

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING GOING INTO PUBLIC COMMENTS SESSION**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency recognizes the importance of transparency and public participation in its proceedings; and

**WHEREAS**, the Board wishes to provide an opportunity for members of the public to comment on matters relevant to the Agency's activities and agenda items; and

**WHEREAS**, the Public Comment Session is a designated time during the meeting to hear from the public in accordance with applicable laws and the Agency's procedures;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the Board hereby opens the floor for the Public Comment Session to allow for input, questions, and comments from members of the public.

  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated December 16, 2025

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING GOING INTO EXECUTIVE SESSION TO DISCUSS CERTAIN MATTERS**

**WHEREAS**, there are certain matters that need to be discussed by the Board of Commissioners of the Jersey City Redevelopment Agency in Executive Session; and

**WHEREAS**, the matters to be discussed are: litigation, contract negotiations and personnel matters; and

**WHEREAS**, the results will be disclosed to the public upon settlement of any litigation matters which were discussed.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency approving the Commissioners go into Executive Session to discuss certain matters including pending or potential litigation as well as personnel matters.

  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated December 16, 2025

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY  
REDEVELOPMENT AGENCY APPROVING THE  
MINUTES OF THE PUBLIC MEETING OF  
NOVEMBER 17, 2025**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency has received copies of the Minutes from the Public Meeting for their review and approval.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that these Minutes be approved as presented.

  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated December 16, 2025

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE MINUTES OF EXECUTIVE SESSION  
OF THE PUBLIC MEETING OF NOVEMBER 17, 2025**

**WHEREAS**, the Board of Commissioners approved going into closed session at the meeting of November 17, 2025; and

**WHEREAS**, the following issues were discussed: 1) litigation

2) contract negotiations

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Special Public Meeting be approved as presented.

  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated December 16, 2025

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			
Daniel Rivera	✓			



**RESOLUTION OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY  
REDEVELOPMENT AGENCY AUTHORIZING  
EXTENSION OF THE LICENSE AGREEMENT  
WITH SPINIELLO COMPANIES WITH RESPECT  
TO THE PROPERTY IDENTIFIED AS A PORTION  
OF BLOCK 21901.01, LOT 1, WITHIN THE  
BAYFRONT I REDEVELOPMENT AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas designated by the municipality as in need of redevelopment; and

**WHEREAS**, the Jersey City Redevelopment Agency (the “**Agency**”) was established as an instrumentality of the City of Jersey City (the “**City**”) and operates pursuant to the provisions of the Redevelopment Law, with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

**WHEREAS**, the Agency owns certain real property identified as a portion of Block 21901.01, Lot 1 within the Redevelopment Area (the “**Property**”); and

**WHEREAS**, Spiniello Companies (“**Spiniello**”) performs construction work on a variety of sewer and water projects for which it was desirous of utilizing a portion of the Property (the “**License Area**”) for staging, stockpiling, storing, and accessing certain materials, soils and equipment (the “**Authorized Activities**”); and

**WHEREAS**, on August 15, 2023, by Resolution No. 23-08-7, the Board of Commissioners authorized the Agency to enter into a license agreement with Spiniello (the “**License Agreement**”) to use and occupy the License Area for the purpose of undertaking the Authorized Activities, and which License Agreement was entered into on December 14, 2023; and

**WHEREAS**, the term of the License Agreement is set to expire on January 1, 2026, and both the Agency and Spiniello are desirous of extending said term, by way of amendment to the License Agreement (the “**License Amendment**”), a copy of which is on file with the Agency, for a period of twelve (12) months, with the option to extend for an additional twelve (12) months in the sole discretion of the Executive Director,

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

**Section 1.** The recitals hereto are hereby incorporated herein as if set forth at length.

**Section 2.** The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized and directed to negotiate and execute the License Amendment in substantially the form on file with the Agency, together with such additions, deletions and/or modifications as may be deemed necessary or desirable by the Agency, in consultation with Counsel.

**Section 3.** The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions necessary to effectuate the License Amendment and this Resolution, in consultation with Counsel.

