

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
April 19th, 2022

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 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 -

6. Chairman Rivera STATUS OF PROJECTS

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

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

Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE RENEWAL OF THE PROFESSIONAL SERVICES CONTRACT WITH NW FINANCIAL GROUP, LLC FOR REDEVELOPMENT FINANCIAL CONSULTANT SERVICES IN ALL PROJECT AREAS

Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDING CONTRACT NO. 22-4-DJ9 TO THE LAW FIRM PAUL V. FERNICOLA & ASSOCIATES, LLC TO PROVIDE SPECIAL LEGAL SERVICES IN ALL PROJECT AREAS

Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDING CONTRACT NO. 22-4-DJ10 TO THE LAW FIRM SCHENCK, PRICE, SMITH & KING, LLP TO PROVIDE SPECIAL LEGAL SERVICES IN ALL PROJECT AREAS

- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF BRP DEVELOPMENT GROUP AS THE REDEVELOPER OF PROPERTIES IDENTIFIED AS PROPOSED DEVELOPMENT LOTS 25 AND 31 A/K/A PORTIONS OF BLOCK 21901.01, LOTS 4 AND 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #7 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 DEVELOPMENT LOTS 26 AND 32 A/K/A PORTIONS OF BLOCK 21901.01, LOTS 4 AND 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING AND EXTENDING PROFESSIONAL SERVICES CONTRACT NO. 21-04-MPN4 FOR SHORELINE DESIGN WITH PERKINS EASTMAN, DPC FOR PROFESSIONAL ARCHITECTURAL SERVICES WITH RESPECT TO THE BAYFRONT I REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING AND EXTENDING IMPLEMENTATION CONTRACT NO. 18-11-MPN7 WITH PERKINS EASTMAN, DPC FOR PROFESSIONAL ARCHITECTURAL SERVICES WITH RESPECT TO THE BAYFRONT I REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 612 COMMUNIPAW LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 17905, LOTS 18-22, COMMONLY KNOWN AS 612-616 COMMUNIPAW AVENUE AND 91-93 HARRISON AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO AN ACCESS AGREEMENT WITH JC CAPITAL FUND MLK, LLC FOR USE OF AGENCY-OWNED PROPERTY LOCATED AT 204 STEGMAN STREET WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXTENSION OF A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY WITH RESPECT TO 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 #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A COOPERATION AGREEMENT WITH THE JERSEY CITY ECONOMIC DEVELOPMENT CORPORATION FOR THE REHABILITATION OF THE LOEW'S JERSEY THEATRE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY FOR THE DESIGN AND CONSTRUCTION OF THE COURTHOUSE PARK 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 ARUP US, INC., FOR ACOUSTICS, AUDIOVISUAL, INFORMATION TECHNOLOGY AND COMMUNICATIONS 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 THORNTON TOMASETTI, INC. FOR FAÇADE 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 MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, PC FOR CIVIL ENGINEERING AND GEOTECHNICAL 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 #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH DOT DASH LLC FOR ARCHITECTURAL LIGHTING 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 AWARD OF AN EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT FOR OWNER'S REPRESENTATIVE 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 #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH TEAM WALKER, INC., THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 20102, LOT 40 COMMONLY KNOWN AS 379 COMMUNIPAW AVENUE AND BLOCK 20102, LOT 41.01 COMMONLY KNOWN AS 373 COMMUNIPAW AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A SECOND MODIFICATION AGREEMENT WITH THE HUDSON ECONOMIC DEVELOPMENT CORPORATION WITH RESPECT TO A BROWNFIELDS CLEANUP REVOLVING LOAN AS TO 1 BERRY LANE, JERSEY CITY, NEW JERSEY

- Item #22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDDING A CONTRACT TO T&M ASSOCIATES FOR ENVIRONMENTAL ENGINEERING 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 #23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE TERMINATION OF A REDEVELOPMENT AGREEMENT WITH 199 STEGMEN 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 #24 Approval of Personnel List as of April 19th, 2022
- Item #25 Approval of Accounts/Invoice Payable List as of April 19th, 2022
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- Item #26 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A PROJECT NOTE IN CONNECTION WITH THE PATHSIDE REDEVELOPMENT PROJECT, LOCATED AT BLOCK 9501, LOT 22, COMMONLY KNOWN AS 25 PATHSIDE A/K/A 84 SIP AVENUE, AND DETERMINING CERTAIN OTHER MATTERS RELATED THERETO, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

NEXT REGULAR MEETING: May 17th, 2022

Informational Item-

SCATTER SITE REDEVELOPMENT AREA: The Jersey City Redevelopment Agency (the "Agency") and Rajeshkumar M. Patel (the "Redeveloper") executed that certain Redevelopment Agreement dated October 19, 2020 and recorded with the Hudson County Register's office on October 23, 2020 for property located at Block 3002, Lot 13 a/k/a 454 Palisade Avenue (the "Property") within the Scatter Site Redevelopment Area. Pursuant to Sections 2.6 and 3.1(c) of the Redevelopment Agreement, on March 28, 2022, the Agency received from the Redeveloper a termination notice and a request for the return of funds on deposit with the Agency after payment of all outstanding costs. The Agency acknowledges receipt of said notice and, accordingly, the Redevelopment Agreement and Redeveloper's designation as redeveloper of the Property are terminated. The Agency will initiate close out procedures and will execute any and all documents necessary to discharge the Redevelopment Agreement