

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting
August 18, 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 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) Phoenix Real Estate Partners will present to the Board their plan for the construction of a one unified six story structure with 29 parking spaces on the ground floor, 8,464 square feet of retail space facing West Side Avenue, and 108 apartments. The property will also have a roof top garden/lounge area, as well as a residence club room and gym
6. Chairman Rivera STATUS OF PROJECTS

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| Item #1 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING VARIOUS ENGINEERING FIRMS TO PROVIDE PROFESSIONAL ENGINEERING SERVICES IN ALL PROJECT AREAS |
| Item #2 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING THE WITHIN PERSONS AND/OR FIRMS TO PROVIDE ENVIRONMENTAL SERVICES WITHIN ALL PROJECT AREAS |
| Item #3 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT(S) WITH COONEY BOVASSO REALTY ADVISORS, INC.; NEW JERSEY REALTY ADVISORY GROUP, LLC; INTEGRA REALTY RESOURCES; AND WADE APPRAISAL, LLC FOR APPRAISAL SERVICES IN ALL PROJECT AREAS |
| Item #4 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER #1 WITH SILAGY CONTRACTING, LLC FOR MAINTENANCE OF AGENCY-OWNED PROPERTIES WITHIN ALL PROJECT AREAS |
| Item #5 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE CONDITIONAL DESIGNATION OF YORK STREET WEST LLC AS THE DESIGNATED SUB-REDEVELOPER OF BLOCK 13805, LOTS 4, 5, 6, 7 AND 8 WITHIN THE BATES STREET REDEVELOPMENT AREA |
| Item #6 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE CONDITIONAL DESIGNATION OF MECCA REALTY DEVELOPMENT LLC AS THE DESIGNATED 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 #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SUB-REDEVELOPMENT AGREEMENT WITH PEGASUS ENTERPRISES LLC FOR BLOCK 13802, Lots 12, 13, 14, 15, 16, 17, 18 AND 19 (100 COLDEN STREET) WITHIN THE BATES STREET REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND BRIGHT AND VARICK URBAN RENEWAL, LLC FOR PROPERTY LOCATED AT 268 VARICK STREET (BLOCK 13902, LOT 32) WITHIN THE BRIGHT AND VARICK REDEVELOPMENT AREA
- Item #9 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 #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE THIRD EXTENSION OF THE DESIGNATION OF NUKA PROPERTIES, LLC AS REDEVELOPER AND AUTHORIZING ENTRY INTO A FUNDING AGREEMENT FOR CERTAIN PROPERTY LOCATED AT BLOCK 24304, LOT 6 AND MORE COMMONLY KNOWN AS 1 EDWARD HART ROAD WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH WALLABOUT REALTY HOLDING, LLC FOR THE REDEVELOPMENT OF BLOCK 19901, LOTS 2, 3, 4, 5, 6, 7, 42, 43 AND 44, LOCATED ON WOODWARD STREET AND VAN HORNE STREET, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING A GRANT OF EASEMENT WITH PUBLIC SERVICE ELECTRIC AND GAS COMPANY FOR GAS LINE TO THE PAVILION IN BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF CP WEST CAMPUS IV, LLC AS REDEVELOPER OF A PORTION OF PROPERTY IDENTIFIED AS BLOCK 21902.02, LOTS 1.01, 1.02 AND 1.03 (A/K/A BLOCK 4) IN THE NJCU WEST CAMPUS REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF BEES CONSTRUCTION, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 25101, LOT 6, COMMONLY KNOWN AS 199 STEGMAN STREET, WITHIN THE TURNKEY REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING PHOENIX REAL ESTATE PARTNERS LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 22102, LOTS 23, 24 AND 25, COMMONLY KNOWN AS 311 WEST SIDE AVENUE, 315 WEST SIDE AVENUE AND 2 FISK STREET(A/K/A 305 WEST SIDE AVENUE), IN THE WEST SIDE AVENUE REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EMPLOYMENT AGREEMENT WITH DIANA H. JEFFREY AS EXECUTIVE DIRECTOR AND SECRETARY OF THE AGENCY
- Item #17 Approval of Accounts/Invoice Payable List as of August 19, 2020
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NEXT REGULAR MEETING: Tuesday, September 15, 2020