



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) 701 Newark Ave LLC, to make a presentation to the Board of Commissioners for the construction of a project on Agency-owned property identified at Block 7902, Lots 25, 26, 27, 28 and 29, more commonly known by the street address 693-701 Newark Avenue. The applicant proposes to develop, finance and construct a mixed use residential project, containing 300 market rate residential units, 75 parking spaces, dedicated community space and event space, along with a cobblestone streetscape with up to five (5) "pop-up" retail locations. A contribution to the Journal Square Arts Initiative is required. The project is located within the Homestead Assemblage Zone, and is in accordance with permitted uses within the Journal Square 2060 Redevelopment Plan.
 - B) Point Capital Development, LLC, to make a presentation to the Board for the construction of a project on property identified as Block 17503, Lots 20-24, more commonly known by the street address of 118-128 Monitor Street. The intent of the project is to transform infill, vacant land into a mixed-use, multifamily apartment building that is linked to the two (2) adjacent multifamily apartment buildings at 132 Monitor St and 121 Garabrant St to form an interconnected community with shared services. Building on this infill vacant land will "complete" the block and the increased residential density, will act as a catalyst for the influx of new residents and businesses as well as add supply to the housing stock which generally lowers housing cost. Specifically, the building will consist of 70 residential apartments on floors 2-8 with a mix of studio, one bed and two bedroom apartments. The total project size is approximately 72,000 sf with 50,000 sf dedicated to residential and the balance to building infrastructure and resident amenity space, specifically circulation space and individual storage. Additional outdoor amenity space will consist of a roof deck and patio. Residents will be able to share the gym and lounge space of the adjacent buildings, all in accordance with the permitted uses within the Morris Canal Redevelopment Plan.

- Item #1 Approval to go into Executive Session
- Item #2 Approval of the Minutes of the Regular Remote Public Meeting of November 9, 2021
- Item #3 Approval of the Minutes of the Executive Session dated November 9, 2021
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING THE ANNUAL MEETING SCHEDULE AND DESIGNATING OFFICIAL NEWSPAPERS
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING THE WITHIN LAW FIRMS AND AUTHORIZING THE AWARD OF CONTRACTS FOR SPECIAL LEGAL COUNSEL SERVICES WITH APRUZZESE, McDERMOTT, MASTRO & MURPHY, PC; ARCHER & GREINER, PC; CASTANO QUIGLEY, LLC; ERIC M. BERNSTEIN & ASSOCIATES, LLC; FLORIO KENNY RAVAL, LLP; GLUCKWALRATH, LLP; KINNEY, LISOVICZ, REILLY & WOLFF, PC; AND McMANIMON, SCOTLAND & BAUMANN, LLC TO PROVIDE PROFESSIONAL LEGAL SERVICES IN ALL PROJECT AREAS
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONSENTING TO ASSIGNMENT AND TRANSFER OF THE REDEVELOPMENT AGREEMENT FROM BATES REDEVELOPMENT, LLC TO 40 CENTER STREET JC, LLC TO BECOME THE DESIGNATED REDEVELOPER OF BLOCK 13803, LOTS 1-4 AND 14-19 WITHIN THE BATES STREET REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ACQUISITION OF CERTAIN CITY-OWNED REAL PROPERTY IDENTIFIED ON THE TAX MAP OF THE CITY OF JERSEY CITY AS BLOCK 21901.01, LOTS 1, 4, 6, 8 AND 9 AND BLOCK 21901, LOT 4, WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING CONTRACT NO. 20-01-MPN2 WITH POTOMAC HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL CONSULTING AND LICENSED SITE REMEDIATION PROFESSIONAL SERVICES FOR THE BAYFRONT I REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF REVENUE BONDS AND/OR PROJECT NOTES IN CONNECTION WITH THE BAYFRONT REDEVELOPMENT PROJECT LOCATED AT BLOCK 21901.01, LOTS 1 THROUGH 9, AND DETERMINING CERTAIN OTHER MATTERS RELATED THERETO, WITHIN THE BAYFRONT REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF AN EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT TO PRESTIGE TITLE AGENCY TO SERVE AS THE TITLE AGENT FOR THE TRANSFER OF PROPERTY WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #11 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 #12 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 21510, LOT 2, COMMONLY KNOWN AS 824 GARFIELD AVENUE, WITHIN THE CANAL CROSSING REDEVELOPMENT AREA

- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AND APPROVING AN AMENDMENT AND CHANGE ORDER #1 TO THE CONTRACT WITH 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 #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 701 NEWARK AVE LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH THE PROPERTY IDENTIFIED AS BLOCK 7902, LOTS 25, 26, 27, 28 AND 29, COMMONLY KNOWN AS 693-701 NEWARK AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. FOR 3D LASER SCAN AND SURVEYING 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 #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH TETRA TECH ENGINEERS, ARCHITECTS, AND LANDSCAPE ARCHITECTS P.C. D/B/A COSENTINI ASSOCIATES FOR MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION 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 #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH VDA, INC. FOR VERTICAL TRANSPORTATION 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 #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH ARUP US, INC., FOR STRUCTURAL ENGINEERING 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 #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF REVENUE BONDS AND/OR PROJECT NOTES IN CONNECTION WITH THE ACQUISITION OF PROPERTY FROM HUDSON COUNTY COMMUNITY COLLEGE LOCATED AT BLOCK 9501, LOT 21, COMMONLY KNOWN AS 68-74 SIP AVENUE AND BLOCK 10602, LOTS 10 & 16, COMMONLY KNOWN AS 164-168 SIP AVENUE, AND DETERMINING CERTAIN OTHER MATTERS RELATED THERETO, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING IMPLEMENTATION CONTRACT 1 PURSUANT TO THE 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 LOCATED AT BLOCK 9501, LOT 21, COMMONLY KNOWN AS 84 SIP AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25 PATHSIDE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF STATE/NEW JERSEY COUNCIL ON THE ARTS AND THE ACCEPTANCE OF GRANT FUNDS FOR THE PATHSIDE MUSEUM PROJECT WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

- Item #22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH LMC LAUREL-SADDLEWOOD HOLDINGS, LLC FOR PROPERTY IDENTIFIED AS BLOCK 11501, LOTS 1-39, COMMONLY KNOWN AS 1-15 LAUREL COURT, 2-20 LAUREL COURT, 1-19 SADDLEWOOD COURT, 2-20 SADDLEWOOD COURT AND 384 MANILA AVENUE, WITHIN THE LAUREL SADDLEWOOD REDEVELOPMENT AREA
- Item #23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT WITH RESPECT TO PROPERTY IDENTIFIED ON THE TAX RECORDS AS BLOCK 15907 C0002, LOT 3, IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA
- Item #24 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONSENTING TO THE TRANSFER AND ASSIGNMENT OF REDEVELOPMENT AGREEMENT FROM 374 COMMUNIPAW SCHMITT PARTNERS LLC TO 374 COMMUNIPAW OWNER LLC TO BECOME THE DESIGNATED REDEVELOPER OF BLOCK 20003, LOTS 17, 18 AND 19, COMMONLY KNOWN AS 374-380 COMMUNIPAW, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #25 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 374 COMMUNIPAW OWNER LLC GOVERNING PROPERTIES IDENTIFIED AS BLOCK 20003, LOTS 17, 18 AND 19, COMMONLY KNOWN AS 374-380 COMMUNIPAW AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #26 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 #27 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FUNDING AGREEMENT AND AUTHORIZING THE DESIGNATION OF POINT CAPITAL DEVELOPMENT, LLC AS REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 17504, LOTS 20-24, COMMONLY KNOWN AS 118-128 MONITOR STREET, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #28 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 #29 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDING A PROFESSIONAL SERVICES CONTRACT TO HAMPTON HILL ARCHITECTURE FOR ARCHITECTURAL AND ENGINEERING SERVICES IN CONNECTION WITH BLOCK 25802, LOTS 25 AND 26, COMMONLY KNOWN AS 405-407 OCEAN AVENUE, WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA
- Item #30 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF WEST SIDE STATION LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 21802, LOTS 1-8 AND 29-33, COMMONLY KNOWN AS 359-367 WEST SIDE AVENUE, 371 WEST SIDE AVENUE, 312 GRANT AVENUE, 322 GRANT AVENUE, 28 POLLOCK AVENUE, 48 POLLOCK AVENUE, 54-70 POLLOCK AVENUE AND 42 MALLORY AVENUE LOCATED WITHIN THE WATER STREET REDEVELOPMENT AREA
- Item #31 Approval of Accounts/Invoice Payable List as of **December 21, 2021**
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- Item #32** RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT NO. 20-01-MPN3 WITH STOCK DEVELOPMENT GROUP, INC. TO PROVIDE SPECIALIZED SERVICES IN CONNECTION WITH THE BAYFRONT I REDEVELOPMENT AREA
- Item #33** RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING CONTRACT NO. 19-10-MPN18 WITH SWA GROUP FOR LANDSCAPE ARCHITECT SERVICES WITH RESPECT TO THE BAYFRONT I REDEVELOPMENT AREA

NEXT REGULAR MEETING: January 18, 2022