

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
October 17, 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) 605-607 Grove St Realty, LLC, to make a presentation to the Board for the construction of a project on property identified as Block 7105, Lot 8 & 9, commonly known as 605-607 Grove Street. The intent of the project will be to construct a 12-story mixed used building with ground floor commercial space, 66 dwelling units and no parking spaces. The commercial space is 1,168.9 SF, amenities are 1,527.2 SF, and residential is 51,188.6 SF of gross floor area in the Jersey Avenue Light Rail Redevelopment Area.
 - B) 650 Grove LLC, to make a presentation to the Board for the construction of a project on property identified as Block 6101, Lot 2, commonly known as 650 Grove Street. The intent of the project will be to construct a 5-story mixed use building with 108 residential market rate rental apartment units, a parking garage on the first floor with 58 parking spaces, 10 EV/EVMR spaces, 3,752 SF of commercial space, interior and exterior amenity space and an 8,400 SF performative green roof in accordance with the Jersey Avenue Light Rail Redevelopment Area (the “Project”).

C) Hoboken Brownstone Company to make a presentation before the Board of Commissioners for the redevelopment of property located at Block 8101, Lots 9-11 commonly known as 417-427 Hoboken Ave. Hoboken Brownstone Company proposes to develop a 27-story mixed use building consisting of 4,475 square feet of office space, 1,925, square feet of retail space, 9,005 square feet of parking space, 424,085 square feet of residential space composed of 584 units comprised of 324 studios, 204 one bedrooms, 44 two bedrooms, and 12 three bedroom, as well as 16,520 square feet of additional space within the Journal Square 2060 Redevelopment Area.

6. Chairman Rivera

STATUS OF PROJECTS

- Item #1 Approval of the Minutes of the Meeting of September 19, 2023
- Item #2 Approval of the Minutes of the Executive Session dated September 19, 2023
- Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH HAUS COMPANIES LLC AS THE REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 11401, LOT 13.02, COMMONLY KNOWN AS 174 NEWARK AVENUE, WITHIN THE 174 NEWARK AVENUE REHABILITATION AREA
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A PROJECT NOTE IN CONNECTION WITH THE BAYFRONT REDEVELOPMENT PROJECT LOCATED AT BLOCK 21901.01, LOTS 1 THROUGH 9, AND DETERMINING CERTAIN OTHER MATTERS RELATED THERETO, WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE USE OF COMPETITIVE CONTRACTING TO AWARD A CONTRACT FOR ENVIRONMENTAL FUNDING RESEARCH AND GRANT SUPPORT SERVICES WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO CONTRACT NO. 22-09-VB4 WITH MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE PC FOR BULKHEAD ENGINEERING SERVICES WITH RESPECT TO THE BAYFRONT I REDEVELOPMENT AREA

~~Item #7~~
Withdrawn

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 605-607 GROVE ST REALTY LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 7105, LOTS 8 AND 9, COMMONLY KNOWN AS 605-607 GROVE STREET, WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA

Item #8

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH REAL SHELTER FOR ALL, LLC AS REDEVELOPER FOR PROPERTY IDENTIFIED AS BLOCK 7103, LOTS 2-8 AND 11, COMMONLY KNOWN AS 183 SIXTEENTH STREET, 181 SIXTEENTH STREET, 179 SIXTEENTH STREET, 177 SIXTEENTH STREET, 175 SIXTEENTH STREET, 173 SIXTEENTH STREET, 619 MARIN BOULEVARD AND 180 FIFTEENTH STREET WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA

~~Item #9~~

~~RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 650 GROVE LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 6101, LOT 2, COMMONLY KNOWN AS 650 GROVE STREET, WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA~~

Item #10

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT OF THE REDEVELOPMENT AGREEMENT WITH 701 NEWARK AVE LLC AS REDEVELOPER 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 # 11

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING CONTRACT NO. 23-09-RN18 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 PLAN AREA

