

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
June 20, 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) Property GND Pacific Holdings LLC to make a presentation before the Board of Commissioners for the redevelopment of property located at Block 21508, Lot 3, commonly known as 33 Pacific Ave in the Canal Crossing Redevelopment Area. The proposed development will consist of an 8-Story building consisting of ninety-nine (99) units. Fifteen percent (15%) of the residential units or fifteen (15) of the units will be affordable housing. The project will also include 3 commercial storefronts.
 - B) Halladay Plaza LLC to make a presentation before the Board of Commissioners for the redevelopment of property located at Block 21502, Lot 18 & 19, commonly known as 106-126 Halladay St in the Canal Crossing Redevelopment Area. The proposed development will consist of a 6-Story building with sixty-six units of which nine percent (9%) will be affordable, 23,500 square feet of office space and approximately 5,630 square feet of retail/restaurant space and 40 garage parking spaces.
 - C) Property Northern United International Corporation to make a presentation before the Board of Commissioners for the redevelopment of property located at Block 25001, Lots 66 and 68.01 commonly known as 174-178 Martin Luther King Dr. in the Jackson Hill Redevelopment Area. Developer proposes to develop a five-story mixed use building with 43 residential units, including 5 affordable units. The project will also feature a garage with 16 parking spaces and three divided ground floor commercial spaces.

- Item #1 Approval of the Minutes of the Regular Meeting of May 16th, 2023
- Item #2 Approval of the Minutes of the Executive Session dated May 16th, 2023
- Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 23-06-JF3 WITH CONSOLIDATED STEEL AND ALUMINUM FENCE CO., INC. FOR FENCING SERVICES AT ALL AGENCY OWNED PROPERTIES WITHIN ALL PROJECT AREAS
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDDING CONTRACT NO. 23-06-VB5 WITH PERKINS EASTMAN, DPC FOR PROFESSIONAL ARCHITECTURAL SERVICES WITH RESPECT TO THE BAYFRONT I REDEVELOPMENT AREA
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY WITH RESPECT TO THE BAYFRONT PROJECT, WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY REDEVELOPMENT AGENCY DESIGNATING THE HALLADAY PLAZA LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR PROPERTY LOCATED AT BLOCK 21502, LOT 18 AND 19, COMMONLY KNOWN AS 106-126 HALLADAY STREET WITHIN THE CANAL CROSSING REHABILITATION AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING GND PACIFIC HOLDINGS LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR PROPERTY LOCATED AT BLOCK 21509, LOT 3, COMMONLY KNOWN AS 33 PACIFIC AVE WITHIN THE CANAL CROSSING REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICE CONTRACT NO. 23-06-VB6 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL ENGINEERING SERVICES WITH RESPECT TO PROPERTY LOCATED AT BLOCK 26102, LOT 21 WITHIN THE DROYERS POINT REDEVELOPMENT AREA