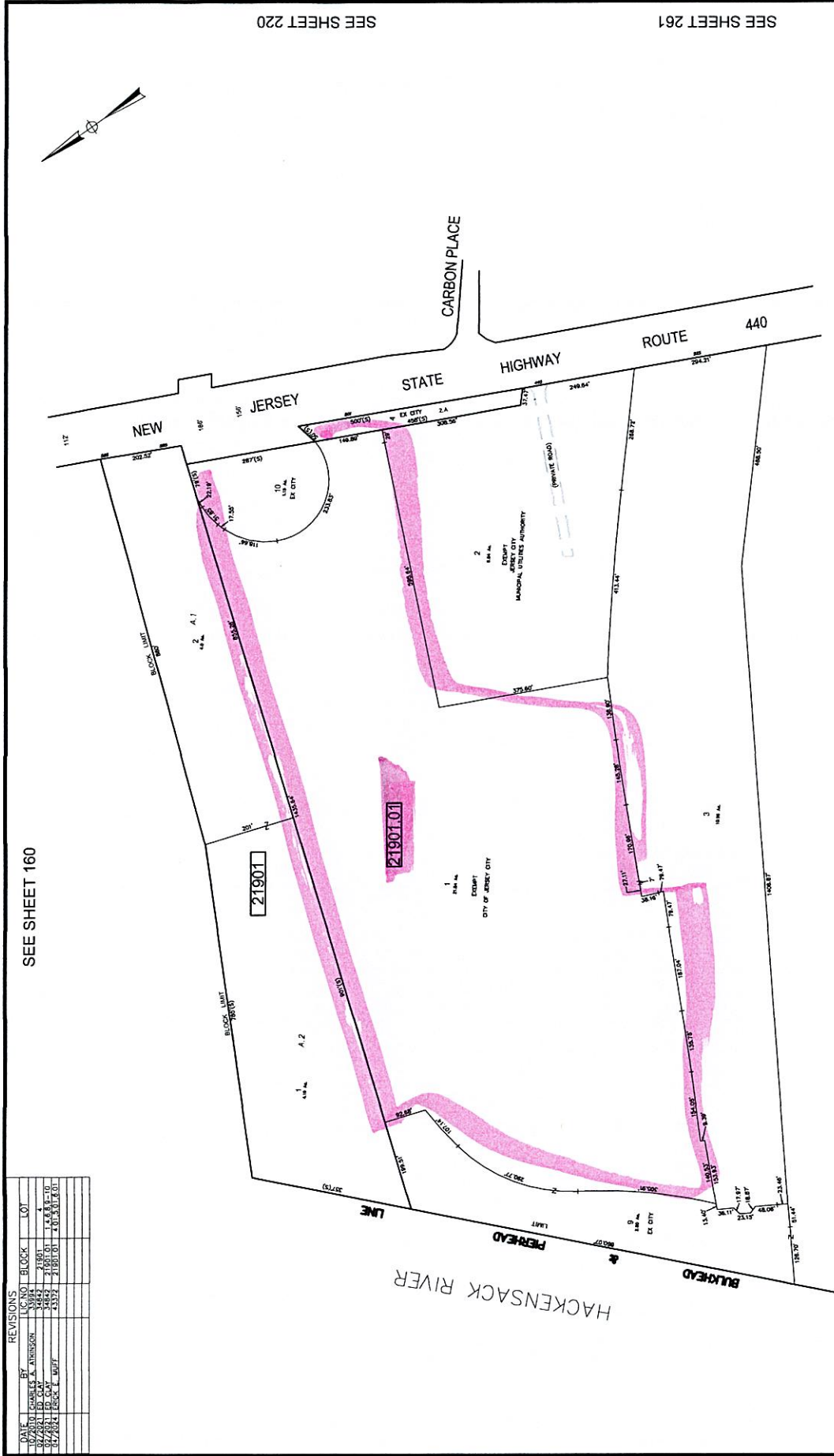
**Section 4.** This Resolution shall take effect immediately.

  
\_\_\_\_\_  
Diana H. Jeffrey, Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on December 16, 2025.**

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

\*Resolutions require 4 affirmative votes to pass.



