

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
October 18, 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-
 - A. BNE Acquisitions, LLC, to make a presentation to the Board for the development of a mixed-use residential building that will include approximately 515 rental apartments and 8,000 square feet of ground retail space totaling 600,000 square feet within the Grand Jersey Redevelopment Area.
 - B. 558 Communipaw, LLC to make a presentation to the Board for the development of a 5 story building with 1 retail unit on ground floor and 20 residential units (5 per floor) on floors 2-5 within the Jackson Hill Redevelopment Area
 - C. Styles House, Inc., to make a presentation to the Board for the development of a 2-floor transitional living facility consisting of 7 bedrooms, 5 bathrooms, a small media room, 2 offices, a breakout room, living room, and a kitchen for property located at 26 Seidler Street. The bedrooms will range from 150-200 square feet each.
6. Chairman Rivera STATUS OF PROJECTS

- Item #1 Approval of the Minutes of the Regular Remote Public Meeting of September 20, 2022
- Item #2 Approval of the Minutes of the Executive Session dated September 20, 2022
- Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING VARIOUS ENVIRONMENTAL FIRMS TO PROVIDE PROFESSIONAL ENVIRONMENTAL SERVICES WITHIN ALL PROJECT AREAS
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING BNE ACQUISITIONS, LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH THE PROPERTY IDENTIFIED AS BLOCK 15801, LOT 3.02, WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 22-10-JF1 WITH GEI CONSULTANTS, INC. FOR LICENSED SITE REMEDIATION PROFESSIONAL SERVICES IN CONNECTION WITH PROPERTY IDENTIFIED AS BLOCK 15801, LOTS 67-69, COMMONLY KNOWN AS 36-44 AND 8-34 AETNA STREET, WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 612 COMMUNIPAW LLC FOR 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 #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING STYLES HOUSE, INC. AS REDEVELOPER IN CONNECTION WITH REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 18503, LOT 33, COMMONLY KNOWN AS 26 SEIDLER AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 558 COMMUNIPAW, LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 18602, LOT 8, COMMONLY KNOWN AS 558 COMMUNIPAW AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #9 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 #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 22-10-RN15 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC., FOR ENVIRONMENTAL CONSULTING SERVICES AT 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 #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING NJSA 40A:11-6 CONTRACT NO. 22-10-RN 16 WITH MASSIE CONSTRUCTION CO. FOR EXECUTING INVESTIGATIVE PROBES AT 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 #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 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 #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING SETTLEMENT WITH JOHNSTON II ASSOCIATES, JACK PIRES, AMERICA SEABRA, SPIRIT LOGISTICS NETWORK, AND LDF III GOVERNING BLOCK 17504, LOTS 20, 23 AND 24 COMMONLY KNOWN AS 118 MONITOR STREET, 124 MONITOR STREET AND 126 MONITOR STREET LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LEASE AGREEMENT WITH SARAH'S DAUGHTERS FOR 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 INTRODUCING THE FISCAL YEAR JANUARY 1, 2023 TO DECEMBER 31, 2023 ANNUAL BUDGET AND CAPITAL BUDGET
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ADOPTING A CASH MANAGEMENT PLAN
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT 22-10-JL1 WITH WIELKOTZ & COMPANY, LLC TO PROVIDE PROFESSIONAL ACCOUNTING AND FINANCIAL SERVICES IN ALL PROJECT AREAS

Item #18

Approval of Accounts Payable List as of October 18th, 2022

NEXT REGULAR MEETING: November 22nd, 2023

INFORMATIONAL ITEM

JACKSON HILL REDEVELOPMENT AREA - On November 10, 2020, the Agency awarded contract No. 20-11-RN4 to the United Way of Hudson County to provide Property Management and Social Services at 665 Ocean Avenue (Block 22602, Lot 6), also known as the Veterans Residential Housing in Honor of Jamie Vazquez, which houses formerly homeless Veterans. In accordance with the agreement, the Agency may opt to extend the term of the agreement for up to four (4) additional terms of one (1) year each. Year two (2) was opted into on November 28, 2021 and will expire on November 27, 2022. The Agency wishes to extend the term of the agreement for year three (3) in an amount not to exceed \$66,412.34 per the agreement. The term shall be effective as of November 28, 2022 and expire on November 27, 2023.

GRAND JERSEY REDEVELOPMENT AREA- The Jersey City Redevelopment Agency (the “Agency”) will remit the amount of \$700,000.00 to Grand Jersey Waterfront Urban Renewal Associates, LLC (“Redeveloper”). This sum represents the return of a \$700,000.00 deposit made by Redeveloper pursuant to Section 3(e) of the Fourth Amendment to Redevelopment Agreement between the Agency and Redeveloper, dated April 21, 2009. The deposit payment was intended as a credit against the purchase price of certain parcels owned by the City of Jersey City, but is being returned in light of the Agency’s Notice of Termination, dated June 29, 2022. Pursuant to Section 3(f) of the Fourth Amendment, the return payment is not subject to off-set or deduction.