

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
December 20, 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- 284 MLK Realty LLC to make a presentation to the Board for the development of a three-story mixed use development with five residential units and ground floor commercial space for property located at 284 Dr. Martin Luther King Drive. Residential units will be approximately 650-700 sq. ft. comprised of 4-three bedroom units and 1-one bedroom ADA accessible unit (of which three (3) units will be market rate and two (2) units will be affordable) within the Jackson Hill Redevelopment Area.
 6. Chairman Rivera STATUS OF PROJECTS
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| Item #1 | Approval of the Minutes of the Regular Remote Public Meeting of November 22, 2022 |
| Item #2 | Approval of the Minutes of the Special Remote Public Meeting of December 6, 2022 |
| Item #3 | Approval of the Minutes of the Executive Session dated November 22, 2022 |

- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING THE WITHIN LAW FIRMS AND AUTHORIZING THE AWARD OF CONTRACTS FOR SPECIAL LEGAL COUNSEL SERVICES WITH; ERIC M. BERNSTEIN & ASSOCIATES, LLC; FLORIO KENNY RAVAL, LLP; GLUCKWALRATH, LLP; KINNEY, LISOVICZ, REILLY & WOLFF, PC; McMANIMON, SCOTLAND & BAUMANN, LLC; PAUL V. FERNICOLA & ASSOCIATES; SCHENCK, PRICE, SMITH AND KING, LLP; SPIRO HARRISON & NELSON, LLC; AND THE HICKERSON-BREEDON LAW FIRM, P.C. TO PROVIDE PROFESSIONAL LEGAL SERVICES IN ALL PROJECT AREAS
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF BRP DEVELOPMENT GROUP AS THE REDEVELOPER OF PROPERTIES IDENTIFIED AS PROPOSED DEVELOPMENT LOTS 25 AND 31 A/K/A PORTIONS OF BLOCK 21901.01, LOTS 4 AND 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER #6 TO CONTRACT NO. 20-12-MPN8 WITH JOSEPH M. SANZARI, INC. FOR THE PHASE 1A SURCHARGE PROGRAM WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 22-12-VB7 WITH POTOMAC HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL CONSULTING AND LICENSED SITE REMEDIATION PROFESSIONAL SERVICES FOR THE BAYFRONT I REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT TO MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE PC TO PROVIDE SPECIALIZED SERVICES IN CONNECTION WITH THE REDEVELOPMENT OF THE BAYFRONT I REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 284 MLK REALTY LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR CERTAIN PROPERTY LOCATED AT BLOCK 23202, LOT 75 COMMONLY KNOWN AS 284 MARTIN LUTHER KING DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING CONTRACT NO. 22-12-JJ2 WITH KASSIM HANDYMAN SERVICES, LLC FOR WATER DAMAGE REPAIR SERVICES AT AGENCY OWNED PROPERTY IDENTIFIED AS BLOCK 23202, LOT 79, COMMONLY KNOWN AS 292 MARTIN LUTHER KING DRIVE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA

- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING CONTRACT NO. 22-07-CF2 WITH SWA GROUP FOR LANDSCAPE ARCHITECTURAL SERVICES IN CONNECTION WITH THE DEVELOPMENT OF THE COURTHOUSE PARK WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO THE 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, AND 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 CONTRACT FOR GEOTECHNICAL SERVICES AT 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 #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO 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 #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ACCEPTANCE OF THE TRANSFER OF PROPERTY OWNED BY THE CITY OF JERSEY CITY IDENTIFIED AS BLOCK 10601, LOT 41, COMMONLY KNOWN AS THE LOEW'S JERSEY THEATRE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A SETTLEMENT AGREEMENT FOR PROPERTY LOCATED AT BLOCK 17504, LOTS 20, 23, AND 24, COMMONLY KNOWN AS 118 MONITOR STREET, 124 MONITOR STREET, AND 126 MONITOR STREET, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING THE ANNUAL MEETING SCHEDULE AND DESIGNATING OFFICIAL NEWSPAPERS
- Item #18 Approval of Accounts Payable List as of December 20, 2022

Item #19 Approval of Personnel List as of December 20, 2022

NEXT REGULAR MEETING: December 20, 2022

INFORMATIONAL ITEM

Turnkey Redevelopment Area - The property commonly known as 185 Dwight Street in Jersey City identified on the City tax map as Block 25604, Lot 8 (the “Property”) is located within the Turnkey Redevelopment Area and is governed by the Turnkey Redevelopment Plan. On April 27, 2022, the Agency entered into a redevelopment agreement (the “Redevelopment Agreement”) with 21 Contracting, LLC (the “Redeveloper”) which provided, among other things, that the Agency would sell the Property to the Redeveloper and that the Redeveloper would thereafter redevelop the Property in accordance with a schedule set forth within the Redevelopment Agreement. Prior to the closing on the sale of the Property, the Redeveloper advised the Agency that the Redeveloper no longer wants to purchase the Property and asked that the Redevelopment Agreement between the Agency and the Redeveloper be terminated. The Agency is willing to terminate the Redevelopment Agreement so long as the Redeveloper reimburses the Agency for all Agency Costs relating to this project.