

**JERSEY CITY REDEVELOPMENT AGENCY**



Regular Meeting  
**August 16<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-
  6. Chairman Rivera STATUS OF PROJECTS
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- Item #1 Approval of the Minutes of the Regular Remote Public Meetings of July 19th, 2022
- Item #2 Approval of the Minutes of the Executive Sessions dated July 19th, 2022
- Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE CONDITIONAL DESIGNATION OF BLUE ATLANTIC CAPITAL, LLC AND DEVILS ARENA ENTERTAINMENT LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 10601, LOT 41, COMMONLY KNOWN AS THE LOEW’S JERSEY THEATRE, 54 JOURNAL SQUARE PLAZA, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF 30 JOURNAL SQUARE PARTNERS LLC AS REDEVELOPER FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 10702, LOTS 4, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15, COMMONLY KNOWN AS 30 JOURNAL SQUARE, 3-23 ENOS PLACE AND 122-130 NEWKIRK STREET, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 21-05-ED3 WITH OMA AMO ARCHITECTURE, P.C. FOR ARCHITECTURE AND RELATED 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 #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH KRE/SILVERSTEIN 808 PAVONIA LLC FOR 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 813 PAVONIA AVENUE, 270 MAGNOLIA AVENUE, 808 PAVONIA AVENUE, 132-140 VAN REIPEN AVENUE, AND 12 BRYAN PLACE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING CONTRACT NO. 21-12-CJ13 WITH ARUP US, INC., FOR STRUCTURAL 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 #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT WITH JOHN 723, LLC AND GAMEEL "A1" GARAS, IN THE MATTER OF JERSEY CITY REDVELOPMENT AGENCY vs. URBAN LEAGUE AFFORDABLE HOUSING COMMUNITY DEVELOPMENT CORP., et al. WITH RESPECT TO THE SITE COMMONLY KNOWN AS 5 SUMMIT AVENUE, 721 ½ GRAND STREET AND 482 COMMUNIPAW AVENUE, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA.
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDDING A CONTRACT TO NEW JERSEY ROOFING COMPANY FOR ROOFING SERVICES FOR PROPERTY LOCATED AT BLOCK 25802, LOTS 25 AND 26, COMMONLY KNOWN AS 405-407 OCEAN AVENUE, WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA

- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXTENSION OF CONTRACT NO. 21-08-RP1 WITH MAXIMUM FIRE ESCAPES FOR FIRE ESCAPE REPAIRS AT BLOCK 16901, LOT 17, COMMONLY KNOWN AS 51 CRESCENT AVENUE WITHIN THE SCATTER SITE REDEVELOPMENT
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING JASON FRIEDKIN AND ROBERT NAPIORSKI TO ATTEND THE GOVERNOR’S CONFERENCE ON HOUSING AND ECONOMIC DEVELOPMENT
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EMPLOYMENT AGREEMENT WITH DIANA H. JEFFREY AS EXECUTIVE DIRECTOR AND SECRETARY OF THE BOARD OF COMMISSIONERS
- Item #13 Approval of Accounts/Invoice Payable List as of August 16<sup>th</sup>, 2022
- Item #14 Approval of Personnel List as of August 16<sup>th</sup>, 2022

**NEXT REGULAR MEETING: September 20<sup>th</sup>, 2022**

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**INFORMATIONAL ITEM:**

**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.