REVISIONS			
DATE	BY	DESCRIPTION	LOT
04/24/11	CONSESS, A. ANDERSON	21901	4
04/24/11	CONSESS, A. ANDERSON	21901	4
04/24/11	CONSESS, A. ANDERSON	21901	4
04/24/11	CONSESS, A. ANDERSON	21901	4
04/24/11	CONSESS, A. ANDERSON	21901	4
04/24/11	CONSESS, A. ANDERSON	21901	4
04/24/11	CONSESS, A. ANDERSON	21901	4
04/24/11	CONSESS, A. ANDERSON	21901	4
04/24/11	CONSESS, A. ANDERSON	21901	4
04/24/11	CONSESS, A. ANDERSON	21901	4

SEE SHEET 160

SEE SHEET 220

SEE SHEET 261

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED  
DRAFTING DESIGN (CADD) AND COORDINATE GEOMETRY.

# TAX MAP

CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE 1" = 100' AUGUST 2008

RICHARD A. MORALLE, P.E., P.L.S.  
T & M ASSOCIATES  
11 TINDALL ROAD  
NEW JERSEY 07748

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY, 2009, SIGNED  
BY SANTO C. DIDONATO, CTA AND  
ASSIGNED SERIAL NUMBER 959

SEE SHEET 246

APR - COM/24627973.00



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE FIRST AMENDED AND RESTATED REDEVELOPMENT AGREEMENT AND A FIRST AMENDMENT TO THE FIRST AMENDED AND RESTATED PURCHASE AND SALE AGREEMENT WITH BRP COVE POINTE LLC FOR PORTIONS OF BLOCK 21901.01, LOTS 4 AND 6 (DEVELOPMENT LOTS 25, 29, 30, AND 31) WITHIN THE BAYFRONT I REDEVELOPMENT AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas designated by the municipality as in need of redevelopment; and

**WHEREAS**, the Jersey City Redevelopment Agency (the “**Agency**”) was established as an instrumentality of the City of Jersey City (the “**City**”) pursuant to the provisions of the Redevelopment Law, and has the responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

**WHEREAS**, the Bayfront I Redevelopment Area (the “**Redevelopment Area**”) is located on the west side of the City bounded by Route 440 to the west, the Hackensack River to the east, Kellogg Street to the south and with the northly portion of the area contain the Culver Avenue interchange with Route 440, and, which consists of approximately ninety-five (95) acres with approximately seventy (70) acres of development parcels, and twenty-five (25) acres of public and/or open space; and

**WHEREAS**, on March 12, 2008, pursuant to Ordinance No. 08-025 and the Redevelopment Law, the City adopted a redevelopment plan known as the Bayfront I Redevelopment Plan, which was amended pursuant to Ordinance No. 21-009 and which resulted in the Bayfront I Redevelopment Plan Amended and Restated, dated February 24, 2021 (the “**Redevelopment Plan**”), to effectuate and regulate the redevelopment of the Redevelopment Area; and

**WHEREAS**, the Redevelopment Plan, in part, provides for the creation of thirty-five (35) lots for development within the approximately seventy (70) acres of development parcels referenced above, which is currently identified as Block 21901.01, Lots 1, 4, 6, 8 and 9 on the official tax maps of the City (the “**Development Lots**”) as depicted on Map 1, the “Block Identification Map” in the Redevelopment Plan; and

**WHEREAS**, on October 10, 2018, the City adopted an ordinance (the “**Acquisition Ordinance**”) authorizing public financing for the acquisition of the Development Lots and construction of certain public infrastructure within the Redevelopment Area; and



**WHEREAS**, in accordance with the Acquisition Ordinance, the City became the fee simple owner of the Development Lots on January 15, 2019; and

**WHEREAS**, on June 16, 2020, by Resolution No. 20-06-03, the Agency conditionally designated BRP Cove Pointe LLC (the “**Redeveloper**”), as the Redeveloper of a portion of the Phase 1 Development Area identified as portions of Block 21901.01, Lots 4 and 6 on the official tax maps of the City, i.e., Development Lot 25 (“**Development Lot 25**”) and Development Lot 31 (“**Development Lot 31**”) as depicted on Map 1, the “Block Identification Map” in the Redevelopment Plan, which designation was subsequently extended until June 30, 2023; and

