

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting
September 15, 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) Powerhouse, LLC, to make a presentation to the Board for the construction of a twelve (12) story rental apartment building to consist of 117 market rate rental units plus 14 affordable housing units, at property located on Block 13002, Lots 10, 11 & 12, more commonly known by the street address of 131, 129 & 127 Morgan Street, respectively. The proposed project is conditioned upon the redeveloper obtaining an amendment to the Transition Zone within the Powerhouse Arts District Redevelopment Plan.

6. Chairman Rivera STATUS OF PROJECTS

- Item #1 Approval of the Minutes of the Regular Remote Public Meetings
- Item #2 Approval of the Minutes of the Executive Session dated August 18, 2020
- Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING AN ACCOUNTING AND FINANCIAL FIRM TO PROVIDE PROFESSIONAL ACCOUNTING AND FINANCIAL SERVICES IN ALL PROJECT AREAS
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT 20-09-JS3 WITH WIELKOTZ & COMPANY, LLC FOR PROFESSIONAL ACCOUNTING AND FINANCIAL SERVICES IN ALL PROJECT AREAS
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING PLANNING FIRMS TO PROVIDE PROFESSIONAL PLANNING SERVICES IN ALL PROJECT AREAS
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING CERTAIN TERMS AND CONDITIONS FOR CONTRACTS AWARDED PURSUANT TO RESOLUTION NO. 20-08-3 TO 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 #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING AND AMENDING CONTRACT NO. 19-11-PO17 WITH SILAGY CONTRACTING, LLC FOR MAINTENANCE OF AGENCY-OWNED PROPERTIES WITHIN ALL PROJECT AREAS
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING AND AMENDING PROFESSIONAL SERVICES CONTRACT NO. 19-09-MPN15 WITH OTTEAU GROUP FOR MARKET ADVISORY SERVICES IN THE BAYFRONT I REDEVELOPMENT AREA

- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 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 REAUTHORIZING AND AMENDING PROFESSIONAL SERVICES CONTRACT NO. 19-10-MPN16 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL ENGINEERING SERVICES AT THE PROPERTY IDENTIFIED AS BLOCK 17503, LOT 1, COMMONLY KNOWN AS 125 MONITOR STREET, WITHIN THE MORRIS CANAL 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 AUTHORIZING THE USE OF COMPETITIVE CONTRACTING TO AWARD A CONCESSION CONTRACT FOR CONCESSION SERVICES FOR BLOCK 18901, LOT 1.01, BERRY LANE PARK, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING CONTRACT NO. 19-08-RN3 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC., FOR PROFESSIONAL ENVIRONMENTAL SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 20001, LOTS 18-22, COMMONLY KNOWN AS 408-420 COMMUNIPAW AVENUE, LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING POWERHOUSE, LLC, AS REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 13002, LOTS 10, 11 & 12 AND MORE COMMONLY KNOWN AS 131, 129 & 127 MORGAN STREET WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO BIND DIRECTORS AND OFFICERS LIABILITY COVERAGE
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED A CONTRACT 20-09-EV1 TO NAY'S CLEANING COMPANY LLC FOR JANITORIAL SERVICES AT 66 YORK STREET, JERSEY CITY
- Item #17 Approval of Accounts/Invoice Payable List as of September 15, 2020
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- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF PARK AVENUE LANDING, LLC AS REDEVELOPER FOR PROPERTY IDENTIFIED AS PARCEL 17 WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA
- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE 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

NEXT REGULAR MEETING: Tuesday, October 20, 2020