

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
August 15, 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) Criterion Group, LLC, to make a presentation to the Board for the construction of a project on property identified as Block 21509, Lot 1, commonly known as 22 Halladay Street, Block 21509, Lot 2, commonly known as 51-99 Pacific Avenue and Block 24301, Lots 7 and 10, commonly known as Caven Point Avenue. The intent of the project will be a purpose-built Class A Film Studio. The Class A Film Studio will consist of three stages totaling 76,749 square feet, 27,141 square feet of office space, and 25,000 square feet of support space on the studio property. The proposed development will be an expansion of 21 Caven Point Studio and will work in conjunction with the existing studio.
 6. Chairman Rivera STATUS OF PROJECTS
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- Item #1 Approval of the Minutes of the Special Meeting of July 24, 2023
- Item #2 Approval of the Minutes of the Special Executive Session dated July 24, 2023
- Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO CONTRACT NO. 23-03-JF1 WITH KASSIM HANDYMAN SERVICES, LLC FOR INSPECTION SERVICES AT ALL AGENCY OWNED PROPERTIES

- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO CONTRACT NO. 22-12-JJ2 WITH KASSIM HANDYMAN SERVICES, LLC FOR MAINTENANCE WORK AT ALL AGENCY-OWNED PROPERTIES
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SECOND AMENDED CONSENT DECREE REGARDING REMEDIATION AND REDEVELOPMENT OF STUDY AREA 6 SOUTH, WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY AND GUARINI PLUMBING AND HEATING WITH RESPECT TO THE BAYFRONT PROJECT WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY AND SPINIELLO COMPANIES WITH RESPECT TO THE BAYFRONT PROJECT, WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EXTENSION OF THE LICENSE AND RIGHT OF ENTRY AGREEMENT WITH THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 21501, LOTS 18.01 AND 19.01, COMMONLY KNOWN AS 880-884 GARFIELD AVENUE AND BLOCK 21510, LOT 2 COMMONLY KNOWN AS 824 GARFIELD AVENUE, WITHIN THE CANAL CROSSING REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING CRITERION GROUP LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH PROPERTY IDENTIFIED ON THE TAX RECORDS AS BLOCK 21509, LOT 1, COMMONLY KNOWN AS 22 HALLADAY STREET, BLOCK 21509, LOT 2, COMMONLY KNOWN 51-99 PACIFIC AVENUE AND BLOCK 24301, LOTS 7 AND 10, COMMONLY KNOWN AS CAVEN POINT AVENUE, WITHIN THE CANAL CROSSING REDEVELOPMENT PLAN AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE TRANSFER OF A PARCEL OF PROPERTY ON THE HUDSON RIVER WATERFRONT WALKWAY LOCATED AT BLOCK 14502, LOT 4, TO THE CITY OF JERSEY CITY FOR NOMINAL CONSIDERATION WITHIN THE EXCHANGE PLACE REDEVELOPMENT AREA

- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH EMERSON LEASING CO. I LLC FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 6903, LOTS 1.02, 3.01, AND 3.02, COMMONLY KNOWN AS COLE STREET PARK WITHIN THE JERSEY AVENUE PARK REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING A FUNDING AGREEMENT WITH DAE DEVELOPMENT 1 LLC, NUNC PRO TUNC IN CONNECTION WITH THE REDEVELOPMENT OF THE LOEW'S JERSEY THEATRE LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF CONTRACT NO. 23-08-RN16 TO BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES FOR PROPERTY IDENTIFIED AS BLOCK 20001, LOTS 18-22, COMMONLY KNOWN AS 408-420 COMMUNIPAW AVENUE, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN ACCESS AGREEMENT WITH HALLADAY FOREST, LLC WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 19903, LOTS 1 AND 5, COMMONLY KNOWN AS 136 AND 144 HALLADAY STREET, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF AAZUL HOME CONSTRUCTIONS, LLC AS REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 20201, LOT 80, COMMONLY KNOWN AS 337 COMMUNIPAW AVENUE LOCATED WITHIN THE SCATTER SITE REDEVELOPMENT AREA AND THE MORRIS CANAL REDEVELOPMENT AREA
- Item #16 Approval of Accounts Payable List as of August 15, 2023
- Item #17 Approval of Personnel List as of August 15, 2023

NEXT REGULAR MEETING: Tuesday, September 19, 2023

INFORMATIONAL ITEM

- A) **All Project Areas**- On August 18, 2020 the Board of Commissioners adopted Resolution No. 20-08-3 which authorized the execution of the following professional services contracts with Cooney Bovasso Realty Advisors, Inc. 20-08-PO7, New Jersey Realty Advisory Group, LLC 20-08-PO8, Integra Realty Resources 20-08-PO9, and Wade Appraisal, LLC 20-08-PO10 by utilizing competitive contracting for total amount not to exceed Fifty Thousand Dollars (\$50,000.00). The Agency has the exclusive right and option to extend the Initial Term for up to four (4) additional one-year terms, for a maximum of five (5) years. Agency shall exercise its option to extend by delivering written notice of such election to the Appraiser, not less than sixty (60) days prior to the expiration of the Term. The Agency certifies the availability of funds.