**WHEREAS**, on December 15, 2021, the City adopted Ordinance Nos. 21-074 and 21-080 authorizing the transfer of the Development Lots, including Development Lot 25 and Development Lot 31, to the Agency, and a subsidy agreement for the public financing for same and thereafter, on January 11, 2022, the Agency became the fee simple owner of the Development Lots, including Development Lot 25 and Development Lot 31; and

**WHEREAS**, on April 18, 2023, by Resolution 23-04-3, the Agency authorized the execution of a Redevelopment Agreement (the “**Original RDA**”) and the Purchase and Sale Agreement (the “**Original PSA**”) with the Redeveloper for Development Lot 25, Development Lot 31, Development Lot 29 (“**Development Lot 29**”), and Development Lot 30 (“**Development Lot 30**”) and together with Development Lot 25, Development Lot 31, and Development Lot 29, the “**Property**”); and

**WHEREAS**, the Agency and the Redeveloper determined to revise the Original RDA and the Original PSA to modify various provisions relating to the project description, project milestone dates, and Property sale terms; and

**WHEREAS**, on March 18, 2025, by Resolution No. 25-03-5, the Agency authorized the execution of a First Amended and Restated Redevelopment Agreement (the “**Restated RDA**”) and a First Amended and Restated Purchase and Sale Agreement (the “**Restated PSA**”); and

**WHEREAS**, on November 26, 2025, the Redeveloper submitted a request to the Agency to amend the Restated RDA and Restated PSA, and the Agency now wishes to authorize the execution of a First Amendment to the Restated RDA and Restated PSA to: i) provide for payment by Redeveloper of debt service on bonds in 2026; ii) acknowledge payment of Administrative Fees (as defined in the Restated RDA); iii) update Schedule C – Development Timetable; iv) update Schedule D – Declarations of Covenants and Restrictions; v) update Schedule F – Form of Progress Report; vi) revise the timing and amount of Redeveloper’s deposits due under the Restated PSA; vii) revise closing terms; and viii) revise property descriptions in the Restated PSA (collectively, the “**First Amendment**”), a copy of which is on file with the Agency,

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

**Section 1.** The recitals hereto are incorporated herein as if set forth at length.

**Section 2.** The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to enter into and execute the First Amendment in substantially the form on file with the Agency, together with such additions, deletions, and modifications thereto as may be necessary or desirable in consultation with Counsel.

**Section 3.** The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute all other documents necessary and/or desirable to effectuate this Resolution, and to undertake all actions necessary to effectuate this Resolution, in consultation with Counsel.

