

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
August 20, 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- 107 Morgan Street Development, LLC to make an updated presentation before the Board of Commissioners for the development of property located on Block 11612, Lot 1 commonly known as 107 Morgan Street within the Powerhouse Arts District Redevelopment Area
6. Chairman Rivera STATUS OF PROJECTS

Item #1 Approval of the Minutes of the Regular Meeting of July 16, 2024

Item #2 Approval of the Minutes of the Executive Session dated July 16, 2024

Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH BRP COVE POINTE LLC AS REDEVELOPER FOR PROPERTY IDENTIFIED AS DEVELOPMENT LOTS 25, 29 30, AND 31, A/K/A PORTIONS OF BLOCK 21901.01, LOTS 4 AND 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA

- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICE CONTRACT NO. 24-08-VB6 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL ENGINEERING SERVICES WITH RESPECT TO PROPERTY LOCATED AT BLOCK 26102, LOT 21, COMMONLY KNOWN AS COMBINED SEWER OVERFLOW PARCEL WITHIN THE DROYERS POINT REDEVELOPMENT AREA
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 612 COMMUNIPAW LLC FOR PROPERTY IDENTIFIED AS BLOCK 17905, LOTS 18-22, COMMONLY KNOWN BY THE STREET ADDRESS 612-616 COMMUNIPAW AVENUE AND 91-93 HARRISON AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RESCINDING RESOLUTION 24-04-14 THAT AUTHORIZED THE AWARD OF AN EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT 24-03-RN7 TO FRIENDS OF THE LOEW'S INC. FOR HISTORIC PRESERVATION CONSULTING SERVICES WITH RESPECT TO THE PROPERTY COMMONLY KNOWN AS LOEW'S JERSEY THEATRE, 54 JOURNAL SQUARE PLAZA WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #7 *Amended* RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SEVENTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 808 PAVONIA PHASE I OWNER, LLC WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #8 *Amended* RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SEVENTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 808 PAVONIA PHASE II OWNER, LLC WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDDING CONTRACT NO. 24-08-RN12 TO ELIZABETH DEVELOPMENT COMPANY FOR CONSULTING SERVICES RELATING 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
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO PROFESSIONAL SERVICES CONTRACT NO. 21-05-ED3 WITH OMA AMO ARCHITECTURE, P.C. FOR ARCHITECTURE AND RELATED SERVICES WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SEVENTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH PETER MOCCO, LIBERTY HARBOR NORTH, INC, LIBERTY HARBOR NORTH BROWNSTONE CONDOMINIUM URBAN RENEWAL LLC, ALLOWING A TRANSFER TO 225 GROVE STREET LLC, AND PERMITTING A CONSTRUCTION MORTGAGE ON PROPERTY IDENTIFIED AS BLOCK 15801, LOT 23.05 AND COMMONLY KNOWN BY THE STREET ADDRESS 225 GROVE STREET, WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EIGHTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH PETER MOCCO, LIBERTY HARBOR NORTH, INC, 333 GRAND STREET LLC, ET AL, ALLOWING A TRANSFER TO 201 GROVE STREET LLC, AND PERMITTING A CONSTRUCTION MORTGAGE ON PROPERTY IDENTIFIED AS BLOCK 15801, LOT 24.01 COMMONLY KNOWN BY THE STREET ADDRESS 201 GROVE STREET, WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

Amended

Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 24-08-RN13 WITH T&M ASSOCIATES FOR ENVIRONMENTAL ENGINEERING SERVICES IN CONNECTION WITH PROPERTY LOCATED AT BLOCK 27804, LOT 13 AND BLOCK 28401, LOT 40 OTHERWISE KNOWN AS THE COUNTRY VILLAGE SECTION WITHIN THE MORRIS CANAL GREENWAY IN THE CITY OF JERSEY CITY

Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF AN AMENDED AND RESTATED 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 #15 Approval of Accounts Payable List as of August 20, 2024

Item #16 Approval of Personnel List as of August 20, 2024

NEXT REGULAR MEETING: September 17, 2024

Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE FIRST AMENDED AND RESTATED REDEVELOPMENT AGREEMENT AND THE AMENDED AND RESTATED PURCHASE AND SALE AGREEMENT FOR DEVELOPMENT LOT 32 WITH BAYFRONT PARTNERS 32 URBAN RENEWAL, L.P., WITH RESPECT TO THE PROPERTY IDENTIFIED AS DEVELOPMENT LOTS 32 A/K/A PORTION OF BLOCK 21901.01, LOT 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA

Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT 24-03-RN7 WITH FRIENDS OF THE LOEW'S, INC. FOR HISTORIC PRESERVATION CONSULTING SERVICES WITH RESPECT TO THE PROPERTY LOCATED AT BLOCK 10601, LOT 41 AND COMMONLY KNOWN AS LOEW'S JERSEY THEATRE, 54 JOURNAL SQUARE PLAZA WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

Informational Item:

- A) **Bates Redevelopment Area** - Bates Street Redevelopment Area - 1 On December 23, 2021, the Agency executed an Initial Deed with 40 Center Street JC LLC for the properties known as Block 13803 Lots 1 and 2 located at 34 Center Street, Jersey City, NJ 07302 (Parcel 1), and 36 Center Street, Jersey City, NJ 07302 (Parcel 2). The Initial Deed contained inaccuracies regarding the project description. Consequently, the Agency and 40 Center Street LLC have entered into a Corrective Deed to amend the metes and bounds description detailed in the Initial Deed recorded in Book 9635, Page 333, Instrument #20220127010011790.
- B) **Journal Square 2060 Redevelopment Area** - The Jersey City Redevelopment Agency (the "Agency") and Yellowstone Development LLC (the "Redeveloper") entered into a Second Amended and Restated Redevelopment Agreement dated December 22, 2023, recorded with the County Register's office on February 22, 2024, in Book 9803, Page 855 for property located at Block 10704, Lot 38.01 commonly known as 61-63 Sip Avenue (the "Property"). Pursuant to Section 2.4.B of the Second Amended and Restated Redevelopment Agreement governing the Project B Option Period, on July 25, 2024, the Redeveloper has exercised its option to request an extension of 6 months from September 1, 2024. The Redeveloper has demonstrated to the Agency that it is diligently pursuing amendments to the Redevelopment Plan, and thus the extension request was granted.