

**JERSEY CITY REDEVELOPMENT AGENCY**



Regular Meeting  
**September 19, 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
- Item #1 Approval of the Minutes of the Special Meeting of August 15, 2023
- Item #2 Approval of the Minutes of the Special Executive Session dated August 15, 2023
- Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH BAYFRONT PARTNERS 32 URBAN RENEWAL, L.P., WITH RESPECT TO THE PROPERTIES IDENTIFIED AS DEVELOPMENT LOTS 26 AND 32 A/K/A PORTION OF BLOCK 21901.01, LOT 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #4 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 JERSEY CITY FIRE DEPARTMENT TRAINING OPERATIONS WITHIN THE BAYFRONT I REDEVELOPMENT AREA

- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING SUPPORT OF THE PROJECT IN CONNECTION WITH THE APPLICATION OF BRP COVE POINTE LLC FOR BROWNFIELD REMEDIATION TAX CREDITS IN CONNECTION WITH THE REDEVELOPMENT OF THE 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 #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE ACCESS AGREEMENT WITH ONE JOURNAL SQUARE TOWER NORTH URBAN RENEWAL COMPANY LLC, ONE JOURNAL SQUARE TOWER SOUTH URBAN RENEWAL COMPANY LLC, ONE JOURNAL SQUARE PARTNERS URBAN RENEWAL COMPANY LLC, AND ONE JOURNAL SQUARE CONDOMINIUM ASSOCIATION INC. WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED 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 #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF PROFESSIONAL SERVICES CONTRACT NO. 23-09-RN18 WITH THORNTON TOMASETTI, INC. FOR FAÇADE 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 PLAN AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF PROFESSIONAL SERVICES CONTRACT NO. 23-09-RN19 WITH BUREAU BAILLET FOR LEGAL SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 9501, LOT 22, COMMONLY KNOWN AS 84 SIP AVENUE/25 PATHSIDE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENTS 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 #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING CONTRACT NO. 21-06-RN2 WITH GALLAGHER BASSETT TECHNICAL SERVICES, INC. FOR LICENSED SITE REMEDIATION PROFESSIONAL SERVICES IN CONNECTION WITH PROPERTY LOCATED AT BLOCK 17301, LOT 10 AND BLOCK 17401, LOT 1 WITHIN THE MORRIS CANAL GREENWAY IN THE CITY OF JERSEY CITY
- Item # 11 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 #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AMENDMENTS TO THE JERSEY CITY REDEVELOPMENT AGENCY'S ADMINISTRATIVE POLICIES & PROCEDURES HANDBOOK
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT 23-09-JL2 WITH WIELKOTZ & COMPANY, LLC TO PROVIDE PROFESSIONAL ACCOUNTING AND FINANCIAL SERVICES
- Item #15 Approval of Accounts Payable List as of September 19, 2023
- Item #16 Approval of Personnel List as of September 19, 2023

**NEXT REGULAR MEETING: Tuesday, October 17, 2023**

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### **INFORMATIONAL ITEM**

- A) **Canal Crossing Redevelopment**- On June 20<sup>th</sup>, 2023, the Agency designated GND Pacific Holdings LLC as the redeveloper of property identified as Block 21509, Lot 3 within the Canal Crossing Redevelopment Area. It was amended on record according to resolution No. 23-06-7, also administratively amended. The redeveloper proposes to finance and construct an eight-story (8) building with ninety-nine (99) units of which fifteen percent (15%) of the residential or fifteen (15) of the units will be affordable housing, and three (3) commercial storefronts.
- B) **Morris Canal Redevelopment Area** – This informational item seeks to correct a clerical error in Resolution No.23-08-13. On August 15, 2023, the Agency authorized a contract, 23-08-RN16, with Brownfield Redevelopment Solutions Inc. (BRS) for professional environmental services at 408-420 Communipaw Ave. (Block 2001, Lots 18-22). A contract number ending with RN16 had been previously approved at the July board meeting. The BRS contract will be corrected to read 23-08-RN17.

- C) **Scatter Site Redevelopment Area** – The Jersey City Redevelopment Agency (the “Agency”) and New Life Construction and Property Management, LLC. the “Redeveloper”) executed that certain Redevelopment Agreement dated June 5, 2023 and recorded with the Hudson County Register’s office on August 24, 2023 for property located at Block 23703, Lot 12 a/k/a 9 Myrtle Avenue (the “Property”) within the Scatter Site Redevelopment Area. Pursuant to the appraisal inspection with Integra, it was determined that significant rehabilitation is taking place on the property. The Agency hereby terminates the Redevelopment Agreement, and will work with the developer to find a more qualified property for their redevelopment goals.
- D) **Miscellaneous**- On January 17, 2023 the Agency entered into Contract 23-01-D3 with Gluck Walrath LLP for legal services. On June 1, 2023, the law firm of Gluck Walrath LLP notified the Agency of its merger with the law firm of Dilworth Paxson LLP. The Agency wishes to correct the existing contract to reflect the merger.