



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 the regulations on Emergency Remote Meeting Protocol for Local Public Bodies, notice of today's meeting was provided as required by law. Notice of this meeting was published in the Star Ledger and the Jersey Journal by way of the Agency's revised annual notice, which was also posted at the main entrance of 180 Ninth Street, the Agency's offices at 4 Jackson Square, and sent to the City Clerk for the public's review and information. Notice of today's meeting, including video conference link, dial-in numbers, agenda and resolutions, was posted on the Agency's website.

5. PRESENTATIONS

A) BLESC Housing Group to make a presentation to the Board for the development of property currently owned by the Agency located at Block 22604, Lot 24, commonly known as 314-316 Martin Luther King Jr. Drive within the Jackson Hill Redevelopment Area. The site will be developed into an 11,582 square foot building with commercial space on the ground floor and 6 residential units. All six residential units will be offered as affordable housing to low and moderate income families.

B) Bright Sixboro Pica LLC to make a presentation to the Board for the construction of a mixed use development project which will include a 10 story residential building with 128 units, 128 parking spaces, 12,000 sq ft of commercial space and approximately 3,800 sq ft of common indoor recreational space. The site is owned by The Joseph G. Pico Revocable Trust, a member of the applicant LLC. The project is located in Block 13803 within the Bates Street Redevelopment Area.

C) LMC Laurel-Saddlewood Holdings, LLC, to make a presentation to the Board for the development of a mixed-use residential building that will include 810 residential units with 41 workforce housing units, as well as retail/commercial space, a public school and open space within Block 11501, Lot 39 (1-19 Laurel Court, 2-20 Laurel Court, 1-19 Saddlewood Court, 2-20 Saddlewood Court & 384 Manila Avenue) in accordance with the permitted uses within the Laurel Saddlewood Redevelopment Area

D) Ruben Randy Enterprise, LLC., to make a presentation to the Board for the rehabilitation of the structure located on Block 24002, Lot 48, commonly known as 101 Bidwell Avenue, in accordance with the permitted uses within the Scatter Site Redevelopment Plan.

E) Ruben Randy Enterprise, LLC., to make a presentation to the Board for the rehabilitation of the structure located on Block 23101, Lot 50, commonly known as 116 Grant Avenue, in accordance with the permitted uses within the Scatter Site Redevelopment Plan.

F) Route 440 Developers, LLC, to make a presentation to the Board for the development of a mixed-use residential building with 492 residential units, 7 ground floor retail units, an automated parking system and 4,600 square feet of open space at property located within Block 21701, Lot 1 (80 Water Street) in accordance with the permitted uses within the Route 440-Culver Redevelopment Area

