

**JERSEY CITY REDEVELOPMENT AGENCY**



Regular Meeting  
**May 17<sup>th</sup>, 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 - KRE/Silverstein 808 Pavonia, LLC, to make a presentation to the Board of Commissioners to develop, finance and construct a project located at Block 10601, Lots 38 and 39 and Block 9404 Lots 34, 35, and 41 , more commonly known by the street address 808 Pavonia. The project will consist of two (2) high rise towers containing approximately 1,189 market rate residential rental apartments, approximately 3,757 square feet of gallery and café space, an underground parking garage with approximately 369 parking spaces, publically accessible privately owned and operated improved open space including a dog run and is in accordance with permitted uses within the Journal Square 2060 Redevelopment Plan.
  6. Chairman Rivera STATUS OF PROJECTS
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| Item #1 | Approval of the Minutes of the Regular Remote Public Meetings of April 19, 2022                                                                                                                       |
| Item #2 | Approval of the Minutes of the Executive Sessions dated April 19, 2022                                                                                                                                |
| Item #3 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 22-05-VB1 WITH CME ASSOCIATES FOR ENGINEERING SERVICES IN THE BAYFRONT I REDEVELOPMENT AREA |

- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE TRANSFER OF OWNERSHIP INTERESTS IN AQ LIBERTY LLC, AUTHORIZING A CHANGE IN CORPORATE FORM OF JOHNSTON VIEW OWNER URBAN RENEWAL COMPANY, LLC, AETNA MONMOUTH URBAN RENEWAL, LLC, AND 8 AETNA LLC, AND AUTHORIZING ASSIGNMENT AND ASSUMPTION OF PROJECT AGREEMENTS RELATING TO CERTAIN REDEVELOPMENT PROJECTS UNDERTAKEN BY JOHNSTON VIEW OWNER URBAN RENEWAL COMPANY, LLC, AETNA MONMOUTH URBAN RENEWAL, LLC, AND 8 AETNA LLC, ON PROPERTIES KNOWN AS BLOCK 15801, LOTS 3.01, 66, 67, 68, 69, 70, 73, 74, 75, 76, 77, 78, 79 AND 80 LOCATED WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN ACCESS AGREEMENT WITH SIP AVENUE JOURNAL SQUARE JC LLC WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 10602, LOTS 10, 11, 12, 13, 14, 15 AND 16, COMMONLY KNOWN AS STREET ADDRESS 150-164 SIP AVENUE AND 28 TONNELE AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT 22-05-RN10 WITH FRIENDS OF THE LOEW'S, INC. FOR HISTORIC PRESERVATION CONSULTING SERVICES WITH RESPECT TO THE PROPERTY LOCATED AT BLOCK 10601, LOT 41 AND COMMONLY KNOWN AS LOEW'S JERSEY THEATRE, 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 CONDITIONALLY DESIGNATING KRE/SILVERSTEIN 808 PAVONIA LLC AS THE PROPOSED REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH THE PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE CITY OF JERSEY CITY AS BLOCK 10601 LOTS 38 AND 39 AND BLOCK 9404 LOTS 34, 35, AND 41 COMMONLY KNOWN AS 808 PAVONIA AVENUE IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDING A CONTRACT TO A&R CONTRACTORS AND BUILDERS, LLC FOR SIDEWALK REPAIR SERVICES AT AGENCY OWNED PROPERTIES LOCATED AT BLOCK 10103 LOTS 1-10 COMMONLY KNOWN BY THE STREET ADDRESS 468-480 MANILA AVENUE IN THE LUIS MUNOZ MARIN BOULEVARD REDEVELOPMENT AREA
- Item #9 Approval of Personnel List as of May 17<sup>th</sup>, 2022
- Item #10 Approval of Accounts/Invoice Payable List as of May 17<sup>th</sup>, 2022
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- Item #11      RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING CONTRACT 22-04-RN7 WITH MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, PC FOR CIVIL ENGINEERING, GEOTECHNICAL ENGINEERING AND OTHER 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 #12      RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN ACCESS AGREEMENT WITH ONE JOURNAL SQUARE TOWER NORTH URBAN RENEWAL COMPANY LLC, ONE JOURNAL SQUARE TOWER SOUTH URBAN RENEWAL COMPANY LLC, ONE JOURNAL SQUARE PARTNERS URBAN RENEWAL COMPANY LLC, ONE JOURNAL SQUARE CONDOMINIUM ASSOCIATION INC. WITH RESPECT TO CERTAIN 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 #13      RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH SCITECH SCITY LLC FOR THE REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 21504, LOTS 4.01, 5, 6 AND 7 COMMONLY KNOWN AS 115 JERSEY CITY BOULEVARD, 101 PHILLIP STREET, 65 PHILLIP STREET AND OLIVER STREET, WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

**Informational Item-**

**Scatter Site Redevelopment Area** – The Jersey City Redevelopment Agency (the “Agency”) and MDW Real Estate and Acquisition, LLC. the “Redeveloper”) executed that certain Redevelopment Agreement dated August 26, 2020 and recorded with the Hudson County Register’s office on November 2, 2020 for property located at Block 23703, Lot 12 a/k/a 9 Myrtle Avenue (the “Property”) within the Scatter Site Redevelopment Area. Pursuant to Sections 2.6 and 3.1(c) of the Redevelopment Agreement, on May 2, 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.

**NEXT REGULAR MEETING: June 21<sup>st</sup>, 2022**