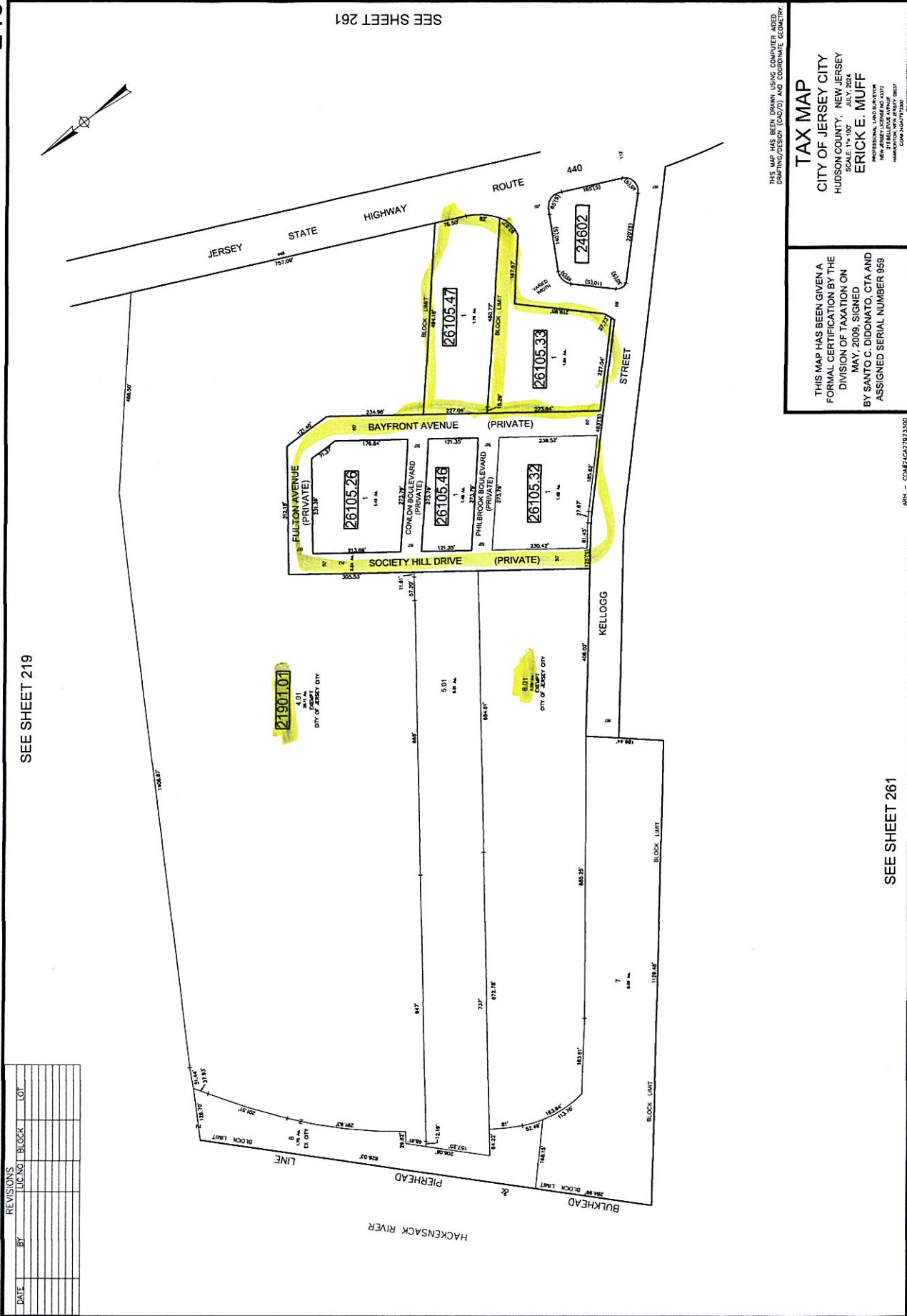
**Section 4.** This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 16, 2025.**

  
Diana H. Jeffrey, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

\*Resolutions require 4 affirmative votes to pass.



SEE SHEET 219

SEE SHEET 261

REVISIONS			
DATE	BY	DESCRIPTION	LOT

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED  
DRAFTING/DESIGN (CAD) AND COORDINATE GEOMETRY

**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE 1" = 100' JULY 2024  
**ERICK E. MUFF**  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. 4317  
1000 NEW JERSEY AVE., SUITE 200  
HARRISON, NJ 07033  
COM 2405079300

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY, 2009, SIGNED  
BY SANTO C. DIDONATO, CTA AND  
ASSIGNED SERIAL NUMBER 959

SEE SHEET 261

APP - COM 2405079300



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH GND JSQ HOLDINGS LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 9301, LOT 4.01 (FORMERLY LOTS 4 AND 17), AND COMMONLY KNOWN BY THE STREET ADDRESS 121 TONNELE AVENUE (FORMERLY 158-166 VAN WAGENEN AVENUE AND 121 TONNELE AVENUE) WITHIN THE BROADWAY-FAYETTE REDEVELOPMENT PLAN AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas designated by the municipality as in need of redevelopment; and

**WHEREAS**, the Jersey City Redevelopment Agency (the “**Agency**”) was established as an instrumentality of the City of Jersey City (the “**City**”) pursuant to the provisions of the Redevelopment Law, and has the responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

