

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting  
July 16, 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) 284 MLK DR Holding, LLC to make a presentation before the Board of Commissioners for the development of a mixed-use multifamily project that consist of 9 residential units with retail and amenity space within the Jackson Hill Redevelopment Area
  - B) Aazul Home Constructions, LLC to make presentation before the Board of Commissioners for the rehabilitation of APRA property located at Block 17506, Lot 17 commonly known as 428 Pacific Avenue. The project will consist of the development of a 2 family home, each containing three (3) bedrooms and two (2) bathrooms for a total of 1,200 square feet per dwelling. Property will be owned by the applicant to be used as long-term residential rentals.
6. Chairman Rivera STATUS OF PROJECTS
  - Item #1 Approval of the Minutes of the Regular Meeting of June 18, 2024
  - Item #2 Approval of the Minutes of the Executive Session dated June 18, 2024
  - Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIRST AMENDED AND RESTATED REDEVELOPMENT AGREEMENT AND A FIRST AMENDED AND RESTATED PURCHASE AND SALE AGREEMENT WITH BAYFRONT PARTNERS 32 URBAN RENEWAL, L.P., WITH RESPECT TO DEVELOPMENT LOT 32 A/K/A PORTION OF BLOCK 21901.01, LOT 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA

- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A REMEDIATION AGREEMENT WITH HONEYWELL INTERNATIONAL INC. WITH RESPECT TO THE PROPERTY DESIGNATED AS BLOCK 27402, LOT 4 AND COMMONLY KNOWN AS 138 CHAPEL AVENUE WITHIN THE CAVEN POINT REDEVELOPMENT AREA
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN ELEVENTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH G&S INVESTORS/JERSEY CITY L.P. (G&S), HUDSON EXCHANGE EMBANKMENT PLAZA LLC (HEEP), HUDSON EXCHANGE BLOCK 2 LLC (HEB 2), AND HUDSON EXCHANGE BLOCK 4 LLC (HEB 4) FOR PROPERTY LOCATED AT BLOCK 11603, LOTS 50.01, 47.02, 51.02 AND 51.03 WITHIN THE HARSIMUS COVE STATION REDEVELOPMENT AREA
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH HUDSON EXCHANGE PHASE 2, LLC AS THE REDEVELOPER OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 11603, LOTS 50 AND 51, COMMONLY KNOWN BY THE STREET ADDRESS AS 400 MARIN BOULEVARD AND 420 MARIN BOULEVARD, RESPECTIVELY, IN THE HARSIMUS COVE STATION REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 284 MLK DR HOLDING LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR PROPERTY IDENTIFIED AS BLOCK 23202, LOT 75 COMMONLY KNOWN AS 284 MARTIN LUTHER KING DRIVE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 15TH AND GROVE JC, LLC, FOR THE REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 7102, LOT 7, COMMONLY KNOWN BY THE STREET ADDRESS AS 619 GROVE STREET, AND BLOCK 7103, LOTS 12-17, COMMONLY KNOWN BY THE STREET ADDRESS AS 610-620 GROVE STREET, LOCATED WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH REAL SHELTER FOR ALL, LLC FOR PROPERTY IDENTIFIED AS BLOCK 7103, LOTS 2-8 AND 11 COMMONLY KNOWN BY THE STREET ADDRESS AS 619 MARIN BOULERVARD WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT NO. 24-07-RN11 TO ECONOMIC PROJECT SOLUTIONS, INC. FOR SPECIALIZED CONSTRUCTION ADVISORY SERVICES FOR THE PROPERTY LOCATED AT BLOCK 9501, LOT 22, COMMONLY KNOWN BY STREET ADDRESS AS 84 SIP AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25 PATHSIDE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

*Item  
Withdrawn*

Item #11

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED CONTRACT NO. 24-07-RN12 TO ELIZABETH DEVELOPMENT COMPANY FOR CONSULTING SERVICES RELATING TO 54 JOURNAL SQUARE PLAZA, BLOCK 10601, LOT 41, COMMONLY KNOWN BY THE STREET ADDRESS AS THE LOEW'S JERSEY THEATRE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

Item #12

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REAUTHORIZING THE EXECUTION OF A GUARANTY IN FAVOR OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION RELATED TO THE REDEVELOPMENT OF THE PROPERTY IDENTIFIED AS BLOCK 10601, LOT 41, COMMONLY KNOWN AS 54 JOURNAL SQUARE PLAZA, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

Item #13

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 PLAN AREA

Item #14

*Amended*

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH WALLABOUT REALTY HOLDING, LLC FOR THE REDEVELOPMENT OF BLOCK 19901, LOTS 2, 3, 4, 5, 6, 7, 42, 43 AND 44, COMMONLY KNOWN BY THE STREET ADDRESS 70-78 WOODWARD STREET AND 87-99 VAN HORNE STREET, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

Item #15

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CORRECTIVE AMENDMENT TO THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH RAMNARAYANA PROPERTIES, LLC WITH RESPECT TO CERTAIN PROPERTY LOCATED AT BLOCK 17505 LOTS 10 & 11 COMMONLY KNOWN BY THE STREET ADDRESS 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 AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH FDAD MAPLE LLC FOR PROPERTY LOCATED AT BLOCK 19003, LOTS 1-12 RELINQUISHING THE REDEVELOPER'S RIGHTS TO BLOCK 19003, LOTS 10-12 COMMONLY KNOWN BY THE STREET ADDRESS AS 83, 85, AND 87 MONITOR STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

Item #17

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY TERMINATING THE DESIGNATION OF AAZUL HOME CONSTRUCTIONS, LLC AS THE REDEVELOPER OF THE PROPERTY IDENTIFIED AS BLOCK 20201, LOT 80, COMMONLY KNOWN BY THE STREET ADDRESS AS 337 COMMUNIPAW AVENUE LOCATED WITHIN THE SCATTER SITE REDEVELOPMENT AREA AND THE MORRIS CANAL REDEVELOPMENT AREA AND AUTHORIZING THE TERMINATION OF THE REDEVELOPMENT AGREEMENT FOR THE PROPERTY

- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING AAZUL HOME CONSTRUCTIONS LLC AS REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 17506, LOT 17 COMMONLY KNOWN BY THE STREET ADDRESS AS 428 PACIFIC AVENUE WITHIN THE SCATTER SITE REDEVELOPMENT AREA
- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH PMG CONTRACTING LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 25101, LOT 6, COMMONLY KNOWN AS 199 STEGMAN STREET, WITHIN THE TURNKEY REDEVELOPMENT AREA
- Item #20 Approval of Accounts Payable List as of July 16, 2024

**NEXT REGULAR MEETING: TUESDAY, August 20, 2024**

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