

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
December 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) Ziggy Division Realty LLC to present to the Board of Commissioners for the construction of a two phase residential project. Phase I will be an eight (8) story residential building with 32 residential units and 5 ground floor parking spaces at property commonly known by the street address 388 Seventh Street (Block 9802, Lot 34) in the Enos Jones Redevelopment Area. Phase II will be an eight (8) story residential building with 115 residential units and 34 parking spaces at property commonly known by the street address 29 and 33-39 Division Street (Block 9801, Lots 7 & 11) in the Enos Jones Redevelopment Area
 - B) Tag Development, LLC to make a presentation before the Board of Commissioners for the redevelopment of property identified as Block 10602, Lots 10, 11, 12, 13, 14, 15 and 16 commonly known by the street address 168 Sip Avenue and identified in the tax records as 150-164 Sip Avenue and 28 Tonnelle Avenue within the Journal Square 2060 Redevelopment Area. The Redeveloper plans to purchase the property from the Agency and develop, finance, and construct a 30-story luxury rental apartment building featuring 713 rental units. Of these units, 10% or 73 units will be allocated as affordable housing. The development will also include 48,342 square feet of amenity space, which will feature a rooftop amenity area, along with 27,720 square feet of retail space and 118 parking spaces.

C) BNE Acquisitions, LLC, is to make a presentation before the Board of Commissioner for the development of certain property identified as Block 10103, Lots 1-10, commonly known by the street address of 468-480 Manila Avenue. The Redeveloper proposes to construct thirty-eight (38) units, which will consist of all three (3) bedroom units, forty parking spaces in a six (6) story building within the Luis Munoz Marin Boulevard Redevelopment area (Henderson Street).

6. Chairman Rivera

STATUS OF PROJECTS

- Item #1 Approval of the Minutes of the Regular Meeting of November 18, 2024
- Item #2 Approval of the Minutes of the Executive Session dated November 18, 2024
- Item #3 Approval of the Minutes of the Special Meeting of December 5, 2024
- Item #4 Approval of the Minutes of the Executive Session dated December 5, 2024
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING VARIOUS FIRMS FOR APPRAISAL SERVICES WITHIN ALL REDEVELOPMENT AREAS
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EXTENSION TO CONTRACT NO. 24-01-JF2 WITH SILAGY CONTRACTING, LLC FOR VACANT LOT CLEAN-UP AND MAINTENANCE SERVICES AT AGENCY-OWNED PROPERTIES FOR AN ADDITIONAL TERM OF ONE YEAR WITHIN ALL REDEVELOPMENT AREAS
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EXTENSION TO CONTRACT NO. 24-01-JF1 WITH SILAGY CONTRACTING, LLC FOR SALTING AND SNOW REMOVAL SERVICES AT AGENCY-OWNED PROPERTIES FOR AN ADDITIONAL TERM OF ONE YEAR WITHIN ALL REDEVELOPMENT AREAS
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RATIFYING CERTAIN PROVISIONS IN THE 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., BAYFRONT PARTNERS 32 COMMERCIAL L.P., AND BAYFRONT PARTNERS 32 RESIDENTIAL B L.P., WITH RESPECT TO THE PROPERTY IDENTIFIED AS DEVELOPMENT LOT 32 A/K/A A PORTION OF BLOCK 21901.01, LOT 6 WITHIN THE BAYFRONT I REDEVELOPMENT AREA

- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 24-12-VB9 WITH POTOMAC HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL CONSULTING AND LICENSED SITE REMEDIATION PROFESSIONAL SERVICES FOR THE BAYFRONT I REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING ZIGGY DIVISION REALTY, LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR THE PROPERTY IDENTIFIED AS BLOCK 9802, LOT 34, COMMONLY KNOWN BY THE STREET ADDRESS 386-388 SEVENTH STREET AND BLOCK 9801, LOTS 7 AND 11, COMMONLY KNOWN BY THE STREET ADDRESS 29 AND 33-39 DIVISION STREET WITHIN THE ENOS JONES REDEVELOPMENT PLAN AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO THE COOPERATION AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND THE CITY OF JERSEY CITY FOR THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF TAG DEVELOPMENT LLC AS REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR PROPERTY IDENTIFIED AS BLOCK 10602, LOTS 10, 11, 12, 13, 14, 15, AND 16, COMMONLY KNOWN BY THE STREET ADDRESS 168 SIP AVENUE AND IDENTIFIED IN THE TAX RECORDS AS 150-164 SIP AVENUE AND 28 TONNELLE AVENUE WITHIN IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING BNE ACQUISITIONS, LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT IN CONNECTION WITH PROPERTY IDENTIFIED ON THE TAX RECORDS AS BLOCK 10103, LOTS 1-10, COMMONLY KNOWN BY THE STREET ADDRESS 468-480 MANILA AVENUE WITHIN THE LUIS MUNOZ MARIN BOULEVARD (HENDERSON STREET) REDEVELOPMENT AREA
- ~~Item #14~~ RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH JERSEY CITY EMBANKMENT ASSOCIATES LLC FOR PROPERTY IDENTIFIED AS BLOCK 11602, LOT 1, COMMONLY KNOWN BY THE STREET ADDRESS 437 MARIN BOULEVARD, WITHIN THE LUIS MUNOZ MARIN BOULEVARD (fka HENDERSON STREET) REDEVELOPMENT AREA

