

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
March 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 -

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 within the Jackson Hill Redevelopment Area. The developer is proposing to construct a six (6) story mixed use building with fifty nine (59) residential units with one (1) commercial space and twenty (20) parking spaces. The proposed project will include one (1) affordable moderate income unit and four (4) work force units.

6. Chairman Rivera

STATUS OF PROJECTS

Item #1 Approval of the Minutes of the Regular Remote Public Meetings of February 15, 2022

Item #2 Approval of the Minutes of the Executive Sessions dated February 15, 2022

Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH CONSOLIDATED STEEL AND ALUMINUM FENCE CO., INC. FOR FENCING SERVICES AT ALL AGENCY OWNED PROPERTIES WITHIN ALL PROJECT AREAS

- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO CONTRACT 19-05-MPN12 WITH CME ASSOCIATES FOR ADDITIONAL ENGINEERING SERVICES IN THE BAYFRONT I REDEVELOPMENT AREA
- Item #5 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-24 IN CONNECTION WITH THE PATHSIDE REDEVELOPMENT PROJECT, LOCATED AT BLOCK 9501, LOT 22, COMMONLY KNOWN AS 25 PATHSIDE A/K/A 84 SIP AVENUE, WITHIN THE JOURNAL SQUARE 2060
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO CONTRACT NO. 21-08-CJ4 WITH BUREAU BAILLET FOR LEGAL SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84 SIP AVENUE/25 PATHSIDE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTIVE DIRECTOR DIANA JEFFREY TO TRAVEL TO PARIS, FRANCE, FOR MEETINGS RELATED TO THE PATHSIDE MUSEUM PROJECT
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING CONTRACT NO. 20-04-CF1 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR ENVIRONMENTAL SERVICES AT CERTAIN PROPERTY IDENTIFIED AS BLOCK 15801, LOT 70, COMMONLY KNOWN AS 317 SKINNER MEMORIAL DRIVE, WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF TEAM WALKER, INC. AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 20102, LOT 40 COMMONLY KNOWN AS 379 COMMUNIPAW AVENUE AND ADDING BLOCK 20102, LOT 41.01 COMMONLY KNOWN AS 373 COMMUNIPAW AVENUE TO THE DESIGNATION WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH WE BUILD THIS LLC FOR BLOCK 19005, LOT 30 COMMONLY KNOWN AS 332 WHITON STREET, LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH POINT CAPITAL DEVELOPMENT, LLC WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 17504, LOTS 20-25 COMMONLY KNOWN AS 118-128 MONITOR STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A LICENSE AGREEMENT WITH FDAD MAPLE, LLC FOR USE OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 19003, LOTS 1-7, COMMONLY KNOWN AS 309-323 JOHNSTON AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 975 GARFIELD LLC FOR PROPERTY IDENTIFIED AS BLOCK 19702, LOT 14, COMMONLY KNOWN AS 975 GARFIELD AVENUE, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PAYMENT OF MAINTENANCE FEES FOR UNITS 2A, 2B, 2C, 2D, AND 2G LOCATED AT BLOCK 11612 LOT 2 COMMONLY KNOWN AS 311 WASHINGTON STREET WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE TERMINATION OF A REDEVELOPMENT AGREEMENT WITH 199 STEGMAN REALTY, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 25101, LOT 6, COMMONLY KNOWN AS 199 STEGMAN STREET WITHIN THE TURNKEY REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 21 CONTRACTING, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 25604, LOT 8, COMMONLY KNOWN AS 185 DWIGHT STREET WITHIN THE TURNKEY REDEVELOPMENT AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER #2 TO CONTRACT NO. 21-10-CJ6 WITH SILAGY CONTRACTING, LLC FOR VACANT LOT CLEAN-UP AND MAINTENANCE SERVICES AT AGENCY-OWNED PROPERTIES WITHIN VARIOUS REDEVELOPMENT AREAS
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ELIZABETH VASQUEZ TO ATTEND THE ANNUAL PUBLIC PURCHASING EDUCATIONAL FORUM
- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY INDICATING THAT THE JCRA IS IN COMPLIANCE WITH N.J.S.A. 40A:5A-17, THE ANNUAL REPORT OF AUDIT FOR 2020
- Item #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ADOPTING THE 2022 BUDGET FOR FISCAL YEAR JANUARY 1, 2022 TO DECEMBER 31, 2022
- Item #21 Approval of Personnel List as of March 15, 2022

Item #22

Approval of Accounts/Invoice Payable List as of March 15, 2022

Informational Item ---

LAUREL SADDLEWOOD REDEVELOPMENT AREA:

The Jersey City Redevelopment Agency (the "Agency") and LMC Laurel-Saddlewood Holdings, LLC (the "Redeveloper") executed that certain Redevelopment Agreement dated May 26, 2021, as amended by that certain First Amendment to the Redevelopment Agreement dated August 23, 2021 and that certain Second Amendment to the Redevelopment Agreement dated December 28, 2021 (collectively, the "Redevelopment Agreement"). Pursuant to Section 11.02 of the Redevelopment Agreement, the Redeveloper was required to execute a competitive bidding process agreement and provide a copy of same to the Agency within 90 days of the effective date of the Redevelopment Agreement. The deadline to satisfy the requirements of Section 11.02 was extended twice, first to December 31, 2021 and then to March 1, 2022. Section 11.02 of the Redevelopment Agreement further states that if such requirement is not satisfied by the deadline, then the Redevelopment Agreement shall terminate. The conditions of Section 11.02 were not satisfied by the deadline. By its terms, the Redevelopment Agreement automatically terminated as of March 1, 2022. Accordingly, on March 11, 2022, the Redeveloper provided notice to the Agency acknowledging that the Redevelopment Agreement and Redeveloper's designation as redeveloper of the Property are terminated pursuant to Section 11.02.

NEXT REGULAR MEETING: April 19th, 2022