

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
June 18, 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) Montgomery Greene Owner, LLC to make a presentation before the Board of Commissioners for the redevelopment of property located at Block 11606, Lot 1, commonly known as 72 Montgomery Street in the 11606 Redevelopment Area. Montgomery Greene Owner, LLC proposes to develop a 57-story mixed used building, approximately 188 parking spots, 3,000 sq. ft of commercial space, approximately 3,500 square feet of publicly accessible, privately-owned and operated open space plaza on the corner of Greene Street and Christopher Columbus Drive (“the East Property”) together with onsite and offsite improvements. The project will include 600 residential units, of which five hundred and ten (510) units will be market rate, and fifteen (15%) of the total units, or ninety (90) units, will be affordable housing in accordance with the 11606 Redevelopment Plan.
 - B) 107 Morgan Street Development LLC to make a presentation before the Board of Commissioners for the redevelopment of property located at Block 11612, Lot 1, commonly known as 107 Morgan Street. 107 Morgan Street Development LLC proposes to construct a thirty-five (35) story mixed-use project containing 624 rental apartments, 165 parking spaces, tenant amenities, 18,377 sq. ft. of ground floor retail/gallery space and an exterior, open-air arcade within the Powerhouse Arts District Redevelopment Area.

C) JKM Development, LLC. to make a presentation before the Board of Commissioners for the redevelopment of an APRA property located at Block 3001, Lot 22, commonly known as 461 Palisade Ave. This property is on the APRA list. The proposed development will consist of the rehabilitation of the existing structure to accommodate a four-story (4) multifamily property with three (3) residential units and one (1) ground floor retail unit within the Scatter Site Redevelopment Area.

6. Chairman Rivera

STATUS OF PROJECTS

- Item #1 Approval of the Minutes of the Regular Meeting of May 21, 2024
- Item #2 Approval of the Minutes of the Executive Session dated May 21, 2024
- Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF MONTGOMERY GREENE OWNER LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR PROPERTY IDENTIFIED AS BLOCK 11606, LOT 1, COMMONLY KNOWN AS 72 MONTGOMERY STREET WITHIN THE BLOCK 11606 REDEVELOPMENT PLAN AREA
- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 24-06-JF6 WITH CONSOLIDATED STEEL AND ALUMINUM FENCE CO., INC. FOR FENCING SERVICES AT ALL AGENCY OWNED PROPERTIES WITHIN ALL PROJECT AREAS
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 24-06-VB5 WITH CME ASSOCIATES FOR ENGINEERING SERVICES IN THE BAYFRONT I REDEVELOPMENT AREA
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED CONTRACT NO. 24-06-VB4 WITH PERKINS EASTMAN, DPC FOR PROFESSIONAL ARCHITECTURAL SERVICES WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RESCINDING RESOLUTION NO. 24-03-7 WHICH AUTHORIZED A FIRST AMENDMENT WITH 612 COMMUNIPAW LLC FOR PROPERTY IDENTIFIED AS BLOCK 17905, LOTS 18-22, COMMONLY KNOWN AS 612-616 COMMUNIPAW AVENUE AND 91-93 HARRISON AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA

- Item # 8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE TRANSFER OF AGENCY-OWNED PROPERTIES TO TABERNACLE TEMPLE CHURCH OF GOD IN CHRIST LOCATED AT BLOCK 22602, LOTS 15 AND 16, COMMONLY KNOWN AS 430 AND 432 ROSE AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item # 9 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 #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED CONTRACT NO. 24-06- RN10 WITH MOBILE MINI STORAGE SOLUTIONS FOR MODULAR STORAGE SERVICES RELATING TO 54 JOURNAL SQUARE, BLOCK 10601, LOT 41, COMMONLY KNOWN AS THE LOEW'S JERSEY THEATRE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF CONTRACT NO. 24-06-VB3 WITH SWA GROUP FOR LANDSCAPE ARCHITECTURAL SERVICES IN CONNECTION WITH THE DEVELOPMENT OF THE COURTHOUSE PARK WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REJECTING BIDS RECEIVED PURSUANT TO THE REQUEST FOR PROPOSALS ISSUED BY THE JERSEY CITY REDEVELOPMENT AGENCY FOR FUNDRAISING 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 PLAN AREA
- Item # 13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 975 GARFIELD LLC FOR PROPERTY IDENTIFIED AS BLOCK 19702, LOT 14 COMMONLY KNOWN AS 975 GARFIELD AVENUE, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item # 14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE REINSTATEMENT OF THE DESIGNATION OF TAG DEVELOPMENT LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR PROPERTY IDENTIFIED AS BLOCK 20303, LOTS 23, 24, AND 25 COMMONLY KNOWN AS 269-272 COMMUNIPAW AVENUE, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

- Item # 15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH RAMNARAYANA PROPERTIES, LLC WITH RESPECT TO CERTAIN PROPERTIES LOCATED AT BLOCK 17505, LOTS 10 AND 11 COMMONLY KNOWN AS 307 PINE STREET AND 326-328 JOHNSTON AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item # 16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 107 MORGAN STREET DEVELOPMENT LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR PROPERTY IDENTIFIED AS BLOCK 11612, LOT 1 COMMONLY KNOWN AS 107 MORGAN STREET, WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA
- Item # 17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF JKM DEVELOPMENT, LLC AS THE REDEVELOPER FOR THE APRA PROPERTY LOCATED AT BLOCK 3001, LOT 22, COMMONLY KNOWN AS 461 PALISADE AVENUE WITHIN THE SCATTER SITE REDEVELOPMENT AREA
- Item #18 Approval of Accounts Payable List as of June 18, 2024

NEXT REGULAR MEETING: TUESDAY, July 16, 2024

- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A LETTER AGREEMENT WITH LOEW'S JERSEY CITY PROJECT LLC RELATED TO THE NAME OF THE PROPERTY IDENTIFIED AS BLOCK 10601, LOT 41, COMMONLY KNOWN AS 54 JOURNAL SQUARE PLAZA, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

Informational Item:

- A) **Grand Jersey Redevelopment Area** - The Agency entered into a Redevelopment Agreement with Grand Jersey Group LLC (the "Redeveloper") on January 25, 2024. The Redeveloper on June 10, 2024 notified the Agency of its intent to transfer the Redeveloper's rights under the Redevelopment Agreement to 185 Monmouth Street, LLC, the Redeveloper's wholly owned subsidiary, for the purpose of securing financing for the acquisition of property and construction of the project. This proposed transfer is a Permitted Transfer under Section 6.03(b)(1) of the Redevelopment Agreement.