

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
May 16, 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-
 6. Chairman Rivera STATUS OF PROJECTS
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- Item #1 Approval of the Minutes of the Regular Meeting of April 18th, 2023
 - Item #2 Approval of the Minutes of the Executive Session dated April 18th, 2023
 - Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 23-05-VB4 WITH CME ASSOCIATES FOR ENGINEERING SERVICES IN THE BAYFRONT I REDEVELOPMENT AREA
 - Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONSENTING TO THE TRANSFER OF REDEVELOPMENT RIGHTS AND AMENDMENT TO AND ASSIGNMENT OF THE REDEVELOPMENT AGREEMENT FROM RAFA REALTY, LLC TO 387 EIGHT HOLDINGS LLC TO BECOME THE DESIGNATED REDVELOPER OF BLOCK 9802, LOT 35.01, COMMONLY KNOWN AS 387 EIGHTH STREET WITHIN THE BRUNSWICK TRIANGLE REHABILITATION AREA 2
 - Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ASSIGNMENT, TRANSFER, AND AMENDMENT OF AN EXISTING REDEVELOPMENT AGREEMENT AND EXECUTION OF A NEW REDEVELOPMENT AGREEMENT FOR BLOCK 11603, LOTS 50 AND 51, COMMONLY KNOWN AS 400 MARIN BOULEVARD AND 420 MARIN BOULEVARD TO HUDSON EXCHANGE PHASE 2, LLC, IN THE HARSIMUS COVE STATION REDEVELOPMENT AREA

- Item #6 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 IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE CITY OF JERSEY CITY AS BLOCK 23202, LOT 75, COMMONLY KNOWN AS 284 MARTIN LUTHER KING DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT AND PURCHASE AND SALE AGREEMENT WITH BLESC HOUSING GROUP AS REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 22604, LOT 24, COMMONLY KNOWN AS 314-316 MLK DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY TO ENDORSE THE SUBMISSION OF AN APPLICATION TO THE HUDSON COUNTY OPEN SPACE TRUST FUND FOR FUNDS RELATED TO THE REHABILITATION OF THE LOEW'S JERSEY THEATRE AT 54 JOURNAL SQUARE PLAZA, BLOCK 10601, LOT 41, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO.23-05-VB3 WITH WALKER ASSOCIATES TO CONDUCT AN ENGINEERING FEASIBILITY STUDY IN CONNECTION WITH THE DEVELOPMENT OF THE COURTHOUSE PARK WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXTENSION OF CONTRACT 22-04-RN5 FOR EXTRAORDINARY UNSPECIFIABLE SERVICES WITH PARATUS GROUP FOR OWNER'S REPRESENTATIVE SERVICES, FOR THE PROPERTY IDENTIFIED IN THE TAX RECORDS 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 AMENDING CONTRACT 22-12-RN18 WITH DIRECTIONAL LOGIC, INC. FOR COST ESTIMATOR 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 #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTRY INTO A SETTLEMENT AGREEMENT FOR PROPERTY LOCATED BETWEEN LOTS 38 AND 39 ON BLOCK 10704, COMMONLY KNOWN AS 61-63 SIP AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH SUBURBAN CONSULTING ENGINEERS, INC. FOR SURVEYING SERVICES FOR THE PROPERTIES LOCATED AT BLOCK 27804, LOT 13 AND BLOCK 28401, LOT 40 WITHIN THE MORRIS CANAL GREENWAY IN THE CITY OF JERSEY CITY

- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH NEW LIFE CONSTRUCTION & PROPERTY MANAGEMENT, LLC AS REDEVELOPER FOR PROPERTY IDENTIFIED AS BLOCK 23703, LOT 12, COMMONLY KNOWN AS 9 MYRTLE AVENUE WITHIN THE SCATTER SITE REDEVELOPMENT AREA
- Item #15 Approval of Accounts Payable List as of May 16, 2023
- Item #16 Approval of Personnel List as of May 16, 2023

NEXT REGULAR MEETING: TUESDAY, JUNE 20th, 2023

INFORMATIONAL ITEM

Bayfront I Redevelopment Area - Bayfront Development Partners, LLC, a joint venture of Pennrose Holdings, LLC, and Omni Bayfront Jersey City, LLC, entered into a Redevelopment Agreement dated November 29, 2022. The Redeveloper sent written notice to the Agency indicating its intent to transfer its obligations under the Redevelopment Agreement to Bayfront Partners 32 Urban Renewal, L.P., a permitted transfer within the meaning of Section 6.03(b)(3) of the Redevelopment Agreement.