS REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 1901, LOTS 1-4 AND 6-19, COMMONLY KNOWN AS 577, 591, 595, 639, 641, 651, 655, 659 AND 661-671 TONNELE AVENUE AND 205-221 BLEECKER

STREET, WITHIN THE TONNELE AVENUE LIGHT INDUSTRIAL  
REDEVELOPMENT AREA

Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY  
REDEVELOPMENT AGENCY AWARDED A CONTRACT TO FUSION CREATIVE,  
LLC FOR DIGITAL GRAPHIC DESIGN AND WEBSITE MAINTENANCE SERVICES

Item #15 Approval of Accounts/Invoice Payable List as of April 21, 2020