

JERSEY CITY REDEVELOPMENT AGENCY



Special Meeting
February 28, 2023

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 Star Ledger and the Jersey Journal by public 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) Hudson Exchange Phase 2, LLC to make a presentation to the Board for the development of a sixty-story mixed use development with approximately 802 residential units; approximately 118,401 square feet of commercial space including approximately 85,790 square feet to relocate the Shop Rite supermarket from its current location, a 538 space parking garage, other commercial space, and other residential on-site amenities in the Harsimus Cove Station Redevelopment Area. In addition, Hudson Exchange Phase 2, LLC will devote portions of the Property to the development of the Sixth Street Embankment Plaza; an extension of Provost Street and an extension of Fourth Street.
 - B) 335 Washington Realty, LLC, to make a presentation before the Board of Commissioners for the construction of certain improvements at the existing “Boiler Building” located at 335 Washington Street. The proposed scope of work includes: removal and proper disposal of all asbestos and lead containing materials, all interior equipment, tanks, machinery, piping, switches, turbines, etc. and rubbish; erection of a new floor structure over the existing depressed lower floor area to create a single interior floor elevation that matches the existing entry elevation; installation of new windows and doors in compliance with requirements of the Jersey City Historic Preservation Commission; new roofing and repair of historic terra cotta parapet caps in compliance with the requirements of the JCHPC, new exterior stairs, ramps, sidewalk and planters in accordance with the requirements of JCHPC; and the Division of City Planning; and restoration of abandoned electric, water, and sewer

services to the building without distribution within the building. The Jersey City Planning Board approved the above under P22-123 on January 10, 2023, and memorialized by resolution on January 24, 2023. The project will not include acquisition of private property, as the property is already owned by the applicant.

C) Haus Companies, LLC to make a presentation to the Board for the development of property located at Block 11041 Lot 13.02 commonly known as 174 Newark Avenue within the 174 Newark Avenue Redevelopment Plan Area. The redeveloper is proposing to construct eight (8) rental units including one (1) two-bedroom affordable unit, for a total square footage of approximately 6,500 square feet and 1,450 square feet of retail at the ground level.

D) Real Shelter For All, LLC. to make a presentation before the Board of Commissioners for the redevelopment of property located at Block 7103, Lots 2-8 & 11, commonly known as 183 Sixteenth Street, 181 Sixteenth Street, 179 Sixteenth Street, 177 Sixteenth Street, 175 Sixteenth Street, 173 Sixteenth Street, 619 Marin Blvd and 180 Fifteenth Street. Redeveloper proposes to develop, finance and construct on the Property a project consisting of a 14-story mixed-use rental development with 613 dwelling units, 5,100 square feet of ground floor retail, and 200 parking spaces along with other on-site amenities

6. Chairman Rivera

STATUS OF PROJECTS

- Item #1 Approval of the Minutes of the Regular Remote Public Meeting of January 17, 2023
- Item #2 Approval of the Minutes of the Executive Session dated January 17, 2023
- Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING HAUS COMPANIES, LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH THE PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE CITY OF JERSEY CITY AS BLOCK 11041 LOT 13.02, COMMONLY KNOWN, AS 174 NEWARK AVENUE WITHIN THE 174 NEWARK AVENUE REDVELOPMENT PLAN AREA
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 23-02-RN6 WITH IN-LINE HEATING & AIR CONDITIONING COMPANY FOR HVAC MAINTENANCE SERVICES AT AGENCY-OWNED PROPERTIES IN ALL PROJECT AREAS
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A SECOND AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH HAMPSHIRE URBAN RENEWAL REDEVELOPMENT, LLC AND GARFIELD JC PARTNERS, LLC FOR THE REDEVELOPMENT OF BLOCK 21501, LOTS 16, 17, 18.01, 19.01 AND 20.01 AND BLOCK 21510, LOTS 1, 2, 3, 4, 5, 7, 10, 11 AND 39 WITHIN THE CANAL CROSSING REDEVELOPMENT AREA

- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ACQUISITION OF PROPERTY LOCATED AT BLOCK 19903, LOT 4 COMMONLY KNOWN AS 142 HALLADAY STREET WITHIN THE CANAL CROSSING REDEVELOPMENT AREA BY NEGOTIATED PURCHASE OR EMINENT DOMAIN
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING HUDSON EXCHANGE PHASE 2, LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH THE PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE CITY OF JERSEY CITY AS LOTS 50 AND 51 IN BLOCK 11603, COMMONLY KNOWN, RESPECTIVELY, AS 400 MARIN BOULEVARD AND 420 MARIN BOULEVARD IN THE HARSIMUS COVE STATION REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 558 COMMUNIPAW, LLC AS THE REDEVELOPER OF PROPERTY LOCATED AT 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 DESIGNATING BLESC HOUSING GROUP A NEW JERSEY NONPROFIT CORPORATION AS REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 22604, LOT 24, COMMONLY KNOWN AS 314-316 MLK DRIVE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING REAL SHELTER FOR ALL LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH THE PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE CITY OF JERSEY CITY AS BLOCK 7103, LOTS 2, 3, 4, 5, 6, 7, 8 AND 11, COMMONLY KNOWN, RESPECTIVELY, AS 183 SIXTEENTH STREET, 181 SIXTEENTH STREET, 179 SIXTEENTH STREET, 177 SIXTEENTH STREET, 175 SIXTEENTH STREET, 173 SIXTEENTH STREET, 619 MARIN BOULEVARD AND 180 FIFTEENTH STREET IN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE USE OF COMPETITIVE CONTRACTING TO AWARD A CONTRACT FOR AN ECONOMIC IMPACT STUDY 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 #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 23-01-RN2 WITH RCLA STUDIO LANDSCAPE ARCHITECTURE LLP FOR LANDSCAPE ARCHITECT 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 #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LEASE AGREEMENT WITH PUBLIC SERVICE ELECTRIC AND GAS COMPANY FOR PROPERTY IDENTIFIED AS BLOCK 18901, LOTS 7 - 10, COMMONLY KNOWN AS 1054 - 1060 GARFIELD AVENUE, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 335 WASHINGTON REALTY, LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH THE PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE CITY OF JERSEY CITY AS BLOCK 11611, LOTS 1.02 COMMONLY KNOWN AS 335 WASHINGTON STREET, WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA
- Item #15 Approval of Accounts Payable List as of February 21, 2023

NEXT REGULAR MEETING: March 21st, 2023

INFORMATIONAL ITEM

Journal Square 2060 Redevelopment Area - On January 16 2023, the Agency entered into a new contract, No. 23-01-RN5, with VDA, Inc. for vertical transportation services at 84 Sip Avenue/25 Journal Square, also known as 25 Pathside (Block 9501, Lot 22) in the Journal Square 2060 Redevelopment Area. Upon review, a new contract is not needed because the termination of the existing contract, No. 21-12-CJ12, is contingent on VDA Inc. completing their services and not contingent on time. Therefore, contract No. 23-01-RN5 is voided.