



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) 40135 Whiton, LLC to make a presentation to the Board of Commissioners for the construction of an eight (8) story multi family residential building containing forty-nine residential units including eight (8) affordable units, parking, emergency storage space, and rooftop amenity located on Block 1760, Lots 8,9, and 10 commonly known as 401-405 Whiton Street for the within the Layayette Park Redevelopment Area.
 - B) Property Maintenance Guys, LLC, to make a presentation to the Board of Commissioners for the rehabilitation of a three (3) story affordable use project overseen by a supportive services agency to contain approximately two (2) residential units; located on Block 16901, Lot 17, more commonly known by the street address of 51 Crescent Avenue, in accordance with the permitted uses within the Scatter Site Redevelopment Area.
 - C) West Side Station LLC (Panepinto Properties & Alessi Organization) to make a presentation to the Board of Commissioners for a project on approximately 12 acres (Block 21802, Lots 1-8 and 29-33; the Westside Light Rail Parking) within the Water Street Redevelopment Area. The proposed project will consist of 860 residential units, 41,800 sqft of office space, 30,000 sqft of retail, 30,000 sqft for a charter school space and 247,500 sqft for parking. The property is currently owned by NJ Transit.
6. Chairman Rivera STATUS OF PROJECTS

- | | |
|---------|---|
| Item #1 | Approval of the Minutes of the Regular Remote Public Meetings of September 15, 2020 |
| Item #2 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING PROFESSIONALS TO PROVIDE AUDITING SERVICES IN ALL PROJECT AREAS |
| Item #3 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH DONOHUE, GIRONDA, DORIA & TOMKINS, LLC TO PERFORM PROFESSIONAL AUDITING SERVICES FOR ALL PROJECT AREAS |
| Item #4 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIFTH EXTENSION OF THE DESIGNATION OF 550 JOHNSTON AVENUE, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 155401, LOT 1 AND MORE COMMONLY KNOWN AS 550 JOHNSTON AVENUE WITHIN THE BEACON REDEVELOPMENT AREA |

- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 829 GARFIELD HOLDINGS LP AS 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 #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED A CONTRACT TO PROPERTY MAINTENANCE GUYS LLC FOR INTERNAL DEBRIS DISPOSAL SERVICES AT BLOCK 18602, LOT 3, COMMONLY KNOWN AS 574 COMMUNIPAW AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #7 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 #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF WEBB WASHINGTON COMMUNITY DEVELOPMENT CORPORATION, A NONPROFIT CORPORATION, AS THE REDEVELOPER OF CERTAIN PROPERTY COMMONLY KNOWN AS 204 STEGMAN STREET AND 174-178 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 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 #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AND USE AGREEMENT WITH KATERRA CONSTRUCTION, LLC FOR PROPERTY IDENTIFIED AS BLOCK 7902, LOTS 28-29, COMMONLY KNOWN AS 693-695 NEWARK AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT AND AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH ONE JOURNAL SQUARE PARTNERS URBAN RENEWAL COMPANY LLC, ONE JOURNAL SQUARE TOWER NORTH URBAN RENEWAL COMPANY LLC, AND ONE JOURNAL SQUARE TOWER SOUTH URBAN RENEWAL COMPANY LLC WITH RESPECT TO PROPERTY KNOWN AS ONE JOURNAL SQUARE AND IDENTIFIED ON THE TAX RECORDS AS BLOCK 9501, LOT 23, 10 JOURNAL SQUARE, IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF 40135 WHITON LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 17506, Lots 8, 9, AND 10 (401-405 WHITON STREET) WITHIN THE LAFAYETTE PARK REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ISSUANCE OF A CERTIFICATE OF COMPLETION TO EXETER THOMAS MCGOVERN LAND URBAN RENEWAL, LLC, FOR BLOCK 21508, LOT 2 (A/K/A 295 MCGOVERN DRIVE) WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE TERM OF THE LICENSE AGREEMENT WITH LHN II, LLC PERTAINING TO THE ACCESS OF BLOCK 15907, LOT 2, MORRIS BOULEVARD, WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR USE OF PROPERTY LOCATED AT BLOCK 10103, LOTS 1-10, COMMONLY KNOWN AS 468 MANILA AVENUE; 468.5 MANILA AVENUE; 470 MANILA AVENUE; 470.5 MANILA AVENUE; 472 MANILA AVENUE; 474 MANILA AVENUE; 474.5 MANILA AVENUE; 476 MANILA AVENUE; 478 MANILA AVENUE; AND 480 MANILA AVENUE LOCATED IN THE LUIS MUNOZ MARIN REDEVELOPMENT AREA

- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY FOR BERRY LANE PARK, BLOCK 18901, LOT 1.01 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DISCHARGE OF TWO A MORTGAGES SATISFIED BY ASH URBAN RENEWAL DEVELOPMENT, LLC IN RELATION TO BLOCK 15502, LOTS 1-12 (N/K/A LOT 1.01) ALSO KNOWN AS 2-16 ASH STREET AND 440-446 WHITON STREET, LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING MEMBER PARTICIPATION IN THE INTERLOCAL PURCHASING SYSTEM AND AUTHORIZING THE AGENCY TO ENTER INTO A COOPERATIVE PRICING AGREEMENT
- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING CONTRACT NO. 19-11-RN5 WITH GALLAGHER BASSETT TECHNICAL SERVICES, INC. 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 #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 49 FISK PROPERTY OWNER, LLC, AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 22103, LOT 1, COMMONLY KNOWN AS 49 FISK STREET, IN THE ROUTE 440-CULVER REDEVELOPMENT AREA
- Item #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING PROPERTY MAINTENANCE GUYS, LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 16901, LOT 17, COMMONLY KNOWN AS 51 CRESCENT AVENUE, WITHIN THE SCATTER SITE REDEVELOPMENT AREA
- Item #22 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 #23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING WEST SIDE STATION LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 21802, LOTS 1-8 AND 29-33 IN THE WATER STREET REDEVELOPMENT AREA
- Item#24 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDDING A CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP, INC. FOR THE PURCHASE AND INSTALLATION OF SECURITY EQUIPMENT FOR BERRY LANE PARK, BLOCK 18901, LOT 1.01, LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #25 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY INTRODUCING THE FISCAL YEAR JANUARY 1, 2021 TO DECEMBER 31, 2021 ANNUAL BUDGET AND CAPITAL BUDGET
- Item #26 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ADOPTING A CASH MANAGEMENT PLAN
- Item #27 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING SCHEDULE OF FEES FOR FINANCES
- Item #28 Approval of Accounts/Invoice Payable List as of October 20, 2020

NEXT REGULAR MEETING: Tuesday, November 10, 2020