**WHEREAS**, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Broadway-Fayette Redevelopment Plan Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area, entitled the Broadway-Fayette Redevelopment Plan and/or Broadway Fayette Redevelopment Plan (the Redevelopment Plan refers to both names), in order to effectuate the redevelopment of the Redevelopment Area (as has been further amended and supplemented from time to time, the “**Redevelopment Plan**”); and

**WHEREAS**, GND JSQ Holdings LLC (the “**Redeveloper**”), a limited liability company, received title from a related entity of property located within the Redevelopment Area identified as Block 9301, Lot 4.01 (formerly Lots 4 and 17), and commonly known by the street address 121 Tonnele Avenue (formerly 158-166 Van Wagenen Avenue and 121 Tonnele Avenue) (the “**Property**”); and

**WHEREAS**, on February 18, 2025, by Resolution No. 25-02-9, the Agency designated the Redeveloper as the redeveloper of the Property and authorized a redevelopment agreement between the Redeveloper and the Agency (the “**Redevelopment Agreement**”); and

**WHEREAS**, the Agency and the Redeveloper executed and entered into the Redevelopment Agreement on June 12, 2025, and which was recorded on July 21, 2025, in Book 9913, Page 909; and

**WHEREAS**, pursuant to the Redevelopment Agreement, the Redeveloper proposes to develop, finance and construct a fifteen (15) story, three hundred and twenty-four thousand four hundred and seventy (324,470) square foot, residential building consisting of three hundred and twenty-one (321) residential units, of which ten percent (10%) will be affordable units, for a term



of thirty (30) years and which shall be comprised of seventy-six (76) studios, one hundred and sixty-four (164) one bedrooms, seventy-four (74) two bedrooms, seven (7) three bedrooms; one hundred and twenty-three (123) parking spaces of which nineteen (19) will be for electric vehicle (EV) parking; one hundred and sixty-one (161) bicycle spaces; sixteen thousand two hundred and fifty (16,250) square feet of programmed amenity space; rooftop amenities; and community benefits including an amenity space open to the public at the entrance of the building on Tonnele Avenue and a capital contribution to the Port Authority of the State of New York and New Jersey to help finance the restoration and renovation of the pedestrian bridge at the foot of the building on Van Wagenen Avenue, all in accordance with the Redevelopment Plan (collectively, the “**Project**”); and

**WHEREAS**, the Redeveloper is currently owned by Anuj Parmar (99% interest) and Kmit Capital, LLC (1%); and

**WHEREAS**, the Redeveloper has requested the Agency’s consent to allow the entry of Landmark Equities 3, LLC, an equity partner, and approve the transfer in the ownership interest in the Redeveloper to Anuj Parmar (59%), Kmit Capital, LLC (1%), and Landmark Equities 3, LLC (40%); and

**WHEREAS**, on October 28, 2025, the Redeveloper submitted a request to the Agency to amend the Redevelopment Agreement, and the Agency now wishes to authorize the execution of a First Amendment to the Redevelopment Agreement to (i) update the Property description to reflect the consolidated lot number, and (ii) consent to the transfer by the Redeveloper of a portion of the membership interests in the Redeveloper as described in the attached Disclosure Statement, and revise **Schedule G** (Majority Owners) in accordance with the attached **Exhibit 1**, to facilitate financing for the Project (the “**First Amendment**”), a copy of which is on file with the Agency; and

**WHEREAS**, the Agency wishes to authorize the First Amendment,

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

**Section 1.** The recitals above are hereby incorporated herein as if set forth at length.

**Section 2.** The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to enter into and execute the First Amendment in substantially the form on file with the Agency, together with such additions, deletions and modifications thereto as may be necessary or desirable in consultation with Counsel.

**Section 3.** The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute all other documents necessary and/or desirable to effectuate this Resolution and to undertake all actions necessary to effectuate this Resolution, in consultation with Counsel.

**Section 4.** This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 16, 2025.**

  
Diana H. Jeffrey, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

\*Resolutions require 4 affirmative votes to pass.

