

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
July 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- Friends of Quality Education, Inc., will make a presentation to the Board of Commissioners to develop, finance, and construct a high school for BelovED Community Charter School and K-12 facilities for Empowerment Academy Charter School. The project will be approximately 275,000 square feet with a 140,000 square foot garage, a bus maintenance facility, and bus parking area located on Block 23704, Lot 23 and Block 24301, Lot 1.01, commonly known as 20 Commercial Street and 65 Commercial Street within the Canal Crossing Redevelopment Area
 6. Chairman Rivera STATUS OF PROJECTS
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- Item #1 Approval of the Minutes of the Regular Remote Public Meetings of June 21st, 2022
 - Item #2 Approval of the Minutes of the Executive Sessions dated June 21st, 2022

- Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF BOTH A REDEVELOPMENT AGREEMENT AND A PURCHASE AND SALE AGREEMENT WITH BAYFRONT DEVELOPMENT PARTNERS, LLC, A JOINT VENTURE OF PENNROSE HOLDINGS, LLC AND OMNI BAYFRONT JERSEY CITY LLC, FOR PROPERTY IDENTIFIED AS DEVELOPMENT LOT 32 A/K/A PORTION OF BLOCK 21901.01, LOT 6 AND EXTENDING THE CONDITIONAL DESIGNATION FOR THE PROPERTY IDENTIFIED AS DEVELOPMENT LOT 26 A/K/A PORTION OF BLOCK 21901.01, LOT 4 WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ACQUISITION OF CERTAIN JERSEY CITY MUNICIPAL UTILITIES AUTHORITY-OWNED REAL PROPERTY, IDENTIFIED ON THE TAX MAP OF THE CITY OF JERSEY CITY AS BLOCK 23704, LOT 23 KNOWN AS 65 COMMERCIAL STREET AND BLOCK 24301, LOTS 1.01, 1.02, AND 8, RESPECTIVELY, KNOWN AS 20 COMMERCIAL STREET AND 2 COMMERCIAL STREET WITHIN THE CANAL CROSSING REDEVELOPMENT AREA
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT AND A PURCHASE AND SALE AGREEMENT WITH FRIENDS OF QUALITY EDUCATION, INC FOR THE PROPERTY IDENTIFIED AS BLOCK 23704, LOT 23 AND BLOCK 24301, LOT 1.01, COMMONLY KNOWN AS 20 COMMERCIAL STREET AND 65 COMMERCIAL STREET, WITHIN THE CANAL CROSSING REDEVELOPMENT AREA
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A GRANT AWARD FOR THE PURCHASE OF SPORTS EQUIPMENT IN THE AMOUNT OF \$50,000, WHICH FUNDS WERE RECEIVED IN CONNECTION WITH THE REDEVELOPMENT OF 423 GRAND STREET WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH EMERSON LEASING CO. I LLC FOR THE REDEVELOPMENT OF CERTAIN PROPERTY INCLUDING BLOCK 6903, LOTS 1.02 3.01 AND 3.02 WITHIN THE JERSEY AVENUE PARK REDEVELOPMENT AREA
- Item #8 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 DEVELOPMENT OF A PUBLIC USE FACILITY WITHIN THE JERSEY AVENUE PARK REDEVELOPMENT AREA

- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH MAST CONSTRUCTION SERVICES, INC. FOR COST ESTIMATOR 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 #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH SWA GROUP FOR LANDSCAPE ARCHITECTURAL SERVICES IN CONNECTION WITH THE DEVELOPMENT OF THE COURTHOUSE PARK WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH BRANTLEY MOVING & STORAGE FOR MOVING SERVICES FOR THE PROPERTY LOCATED AT BLOCK 10601, LOT 41, COMMONLY KNOWN AS LOEW'S JERSEY THEATRE, 54 JOURNAL SQUARE PLAZA WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH MOBILE MINI STORAGE SOLUTIONS FOR STORAGE SERVICES FOR THE PROPERTY LOCATED AT BLOCK 10601, LOT 41, COMMONLY KNOWN AS LOEW'S JERSEY THEATRE, 54 JOURNAL SQUARE PLAZA WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 417 COMMUNIPAW OZ, LLC FOR 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 #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER #3 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 #15 Approval of Accounts/Invoice Payable List as of July 19th, 2022

Informational Item-

Block 13102 Redevelopment Area- The Redevelopment Agreement for the development of Block 13102, Lot 1.03, commonly known as 25 Columbus Drive, requires the redeveloper to file a restrictive covenant in favor of the City of Jersey City “restricting the Open Space Plaza for public, passive use/open space in perpetuity[.]” The City has requested that these protections be incorporated into an easement rather than a restrictive covenant. As the form and content of the restriction is subject to City approval pursuant to the Redevelopment Agreement, no amendment to the Redevelopment Agreement is needed in order to effectuate this request.

Journal Square 2060 Redevelopment Area – On February 22, 2021 the Board of Commissioners adopted Resolution 21-SP02-1-1 conditionally designating Blue Atlantic Capital LLC and Devils Arena Entertainment LLC (DAE) as conditional redeveloper of property identified as Block 10601, Lot 41 on the official tax maps of the City, commonly known as the Loew’s Jersey Theatre, 54 Journal Square. The executed Right of Entry Agreement has been amended to grant additional time to continue work on the property. The term of the Agreement will run the Effective Date of the amendment for one (1) year and nine (9) months from the Effective Date, execution of a definitive redevelopment agreement or completion date of the work on the property.

Journal Square Redevelopment Area: 500 Summit Avenue Mazal LLC (the “Entity”) was previously conditionally designated as redeveloper of Block 6904, Lots 11, 12, and 13, Block 9605, Lots 2.01, 3 and 4, and Block 10803, Lots 27.01 and 27.02, commonly referred to as 500 Summit Avenue. From February 2022 to present, the Agency has submitted requests to the Entity for certain deliverables and payment as a prerequisite to the Board of Commissioners’ consideration of a redevelopment agreement with the Entity. In its most recent correspondence to the Entity dated June 15, 2022, the Agency notified the Entity that if the required steps are not taken by July 19, 2022, then the Agency will cease negotiation of a redevelopment agreement with the Entity. To date, the Entity has not performed the actions necessary for the Agency to present a redevelopment agreement to the Board of Commissioners. Accordingly, the Agency has ceased negotiation with the Entity and considers this matter terminated.

Appraisal Services for All Project Areas- On August 18, 2020 the Board of Commissioners adopted Resolution No. 20-08-3 which authorized the execution of the following professional services contracts with Cooney Bovasso Realty Advisors, Inc. 20-08-PO7, New Jersey Realty Advisory Group, LLC 20-08-PO8, Integra Realty Resources 20-08-PO9, and Wade Appraisal, LLC 20-08-PO10 by utilizing competitive contracting for total amount not to exceed Fifty Thousand Dollars (\$50,000.00). The Agency certifies the availability of funds. The Agency has the exclusive right and option to extend the Initial Term for up to four (4) additional one-year terms, for a maximum of five (5) years. Agency shall exercise its option to extend by delivering written notice of such election to the Appraiser, not less than sixty (60) days prior to the expiration of the Term.

Tabled

NEXT REGULAR MEETING: August 16th, 2022