

**JERSEY CITY REDEVELOPMENT AGENCY**



Regular Meeting  
**September 17, 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) NL Cohen Acquisitions, LP and 200 Pacific Management LLC (jointly "Cohen Pacific"), to make a presentation to the Board of Commissioners for the redevelopment of a project on property identified as Block 21503, Lot 28, commonly known by the street address 184-200 Pacific Avenue. The redeveloper proposes to develop a new six (6) story, mixed use building containing 182 units, of which 15% or 27 units will be affordable, 57 parking spaces and ground floor commercial uses within the Canal Crossing Redevelopment Area.
  - B) 248 Erie Owner LLC, to make a presentation to the Board of Commissioners for the redevelopment of property identified as Block 7105, Lots 1, 2 and 3 commonly known by the street address 248 Erie St and 209-215 15th St. The redeveloper proposes to construct a 16 story, mixed use development consisting of 264 dwelling units, of which 15% or 40 units will be affordable, as well as 150 hotel rooms, 50 parking spaces, ground floor retail, tenant amenities and other related site improvements. The developer proposes to incorporate a portion of the existing Salvation Army Building façade for the new development within the Jersey Avenue Light Rail Redevelopment Area.

C) GLC Jersey City, LLC to make a presentation to the Board for the development of property identified as Block 24305, Lots 1.01, 2, 3, 4, 5, 6 and 7 commonly known by the street addresses 125 Theodore Conrad Drive, 105 Theodore Conrad Drive, 95 Theodore Conrad Drive, 85 Theodore Conrad Drive, and 79 Theodore Conrad Drive within the Liberty Harbor Redevelopment Area. The Redeveloper plans to construct a logistics campus comprising two buildings, totaling 428,486 square feet. This will include warehouse one, which covers 304,898 square feet, and warehouse two, which covers 122,232 square feet. In addition, there's an existing 1,356 square feet of open space along Theodore Conrad Drive that will remain as part of the redevelopment.

6. Chairman Rivera

STATUS OF PROJECTS

Item #1 Approval of the Minutes of the Regular Meeting of August 20, 2024

Item #2 Approval of the Minutes of the Executive Session dated August 20, 2024

~~Item #3~~  
*Item Withdrawn*  
RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 174 NEWARK AVE HOLDINGS, LLC AS THE REDEVELOPER FOR PROPERTY IDENTIFIED AS BLOCK 11401, LOT 13.02, COMMONLY KNOWN BY THE STREET ADDRESS 174 NEWARK AVENUE, WITHIN THE 174 NEWARK AVENUE REHABILITATION AREA

~~Item #4~~  
*Item Withdrawn*  
RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH MONTGOMERY GREENE OWNER, LLC AS REDEVELOPER FOR PROPERTY IDENTIFIED AS BLOCK 11606, LOT 1, COMMONLY KNOWN BY THE STREET ADDRESS 72 MONTGOMERY STREET, WITHIN THE BLOCK 11606 REDEVELOPMENT AREA

Item#5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A THIRD AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH HAMPSHIRE URBAN RENEWAL REDEVELOPMENT, LLC, 900 GARFIELD, LLC, AND GARFIELD JC PARTNERS, LLC FOR THE REDEVELOPMENT OF A PORTION OF THE CANAL CROSSING REDEVELOPMENT AREA

- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH THE HALLADAY PLAZA LLC AS THE REDEVELOPER FOR PROPERTY IDENTIFIED AS BLOCK 21502, LOTS 18 & 19, COMMONLY KNOWN BY THE STREET ADDRESS 106-126 HALLADAY STREET WITHIN THE CANAL CROSSING REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING NL COHEN ACQUISITIONS, LP AND 200 PACIFIC18, LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR PROPERTY LOCATED AT BLOCK 21503, LOT 28, COMMONLY KNOWN BY THE STREET ADDRESS 184-200 PACIFIC AVENUE, LOCATED WITHIN THE CANAL CROSSING REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 604 608 COMMUNIPAW, LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 17905, LOTS 24 AND 25, COMMONLY KNOWN BY STREET ADDRESS 604-606 COMMUNIPAW AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING LEASE AGREEMENTS WITH TENANTS AT THE VETERANS RESIDENTIAL HOUSING DEVELOPMENT IN HONOR OF JAIME VAZQUEZ IDENTIFIED AS BLOCK 22602, LOT 6, COMMONLY KNOWN BY THE STREET ADDRESS 665 OCEAN AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 248 ERIE OWNER, LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR PROPERTIES IDENTIFIED ON THE OFFICIAL TAX MAP OF JERSEY CITY AS BLOCK 7105, LOTS 1, 2 & 3, COMMONLY KNOWN BY THE STREET ADDRESSES 248 ERIE STREET, 211-215 FIFTEENTH STREET, AND 209 FIFTEENTH STREET RESPECTIVELY, LOCATED WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA

Item #11

*Item Amended*

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT 24-09-RN16 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 BY THE STREET ADDRESS 84 SIP AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25 PATHSIDE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

Item#12

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT NO. 24-09-RN15 WITH BUREAU BAILLET FOR LEGAL SERVICES WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

Item #13

*Item Withdrawn*

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH LOTT STREET ASSEMBLAGE, LLC AS REDEVELOPER FOR PROPERTY IDENTIFIED AS BLOCK 8001, LOTS 16-23, COMMONLY KNOWN BY THE STREET ADDRESS 8-16 LOTT STREET AND 625-629 NEWARK AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

Item#14

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EIGHTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 808 PAVONIA OWNER URBAN RENEWAL LLC FOR PROPERTY LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

Item #15

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EIGHTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 808 PAVONIA II OWNER URBAN RENEWAL LLC FOR PROPERTY LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

Item# 16

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH ASH STREET PROPERTY LLC FOR PROPERTY LOCATED AT BLOCK 17506, LOT 2, COMMONLY KNOWN BY THE STREET ADDRESS 17-19 ASH STREET, WITHIN THE LAFAYETTE PARK REDEVELOPMENT AREA

- Item#17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING GLC JERSEY CITY, LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT WITH RESPECT TO PROPERTY IDENTIFIED AS BLOCK 24305, LOTS 1.01, 2, 3, 4, 5, 6 AND 7, COMMONLY KNOWN BY THE STREET ADDRESSES 125 THEODORE CONRAD DRIVE, 105 THEODORE CONRAD DRIVE, 95 THEODORE CONRAD DRIVE, 85 THEODORE CONRAD DRIVE, AND 79 THEODORE CONRAD DRIVE, WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA
- Item#18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF CONTRACT NO. 24-09-RN14 TO BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES FOR PROPERTY IDENTIFIED AS BLOCK 20001, LOTS 18, 19, 20, 21 AND 22, COMMONLY KNOWN BY THE STREET ADDRESS 408-420 COMMUNIPAW AVENUE, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item#19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ACCEPTANCE OF A GRANT FROM THE JERSEY CITY DIVISION OF COMMUNITY DEVELOPMENT IN THE AMOUNT OF \$518,829.07 FOR THE REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 25802, LOTS 25 AND 26, COMMONLY KNOWN BY STREET ADDRESS 405-407 OCEAN AVENUE, WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA
- Item#20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH AAZUL HOME CONSTRUCTIONS, LLC AS REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 17506, LOT 17, COMMONLY KNOWN BY THE STREET ADDRESS 428 PACIFIC AVENUE LOCATED WITHIN THE SCATTER SITE REDEVELOPMENT AREA
- Item#21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDING PROFESSIONAL SERVICES CONTRACT NO. 24-09-JL02 TO BATTAGLIA ASSOCIATES, LLC FOR QUALIFIED PURCHASING AGENT SERVICES
- Item#22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPOINTING CHRIS BATTAGLIA AS QUALIFIED PURCHASING AGENT

Item#23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT 24-09-JL3 WITH WIELKOTZ & COMPANY, LLC TO PROVIDE PROFESSIONAL ACCOUNTING AND FINANCIAL SERVICES IN ALL PROJECT AREAS

Item #24 Approval of Accounts Payable List as of September 17, 2024

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**NEXT REGULAR MEETING: TUESDAY, October 15, 2024**