*Item
Withdrawn*

Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 24-12-RN20 WITH GALLAGHER BASSETT TECHNICAL SERVICES, INC. FOR LICENSED SITE REMEDIATION PROFESSIONAL SERVICES IN CONNECTION WITH PROPERTY LOCATED AT BLOCK 17301, LOT 10 AND BLOCK 17401, LOT 1 COMMONLY KNOWN AS THE MORRIS CANAL GREENWAY IN THE CITY OF JERSEY CITY

Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH XRC URBAN RENEWAL GROUP, LLC AS REDEVELOPER FOR PROPERTY IDENTIFIED AS BLOCK 21902.01, LOT 1 AND BLOCK 21902.02, LOT 1.01 WITHIN THE NJCU WEST CAMPUS REDEVELOPMENT PLAN

Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY TRANSFERRING THE REDEVELOPER DESIGNATION FROM UNEEEK INSPIRATION TO CARA SQUARED-UNEEEK INSPIRATION JOINT VENTURE, WITH RESPECT TO THE PROPERTY IDENTIFIED AS BLOCK 25802, LOTS 25 AND 26, COMMONLY KNOWN BY THE STREET ADDRESS 405-407 OCEAN AVENUE WITHIN THE OCEAN/BAYVIEW REDEVELOPMENT AREA

Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT, A PURCHASE AND SALE AGREEMENT, AND A MORTGAGE AND SECURITY AGREEMENT WITH CARA SQUARED-UNEEEK INSPIRATION JOINT VENTURE, WITH RESPECT TO THE PROPERTY IDENTIFIED AS BLOCK 25802, LOTS 25 AND 26 COMMONLY KNOWN BY THE STREET ADDRESS 405-407 OCEAN AVENUE WITHIN THE OCEAN/BAYVIEW REDEVELOPMENT AREA

Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF CONTRACTS FOR SPECIAL LEGAL COUNSEL SERVICES WITH ERIC M. BERNSTEIN & ASSOCIATES, LLC; FLORIO KENNY RAVAL, LLP; DILWORTH PAXSON LLP; APRUZZESE, McDERMOTT, MASTRO & MURPHY, PC; KINNEY, LISOVICZ, REILLY & WOLFF, PC; McMANIMON, SCOTLAND & BAUMANN, LLC; MALAMUT & ASSOCIATES LLC; SPIRO HARRISON & NELSON, LLC; AND THE HICKERSON-BREEDON LAW FIRM, P.C. TO PROVIDE PROFESSIONAL LEGAL SERVICES

Item Amended

Item #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING THE ANNUAL MEETING SCHEDULE AND DESIGNATING OFFICIAL NEWSPAPERS

Item #21 Approval of Accounts Payable List as of December 17, 2024

Item #22 Approval of Personnel List as of December 17, 2024

Item Withdrawn

Item #23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN ESTOPPEL CERTIFICATE WITH RESPECT TO THE REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 21504, LOT 4.04, COMMONLY KNOWN AS 189 PHILLIP STREET, WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

Item #24 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

Informational Item:

A) The Jersey Avenue Light Rail Redevelopment Area - On November 28, 2023, by Resolution No. 23-11-10, the Agency conditionally designated 605-607 Grove St Realty LLC as the redeveloper of the property identified as Block 7105, Lots 8 and 9 and commonly known as 605-607 Grove Street for a period commencing on the effective date of the resolution and ending on November 30, 2024. The resolution provides that if by November 30, 2024, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement; the designation of the redeveloper shall expire without the need for any further action of the board. The Agency and the Redeveloper have not executed a redevelopment agreement. The Agency advised the redeveloper that its had been rescinded pursuant to Resolution No. 23-11-10 conditional designation.

B) Lafayette Park Redevelopment Area - On May 24, 1995, the Agency entered into a Contract for Sale of Land with JP Affordable Housing Holding., INC, to convey properties for rehabilitation and provide affordable housing, with aid and assistance from Community Development Block Grant. This property is part of a group of properties that were subdivided, and housing units therein were sold by the Redeveloper to purchaser qualifying for affordable housing consistent with the Community Development Block Grant Agreement. As a condition of the Deed and grant agreement the housing units would remain affordable housing for twenty (20) years, a restriction that runs with the land. The redeveloper has requested a "Discharge of Contract For Sale of Land for Private Development", since more than twenty (20) years have elapsed since the Agreement was entered into and recorded. The Agency will provide the discharge as the restrictive covenant in the grant agreement has been satisfied.

NEXT REGULAR MEETING: TUESDAY, January 21, 2025