



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.
- Vice Chair Election
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 September 21, 2021
 - Item #3 Approval of the Minutes of the Executive Session dated September 21, 2021
 - Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AGREEMENT PURSUANT TO THE UNIFORM SHARED SERVICES CONSOLIDATION ACT, N.J.S.A. 40A:65-1 ET SEQ., PERMITTING THE JERSEY CITY REDEVELOPMENT AGENCY TO FUEL ITS MOTOR VEHICLES AT THE CITY OF JERSEY CITY PUBLIC WORKS FACILITY
 - Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT WITH BEACON PLANNING AND CONSULTING SERVICES, LLC TO CONDUCT A PRELIMINARY INVESTIGATION OF PROPERTIES IDENTIFIED AS BLOCK 27401, LOTS 39, 40 AND 42 ON THE TAX MAP OF THE CITY OF JERSEY CITY, ALSO KNOWN BY THE STREET ADDRESS OF EAST LINDEN AVENUE TO CHAPEL AVENUE, TO DETERMINE WHETHER SUCH PROPERTIES MAY BE RECOMMENDED FOR DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT
 - Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT 21-10-JL1 WITH WIELKOTZ & COMPANY, LLC TO PROVIDE PROFESSIONAL ACCOUNTING AND FINANCIAL SERVICES IN ALL PROJECT AREAS

- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT 21-10-JL2 WITH DONOHUE, GIRONDA, DORIA & TOMKINS, LLC TO PROVIDE PROFESSIONAL AUDITING SERVICES IN ALL PROJECT AREAS
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO CONTRACT 19-05-MPN12 WITH CME ASSOCIATES FOR ADDITIONAL ENGINEERING SERVICES IN THE BAYFRONT I REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, PC (WMBE) FOR SURVEYING AND RELATED SERVICES FOR THE PROPERTY LOCATED AT BLOCK 11401, LOT 13, COMMONLY KNOWN AS 174 NEWARK AVENUE, WITHIN THE BLOCK 11401 REHABILITATION AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE 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 \$116,353 FOR PRELIMINARY INVESTIGATION AND SITE INVESTIGATION WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 15801, LOTS 68-69 AND BLOCK 15801, LOT 67, COMMONLY KNOWN AS 8-34 AETNA STREET AND 36-44 AETNA STREET, WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #11 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 11501, LOT 19, COMMONLY KNOWN AS 11 SADDLEWOOD COURT, WITHIN THE LAUREL SADDLEWOOD REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH GND JC HOLDINGS LLC, REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 20102, LOTS 36 AND 37, COMMONLY KNOWN AS 385-387 COMMUNIPAW AVENUE WITHIN THE MORRIS CANAL 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 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 #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED A CONTRACT TO SILAGY CONTRACTING, LLC FOR VACANT LOT CLEAN-UP AND MAINTENANCE SERVICES AT AGENCY-OWNED PROPERTIES WITHIN VARIOUS REDEVELOPMENT AREAS
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED A CONTRACT TO SILAGY CONTRACTING, LLC FOR SALTING AND SNOW REMOVAL SERVICES AT AGENCY-OWNED PROPERTIES WITHIN VARIOUS REDEVELOPMENT AREAS
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED A CONTRACT TO S&C CONTRACTING LLC FOR PROPERTY REPAIR SERVICES WITHIN VARIOUS REDEVELOPMENT AREAS

- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY INTRODUCING THE FISCAL YEAR JANUARY 1, 2022 TO DECEMBER 31, 2022 ANNUAL BUDGET AND CAPITAL BUDGET
- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ADOPTING A CASH MANAGEMENT PLAN
- Item #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING SCHEDULE OF FEES FOR FINANCE
- Item #21 Approval of Accounts/Invoice Payable List as of **October 19, 2021**

Informational Item ---

MORRIS CANAL GREENWAY REDEVELOPMENT AREA:

Informing the Board of Commissioners that a deed of easement for a temporary construction easement and a public access easement for the construction and use of the Morris Canal Greenway at 160 Lafayette St. (Block 17301, Lot 12) was executed and accepted from the redeveloper 160 Lafayette Associates, LP and authorized by the Jersey City Municipal Council.

NEXT REGULAR MEETING: November 9, 2021

