

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
June 21st, 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
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| Item #1 | Approval of the Minutes of the Regular Remote Public Meetings of May 17 th , 2022 |
| Item #2 | Approval of the Minutes of the Executive Sessions dated May 17 th , 2022 |
| Item #3 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING GUIDELINES FOR CONDITIONAL DESIGNATION OF REDEVELOPERS IN ALL PROJECT AREAS |
| Item #4 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER #3 TO CONTRACT NO. 20-12-MPN8 WITH JOSEPH M. SANZARI, INC. FOR THE PHASE 1A SURCHARGE PROGRAM WITHIN THE BAYFRONT I REDEVELOPMENT AREA |
| Item #5 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE CONDITIONAL DESIGNATION OF BAYFRONT DEVELOPMENT PARTNERS, LLC, A JOINT VENTURE OF PENNROSE HOLDINGS, LLC AND OMNI BAYFRONT JERSEY CITY LLC, FOR PROPERTIES IDENTIFIED AS DEVELOPMENT LOT 32 A/K/A PORTION OF BLOCK 21901.01, LOT 6 AND DEVELOPMENT LOT 26 A/K/A PORTION OF BLOCK 21901.01, LOT 4 WITHIN THE BAYFRONT I REDEVELOPMENT AREA |

- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ACCEPTANCE OF THE TRANSFER OF PROPERTIES OWNED BY THE CITY OF JERSEY CITY IDENTIFIED AS BLOCK 19903, LOTS 1 AND 5, COMMONLY KNOWN AS 136 AND 144 HALLADAY STREET, WITHIN CANAL CROSSING REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO A CONTRACT FOR THE SALE OF REAL ESTATE WITH NEW LIBERTY RESIDENTIAL URBAN RENEWAL COMPANY, LLC, WA GOLF COMPANY, LLC AND WA RESIDENTIAL URBAN RENEWAL COMPANY, LLC, THE TRANSFER OF CERTAIN REDEVELOPMENT RIGHTS THEREUNDER TO PORT LIBERTE APARTMENTS LLC, AND THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH PORT LIBERTE APARTMENTS LLC, ALL IN CONNECTION WITH 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 #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICE CONTRACT NO. 22-06-VB2 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL ENGINEERING SERVICES WITH RESPECT TO PROPERTY LOCATED AT BLOCK 26102, LOT 21 WITHIN THE DROYERS POINT REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE TERMINATION OF THE REDEVELOPMENT AGREEMENT WITH GRAND JERSEY WATERFRONT URBAN RENEWAL ASSOCIATES, LLC FOR PROPERTY WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT NO. 22-05-RN11 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 #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICE CONTRACT NO. 22-06-RN10 WITH HELENA RUMAN ARCHITECTS FOR ARCHITECTURAL SERVICES WITH RESPECT TO THE PORT AUTHORITY TRANS-HUDSON POWERHOUSE STRUCTURE LOCATED AT BLOCK 11609, LOTS 1 AND 2, COMMONLY KNOWN AS 350 WASHINGTON STREET AND 80 BAY STREET, WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF WESTSIDE 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 #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR THE USE OF BLOCK 11401, LOT 13, COMMONLY KNOWN AS 174 NEWARK AVENUE, WITHIN THE SCATTER SITE REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH PROPERTY MAINTENANCE GUYS, LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 16901, LOT 17, COMMONLY KNOWN AS 51 CRESCENT AVENUE WITHIN THE SCATTER SITE REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING VICTOIRA BONNERS AND ROBERT G. NAPIORSKI TO ATTEND THE NATIONAL BROWNFIELDS TRAINING CONFERENCE
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTIVE DIRECTOR, DIANA JEFFREY, ASSISTANT EXECUTIVE DIRECTOR, CHRISTOPHER FIORE, AND PROJECT MANAGER VICTORIA BONNERS TO ATTEND THE GOVERNOR’S CONFERENCE ON HOUSING AND ECONOMIC DEVELOPMENT
- Item #17 Approval of Accounts/Invoice Payable List as of June 21, 2022

Informational Item- The Jersey City Redevelopment Agency (the “Agency”) has completed the sale of the five (5) formerly City-owned condominium units at 311 Washington Street and received \$2,411,942.76 in gross sale proceeds. In accordance with the terms of the Cooperation Agreement dated August 18, 2020 with the City of Jersey City (the “City”), the Agency will deposit the net proceeds from the sales into the City’s Affordable Housing Trust Fund after making deductions for condominium maintenance fees, legal fees, the Agency’s administrative fees, and other related costs.

NEXT REGULAR MEETING: July 19th, 2022