



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) 500 Summit Avenue Mazal, LLC, to make a presentation to the Board for the construction of a 42 story, 902-unit residential tower, which will include an approximately 0.8 acre municipal park which will be rededicated to the City; an approximately 8,500 square-foot new community center; for the below grade parking scheme, the building square footage is 8,500 to allow for egress out of the multiple levels and the multifunctional/purpose rooms. These amenities will be further refined through the design process; and a dedicated parking component with 40 parking spaces for the community center and park use, at property located on Block 9604, Lots 11, 12 and 13, Block 9605, Lots 2.01, 3 and 4, and Block 10803, Lots 27.01 and 27.02, commonly known as 500 Summit Avenue, in accordance with the permitted uses within the Journal Square 2060 Redevelopment Plan.
 - B) 975 Garfield, LLC to make a presentation to the Board for the construction of a nine (9) story mixed-use rental building containing 91 residential units, nine (9) of which shall be affordable units, tenant amenities, and 4,015 square feet of ground floor commercial space. The developer proposes this development at Block 19702, Lot 14, commonly known 975 Garfield Avenue within the Morris Canal Redevelopment Area.
 - C) 417 Communipaw OZ, LLC, to make a presentation to the Board for the construction of a residential complex with 17 stories at its center with step downs on both sides to 11 stories, then 8 stories, consisting of four hundred nine (409) units and a 22,000 square foot recreation center; forty (40) surface parking spaces to be dedicated to the City; a 14,000 square foot retail component, approximately half of which will be designated as retail incubator space for minority-, women- and veteran-owned businesses; and 20,000 square feet of public outdoor space, at property located on Block 18901, Lots 23 and 29, commonly known as 417 Communipaw Avenue and 139 Woodward Street, in accordance with the permitted uses within the Morris Canal Redevelopment Plan.
 - D) Caprihouse, LLC, to make a presentation to the Board for the construction of a four (4) bedroom, four (4) bathroom single family brownstone home, at property located on Block 12903, Lot 13, commonly known as 4 Mercer Street, in accordance with the permitted uses within the Scatter Site Redevelopment Plan.

- Item #1 Approval of the Minutes of the Regular Remote Public Meetings of December 15, 2020
- Item #2 Approval of the Minutes of the Executive Session dated December 15, 2021
- Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO REAUTHORIZED PROFESSIONAL SERVICES CONTRACT NO. 19-12-MPN18 WITH MATRIX NEW WORLD, ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, PC FOR ENGINEERING SERVICES IN THE BAYFRONT I REDEVELOPMENT AREA
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH RAFA REALTY, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 9802, LOT 35.01, COMMONLY KNOWN AS 387 EIGHTH STREET, LOCATED WITHIN THE BRUNSWICK TRIANGLE REHABILITATION AREA 2
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 400 7TH STREET, LLC FOR THE REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 9801, LOTS 14 AND 15, COMMONLY KNOWN AS 400-402 7TH STREET WITHIN THE BRUNSWICK TRIANGLE REHABILITATION AREA 2
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 21-01-MPN1 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL SERVICES WITH RESPECT TO PROPERTY LOCATED AT BLOCK 26102 WITHIN THE DROYERS POINT REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE TRANSFER OF OWNERSHIP INTERESTS IN AQ LIBERTY LLC IN CONNECTION WITH THE REFINANCING OF CERTAIN REDEVELOPMENT PROJECTS UNDERTAKEN BY JOHNSTON VIEW OWNER URBAN RENEWAL COMPANY, LLC, AETNA MONMOUTH URBAN RENEWAL LLC AND 8 AETNA LLC ON PROPERTIES FORMERLY KNOWN AS BLOCK 15801, LOTS 3.01, 66, 67, 68, 69, 70, 73, 74, 75, 76, 77, 78, 79 AND 80 LOCATED WITHIN THE GRAND JERSEY 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 AUTHORIZING A RIGHT OF ENTRY AGREEMENT WITH TAG DEVELOPMENT LLC FOR BLOCK 22605, LOT 1 COMMONLY KNOWN AS 336-340 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 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 DESIGNATING 500 SUMMIT AVENUE MAZAL LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 9604, LOTS 11, 12 AND 13, BLOCK 9605, LOTS 2.01, 3 AND 4, AND BLOCK 10803, LOTS 27.01 AND 27.02 COMMONLY KNOWN BY STREET ADDRESS 500 SUMMIT AVENUE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 417 COMMUNIPAW OZ LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 18901, LOTS 23 AND 29, COMMONLY KNOWN AS 417 COMMUNIPAW AVENUE AND 139 WOODWARD STREET, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO REAUTHORIZED CONTRACT NO. 19-08-RN3 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR ENVIRONMENTAL SERVICES FOR PROPERTY IDENTIFIED AS BLOCK 20001, LOTS 18-22, COMMONLY KNOWN AS 408-420 COMMUNIPAW AVENUE, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 975 GARFIELD LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 19702, LOT 14, COMMONLY KNOWN AS 975 GARFIELD AVENUE, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDEING A CONTRACT TO GALLAGHER BASSETT TECHNICAL SERVICES, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN CONNECTION WITH PROPERTY IDENTIFIED AS BLOCK 17301, LOT 10 AND BLOCK 17401, LOT 1, ALSO KNOWN AS SEGMENT 10 (WHITLOCK CORDAGE) OF THE MORRIS CANAL GREENWAY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 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 #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING CAPRIHOUSE, LLC AS REDEVELOPER OF THE PROPERTY IDENTIFIED AS BLOCK 12903, LOT 13, COMMONLY KNOWN AS 4 MERCER STREET, LOCATED WITHIN THE SCATTER SITE REDEVELOPMENT AREA
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ASSIGNMENT OF THE REDEVELOPMENT AGREEMENT AND TRANSFER OF REDEVELOPMENT RIGHTS FROM 201 NEW YORK AVENUE JC, INC. TO 201 NEW YORK AVENUE JC, LLC FOR THE PROJECT LOCATED AT 201 NEW YORK AVENUE, JERSEY CITY (BLOCK 3805, LOT 19) LOCATED WITHIN THE SCATTER SITE REDEVELOPMENT AREA
- Item #19 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 #20 Approval of Personnel List as of January 19, 2021
- Item #21 Approval of Accounts/Invoice Payable List as of January 19, 2021
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- Item #22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDEING CONTRACTS TO SILAGY CONTRACTING, LLC AND PATON BROS, LLC FOR SALTING AND SNOW REMOVAL SERVICES AT AGENCY-OWNED PROPERTIES WITHIN VARIOUS REDEVELOPMENT AREAS

NEXT REGULAR MEETING: Tuesday, February 16, 2021