6. Chairman Rivera

STATUS OF PROJECTS

- Item #1 Approval of the Minutes of the Regular Remote Public Meetings of April 20, 2021
- Item #2 Approval of the Minutes of the Executive Session dated April 20, 2021
- Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 20-05-JS2 WITH NW FINANCIAL GROUP, LLC FOR REDEVELOPMENT FINANCIAL SERVICES IN ALL PROJECT AREAS
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING BRIGHT SIXBORO PICA LLC AS THE SUB-REDEVELOPER OF BLOCK 13803, LOTS 5, 6, 7, 8, 10, 11, 12 AND 13 COMMONLY KNOWN AS 42,44, 46-48 CENTER STREET, 205-217 BRIGHT STREET AND 8 BROOK STREET RESPECTIVELY WITHIN THE BATES STREET REDEVELOPMENT AREA
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING CONTRACT NO. 19-05-MPN12 WITH CME ASSOCIATES FOR ENGINEERING SERVICES IN THE BAYFRONT I REDEVELOPMENT AREA
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED A CONTRACT TO COLLIERS ENGINEERING AND DESIGN, INC. FOR LICENSED SITE REMEDIATION PROFESSIONAL SERVICES IN CONNECTION WITH PROPERTY IDENTIFIED AS BLOCK 15801, LOTS 67-69, COMMONLY KNOWN AS 36-44 AND 8-34 AETNA STREET, WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO MODIFY THE CONSTRUCTION SCHEDULE SET FORTH IN THE FIRST AMENDED REDEVELOPMENT AGREEMENT WITH SUCCESSOR REDEVELOPER 311 MLK DRIVE, LLC FOR BLOCK 23101, LOT 32.01 COMMONLY KNOWN BY THE STREET ADDRESS AS 311-315 MARTIN LUTHER KING DR. IN THE JACKSON HILL REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A RIGHT OF ENTRY AGREEMENT TO 330 MLK LLC FOR BLOCK 22605, LOT 32, COMMONLY KNOWN AS 326-330 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 DESIGNATING BLESC HOUSING GROUP AS REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 22604, LOT 24, COMMONLY KNOWN AS 314-316 MLK DRIVE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED A CONTRACT TO ADVANCED SCAFFOLD SERVICES, LLC FOR SCAFFOLDING SERVICES 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 #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING A MUSEUM DEVELOPMENT CONSULTING SERVICES AGREEMENT AND AUTHORIZING A CONTRACT WITH OMA AMO, P.C. FOR ARCHITECTURE AND RELATED SERVICES, FOR THE 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 #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH LMC LAUREL-SADDLEWOOD HOLDINGS, LLC FOR PROPERTY IDENTIFIED AS BLOCK 11501, LOTS 1-39, COMMONLY KNOWN AS 1-15 LAUREL COURT, 2-20 LAUREL COURT, 1-19 SADDLEWOOD COURT, 2-20 SADDLEWOOD COURT AND 384 MANILA AVENUE, WITHIN THE LAUREL SADDLEWOOD REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF NOVUS EQUITIES, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 18901, LOTS 6-15, COMMONLY KNOWN AS 1052-1068 GARFIELD AVENUE AND 467, 461, AND 457 COMMUNIPAW AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF GND JC HOLDINGS LLC AS REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 20102, LOTS 36 AND 37 COMMONLY KNOWN BY THE STREET ADDRESS 385-387 COMMUNIPAW AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF THE FIFTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 100 MONITOR STREET LLC AND MAPLE STREET ROW LLC FOR PROPERTY IDENTIFIED AS BLOCK 15802, LOTS 1.01 AND 2.01, COMMONLY KNOWN AS 100 MONITOR STREET AND 72 MONITOR STREET, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE MODIFICATION OF THE DESCRIPTION OF THE PROJECT TO BE CONSTRUCTED BY FD JOHNSTON AVE LLC, ON PROPERTY IDENTIFIED AS BLOCK 15801, LOTS 49 AND 50, COMMONLY KNOWN AS 262 JOHNSTON AVENUE, LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING ROUTE 440 DEVELOPERS, LLC, AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 21701, LOT 1, COMMONLY KNOWN AS 80 WATER STREET, WITHIN THE ROUTE 440-CULVER REDEVELOPMENT AREA
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH RUBEN RANDY ENTERPRISE, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 24002, LOT 48, COMMONLY KNOWN AS 101 BIDWELL AVENUE WITHIN THE SCATTER SITE REDEVELOPMENT AREA
- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH RUBEN RANDY ENTERPRISE, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 23101, LOT 50, COMMONLY KNOWN AS 116 GRANT AVENUE WITHIN THE SCATTER SITE REDEVELOPMENT AREA
- Item #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 651 TONNELE AVENUE, LLC FOR THE REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 1901, LOTS 1-19, COMMONLY KNOWN AS 577, 591, 595, 639, 641, 651, 655, 659, 661-671 TONNELE AVENUE AND 205-221 BLEECKER STREET AND BLOCK 1101, LOTS 1-9 COMMONLY KNOWN AS BLEECKER STREET, 689, 695 AND 697 TONNELE AVENUE, AND CARROL AVENUE, WITHIN THE TONNELE AVENUE LIGHT INDUSTRIAL REDEVELOPMENT AREA
- Item #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH BEES CONSTRUCTION, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 25101, LOT 6, COMMONLY KNOWN AS 199 STEGMAN STREET WITHIN THE TURNKEY REDEVELOPMENT AREA

- Item #22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING CONTRACT NO. 20-04-JS1 WITH FUSION CREATIVE, LLC. FOR GRAPHIC DESIGN AND WEBSITE SERVICES
- Item #23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ADOPTING THE 2021 BUDGET FOR FISCAL YEAR JANUARY 1, 2021 TO DECEMBER 31, 2021
- Item #24 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING THE ANNUAL REPORT OF AUDIT FOR 2019
- Item #25 Approval of Personnel List as of May 18, 2021
- Item #26 Approval of Accounts/Invoice Payable List as of May 18, 2021

**NEXT REGULAR MEETING: Tuesday, June 15, 2021**

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- Item #27 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH HUDSON COUNTY COMMUNITY COLLEGE FOR THE ACQUISITION OF CERTAIN PROPERTIES LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

**INFORMATIONAL ITEMS**

A) On February 3, 2021, Steven M. Fulop, Mayor of the City of Jersey City, advised City Council by letter of the reappointment of Councilperson Denise Ridley as a Commissioner of the Jersey City Redevelopment Agency. On February 10, 2021, the City Council adopted Resolution 21-119 reappointing Councilperson Denise Ridley as a Commissioner of the Jersey City Redevelopment Agency commencing as of February 10, 2021 and expiring on June 30, 2021.

B) On February 3, 2021, Steven M. Fulop, Mayor of the City of Jersey City, advised City Council by letter of the reappointment of Councilperson Daniel Rivera as a Commissioner of the Jersey City Redevelopment Agency. On February 10, 2021, the City Council adopted Resolution 21-118 reappointing Councilperson Daniel Rivera as a Commissioner of the Jersey City Redevelopment Agency commencing as of February 10, 2021 and expiring on June 30, 2021.