

Jersey City Redevelopment Agency

Regular Meeting  
May 19, 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-

A. 49 Fisk Property Owner, LLC, to make a presentation to the Board for the construction of a residential building with 295 market rate units and 150 parking spaces for Block 22103, Lot 1 commonly known as 49 Fisk Street within the Route 440-Culver Redevelopment Area

6. Chairman Rivera- Status of Projects

Item #1 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 49 FISK PROPERTY OWNER, LLC, AS THE REDEVELOPER OF PROPERTIES IDENTIFIED AS BLOCK 22103, LOT 1, COMMONLY KNOWN AS 49 FISK STREET, IN THE ROUTE 440-CULVER REDEVELOPMENT AREA

Item #2 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH NW FINANCIAL GROUP, LLC FOR REDEVELOPMENT FINANCIAL CONSULTANT SERVICES IN ALL PROJECT AREAS

Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH CME ASSOCIATES FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES IN THE BAYFRONT I REDEVELOPMENT AREA

- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A CONTRACT FOR SALE OF REAL ESTATE WITH THE HUDSON COUNTY SCHOOLS OF TECHNOLOGY AND THE CONVEYANCE OF REAL PROPERTY IDENTIFIED AS BLOCK 8804, LOT 2, COMMONLY KNOWN AS 180 9TH STREET WITHIN THE BETZ BREWERY REDEVELOPMENT AREA
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 306 BERGEN AVENUE LLC WITH RESPECT TO CERTAIN PROPERTY LOCATED AT BLOCK 22502, LOTS 1, 2 AND 3, MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 133, 137 AND 141 KEARNEY AVENUE WITHIN THE GREEN VILLA REDEVELOPMENT AREA
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH J.C. CONTRACTING, INC. FOR SIDEWALK REPAIR SERVICES FOR PROPERTY COMMONLY KNOWN AS 332 MARTIN LUTHER KING DRIVE AND IDENTIFIED AS BLOCK 22605, LOT 33 ON THE TAX MAP OF THE CITY OF JERSEY CITY IN THE JACKSON HILL REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY TO ENTER ONTO THE AGENCY'S PROPERTY LOCATED AT 612 COMMUNIPAW AVE. THE JACKSON HILL REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT WITH T&M ASSOCIATES, LLC FOR PROFESSIONAL OVERSIGHT SERVICES FOR PROPERTY COMMONLY KNOWN AS 332 MARTIN LUTHER KING DRIVE AND IDENTIFIED AS BLOCK 22605, LOT 33 ON THE TAX MAP OF THE CITY OF JERSEY CITY IN THE JACKSON HILL REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY MAKING APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:5A-6, N.J.S.A. 40A:12A-29(a)(3) AND N.J.S.A. 40A:12A-67g IN CONNECTION WITH THE REDEVELOPMENT OF THE JERSEY AVENUE PARK REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 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, COMMONLY KNOWN AS 30 JOURNAL SQUARE, 3-23 ENOS PLACE AND 122-130 NEWKIRK STREET, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF NOVUS EQUITIES, LLC AS REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 18901, LOTS 6-15, COMMONLY KNOWN AS 1052-1068 GARFIELD AVENUE AND 457, 461, AND 467 COMMUNIPAW AVENUE, LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH PHILLIPS PREISS GRYGIEL LEHENY HUGHES, LLC FOR PROFESSIONAL PLANNING CONSULTANT SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 17503, LOT 1, COMMONLY KNOWN AS 125 MONITOR STREET, LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH CME ASSOCIATES FOR ENGINEERING SERVICES AT BLOCK 18901, LOT 1.01, COMMONLY KNOWN AS BERRY LANE PARK (SKATE PARK), WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH CME ASSOCIATES FOR ENGINEERING SERVICES AT BLOCK 18901, LOT 1.01, COMMONLY KNOWN AS BERRY LANE PARK (PAVILION), WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO CONTRACT NO. 19-11-RN5 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 #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH GARDEN STATE ESPISCOPAL COMMUNITY DEVELOPMENT CORPORATION WITH RESPECT TO CERTAIN PROPERTY LOCATED AT BLOCK 25804, LOTS 9.02 AND 9.01 (FORMERLY LOTS 10 AND 9), MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 97 AND 99 DWIGHT STREET WITHIN THE TURNKEY REDEVELOPMENT AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH GARDEN STATE ESPISCOPAL COMMUNITY DEVELOPMENT CORPORATION WITH RESPECT TO CERTAIN PROPERTY LOCATED AT BLOCK 25002, LOTS 28 AND 29, MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 92 AND 94 STEGMAN STREET WITHIN THE TURNKEY REDEVELOPMENT AREA

Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING RAJESHKUMAR M. PATEL AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 3002, LOT 13 A/K/A 454 PALISADE AVENUE WITHIN THE SCATTER SITE REDEVELOPMENT PLAN

Item #19 Approval of Accounts/Invoices Payment List as of May 19, 2020

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Item #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF THE THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH TERZETTO NJ, LLC FOR PROPERTY LOCATED AT BLOCK 24101, LOTS 1, 2, 79, 80 AND 81, MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 524-530 OCEAN AVENUE WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA

Informational Item:

1. Betz Brewery Redevelopment Area:

In September 2019, the Hurley Family Foundation paid the Agency \$25,000 for use of the community center at 180 9<sup>th</sup> Street for youth basketball activities. Coach Hurley has been unable to host the basketball activities since early March due to the COVID-19 state of emergency. Thus, the Agency is refunding \$10,000 to the Hurley Family Foundation.

2. Liberty Harbor North Redevelopment Area:

LHN II, LLC, redeveloper of that certain property identified as Block 15901, Lot 17 on the City tax maps, commonly known as 155 Marin Boulevard, submitted a letter dated April 28, 2020 to invoke force majeure in accordance with Executive Order No. 122 enacted on April 8, 2020 by the Governor of the State of New Jersey requiring all non-essential construction projects to cease due to the COVID-19 state of emergency.

NEXT REGULAR MEETING: June 16<sup>th</sup>, 2020