

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
December 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-
 - A) Property JEMB REALTY to make a presentation before the Board of Commissioners for the redevelopment of property located at Block 11401, Lot 25, commonly known as 244 Bay St in the 244 Bay Street Redevelopment Area. The proposed development will consist of a restaurant on the ground floor, the second and third floors will be designed with two-bedroom units each.
 - B) XRC Urban Renewal Group, LLC is to make a presentation to the Board of Commissioners for the development with respect to certain property located at Block 21902.01 Lot 1 and Block 21902.02 Lot 1.01 commonly known as 42 Hernandez Way and 51-79 Carbon Place within the NJCU West Campus Redevelopment Plan. XRC Urban Renewal Group, LLC (Crossroads Companies, LLC), is proposing a free standing 48,000 square foot Shoprite Supermarket that will include retail & commercial uses with parking underneath as well an “overflow” parking lot across Hernanadez Way. The project is estimated to provide 250 positions with approximately 180 full-time jobs.
6. Chairman Rivera STATUS OF PROJECTS
 - Item #1 Approval of the Minutes of the Regular Meeting of November 28, 2023
 - Item #2 Approval of the Minutes of the Executive Session dated November 28, 2023

- Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REJECTING BID FOR GROUNDS MAINTENANCE AND LANDSCAPING SERVICES AT AGENCY-OWNED PROPERTIES WITHIN ALL PROJECT AREAS
- Item #4 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 ALL PROJECT AREAS
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDDING A SHORT TERM CONTRACT TO SILAGY CONTRACTING, LLC FOR GROUNDS MAINTENANCE AND LANDSCAPING SERVICES AT AGENCY-OWNED PROPERTIES WITHIN ALL PROJECT AREAS
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDDING A SHORT TERM CONTRACT TO SILAGY CONTRACTING, LLC FOR SNOW REMOVAL SERVICES AT AGENCY-OWNED PROPERTIES WITHIN ALL PROJECT AREAS
- Item #7 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 #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING JEMB REALTY AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT WITH RESPECT TO PROPERTY IDENTIFIED AS BLOCK 11401, LOT 25, COMMONLY KNOWN AS 244 BAY STREET WITHIN THE 244 BAY STREET REHABILITATION AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDDING CONTRACT NO. 23-12-VB11 WITH PERKINS EASTMAN, DPC FOR PROFESSIONAL ARCHITECTURAL SERVICES, WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 23-12-VB10 WITH POTOMAC HUDSON ENVIRONMENTAL, INC. FOR PROFESSIONAL ENVIRONMENTAL AND LICENSED SITE REMEDIATION SERVICES FOR THE BAYFRONT I 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 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 #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 23-12JF8 TO 21 CONTRACTING LLC FOR SIDEWALK REPAIR SERVICES AT AGENCY-OWNED PROPERTY LOCATED AT BLOCK 15401, LOT 1, COMMONLY KNOWN AS 550 JOHNSTON AVE IN THE BEACON REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO THE PROJECT SCHEDULE IN CONNECTION WITH THE REDEVELOPMENT AGREEMENT WITH 330 MLK LLC FOR PROPERTY LOCATED AT BLOCK 22605, LOT 32 COMMONLY KNOWN AS 326-330 MARTIN LUTHER KING, JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO 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 #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A THIRD AMENDMENT TO CONTRACT NO. 21-12-CJ13 WITH ARUP US, INC., FOR STRUCTURAL 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 AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 23-12-RN27 WITH DIRECTIONAL LOGIC, INC. FOR COST ESTIMATOR 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 #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 23-12-RN29 WITH LAYNE CONSULTANTS INTERNATIONAL, INC. FOR SECURITY CONSULTANT 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 #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF CONTRACT NO. 23-12-RN28 WITH JGL FOOD SERVICE CONSULTANTS LLC FOR FOOD AND RETAIL CONSULTING 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 #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 23-12-RN26 WITH VDA, INC. FOR VERTICAL TRANSPORTATION 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 #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 23-01-RN30 WITH RKLA STUDIO LANDSCAPE ARCHITECTURE LLP FOR LANDSCAPE ARCHITECT 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 #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN ACCESS AGREEMENT WITH DAE LJC DEV MGR 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 #22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ASSIGNMENT AND TRANSFER OF REDEVELOPMENT RIGHTS FROM FOREST RUN PROPERTIES, LLC TO YELLOWSTONE DEVELOPMENT LLC TO BECOME THE DESIGNATED REDEVELOPER OF BLOCK 10704, LOT 38.01 AND A PORTION OF LOT 39, COMMONLY KNOWN AS 54 JONES STREET WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

- Item #23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SECOND AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH YELLOWSTONE DEVELOPMENT LLC FOR PROPERTY LOCATED AT BLOCK 10704, LOT 38.01 AND A PORTION OF LOT 39, COMMONLY KNOWN AS 54 JONES STREET WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #24 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING XRC URBAN RENEWAL GROUP, LLC AS REDEVELOPER & AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR BLOCK 21902.01, LOT 1 AND BLOCK 21902.02, LOT 1.01 WITHIN THE NJCU WEST CAMPUS REDEVELOPMENT PLAN
- Item #25 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING THE WITHIN LAW FIRMS AND AUTHORIZING THE AWARD OF CONTRACTS FOR SPECIAL LEGAL COUNSEL SERVICES WITH ERIC M. BERNSTEIN & ASSOCIATES, LLC; FLORIO KENNY RAVAL, LLP; DILWORTH PAXSON LLP; APRUZZESE, McDERMOTT, MASTRO & MURPHY, PC; KINNEY, LISOVICZ, REILLY & WOLFF, PC; McMANIMON, SCOTLAND & BAUMANN, LLC; SCHENCK, PRICE, SMITH AND KING, LLP; SPIRO HARRISON & NELSON, LLC; AND THE HICKERSON-BREEDON LAW FIRM, P.C. TO PROVIDE PROFESSIONAL LEGAL SERVICES
- Item #26 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING THE ANNUAL MEETING SCHEDULE AND DESIGNATING OFFICIAL NEWSPAPERS
- Item #27 Approval of Accounts Payable List as of December 19, 2023
- Item #28 Approval of Personnel List as of December 19, 2023

NEXT REGULAR MEETING: TUESDAY, JANUARY 16, 2024

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- Item #29 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A THIRD AMENDMENT TO BOTH THE REDEVELOPMENT AGREEMENT WITH 808 PAVONIA PHASE I OWNER, LLC AND WITH THE REDEVELOPMENT AGREEMENT FOR 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