

**JERSEY CITY REDEVELOPMENT AGENCY**



Regular Meeting  
**February 18, 2025**

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) Related KRE JCMC Holdings, LLC to make a presentation before the Board of Commissioners for the redevelopment of property identified as Block 15801, Lots 4.01 and 5 currently owned by the Jersey City Medical Center located within the Grand Jersey Redevelopment Area. The redeveloper is proposing to redevelop on a portion of the property, three (3) high rise towers containing approximately 1,700 market rate residential rental apartment units, indoor and outdoor amenity spaces, ground floor commercial space and structured parking with approximately 1,300-1.500 parking spaces.
  - (B) 660 Grove St. Property Mgt LLC to make a presentation to the Board of Commissioners for property located at Block 6102, Lot 1 commonly known by the street address as 660 Grove Street. The proposed two (2) phase development project will consist of two (2) towers on a base, with Phase 1 comprised of the base, 11,947 square feet of retail space, 350 parking spaces and a seventeen (17) story tower with 542 dwelling units, of which 81 units (15%) will be affordable. Phase 2 will consist of a second seventeen (17) story tower with 458 dwelling units, of which 69 units (15%) will be affordable.
6. Chairman Rivera STATUS OF PROJECTS
  - Item #1 Approval of the Minutes of the Regular Meeting of January 21, 2025
  - Item #2 Approval of the Minutes of the Executive Session dated January 21, 2025
  - Item #3 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RESCINDING RESOLUTION NO. 25-01-04, THE RE-INTRODUCED AGENCY BUDGET WHICH WAS RE-INTRODUCED ON JANUARY 21, 2025

- Item #4 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE DELAYED INTRODUCTION AND ADOPTION OF THE 2025 BUDGET WHICH WAS INTRODUCED ON FEBRUARY 18, 2025 AND SHALL BE ADOPTED ON MARCH 18, 2025
- Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE RE-INTRODUCED 2025 ANNUAL BUDGET AND CAPITAL BUDGET FOR THE FISCAL YEAR JANUARY 1, 2025 TO DECEMBER 21, 2025
- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 25-02-RN4 WITH IN-LINE HEATING & AIR CONDITIONING COMPANY FOR HVAC MAINTENANCE SERVICES AT AGENCY-OWNED PROPERTIES IN ALL PROJECT AREAS
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED PROFESSIONAL SERVICE CONTRACTS WITH APPRAISERS: CONTRACT NO. 25-02-JF3 WITH COONEY BOVASSO REALTY ADVISORS INC.; CONTRACT NO. 25-02-JF4 WITH INTEGRA REALTY RESOURCES; CONTRACT NO. 25-02-JF5 WITH OTTEAU GROUP; CONTRACT NO. 25-02-JF6 WITH PYRAMID REAL ESTATE ADVISORS; AND CONTRACT NO. 25-02-JF2 WITH WADE APPRAISAL, LLC, ALL FOR APPRAISAL SERVICES IN ALL PROJECT AREAS
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF JACOB 244 BAY STREET LLC AS REDEVELOPER, A FUNDING AGREEMENT AND AN ACCESS AGREEMENT WITH JACOB 244 BAY STREET LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 11401, LOT 25, AND COMMONLY KNOWN BY THE STREET ADDRESS 244 BAY STREET WITHIN THE 244 BAY STREET REHABILITATION AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH GND JSQ HOLDINGS LLC AS THE REDEVELOPER FOR THE PROPERTY IDENTIFIED AS BLOCK 9301, LOT 17, AND COMMONLY KNOWN BY THE STREET ADDRESS 158-166 VAN WAGENEN AND FOR THE PROPERTY IDENTIFIED AS BLOCK 9301, LOT 4, AND COMMONLY KNOWN BY THE STREET ADDRESS 121 TONNELE AVE WITHIN THE BROADWAY-FAYETTE REDEVELOPMENT PLAN AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AGREEMENT WITH PORT LIBERTE APARTMENTS, LLC, FOR THE PURCHASE, PROCUREMENT AND INSTALLATION OF UP TO SIX (6) LEVEL-TWO ELECTRIC CHARGERS AT BLOCK 27503, LOT 16.01, COMMONLY KNOWN BY THE STREET ADDRESS 190 CHAPEL AVENUE WITHIN THE CAVEN POINT REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SEVENTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH RWJBH CORPORATE SERVICES, INC. (F/K/A) BARNABAS HEALTH, INC. FOR PROPERTY LOCATED WITHIN THE GRAND JERSEY REDEVELOPMENT PLAN AREA

- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING RELATED KRE JCMC HOLDINGS LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR A PORTION OF THE PROPERTY IDENTIFIED AS BLOCK 15801, LOTS 4.01 AND 5, WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 574 COMMUNIPAW LLC AS THE REDEVELOPER AND SALE OF AGENCY PROPERTY FOR THE PROPERTY IDENTIFIED AS BLOCK 18602, LOT 3, AND COMMONLY KNOWN BY THE STREET ADDRESS 574 COMMUNIPAW AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A MODIFICATION TO A LOAN WITH BLESC HOUSING GROUP, A NEW JERSEY NONPROFIT CORPORATION IN CONNECTION WITH DEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 22604, LOT 24, COMMONLY KNOWN BY THE STREET ADDRESS 314-316 MLK DRIVE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 336 MLK DEVELOPMENT, LLC FOR PROPERTY LOCATED AT BLOCK 22605, LOT 1 COMMONLY KNOWN BY THE STREET ADDRESS 336-340 MLK DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 660 GROVE ST. PROPERTY MGT LLC AS THE REDEVELOPER AND AUTHORIZING THE EXECUTION OF A FUNDING AGREEMENT FOR THE PROPERTY IDENTIFIED AS BLOCK 6102, LOT 1, AND COMMONLY KNOWN BY THE STREET ADDRESS 660 GROVE STREET WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 25-02-RN3 FOR COST ESTIMATOR SERVICES WITH DIRECTIONAL LOGIC, INC., FOR THE PROPERTY IDENTIFIED AS BLOCK 9404, LOT 34.01, AND COMMONLY KNOWN BY THE STREET ADDRESS 808 PAVONIA AVENUE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 25-02-RN6 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. TO PROVIDE ENVIRONMENTAL INVESTIGATION SERVICES RELATING TO THE PROPERTY IDENTIFIED AS BLOCK 10601, LOT 41, AND COMMONLY KNOWN AS THE LOEW'S JERSEY THEATRE AND 54 JOURNAL SQUARE PLAZA, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 25-02-VB1 WITH LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC, FOR PEER REVIEW ENVIRONMENTAL SERVICES, FOR THE PROPERTY IDENTIFIED AS BLOCK 17503, LOT 1, AND COMMONLY KNOWN BY THE STREET ADDRESS 125 MONITOR STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

- Item #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICE CONTRACT NO. 25-02-VB2 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. TO CONTINUE PERFORMING ENVIRONMENTAL SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 17503, LOT 1, AND COMMONLY KNOWN AS 125 MONITOR STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT 25-02-RN5 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC., FOR ENVIRONMENTAL SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 18901, LOT 1.01, AND COMMONLY KNOWN AS BERRY LANE PARK, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RESCINDING AND REPLACING RESOLUTION NO. 24-12-16 AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH XRC URBAN RENEWAL GROUP, LLC (CROSSROADS) 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
- Amended**
- Item #23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 107 MORGAN STREET DEVELOPMENT LLC AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 11612, LOT 1, COMMONLY KNOWN BY THE STREET ADDRESS 107 MORGAN STREET, WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA
- Item #24 Approval of Accounts Payable List as of February 18, 2025

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**NEXT REGULAR MEETING: TUESDAY, March 18, 2025**