**EXHIBIT 1**  
**AMENDED SCHEDULE G**  
**MAJORITY OWNERS**

**DISCLOSURE STATEMENT  
GND JSQ HOLDINGS LLC**

REDEVELOPER: GND JSQ Holdings LLC  
17 Four Columns Drive  
Morganville, New Jersey 07751

SUBJECT PROPERTY: 121 Toannele Ave. and  
158-166 Van Wagenen Avenue  
Jersey City, New Jersey 07306  
Block 9301; Lot 4.01 (Formerly Lots 4 and  
17)

GND JSQ HOLDINGS LLC		
NAME	ADDRESS	PERCENTAGE OWNED
ANUJ PARMAR	17 Four Columns Drive Morganville, New Jersey 07751	59%
LANDMARK EQUITIES 3 LLC	63 Dorison Dr. Short Hills, New Jersey 07078	40%
KMIT CAPITAL LLC	17 Four Columns Drive Morganville, New Jersey 07751	1%

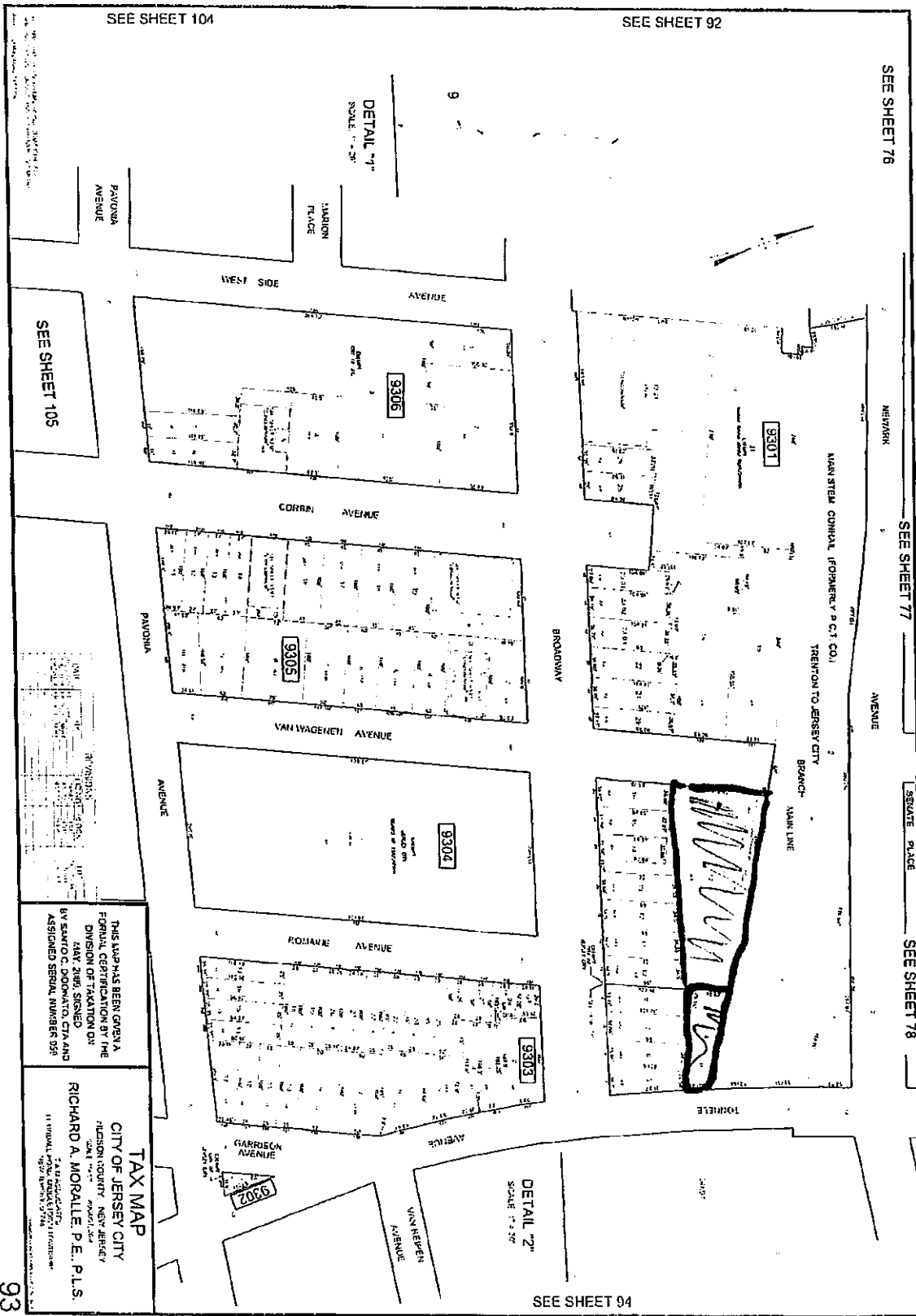


KMIT CAPITAL LLC		
NAME	ADDRESS	PERCENTAGE OWNED
JONATHAN FEIFER	40 W. 86 <sup>TH</sup> Street, #12A New York, New York 10024	97.25%
JJ FEIFER & DESCENDANTS 2015 TRUST	40 W. 86 <sup>TH</sup> Street, #12A New York, New York 10024	2.5%



LANDMARK EQUITIES 3 LLC		
NAME	ADDRESS	PERCENTAGE OWNED
NIKET PATANKAR	63 Dorison Dr. Short Hills, New Jersey 07078	60%
PREETI PATANKAR	63 Dorison Dr. Short Hills, New Jersey 07078	40%





THIS MAP HAS BEEN GIVEN A  
 FORMAL CERTIFICATION BY THE  
 DIVISION OF TAXATION ON  
 MAY 20, 1980, SIGNED  
 BY SAUL C. DODD, CTA AND  
 ASSIGNED SERIAL NUMBER 559

**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 RICHARD A. MORALLE, P.E., P.L.S.  
 11 VERNON ROAD, SUITE 100, JERSEY CITY, N.J. 07310

Item #8

Withdrawn

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PURCHASE AND SALE AGREEMENT WITH RWJBH CORPORATE SERVICES, INC. (F/K/A BARNABAS HEALTH, INC.) FOR THE PROPERTY IDENTIFIED AS BLOCK 15801, LOT 3.02, AND COMMONLY KNOWN AS 185 MONMOUTH STREET, WITHIN THE GRAND JERSEY REDEVELOPMENT PLAN AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas designated by the municipality as in need of redevelopment; and

