

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting  
September 21, 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 - A) Adonis White on behalf of 21 Contracting, LLC to make a presentation to the Board for the development of property currently owned by the Agency located at Block 25604, Lot 8, commonly known as 185 Dwight Street. The developer is proposing to construct a (2) two family development, all in accordance with the permitted uses within the Turnkey Redevelopment Area.
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 August 17, 2021
  - Item #3 Approval of the Minutes of the Executive Session dated August 17, 2021
  - Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING FIRM(S) TOPOLOGY NJ, LLC, HEYER GRUEL & ASSOCIATES, PA, CME ASSOCIATES, BRS INC (WMBE), T&M ASSOCIATES, H2M ASSOCIATES INC. TO PROVIDE PROFESSIONAL PLANNING SERVICES IN ALL PROJECT AREAS
  - Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A THIRTY (30) DAY EXTENSION FOR CONTRACT NO. 19-11-PO17 WITH SILAGY CONTRACTING, LLC FOR MAINTENANCE OF AGENCY-OWNED PROPERTIES WITHIN ALL PROJECT AREAS
  - Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF BRP DEVELOPMENT GROUP AS THE REDEVELOPER OF PROPERTIES IDENTIFIED AS PROPOSED SUBLOTS 25 AND 31 (FORMERLY 15 AND 21) A/K/A PORTIONS OF BLOCK 21901.01, LOTS 4 AND 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA
  - Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SIX (6) MONTH EXTENSION OF CONTRACT NO. 18-11-MPN7 WITH PERKINS EASTMAN, DPC FOR PROFESSIONAL ARCHITECTURAL SERVICES WITH RESPECT TO THE BAYFRONT I REDEVELOPMENT AREA

- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF AN ACCESS AGREEMENT WITH COMMUNIPAW DEVELOPMENT, LLC, WITH RESPECT TO BLOCK 18602, LOT 8, COMMONLY KNOWN AS 558 COMMUNIPAW AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING REDEVELOPMENT AGREEMENT WITH AND SALE OF BLOCK 22605, LOT 32 (326-330 MARTIN LUTHER KING, JR. DRIVE) TO 330 MLK LLC WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item#10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO EXERCISE ITS OPTION TO RENEW CONTRACT NO. 20-11-RN4 WITH UNITED WAY OF HUDSON COUNTY FOR PROPERTY MANAGEMENT AND SOCIAL SERVICES AT 665 OCEAN AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT FOR SURVEYING 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 EXTENDING THE DESIGNATION OF DEVILS ARENA ENTERTAINMENT LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 10601, LOT 41, COMMONLY KNOWN AS THE LOEW'S JERSEY THEATRE, 54 JOURNAL SQUARE PLAZA, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AGREEMENT PURSUANT TO THE UNIFORM SHARED SERVICES AND CONSOLIDATION ACT, *N.J.S.A. 40A:65-1 ET SEQ.*, WITH THE CITY OF JERSEY CITY FOR DEMOLITION AND OTHER SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84 SIP AVENUE/25 PATHSIDE/25 JOURNAL SQUARE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH GRAFFITI 125, LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 17503, LOT 1.01, COMMONLY KNOWN AS 125 MONITOR STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING PROFESSIONAL SERVICE CONTRACT NO. 19-10-MPN16 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL ENGINEERING SERVICES AT THE PROPERTY IDENTIFIED AS BLOCK 17503, LOT 1.01, COMMONLY KNOWN AS 125 MONITOR STREET, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF TEAM WALKER, INC. AS REDEVELOPER OF BLOCK 20102, LOT 40, COMMONLY KNOWN AS 379 COMMUNIPAW AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING AN OFFER PRICE AND AUTHORIZING ACQUISITION OF THE PROPERTY IDENTIFIED AS BLOCK 17503, LOT 1.01, COMMONLY KNOWN AS 125 MONITOR STREET, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING TERMINATION OF A LETTER OF CREDIT ESTABLISHED BY PPG INDUSTRIES, INC. IN CONNECTION WITH ENVIRONMENTAL REMEDIATION OF BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

- Item #19            RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 21 CONTRACTING, LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 25604, LOT 8, COMMONLY KNOWN AS 185 DWIGHT STREET, WITHIN THE TURNKEY REDEVELOPMENT AREA
- Item #20            RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH WEST CAMPUS IV OWNER LLC AS REDEVELOPER OF A PORTION OF PROPERTY IDENTIFIED AS BLOCK 21902.02, LOTS 1.01, 1.02 AND 1.03 (A/K/A BLOCK 4) LOCATED WITHIN THE NJCU WEST CAMPUS REDEVELOPMENT AREA
- Item #21            Approval of Accounts/Invoice Payable List as of **September 21, 2021**

**NEXT REGULAR MEETING:    October 19, 2021**