

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
April 18, 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.
5. PRESENTATIONS-
 - A) Aazul Home Constructions, LLC to make a presentation before the Board of Commissioners for the redevelopment of property located at Block 20201, Lot 80, commonly known as 337 Communipaw Avenue in the Scatter Site Redevelopment Area. The proposed development will consist of the rehabilitation of an APRA property into a 3-unit dwelling. Each unit will include 3 bedrooms and 2 bathrooms over approximately 1,500 square feet of living space for a total of 9 bedrooms, and total 4,500 square feet with 3 parking spaces. The property will be owned by the applicant and used for long-term residential rentals.
 - B) Property Maintenance Guys LLC to make a presentation before the Board of Commissioners for the redevelopment of property located at Block 25101, Lot 6, commonly known as 199 Stegman Street in the Turnkey Redevelopment Area. The proposed development will consist of a two-family home with two rental units.
6. Chairman Rivera STATUS OF PROJECTS
 - Item #1 Approval of the Minutes of the Special Remote Public Meeting of March 21st, 2023
 - Item #2 Approval of the Minutes of the Executive Session dated March 21st, 2023

- 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 BRP COVE POINTE LLC, FOR PROPERTY IDENTIFIED AS DEVELOPMENT LOTS 25, 29, 30, AND 31 A/K/A PORTIONS OF BLOCK 21901.01, LOTS 4 AND 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH BAYFRONT DEVELOPMENT PARTNERS, LLC, AND AUTHORIZING A TRANSFER OF A PORTION OF THE INDIRECT EQUITY INTEREST IN THE REDEVELOPER TO TGA GP HOLDCO LLC, ALL WITH RESPECT TO THE PROPERTY IDENTIFIED AS DEVELOPMENT LOT 32 A/K/A PORTION OF BLOCK 21901.01, LOT 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 23-04-VB2 WITH PERKINS EASTMAN, DPC FOR ARCHITECTURAL SERVICES WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 23-04-JF1 WITH CME ASSOCIATES FOR SURVEYING SERVICES FOR THE PROPERTIES LOCATED AT BLOCK 15801, LOT 3.02 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING RENEWAL OF THE LICENSE AND USE AGREEMENT WITH 26-28 COTTAGE, LLC FOR PROPERTY IDENTIFIED AS BLOCK 7902, LOT 45, COMMONLY KNOWN AS 30 COTTAGE STREET WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO CONTRACT 22-10-RN16 WITH MASSIE CONSTRUCTION FOR ADDITIONAL INVESTIGATIVE PROBE SERVICES FOR WORK RELATED TO 84 SIP AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25 PATHSIDE (BLOCK 9501, LOT 22), WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT TO FRIENDS OF THE LOEW'S INC. FOR CONSULTING SERVICES WITH REPECT TO THE PROPERTY COMMONLY KNOWN AS LOEW'S JERSEY THEATRE, 54 JOURNAL SQUARE PLAZA WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA I
- tem #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A PROJECT NOTE IN CONNECTION WITH THE PATHSIDE REDEVELOPMENT PROJECT, LOCATED AT BLOCK 9501, LOT 22, COMMONLY KNOWN AS 25 PATHSIDE A/K/A 84 SIP AVENUE, AND DETERMINING CERTAIN OTHER MATTERS RELATED THERETO, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH LIBERTY HARBOR NORTH PARTNERS, LLC, AS THE REDEVELOPER IN CONNECTION WITH PROPERTY IDENTIFIED ON THE TAX RECORDS AS BLOCK 15907 LOT 3 (C0002), COMMONLY KNOWN AS 20 SOUTH COVE (ALSO KNOWN AS 20 AVENUE E), WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF AMENDED AND RESTATED EASEMENT AGREEMENT WITH THE PORT AUTHORITY TRANS-HUDSON CORP IN CONNECTION WITH REDEVELOPMENT OF PROPERTY IN THE HUDSON EXCHANGE REDEVELOPMENT AREA, ADJACENT TO BLOCK 11609, LOT 1
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING PROPERTY MAINTENANCE GUYS LLC AS REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 25101, LOT 6, COMMONLY KNOWN AS 199 STEGMAN STREET, WITHIN THE TURNKEY REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING AAZUL HOME CONSTRUCTIONS, LLC AS REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 20201, LOT 80, COMMONLY KNOWN AS 337 COMMUNIPAW AVENUE LOCATED WITHIN THE SCATTER SITES REDEVELOPMENT AREA AND THE MORRIS CANAL REDEVELOPMENT AREA
- Item #15 Approval of Accounts Payable List as of April 18, 2023
- Item #16 Approval of Personnel List as of April 18, 2023

NEXT REGULAR MEETING: TUESDAY, MAY 16, 2023