- Item # 9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE APPLICATION FOR AND ACCEPTANCE OF A GRANT FROM THE NEW JERSEY HAZARDOUS DISCHARGE SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NOT TO EXCEED \$25,980 FOR SUPPLEMENTAL REMEDIAL INVESTIGATION WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 15801, LOTS 68-69 AND BLOCK 15801, LOT 67, COMMONLY KNOWN AS 8-34 AETNA STREET AND 36-44 AETNA STREET, WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A TENTH AMENDMENT OF A REDEVELOPMENT AGREEMENT APPROVING THE TRANSFER NUNC PRO TUNC OF BLOCK 11603, LOT 50.01, 51.02, 51.03, AND 47.02 FORMERLY A PART OF BLOCK 11603, LOTS 50 AND 51, COMMONLY KNOWN AS 400 MARIN BOULEVARD AND 420 MARIN BOULEVARD AND SEVER CERTAIN OTHER LOTS FROM THE ORIGINAL REDEVELOPMENT AGREEMENT FOR DEDICATION TO THE CITY OF JERSEY CITY AS PART OF WARREN STREET IN THE HARSIMUS COVE STATION REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING NORTHERN UNITED INTERNATIONAL CORPORATION AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR AGENCY OWNED PROPERTY LOCATED AT BLOCK 25001, LOTS 66 AND 68.01, COMMONLY KNOWN AS 174-178 MARTIN LUTHER KING DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AMENDMENT OF A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF STATE/NEW JERSEY COUNCIL ON THE ARTS FOR THE PATHSIDE MUSEUM PROJECT 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 AMENDING A FUNDING AGREEMENT WITH DAE DEVELOPMENT 1 LLC, IN CONNECTION WITH THE REDEVELOPMENT OF THE LOEW'S JERSEY THEATRE LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 808 PAVONIA PHASE I OWNER, LLC AND WITH 808 PAVONIA PHASE II OWNER, LLC FOR PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE CITY OF JERSEY CITY AS BLOCK 10601, LOTS 38 AND 39 AND BLOCK 9404, LOTS 34, 35, AND 41, COMMONLY KNOWN AS 813 PAVONIA AVENUE, 270 MAGNOLIA AVENUE, 808 PAVONIA AVENUE, 132-140 VAN REIPEN AVENUE, AND 12 BRYAN PLACE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH HOMESTEAD ASSEMBLAGE LLC FOR PROPERTY IDENTIFIED AS BLOCK 7902, LOT 43.01, COMMONLY KNOWN AS 26-28 COTTAGE STREET; BLOCK 7905, LOTS 20, 21, 22 AND 23, COMMONLY KNOWN AS 616-618 PAVONIA AVENUE AND 33-35 VAN REIPEN AVENUE; BLOCK 7903, LOT 38.01, COMMONLY KNOWN AS 26-32 VAN REIPEN AVENUE; BLOCK 7903, LOT 19, COMMONLY KNOWN AS 35 COTTAGE STREET; BLOCK 7904, LOTS 1 AND 2, COMMONLY KNOWN AS 25-29 VAN REIPEN AVENUE; AND BLOCK 7902, LOTS 46, 47, 48 AND 49, COMMONLY KNOWN AS 32-38 COTTAGE STREET, ALL WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED CONTRACT 23-06-RN10 WITH MOBILE MINI STORAGE SOLUTIONS FOR STORAGE SERVICES RELATING TO 54 JOURNAL SQUARE, BLOCK 10601, LOT 41, COMMONLY KNOWN AS THE LOEW'S JERSEY THEATRE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT WITH BEACON PLANNING AND CONSULTING SERVICES, LLC TO CONDUCT A PRELIMINARY INVESTIGATION OF PROPERTIES IDENTIFIED AS BLOCK 10601, LOTS 38 AND 39, AND BLOCK 9404, LOTS 34, 35 & 41, ON THE TAX MAP OF THE CITY OF JERSEY CITY COMMONLY KNOWN AS 808 PAVONIA AVENUE TO DETERMINE WHETHER SUCH PROPERTIES MEET THE CRITERIA FOR DESIGNATION AS IN NEED OF REDEVELOPMENT WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA.
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING CONTRACT 22-04-RN8 WITH THORNTON TOMASETTI, INC. FOR FAÇADE 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 #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT 22-04-RN9 WITH ARUP US, INC., FOR ACOUSTICS, AUDIOVISUAL, INFORMATION TECHNOLOGY AND COMMUNICATIONS 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 #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO CONTRACT NO. 21-12-CJ13 WITH ARUP US, INC., FOR STRUCTURAL ENGINEERING 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 #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING FAIR MARKET VALUE FOR PROPERTY LOCATED IN BLOCK 17504, LOTS 21 AND 22 (120 & 122 MONITOR STREET) AND AUTHORIZING ACQUISITION OF THESE PROPERTIES BY PURCHASE OR EMINENT DOMAIN FOR THE PURPOSE OF REDEVELOPMENT WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 335 WASHINGTON REALTY, LLC AS REDEVELOPER FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 11611, LOT 1.02 COMMONLY KNOWN AS 335 WASHINGTON STREET, WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA
- Item # 23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ADOPTING THE 2023 BUDGET FOR FISCAL YEAR JANUARY 1, 2023 TO DECEMBER 31, 2023
- Item #24 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING THE ANNUAL REPORT OF AUDIT FOR 2021
- Item #25 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO THE JERSEY CITY REDEVELOPMENT AGENCY'S ADMINISTRATIVE POLICIES & PROCEDURES HANDBOOK
- Item #26 Approval of Accounts Payable List as of June 20th, 2023

NEXT REGULAR MEETING: TUESDAY, JULY 18th, 2023

INFORMATIONAL ITEM

174 Newark Avenue Redevelopment Area - This informational item seeks to correct a clerical error in Resolution No.23-SP02-3. On February 28th, 2023, the Agency designated Haus Companies, LLC as redeveloper of property identified as Block 11401, Lot 13.02 within the 174 Newark Avenue Redevelopment Plan Area. According to Resolution No. 23-SP02-3, Section 3, the designation shall expire in six (6) months or about February 21, 2024 commencing upon the adopted resolution. The date of February 21, 2024 is a year from the adoption of the Resolution not six months. Section 3 will now reflect that Haus Companies, LLC is hereby conditionally designated as the redeveloper of the property for a period to commence upon the adoption of this resolution, for a period, six (6) months, expiring on August 28th, 2023, unless extended for an additional period of no more than one hundred and eighty (180) days by the Executive Director in her sole discretion.