

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting
July 20, 2021

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,” 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 -
 6. Chairman Rivera STATUS OF PROJECTS
- Item #1 Approval to go into Executive Session
- Item #2 Approval of the Minutes of the Regular Remote Public Meeting of June 15, 2021
- Item #3 Approval of the Minutes of the Executive Session dated June 15, 2021
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EXTENSION OF THE LICENSE AND RIGHT OF ENTRY AGREEMENT WITH THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 21501, LOTS 18.01 AND 19.01, COMMONLY KNOWN AS 880-884 GARFIELD AVENUE AND BLOCK 21510, LOT 2 COMMONLY KNOWN AS 824 GARFIELD AVENUE WITHIN THE CANAL CROSSING REDEVELOPMENT AREA
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED A CONTRACT TO GEI CONSULTANTS, 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 #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND 8 AETNA LLC FOR PROPERTY IDENTIFIED AS BLOCK 15801, LOTS 66.01, 67, 68, 69, AND 70 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 330 MLK LLC AS REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 22605, LOT 32, ALSO KNOWN AS 326-330 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 AWARDED A CONTRACT TO WILLIE'S FENCE COMPANY, LLC FOR FENCE INSTALLATION AT BLOCK 25001, LOT 66, COMMONLY KNOWN AS 204 STEGMAN STREET, WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PAYMENT OF CERTAIN AMOUNTS TO THE CITY OF JERSEY CITY IN CONNECTION WITH THE SALE OF BLOCK 7902, LOTS 25-29, COMMONLY KNOWN AS 693-701 NEWARK AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #11 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 #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 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 WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO PROFESSIONAL SERVICES CONTRACT NO. 20-11-PO12 WITH ENGENUITY INFRASTRUCTURE TO PERFORM ENGINEERING SERVICES AT AGENCY-OWNED PROPERTY IDENTIFIED AS BLOCK 10103, LOTS 1-10, COMMONLY KNOWN AS 468-480 MANILA AVENUE, WITHIN THE LUIZ MUNOZ MARIN REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 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, IN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 975 GARFIELD LLC AS REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 19702, LOT 14, COMMONLY KNOWN AS 975 GARFIELD AVENUE, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN APPLICATION FOR AND ACCEPTANCE OF A GRANT FROM THE NEW JERSEY HAZARDOUS DISCHARGE SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NOT TO EXCEED \$66,630 FOR PRELIMINARY INVESTIGATION AND SITE INVESTIGATION WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 20001, LOTS 18-22, COMMONLY KNOWN AS 408-420 COMMUNIPAW AVENUE, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT NUNC PRO TUNC WITH THE CITY OF JERSEY CITY WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 11401, LOT 13, COMMONLY KNOWN AS 174 NEWARK AVENUE, WITHIN THE SCATTER SITE REDEVELOPMENT AREA

Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING THE REGULAR MEETING SCHEDULE

Item #19 Approval of Personnel List as of July 20, 2021

Item #20 Approval of Accounts/Invoice Payable List as of **July 20, 2021**

Informational Item ---

GRAND JERSEY REDEVELOPMENT AREA:

The City previously filed a tax appeal with the Hudson County Board of Taxation (the "County Board") with respect to Agency-owned property located at Block 15801, Lot 3.02 within the Grand Jersey Redevelopment Area, which was erroneously being taxed and classified as a taxable property. To resolve the tax appeal, the Agency is entering into a Stipulation of Settlement (the "Stipulation") with the City to be filed with the County Board. The Stipulation does not require the Agency to pay any amount to settle the appeal and will result in changing the subject property from taxable to exempt.

NEXT REGULAR MEETING: August 17, 2021