Item #12

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 23-10-RN20 WITH COSENTINI A TETRA TECH COMPANY FOR MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION 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. 23-10-RN21 WITH LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. FOR 3D LASER SCANNING SURVEYING WORK FOR 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~~
Withdrawn

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING HOBOKEN BROWNSTONE COMPANY AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 8101, LOTS 9, 10, AND 11, COMMONLY KNOWN AS 417-427 HOBOKEN AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FUNDING AGREEMENT WITH 14-16 BURMA ROAD INDUSTRIAL LLC AND AUTHORIZING THE AGENCY TO SUBMIT AN APPLICATION PURSUANT TO THE FILM & DIGITAL MEDIA STUDIO INFRASTRUCTURE PROGRAM WITHIN THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY FOR PROPERTY IDENTIFIED AS BLOCK 24304, LOT 8, COMMONLY KNOWN AS 14-16 BURMA ROAD, WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 23-10-VB8 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL SERVICES AT PROPERTY IDENTIFIED AS BLOCK 17503, LOT 1, AND COMMONLY KNOWN AS 125 MONITOR STREET, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 23-10-JF7 WITH LASSER SUSSMAN ASSOCIATES, LLC FOR APPRAISAL SERVICES WITH RESPECT TO CERTAIN PROPERTY IDENTIFIED AS BLOCK 19003, LOTS 17, 18, AND 19, COMMONLY KNOWN AS 276-280 PINE STREET, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REJECTING BID FOR SALTING AND SNOW REMOVAL SERVICES AT AGENCY-OWNED PROPERTIES WITHIN VARIOUS REDEVELOPMENT AREAS

Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REJECTING BIDS FOR GROUNDS MAINTENANCE AND LANDSCAPING SERVICES AT AGENCY-OWNED PROPERTIES WITHIN VARIOUS REDEVELOPMENT AREAS

- Item #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT PURSUANT TO N.J.S.A. 40A:11-5(I)(M) ENABLING THE EXECUTIVE DIRECTOR TO BIND MANAGEMENT LIABILITY (DIRECTORS AND OFFICERS) INSURANCE COVERAGE
- Item #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ADOPTING A CASH MANAGEMENT PLAN
- Item #22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY INTRODUCING THE FISCAL YEAR JANUARY 1, 2024 TO DECEMBER 31, 2024 ANNUAL BUDGET AND CAPITAL BUDGET
- Item #23 Approval of Accounts Payable List as of October 17, 2023
- Item #24 Approval of Personnel List as of October 17, 2023
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NEXT REGULAR MEETING: Tuesday, November 28, 2023

- Item # 25 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REJECTING BIDS FOR RELOCATION SERVICES AT THE LOEW'S JERSEY THEATER LOCATED AT 54 JOURNAL SQUARE PLAZA WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

INFORMATIONAL ITEM:

- A) By Resolution No. 23-SP03-9 adopted on March 21, 2023, the Agency authorized the execution of and subsequently entered into that certain Redevelopment Agreement (the "Redevelopment Agreement") and Purchase and Sale Agreement (the "Purchase and Sale Agreement") with 701 Newark Ave LLC (the "Redeveloper") for the property identified as Block 7902, Lots 25, 26, 27, 28, and 29, commonly known as 693-701 Newark Avenue. Section 6.03 of the Redevelopment Agreement governs transfers of ownership interests in the Redeveloper. The Redeveloper entity was originally owned equally by 3 individuals. The Redeveloper is engaging in three permitted transfers of its ownership interests: 1) the individual owners are transferring their ownerships interests in the Redeveloper to 2632, LLC an affiliate of the Redeveloper; 2) the owners are transferring 5% of the ownership interest of the Redeveloper to JEMA Realty Associates; and 3) the owners are transferring a portion of each of their respective ownerships interests to family trusts and the Trustees of those trusts have agreed to be bound by the terms of the Redevelopment Agreement.