



1. Meeting to Order.
2. Quorum.
3. Chairman Rivera
4. Executive Director

- Pledge of Allegiance.

- Announces that in accordance with the "Open Public Meetings Act," 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) Monticello Equity Properties, LLC, to make a presentation to the Board for the construction of a ten (10) story mixed-use structure with commercial ground floor retail space, a 158 space parking garage and a public plaza with green space, in accordance with the permitted uses within the Jackson Hill Redevelopment Area.
- B) Cottage 29 Owner, LLC, to make a presentation to the Board for the construction of a twenty-eight (28) story mixed-use structure along the proposed Homestead Place Extension that will contain two (2) floors and approximately 45,000sf of office space, ground floor commercial retail space, approximately six-hundred and sixty-nine (669) residential dwelling units, and enhanced plaza improvements as part of the proposed Homestead Place Extension pedestrian plaza and public right of way located on Block 7903, Lots 20-25, commonly known as 25-29, 23, 21, 19, 17 and 11 Cottage Street, in accordance with the permitted uses within the Journal Square 2060 Redevelopment Area.
- C) Route 440 Developers, LLC, to make a presentation before the Board of Commissioners for the construction of a three-phase development, that will include approximately 3,079 residential units and 200,492 square feet of retail space with a total square footage of 3,027,657 at full build out, located within Block 21701, Lots 1, 13, 14, 17, 24 and 25, commonly known as 80 Water Street, 58 Water Street, 39 Mallory Avenue, 244 Culver Avenue, Route 440 & Water Street in accordance with the permitted uses within the Route 440-Culver Redevelopment Area. Phase I (Lot 1) will consist of 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. Phase II (Lots 13,14,24,25) will consist of the development of a two-tower, mixed-use building, including a 38-story residential tower and 55-story residential tower with approximately 1,567 residential units, 131,712 square feet of leasable retail, and 1,118 automated parking spaces. Additionally, developers will create a portion of the new Grant Avenue and Greenwich Drive right-of-way, dedicate a portion of the Hudson-Bergen Light Rail (HBLR) extension right-of-way and Route-440 right-of-way widening, and create an open space that connects Route-440 to the new Greenwich Drive right-of-way. Phase III (Lots

15,14,17) will consist of the development of a 55-story mixed-use building with approximately 1,039 residential units, 7,000 square feet of ground floor retail, 529 automated parking spaces, residential amenity space, and two bicycle storage rooms. Additionally, developers will create a portion of the new Greenwich Drive right-of-way, dedicate a portion of the HBLR extension right-of-way, and create an open space connection Mallory Avenue to the new Greenwich Drive right-of-way.

6. Chairman Rivera

STATUS OF PROJECTS

- Item #1 Approval of the Minutes of the Regular Remote Public Meetings of May 18, 2021
- Item #2 Approval of the Minutes of the Special Remote Public Meetings of May 24, 2021
- Item #3 Approval of the Minutes of the Executive Session dated May 18, 2021
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF PENNROSE, LLC AND OMNI AMERICA, LLC AS THE REDEVELOPER OF PROPERTIES IDENTIFIED AS PROPOSED SUBLOTS 26 AND 32 (FORMERLY 16 AND 22) A/K/A PORTIONS OF BLOCK 21901.01, LOTS 4 AND 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT DATED MAY 29, 2018 BY AND BETWEEN BRIGHT AND VARICK URBAN RENEWAL, LLC AND THE JERSEY CITY REDEVELOPMENT AGENCY TO AUTHORIZE THE INCLUSION OF GROUND FLOOR COMMERCIAL SPACE AT THE PROPERTY LOCATED AT BLOCK 13902, LOT 32, COMMONLY KNOWN AS 268 VARICK STREET WITHIN THE BRIGHT AND VARICK REDEVELOPMENT AREA
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING PROFESSIONAL SERVICES CONTRACT NO. 21-01-MPN1 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. TO PERFORM ENVIRONMENTAL ENGINEERING SERVICES AT AGENCY-OWNED PROPERTY IDENTIFIED AS BLOCK 26102, LOT 21 WITHIN THE DROYERS POINT REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING MONTICELLO EQUITY PROPERTIES LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 15005, LOTS 1-16, COMMONLY KNOWN AS 220-238 MONTICELLO AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A TRANSFER OF OWNERSHIP INTERESTS OF 15TH AND GROVE JC, LLC, REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 7102, LOT 7, COMMONLY KNOWN AS 619 GROVE STREET, AND BLOCK 7103, LOTS 12-17, COMMONLY KNOWN AS 610-620 GROVE STREET, LOCATED WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING COTTAGE 29 OWNER, LLC, AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 7903, LOTS 20-25, COMMONLY KNOWN AS 11, 17, 19, 21, 23, 25-29 COTTAGE STREET WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A MEMORANDUM OF UNDERSTANDING BETWEEN CENTRE NATIONAL D'ART ET DE CULTURE GEORGES POMPIDOU, THE CITY OF JERSEY CITY AND THE JERSEY CITY REDEVELOPMENT AGENCY FOR THE PATHSIDE MUSEUM PROJECT WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

- Item #11 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
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED A CONTRACT TO WILLIE'S FENCE COMPANY, LLC FOR FENCE INSTALLATION SERVICES IN CONNECTION WITH PROPERTY IDENTIFIED AS BLOCK 18901, LOT 1.01, COMMONLY KNOWN AS BERRY LANE PARK, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED 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 #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING ROUTE 440 DEVELOPERS, LLC, AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH THE PROPERTY IDENTIFIED AS BLOCK 21701, LOTS 1, 13, 14, 17, 24, AND 25 COMMONLY KNOWN AS 80 WATER STREET, 58 WATER STREET, 39 MALLORY AVENUE, 244 CULVER AVENUE, ROUTE 440 AND WATER STREET WITHIN THE ROUTE 440-CULVER REDEVELOPMENT AREA
- Item #15 Approval of Accounts/Invoice Payable List as of June 15, 2021

NEXT REGULAR MEETING: Tuesday, July 20, 2021