

**JERSEY CITY REDEVELOPMENT AGENCY**



Regular Meeting  
**November 28, 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) 604 608 Communipaw, LLC, to make a presentation to the Board of Commissioners for the redevelopment of a property located at 604-606 Communipaw Avenue. 604 608 Communipaw, LLC proposes a 6-story mixed used building consisting of 69 units, 18 parking spots and 1947 sq. ft of retail space that includes public improvements such as new sidewalks, new curb cuts, and new tree pits on the sidewalks. The project is composed of studios, one bedroom, two bedrooms, and three bedrooms of which 5% of all residential units constructed above the 5th floor shall be designated as affordable housing for a term of thirty years as required by the Jackson Hill Redevelopment Plan.
  - B) 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 St. 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.

C) Delancy Development LLC 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. Delancy Development LLC proposes to develop a 27-story mixed use building consisting of 44,975 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 Regular Meeting of October 17, 2023

Item #2 Approval of the Minutes of the Executive Session dated October 17, 2023

Item # 3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING VARIOUS ENGINEERING FIRMS TO PROVIDE PROFESSIONAL ENGINEERING SERVICES WITHIN ALL REDEVELOPMENT AREAS

Item # 4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING VARIOUS ENVIRONMENTAL FIRMS TO PROVIDE PROFESSIONAL ENVIRONMENTAL SERVICES WITHIN ALL REDVELOPMENT AREAS

Item # 5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO EXERCISE ITS OPTION TO EXTEND CONTRACT NO. 21-02-EV1 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. (BRS) WITHIN ALL REDEVELOPMENT AREAS

*Withdrawn*

Item # 6

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH GND PACIFIC HOLDINGS, LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 21509, LOT 3, COMMONLY KNOWN AS 33 PACIFIC AVENUE, WITHIN THE CANAL CROSSING REDEVELOPMENT AREA

Item #7

*Amended*

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF 604 608 COMMUNIPAW, LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR PROPERTY IDENTIFIED AS BLOCK 17905, LOTS 24 AND 25 COMMONLY KNOWN AS 604-606 COMMUNIPAW AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA

Item # 8

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO EXERCISE ITS OPTION TO EXTEND CONTRACT NO. 20-11-RN4 WITH UNITED WAY OF HUDSON COUNTY FOR PROPERTY MANAGEMENT AND SOCIAL SERVICES AT 665 OCEAN AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

Item # 9

*Amended*

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT AND A PURCHASE AND SALE AGREEMENT WITH HARMONY HOUSE HOLDINGS LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 25001, LOTS 66 AND 68.01, COMMONLY KNOWN AS 204 STEGMAN STREET AND 174-178 MARTIN LUTHER KING DRIVE, RESPECTIVELY, WITHIN THE JACKSON HILL REDEVELOPMENT AREA

Item #10

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 #11~~

*Withdrawn*

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

Item #12

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT NO. 23-11-RN22 TO ECONOMIC PROJECT SOLUTIONS INC. TO PROVIDE SPECIALIZED CONSTRUCTION ADVISORY SERVICES IN CONNECTION WITH THE REHABILITATION OF 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 #13

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A NEW 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 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 PLAN AREA

- Item # 14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 23-11-RN24 WITH PORCELLO ENGINEERING FOR STRUCTURAL MATERIAL TESTING AND FOUNDATION PROBE WORK NEEDED 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 #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDING A CONTRACT TO THE ADVANCE GROUP FOR RELOCATION SERVICES AT 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 #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING DELANCY DEVELOPMENT LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT WITH RESPECT TO PROPERTY IDENTIFIED AS BLOCK 8101, LOTS 9, 10, AND 11, COMMONLY KNOWN AS 417-427 HOBOKEN AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A GROUND LEASE WITH LOEW'S JERSEY CITY PROJECT LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 10601, LOT 41, COMMONLY KNOWN AS 54 JOURNAL SQUARE PLAZA, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item # 18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 23-10-RN20 WITH TETRA TECH ENGINEERS, ARCHITECTS, AND LANDSCAPE ARCHITECTS P.C. D/B/A COSENTINI ASSOCIATES FOR MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SERVICES, FOR 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 PLAN AREA
- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT 23-11-JL3 WITH DONOHUE, GIRONDA, DORIA & TOMKINS, LLC TO PROVIDE PROFESSIONAL AUDITING SERVICES
- Item # 20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO THE CASH MANAGEMENT PLAN
- Item #21 Approval of Accounts Payable List as of November 28, 2023

Item #22 Approval of Personnel List as of November 28, 2023

**NEXT REGULAR MEETING: TUESDAY, DECEMBER 19, 2023**

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Item #23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDDING A CONTRACT TO MANA CONTEMPORARY FOR STORAGE SERVICES RELATED 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

**INFORMATIONAL ITEM**

**A) JOURNAL SQUARE 2060 REDEVELOPMENT AREA/61-63 SIP AVE**

Forest Run Properties LLC has requested the JCRA's consent and approval of an assignment of the Redevelopment Agreement to Yellowstone Properties (Kabir Manchanda). Towards the end, the JCRA must perform due diligence, which require commencement of negotiations for an Amended and Restated Agreement with Yellowstone Properties, to be considered at the December 19th, 2023 by the Board of Commissioners, subject to all terms and conditions being acceptable. In addition, the JCRA will require a good faith deposit of \$25,000 to be paid no later than November 30th, 2023 by Yellowstone Properties for the JCRA's professional services in negotiating the Amended and Restated Agreement.