

JERSEY CITY REDEVELOPMENT AGENCY



Special Meeting
January 25, 2024

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) Grand Jersey Group, LLC to make a presentation before the Board of Commissioners for the redevelopment of property located at Block 15801, Lot 3.02. The redeveloper proposes to develop, finance, and construct a mixed-use project consisting of approximately 600,000 total square feet and including approximately 515 rental apartments and 8,000 square feet of ground floor retail space, in the Grand Jersey Redevelopment Area.
6. Chairman Rivera STATUS OF PROJECTS
 - Item #1 Approval of the Minutes of the Regular Meeting of December 19, 2023
 - Item #2 Approval of the Minutes of the Executive Session dated December 19, 2023
 - Item #3 REDEVELOPMENT AGENCY AWARDED A CONTRACT NO. 24-01-JF1 TO SILAGY CONTRACTING, LLC FOR SALTING AND SNOW REMOVAL SERVICES AT AGENCY-OWNED PROPERTIES WITHIN VARIOUS REDEVELOPMENT AREAS
 - Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED A CONTRACT NO. 24-01-JF2 TO SILAGY CONTRACTING, LLC FOR GROUNDS MAINTENANCE AND LANDSCAPING SERVICES AT AGENCY-OWNED PROPERTIES WITHIN VARIOUS REDEVELOPMENT AREAS

- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 24-01-JF3 WITH KASSIM HANDYMAN SERVICES, LLC FOR MAINTENANCE SERVICES AT AGENCY-OWNED PROPERTIES WITHIN ALL PROJECT AREAS
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT TO MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE PC TO PROVIDE SPECIALIZED SERVICES IN CONNECTION WITH THE REDEVELOPMENT OF THE BAYFRONT I REDEVELOPMENT AREA
- Item #7 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 #8 *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 GRAND JERSEY GROUP, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 15801, LOT 3.02 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE FIRST AMENDMENT TO THE COLES STREET PARK ESCROW AGREEMENT FOR PROPERTY COMMONLY KNOWN AS COLES STREET PARK, WITHIN THE JERSEY AVENUE PARK REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT 24-01-RN1 WITH ADVANCED SCAFFOLD SERVICES, LLC FOR SCAFFOLDING ON 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 #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FOURTH 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 #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 24-01-RN2 WITH LINKED BY AIR STUDIO LLC FOR BUILDING SIGNAGE AND WAYFINDING 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 A FIRST AMENDMENT TO 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 #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CORRECTED 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 GRANT TO VILLA ALBERTINE IN CONNECTION WITH THE REDEVELOPMENT OF 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 #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE FUNDING AGREEMENT WITH DAE DEVELOPMENT 1 LLC, FOR THE PROPERTY IDENTIFIED AS BLOCK 10601, LOT 41, COMMONLY KNOWN AS 54 JOURNAL SQUARE THE LOEW'S JERSEY THEATRE LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item#17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING A GROUND LEASE AGREEMENT 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 AN AMENDMENT TO CONTRACT 23-03-RN6 WITH MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, PC FOR CIVIL ENGINEERING AND GEOTECHNICAL 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 #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY 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 #20 Approval of Accounts Payable List as of January 16, 2024

NEXT REGULAR MEETING: TUESDAY, FEBRUARY 20, 2024

INFORMATIONAL ITEM

- A) **174 Newark Avenue Rehabilitation Area** - The Agency owned property commonly known as 174 Newark Avenue in Jersey City identified on the City tax map as Block 11401, Lot 13.02 (the "Property") is located within the 174 Newark Avenue Rehabilitation Area and is governed by the 174 Newark Avenue Redevelopment Plan. On December 12, 2023, the Agency authorized the execution of a Redevelopment Agreement with Haus Companies for the development of a five (5) story building with one (1) approximately 1,400 square foot retail unit on the ground floor and eight (8) residential units, including one two-bedroom affordable unit on the second through fifth floors. Pursuant to Resolution 23-12-7, the redeveloper was obligated to sign the RDA and pay all fees and deposits due to the Agency no later than December 29, 2023. The redeveloper did not comply with this requirement by the date certain. The Agency has determined to terminate the designation of Haus Companies as redeveloper of 174 Newark Avenue.