

JERSEY CITY REDEVELOPMENT AGENCY



Special Meeting  
July 24, 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-

*Amended*

A) Franklin Development Group, LLC to make a presentation before the Board of Commissioners for a four (4) Phase development project. Phase One (1) will consist of a 6-story residential building consisting of sixty three (63) senior affordable housing units including twenty (20) onsite parking spaces and 3,000SF of retail space. Phase Two (2) will consist of a 5-story parking garage consisting of three hundred five (305) spaces. Phase Three (3) will consist of a 12-story building consisting of one hundred twenty one (121) residential units of which fifteen percent (15%) or eighteen (18) units will be affordable housing. Phase Three will also include 9,000SF of retail space. Phase Four (4) will consist of two (2) two-family homes with four (4) onsite parking spaces. The entire proposed four-phase redevelopment project is located at Block 2901 & Lots 9, 10, 11, 12, 13, 14, 15, 16, 22, 23, 27.01, 27.02, & 32 commonly known as 328-342 Central Ave, 352 Central Ave, 81-109 Cambridge Ave, & 140-142 Griffith St., in the Central Avenue Block 2901 Redevelopment Area.

6. Chairman Rivera

STATUS OF PROJECTS

Item #1 Approval of the Minutes of the Regular Meeting of June 20, 2023

Item #2 Approval of the Minutes of the Executive Session dated June 20, 2023

Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH HAMPSHIRE URBAN RENEWAL REDEVELOPMENT, LLC AND GARFIELD JC PARTNERS, LLC FOR BLOCK 21510, LOT 2 AND BLOCK 21501, LOTS 16, 17, 18.01, 18.02, 19.01 AND 19.02 WITHIN THE CANAL CROSSING REDEVELOPMENT AREA

*Amended*  
Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING FRANKLIN DEVELOPMENT GROUP LLC AS REDEVELOPER AND AUTHORIZING THE EXECUTION OF A FUNDING AGREEMENT FOR PROPERTY LOCATED AT BLOCK 2901, LOTS 9, 10, 11, 12, 13, 14, 15, 16, 22, 23, 27.01, 27.02 AND 32, COMMONLY KNOWN AS 328-342 CENTRAL AVENUE, 352 CENTRAL AVENUE, 81-109 CAMBRIDGE AVENUE, 140-142 GRIFFITH STREET WITHIN THE CENTRAL AVENUE REDEVELOPMENT AREA

Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF CONTRACT NO. 23-07-RN15 FOR ECONOMIC IMPACT STUDY AND BUSINESS OPERATING PLAN 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 PLAN AREA

Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT AND A FIRST AMENDMENT TO THE PURCHASE AND SALE AGREEMENT WITH 701 NEWARK AVE LLC FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 7902, LOTS 25, 26, 27, 28, AND 29 COMMONLY KNOWN AS 693-701 NEWARK AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF CONTRACT NO. 23-07-RN14 TO ECONOMIC PROJECT SOLUTIONS, INC. FOR OWNER'S REPRESENTATIVE 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 #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED CONTRACT NO. 23-07-RN13 TO ELIZABETH DEVELOPMENT COMPANY FOR CONSULTING SERVICES RELATING TO 54 JOURNAL SQUARE PLAZA, BLOCK 10601, LOT 41, COMMONLY KNOWN AS THE LOEW'S JERSEY THEATRE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

- Item # 9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF CONTRACT NO. 23-07-VB07 WITH SWA GROUP FOR LANDSCAPE ARCHITECTURAL SERVICES IN CONNECTION WITH THE DEVELOPMENT OF THE COURTHOUSE PARK WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING RESOLUTIONS NO. 21-11-10 AND 23-03-08 TO PERMIT THE CREATION OF A PEDESTRIAN EASEMENT IN CONJUNCTION WITH THE ACQUISITION OF A PORTION OF THE PROPERTY IDENTIFIED AS BLOCK 10601, LOTS 1 & 2, COMMONLY KNOWN AS 282 MAGNOLIA AVENUE, AND LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE AND THE ASSIGNMENT OF LEASE AGREEMENT TO THE CITY OF JERSEY CITY FOR PROPERTY LOCATED AT BLOCK 9501, LOT 21 COMMONLY KNOWN AS 68-74 SIP AVENUE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 21-05-ED3 WITH OMA AMO ARCHITECTURE, P.C. FOR ARCHITECTURE AND RELATED 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 PLAN AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 23-07-RN16 WITH GILSANZ MURRAY STEFICEK LLP ENGINEERS AND ARCHITECTS, FOR STRUCTURAL PEER REVIEW 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 PLAN AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH ONE GROVE PROPERTY LLC FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 15906, LOT 1 AND COMMONLY KNOWN AS 221 GROVE STREET WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 417 COMMUNIPAW OZ, LLC FOR PROPERTY LOCATED AT BLOCK 18901, LOTS 23 AND 29, COMMONLY KNOWN AS 417 COMMUNIPAW AVENUE AND 139 WOODWARD STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 23-07-JF4 WITH T&M ASSOCIATES TO CONDUCT A PRELIMINARY INVESTIGATION OF PROPERTIES IDENTIFIED AS BLOCK 9902, LOT 17, BLOCK 11301, LOT 2, BLOCK 13002, LOT 5, BLOCK 12901, LOT 22, BLOCK 10006, LOT 34, BLOCK 10105, LOT 4, BLOCK 11002, LOT 6, BLOCK 11008, LOT 23, AND BLOCK 12603, LOT 8.01 ON THE TAX MAP OF THE CITY OF JERSEY CITY TO DETERMINE WHETHER SUCH PROPERTIES MEET THE CRITERIA FOR DESIGNATION AS IN NEED OF REDEVELOPMENT WITHIN THE SCATTER SITE REDEVELOPMENT AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING STAFF MEMBERS OF THE JERSEY CITY REDEVELOPMENT AGENCY TO ATTEND THE GOVERNOR'S CONFERENCE ON HOUSING AND ECONOMIC DEVELOPMENT
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING STAFF MEMBERS OF THE JERSEY CITY REDEVELOPMENT AGENCY TO ATTEND THE NATIONAL BROWNSFIELDS TRAINING CONFERENCE
- Item #19 Approval of Accounts Payable List as of July 18, 2023

**NEXT REGULAR MEETING: TUESDAY, August 15, 2023**