



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 Meeting issued on March 23rd, 2020 by the Department of Community 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) Pennrose, LLC and Omni America, LLC will present to the Board their plan for the construction for residential buildings on Pads 16 and 22 in the Bayfront I Redevelopment Area
 - B) BRP Development Corporation, LLC will present to the Board their plan for the construction for residential buildings on Pads 15 and 21 in the Bayfront I Redevelopment Area
 - C) 66 Somme St RE Associates, LLC, to make a presentation to the Board for the redevelopment of an existing building for use as a dental office on property located on Block 29805, Lots 18 & 19 commonly known as 165 Ocean Avenue, in accordance with the permitted uses within the Ocean Avenue South Redevelopment Area.
 - D) Homestead Assemblage, LLC to make a presentation to the Board for the development of property identified as Block 7905, Lots 20, 21, 22 and 23, commonly known as 618 Pavonia Avenue, 616 Pavonia Avenue and 33-35 Van Reipen Avenue ("Phase 4 Property"), Block 7902, Lots 46, 47, 48 and 49, commonly known as 32-38 Cottage Street ("Phase 5 Property"), and Block 7904, Lots 1 and 2, commonly known as 29 Van Reipen Avenue ("Phase 6 Property"), to develop and construct Phases 4, 5 and 6 of their Project. The Redeveloper proposes to develop, finance and construct on the Phase 4 Property a 27 story mixed-use building with approximately 432 residential units, approximately 1,544 square feet of retail space, 9,981 square feet of retail services, 6,480 square feet of restaurant café space, and 9,985 square feet of office space; on the Phase 5 Property a 27 story mixed-use building with approximately 440 residential units, approximately 2,189 square feet of retail space, and 16,357 square feet of office space; and on the Phase 6 Property a 27 story mixed-use building with approximately 744 residential units, approximately 10,538 square feet of retail space, and 30,877 square feet of office space, with the Redeveloper dedicating property for the Homestead Place Extension on all three (3) Phases, all in accordance with the permitted uses within the Journal Square 2060 Redevelopment Area.

- Item #1 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE USE OF COMPETITIVE CONTRACTING TO AWARD A CONTRACT FOR APPRAISAL SERVICES IN ALL PROJECT AREAS
- Item #2 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT NO. 19-12-EV1 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR ENVIRONMENTAL GRANT AND SUPPORT SERVICES WITHIN ALL REDEVELOPMENT AREAS
- Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING BRP DEVELOPMENT GROUP AS THE REDEVELOPER OF PROPERTIES IDENTIFIED AS SUBLOTS 15 AND 21 A/K/A PORTIONS OF BLOCK 21901.01, LOTS 4 AND 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY COLLECTIVELY DESIGNATING PENNROSE, LLC AND OMNI AMERICA, LLC AS THE REDEVELOPER OF PROPERTIES IDENTIFIED AS SUBLOTS 16 AND 22 A/K/A PORTIONS OF BLOCK 21901.01, LOTS 4 AND 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES CONTRACT WITH MATRIX NEW WORLD, ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, PC FOR ENGINEERING SERVICES IN THE BAYFRONT I REDEVELOPMENT AREA
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 360 9 STREET LLC AS REDEVELOPER FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 6902, LOT 29, C0003, COMMONLY KNOWN AS 367 10TH STREET, IN THE BRUNSWICK TRIANGLE REHABILITATION AREA 2
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A THIRD 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 #8 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, COMMONLY KNOWN AS 284 MARTIN LUTHER KING, JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH ADVANCED SCAFFOLD SERVICES, LLC FOR THE RENTAL OF SCAFFOLDING ON PROPERTY LOCATED AT BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84 SIP AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25 PATHSIDE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING HOMESTEAD ASSEMBLAGE LLC AS THE REDEVELOPER OF BLOCK 7905, LOTS 20, 21, 22, AND 23, COMMONLY KNOWN AS 618 PAVONIA AVENUE, 616 PAVONIA AVENUE, AND 33-35 VAN REIPEN AVENUE, BLOCK 7902, LOTS 46, 47, 48 AND 49, COMMONLY KNOWN AS 32-38 COTTAGE STREET, AND BLOCK 7904, LOTS 1 AND 2, COMMONLY KNOWN AS 29 VAN REIPEN AVENUE, ALL WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH PAULUS, SOKOLOWSKI AND SARTOR LLC, FOR PROFESSIONAL ENGINEERING SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 17503, LOT 1, COMMONLY KNOWN AS 125 MONITOR STREET, LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA

- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH FD JOHNSTON AVE LLC, FOR THE REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 15801, LOTS 49 AND 50, COMMONLY KNOWN AS 262 JOHNSTON AVENUE LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO REAUTHORIZE CONTRACT NO. 19-05-DN3 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 AUTHORIZING THE DESIGNATION OF 66 SOMME STREET RE ASSOCIATES LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 29805, LOTS 18 AND 19 (165 OCEAN AVENUE) WITHIN THE OCEAN AVENUE SOUTH REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A REDEVELOPMENT AGREEMENT WITH RAJESHKUMAR M. PATEL FOR PROPERTY LOCATED AT BLOCK 3002, LOT 13 A/K/A 454 PALISADE AVENUE WITHIN THE SCATTER SITE REDEVELOPMENT PLAN
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NO. 19-10-JL3 WITH DONOHUE, GIRONDA, DORIA AND TOMKINS, LLC FOR AUDITING SERVICES IN ALL REDEVELOPMENT AREAS
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ELIZABETH VASQUEZ TO ATTEND THE FINANCIAL MANAGEMENT PROGRAM AT RUTGERS UNIVERSITY DURING THE SUMMER SEMESTER
- Item #18 Approval of Accounts/Invoice Payable List as of June 16, 2020

Informational Item:

Journal Square 2060 Redevelopment Area

On September 24, 2019, the Board of Commissioners authorized the execution of a Redevelopment Agreement with Newark Avenue JV, LLC (the "Redeveloper"), for property identified as Block 7902, Lots 22, 23, 24, 25, 26, 27, 28, 29, 45 and 50 on the official tax maps of the City, and more commonly known as 693-701 Newark Avenue, 30 Cottage Street, 703-707 Newark Avenue, and 40 Cottage Street, and the Purchase and Sale Agreement by and between the Agency and Redeveloper with respect to certain Agency-owned properties identified as Block 7902, Lots 25, 26, 27, 28, 29 and 45 on the official tax maps of the City, and more commonly known as 693-701 Newark Avenue and 30 Cottage Street. On June 8, 2020, the Redeveloper advised the Agency that it cannot proceed with the project as proposed because it is no longer feasible due to changes in the market caused by the COVID-19 pandemic

NEXT REGULAR MEETING: Tuesday, July 21, 2020

