



- 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) 612 Communipaw, LLC to make a presentation to the Board for the development of property currently owned by the Agency located at block 17905 lots 18, 19, 20, 21 and 22 commonly known as 612-616 Communipaw Avenue and 91-93 Harrison Avenue within the Jackson Hill Redevelopment Area. The developer is proposing to construct an apartment building consisting of a six (6) story mixed use building with fifty nine (59) residential units, with one (1) affordable unit, as required by the Redevelopment Plan, and one (1) commercial space with 0 parking.
  - B) Uneek Inspiration, a nonprofit corporation, seeks to create four (4) two-bedroom units of affordable housing, with a ground level youth and teen resource center in one retail space and a restaurant with a culinary arts educational and training facility in the other retail space at Agency owned property at 405 - 407 Ocean Ave. (Block: 25802, Lots: 26 & 25) in the Ocean Bayview 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 October 19, 2021
- Item #3 Approval of the Minutes of the Executive Session dated October 19, 2021
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY MAKING APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:5A-6 AND N.J.S.A. 40A:12A-29(A)(3) IN CONNECTION WITH THE BAYFRONT I REDEVELOPMENT AREA
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER #1 TO CONTRACT NO. 20-12-MPN8 TO JOSEPH M. SANZARI, INC. FOR THE PHASE 1A SURCHARGE PROGRAM WITHIN THE BAYFRONT I REDEVELOPMENT AREA

- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A POST-REMEDIATION AGREEMENT WITH PUBLIC SERVICE ELECTRIC AND GAS COMPANY, AND HAMPSHIRE URBAN RENEWAL REDEVELOPMENT, LLC AND GARFIELD JC PARTNERS, LLC, TOGETHER AS REDEVELOPERS OF CERTAIN PROPERTY LOCATED IN THE CANAL CROSSING REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED A CONTRACT TO SILAGY CONTRACTING, LLC FOR ROUGH GRADING WORK 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 #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RESCINDING THE AGENCY'S APPROVAL OF A REDEVELOPMENT AGREEMENT AND PURCHASE AND SALE AGREEMENT AND RESCINDING RAJIV SOIN'S DESIGNATION AS REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 23202, LOT 75, COMMONLY KNOWN AS 284 MARTIN LUTHER KING, JR. DRIVE, LOCATED WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY MAKING APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:5A-6 AND N.J.S.A. 40A:12A-29(A)(3) IN CONNECTION WITH THE ACQUISITION OF BLOCK 9501, LOT 21 AND BLOCK 10602, LOTS 10-16, COMMONLY KNOWN AS 68-74 AND 164-168 SIP AVENUE, LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #10 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 10601, LOTS 1 AND 2, COMMONLY KNOWN AS 282 MAGNOLIA AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED A CONTRACT WITH ELIZABETH DEVELOPMENT COMPANY, FOR CONSULTING SERVICES WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF AN EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT TO ECONOMIC PROJECT SOLUTIONS INC. TO PROVIDE SPECIALIZED SERVICES IN CONNECTION WITH THE REHABILITATION OF THE LOEW'S THEATRE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 40135 WHITON LLC AS REDEVELOPER OF PROPERTY LOCATED AT BLOCK 17506, LOTS 8, 9, AND 10, COMMONLY KNOWN AS 401-405 WHITON STREET, WITHIN THE LAFAYETTE PARK REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING CONTRACT NO. 19-11-RN5 WITH GALLAGHER BASSETT TECHNICAL SERVICES, INC. FOR LICENSED SITE REMEDIATION PROFESSIONAL SERVICES IN CONNECTION WITH PROPERTY LOCATED AT BLOCK 27804, LOT 13 AND BLOCK 28401, LOT 40 WITHIN THE MORRIS CANAL GREENWAY IN THE CITY OF JERSEY CITY
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ACQUISITION OF THE ABANDONED PROPERTY LOCATED AT 454 PALISADE AVENUE (BLOCK 3002, LOT 13) BY NEGOTIATED PURCHASE OR EMINENT DOMAIN FOR ITS APPRAISED VALUE OF SIX HUNDRED EIGHTY-FIVE THOUSAND DOLLARS (\$685,000.00) LOCATED WITHIN THE SCATTER SITE REDEVELOPMENT AREA

**Item #16** RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER #1 TO THE CONTRACT WITH SILAGY CONTRACTING, LLC FOR VACANT LOT CLEAN-UP AND MAINTENANCE SERVICES AT AGENCY-OWNED PROPERTIES WITHIN VARIOUS REDEVELOPMENT AREAS

**Item #17** Approval of Accounts/Invoice Payable List as of **November 9, 2021**

**NEXT REGULAR MEETING: December 21, 2021**