

JERSEY CITY REDEVELOPMENT AGENCY



Special Meeting
October 29, 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) Pulte Homes of NJ, Limited Partnership, is requesting to make a presentation before the Board of Commissioner for the redevelopment of certain property identified as Block 27503, Lot 15, commonly known by the street address of 200 Chapel Avenue, within the Caven Point Redevelopment Area. The Redeveloper proposes to construct one hundred and sixty-eight (168) stacked townhouses in eighteen (18) buildings for sale, with each townhouse having one car garage and individual driveway space, along with associated amenities and site improvements. The project is composed of two (2) different models, each of which consists of two (2) floors over two (2) floor townhouses within the Caven Point Redevelopment area.
6. Chairman Rivera STATUS OF PROJECTS
 - Item #1 Approval of the Minutes of the Regular Meeting of September 17, 2024
 - Item #2 Approval of the Minutes of the Executive Session dated September 17, 2024
 - Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING VARIOUS ENVIRONMENTAL FIRMS TO PROVIDE ENVIRONMENTAL SERVICES WITHIN ALL PROJECT AREAS
 - Item#4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING VARIOUS ENGINEERING FIRMS TO PROVIDE PROFESSIONAL ENGINEERING SERVICES IN ALL PROJECT AREAS

- Item #5 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 #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY MAKING APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:5A-6 AND N.J.S.A. 40A:12A-29(A)(3) IN CONNECTION WITH THE BAYFRONT REDEVELOPMENT PROJECT LOCATED AT BLOCK 21901.01, LOTS 1 THROUGH 9, WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF PROJECT NOTES IN CONNECTION WITH THE BAYFRONT REDEVELOPMENT PROJECT LOCATED AT BLOCK 21901.01, LOTS 1 THROUGH 9, AND DETERMINING CERTAIN OTHER MATTERS RELATED THERETO, WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item#8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARING CONTRACT NO. 24-10-VB7 WITH FRENCH & PARRELLO ASSOCIATES FOR PROFESSIONAL ENGINEERING SERVICES WITH RESPECT TO THE BAYFRONT I REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARING CONTRACT NO. 24-10-VB8 TO PERSISTENT CONSTRUCTION, INC. FOR THE PHASE 1A PRE-DEVELOPMENT INFRASTRUCTURE IMPROVEMENTS WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH MONTGOMERY GREENE OWNER LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS A PORTION OF BLOCK 11606, LOT 1, COMMONLY KNOWN BY THE STREET ADDRESS 72 MONTGOMERY STREET, WITHIN THE BLOCK 11606 REDEVELOPMENT PLAN AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING PULTE HOMES OF NJ, LIMITED PARTNERSHIP AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR PROPERTY IDENTIFIED AS BLOCK 27503, LOT 15, COMMONLY KNOWN BY THE STREET ADDRESS 200 CHAPEL AVENUE, WITHIN THE CAVEN POINT REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE GRAND JERSEY BROWNFIELD DEVELOPMENT REDEVELOPMENT AREA IN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO TERMINATE THE REDEVELOPMENT AGREEMENT AND PURCHASE AND SALE AGREEMENT WITH 185 MONMOUTH STREET LLC FOR PROPERTY LOCATED AT BLOCK 15801, LOT 3.02 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 15TH AND GROVE JC LLC, AUTHORIZING THE TRANSFER OF MEMBERSHIP INTERESTS IN 15TH AND GROVE JC HOLDINGS LLC TO GROVE STREET JOINT VENTURE LLC, AND AUTHORIZING A CONTRIBUTION AND EXCHANGE AGREEMENT AMONGST 15TH AND GROVE JC LLC, SJP LUCY LLC, GROVE STREET JOINT VENTURE, LLC AND 15TH AND GROVE JC HOLDINGS LLC, ALL FOR PROPERTY IDENTIFIED AS BLOCK 7102, LOT 7, COMMONLY KNOWN AS 619 GROVE STREET AND PROPERTY IDENTIFIED AS BLOCK 7103, LOTS 12-17, COMMONLY KNOWN BY THE STREET ADDRESS 610-620 GROVE STREET, WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT NO. 24-10-RN18 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 #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT 24-10-RN17 WITH PORCELLO ENGINEERING, INC. FOR 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 PLAN AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH DELANCEY DEVELOPMENT LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 8101, LOTS 9, 10, AND 11, COMMONLY KNOWN BY THE STREET ADDRESS 417-427 HOBOKEN AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF REVENUE BONDS IN CONNECTION WITH THE PATHSIDE REDEVELOPMENT PROJECT, LOCATED AT BLOCK 9501, LOT 22, COMMONLY KNOWN AS 25 PATHSIDE A/K/A 84 SIP AVENUE, AND DETERMINING CERTAIN OTHER MATTERS RELATED THERETO, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CORRECTION TO SECOND AMENDMENT TO CONTRACT 22-04-RN9 WITH ARUP US, INC., FOR ACOUSTICS, AUDIOVISUAL, INFORMATION TECHNOLOGY AND COMMUNICATIONS 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

Amended

~~Item #20~~

*Item
Withdrawn*

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CORRECTION TO THIRD AMENDMENT TO CONTRACT NO. 21-12-CJ13 WITH ARUP US, INC., FOR STRUCTURAL 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 PLAN AREA

~~Item #21~~

*Item
Withdrawn*

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH SCITECH SCITY LLC FOR THE REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 21504, LOTS 4.01, 5, 6 AND 7 COMMONLY KNOWN BY THE ADDRESSES 115 JERSEY CITY BOULEVARD, 101 PHILLIP STREET, 65 PHILLIP STREET AND OLIVER STREET, WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

Item #22

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICE CONTRACT NO. 24-10-VB9 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL ENGINEERING SERVICES AT THE PROPERTY IDENTIFIED AS BLOCK 17503, LOT 1, COMMONLY KNOWN BY THE ADDRESS 125 MONITOR STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

Item #23

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO CONTRACT NO. 24-04-RN7 WITH GALLAGHER BASSETT TECHNICAL SERVICES, INC. FOR LICENSED SITE REMEDIATION PROFESSIONAL SERVICES IN CONNECTION WITH PROPERTY LOCATED BLOCK 27804, LOT 13 AND BLOCK 28401, LOT 40, ALSO KNOWN AS SEGMENT 3 (COUNTRY VILLAGE) WITHIN THE MORRIS CANAL GREENWAY

Item #24

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ADOPTION OF A CASH MANAGEMENT PLAN

Item #25

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY INTRODUCING THE FISCAL YEAR JANUARY 1, 2025 TO DECEMBER 31, 2025 ANNUAL BUDGET AND CAPITAL BUDGET

Item #26

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AGREEMENT PURSUANT TO THE UNIFORM SHARED SERVICES CONSOLIDATION ACT, N.J.S.A. 40A:65-1 ET SEQ., PERMITTING THE JERSEY CITY REDEVELOPMENT AGENCY TO FUEL ITS MOTOR VEHICLES AT THE CITY OF JERSEY CITY PUBLIC WORKS FACILITY

Item #27

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT PURSUANT TO N.J.S.A. 40A:11-5(I)(M) ENABLING THE EXECUTIVE DIRECTOR TO BIND MANAGEMENT LIABILITY (DIRECTORS AND OFFICERS) INSURANCE COVERAGE

Item #28

Approval of Accounts Payable List as of October 29, 2024

NEXT REGULAR MEETING: MONDAY, NOVEMBER 18, 2024