

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
November 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) GND JSQ Holdings, LLC to make a presentation before the Board of Commissioners for the redevelopment for certain properties identified as Block 9301, Lot 17, commonly known by the street address 158-166 Van Wagenen Avenue, and Block 9301, Lot 4 commonly known by the street address 121 Tonnelle Avenue within the Broadway Fayette Redevelopment Area. The Redeveloper proposes a 15-story residential building, consisting of 321 residential units, 32 (10%) of those units will be allocated to affordable housing, 123 parking spots of which 19 will be for EV parking, 161 bicycle spaces and 16,250 sq. ft of amenity space. As one of the community benefits, an amenity space at the entrance of the building on Tonnelle Avenue will be maintained by ownership and open to the public. Additionally, the Redeveloper will be making a monetary contribution towards the restoration, renovation of the pedestrian bridge that crosses over the Path train tracks from the northern end of Van Wagenen to Newark Avenue in the Broadway Fayette Redevelopment Area.
 - B) Jersey City Embankment Associates, LLC to make a presentation before the Board of Commissioners for the redevelopment for certain property identified as Block 11602, Lot 1, commonly known by the street address 437 Marin Boulevard within the Luis Munoz Marin Boulevard Redevelopment Area. The redeveloper proposes developing one of three option. Zoning Option A: A single tower containing 404 residential units, 200 hotels rooms. Zoning Option B: A single tower containing 604 residential units of which fifteen percent (15%) of the converted hotel units shall be designated affordable. Zoning Option C: A single tower containing 700-750 residential units of which twenty percent (20%) shall be restricted as Affordable units in the Luis Marin Boulevard Redevelopment Area.

- Item #1 Approval of the Minutes of the Special Meeting of October 29, 2024
- Item #2 Approval of the Minutes of the Executive Session dated October 29, 2024
- Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO EXERCISE ITS OPTION TO EXTEND CONTRACT NO. 21-02-EV1 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. WITHIN ALL REDEVELOPMENT AREAS
- Item#4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING GND JSQ HOLDINGS LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH PROPERTY IDENTIFIED ON THE TAX RECORDS AS BLOCK 9301, LOT 17, COMMONLY KNOWN BY THE STREET ADDRESS 158-166 VAN WAGENEN AND BLOCK 9301 LOT 4 COMMONLY KNOWN BY THE STREET ADDRESS 121 TONNELE AVE WITHIN THE BROADWAY-FAYETTE REDEVELOPMENT PLAN AREA
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO EXERCISE ITS OPTION TO EXTEND CONTRACT NO. 20-11-RN4 WITH UNITED WAY OF HUDSON COUNTY FOR PROPERTY MANAGEMENT AND SOCIAL SERVICES AT PROPERTY LOCATED AT BLOCK 22602, LOT 6 COMMONLY KNOWN BY THE STREET ADDRESS 665 OCEAN AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CORRECTION TO THE 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 BY THE STREET ADDRESS 84 SIP AVENUE/25 JOURNAL SQUARE, ALSO KNOWN AS 25 PATHSIDE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT 24-11-RN19 WITH OMA AMO P.C. FOR ARCHITECTURE SERVICES FOR PROPERTY LOCATED AT BLOCK 9404, LOT 34.01 WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #8 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 4.03, 4.04, 4.05 AND 4.06, COMMONLY KNOWN AS 179 & 189 PHILLIP STREET, (FORMERLY IDENTIFIED AS BLOCK 21504, LOTS 4.01, 5, 6 AND 7, AND FORMERLY COMMONLY KNOWN AS 115 JERSEY CITY BOULEVARD, 101 PHILLIP STREET, 65 PHILLIP STREET AND OLIVER STREET), WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

Amended

Item #9

Amended

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING REDEVELOPER JERSEY CITY EMBANKMENT ASSOCIATES LLC AND AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT FOR PROPERTY IDENTIFIED AS BLOCK 11602, LOT 1, COMMONLY KNOWN AS 437 MARIN BOULEVARD, WITHIN THE LUIS MUNOZ MARIN BOULEVARD (HENDERSON STREET) REDEVELOPMENT AREA

Item #10

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 417 COMMUNIPAW OZ, LLC, AND CONDITIONALLY AUTHORIZING THE TRANSFER OF MEMBERSHIP INTERESTS IN 417 COMMUNIPAW OZ, LLC, TO THIRD GATE CAPITAL LLC, FOR PROPERTY LOCATED AT BLOCK 18901, LOTS 23 AND 29, COMMONLY KNOWN BY THE STREET ADDRESSES 417 COMMUNIPAW AVENUE AND 139 WOODWARD STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

Item #11

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH TAG DEVELOPMENT LLC AS THE REDEVELOPER OF PROPERTY LOCATED AT BLOCK 20303, LOTS 23, 24, AND 25, COMMONLY KNOWN BY THE STREET ADDRESS 269-273 COMMUNIPAW AVE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

Item #12

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH JKM DEVELOPMENT LLC AS REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 3001 LOT 22, COMMONLY KNOWN BY THE STREET ADDRESS 461 PALISADE AVENUE WITHIN THE SCATTER SITE REDEVELOPMENT AREA

Item #13

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTIVE DIRECTOR DIANA JEFFREY AND ASSISTANT EXECUTIVE DIRECTOR CHRISTOPHER FIORE TO ATTEND THE NJ LEAGUE OF MUNICIPALITIES ANNUAL CONFERENCE

Item #14

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING FIRM(S) DONAHUE, GIRONDA, DORIA & TOMKINS, LLC TO PROVIDE PROFESSIONAL AUDITING SERVICES

Item #15

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICE CONTRACT NO. 24-11-JL4 WITH DONOHUE, GIRONDA, DORIA & TOMPKINS, LLC FOR AUDITING SERVICES

Item #16

Approval of Accounts Payable List as of November 18, 2024

Item #17

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN ESCROW AGREEMENT WITH SCITECH SCITY LLC FOR THE REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 21504, LOTS 4.03, 4.04, 4.05 AND 4.06, COMMONLY KNOWN AS 179 & 189 PHILLIP STREET, (FORMERLY IDENTIFIED AS BLOCK 21504, LOTS 4.01, 5, 6 AND 7, AND FORMERLY COMMONLY KNOWN AS 115 JERSEY CITY BOULEVARD, 101 PHILLIP STREET, 65 PHILLIP STREET AND OLIVER STREET), WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

NEXT REGULAR MEETING: Tuesday, December 17, 2024