

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
February 15, 2022

1. Meeting to Order.
2. Quorum.
3. Chairman River - 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 Hudson Reporter, the Star Ledger and the Jersey Journal by way of the Agency's annual notice, which was also posted at 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 was posted on the Agency's website, in addition to the meeting video conference link, dial-in numbers, agenda and resolutions.
5. PRESENTATIONS -
 - A) Port Liberte Apartments LLC, to make a presentation to the Board for the construction of a five (5) story residential rental building containing approximately 401 market rate units with a 7 story parking garage containing 602 parking spaces at property located on Block 27503 Lots 16 and 17, in accordance with the permitted uses within The Caven Point Redevelopment Plan.
 - B) 701 Newark Ave, LLC to make a presentation to the Board for the development of property located at 693-701 Newark Ave (Block 7902, Lots 25, 26, 27, 28 and 29) in the Journal Square 2060 Redevelopment Area. Board authorization is requested to authorize the designation and execution of a funding agreement related to the redevelopment of property. The redeveloper proposes to develop, finance and construct on the agency property a pedestrian streetscape, approximately 45 parking spaces either on site or within ¼ mile of the agency property, up to 5 retail locations, 2 floors of office and event space, and approximately 336 residential units with a mix of studios, one-bedroom, two-bedroom and three-bedroom unit types.
6. Chairman Rivera STATUS OF PROJECTS

- Item #1 Approval of the Minutes of the Regular Remote Public Meetings of January 18, 2022
- Item #2 Approval of the Minutes of the Executive Sessions dated January 18, 2022
- Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER #2 TO CONTRACT NO. 20-12-MPN8 WITH JOSEPH M. SANZARI, INC. FOR THE PHASE 1A SURCHARGE PROGRAM WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RESCINDING RESOLUTION NO. 21-12-12 ADOPTED IN CONNECTION WITH 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 CONDITIONALLY DESIGNATING PORT LIBERTE APARTMENTS LLC AS THE PROPOSED REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH THE PROPERTY IDENTIFIED AS BLOCK 27503, LOTS 16 AND 17, COMMONLY KNOWN AS CHAPEL AVENUE AND 1 CONSTELLATION PLACE, WITHIN THE CAVEN POINT REDEVELOPMENT AREA
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED A CONTRACT TO LIME DEVELOPMENT, INC. FOR FAÇADE PROTECTION WORK AT THE LOEW'S JERSEY THEATRE LOCATED AT 54 JOURNAL SQUARE PLAZA WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 22-02-RN2 WITH ADVANCED SCAFFOLD SERVICES, LLC FOR SCAFFOLDING SERVICES AT PROPERTY IDENTIFIED AS 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 #8 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 #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING SIP AVENUE JOURNAL SQUARE JC LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH THE PROPERTY IDENTIFIED AS BLOCK 10602, LOTS 10, 11, 12, 13, 14, 15 AND 16, COMMONLY KNOWN AS 168 SIP AVENUE AND IDENTIFIED ON THE TAX RECORDS AS 150-164 SIP AVENUE AND 28 TONNELE AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

- Item #10 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, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING TERMINATION OF THE REDEVELOPMENT AGREEMENT WITH MORRIS CANAL COMMUNITY DEVELOPMENT CORPORATION FOR BLOCK 20001, LOTS 16, 18-22, COMMONLY KNOWN AS 408-420 COMMUNIPAW AVENUE, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ANY TWO (2) OF THE AGENCY'S FOUR (4) SIGNATORIES FOR CHECKS UP TO AND INCLUDING \$10,000
- Item #13 Approval of Personnel List as of February 15, 2022
- Item #14 Approval of Accounts/Invoice Payable List as of February 15, 2022
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- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING CONTRACT NO. 21-12-CJ10 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 THE SALE OF UNITS LOCATED AT 311 WASHINGTON STREET, IDENTIFIED AS BLOCK 11612, LOT 2, QUALIFIER C0202, KNOWN AS UNIT 2B, BLOCK 11612, LOT 2, QUALIFIER C0203, KNOWN AS UNIT 2C, BLOCK 11612, LOT 2, QUALIFIER C0207, KNOWN AS UNIT 2G, AND AUTHORIZING THE ADDITION OF ANOTHER BUYER TO THE SALE OF BLOCK 11612, LOT 2, QUALIFIER C0204, KNOWN AS UNIT 2D IN ACCORDANCE WITH THE COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY, WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

NEXT REGULAR MEETING: March 15th, 2022