**WHEREAS**, the Jersey City Redevelopment Agency (the “**Agency**”) was established as an instrumentality of the City of Jersey City (the “**City**”) and operates pursuant to the provisions of the Redevelopment Law, with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

**WHEREAS**, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment designated as the Grand Jersey Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the area entitled the Grand Jersey Redevelopment Plan (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

**WHEREAS**, the Agency and RWJBH Corporate Services Inc. (F/K/A Barnabas Health, Inc.), a New Jersey nonprofit corporation (the “**Redeveloper**”), previously entered into that certain Redevelopment Agreement dated December 31, 2014 and recorded on July 10, 2017 in Book 9216 at Page 946 (the “**2014 Agreement**”), as amended by a first amendment to the 2014 Agreement dated December 15, 2015 and recorded on March 3, 2017 in Book 9184 at Page 356 (the “**First Amendment**”), as amended by a letter agreement dated December 21, 2015 (not recorded) (the “**2015 Letter Agreement**”), a second amendment to the 2014 Agreement dated January 27, 2016 and recorded on March 3, 2017 in Book 9184 at Page 360 (the “**Second Amendment**”), a third amendment to the 2014 Agreement dated November 30, 2016 and recorded on March 3, 2017 in Book 9184 at Page 365 (the “**Third Amendment**”), a fourth amendment to the 2014 Agreement dated December 16, 2016 and recorded on March 3, 2017 in Book 9184 at Page 372 (the “**Fourth Amendment**”), a fifth amendment to the 2014 Agreement dated June 27, 2017 and recorded on July 10, 2017 in Book 9216 at Page 940 (the “**Fifth Amendment**”), and a sixth amendment to the 2014 Agreement dated September 20, 2017 and recorded on April 4, 2019 in Book 9295 at Page 442 (the “**Sixth Amendment**”), and a seventh amendment to the 2014 Agreement dated March 18, 2025 and recorded on April 23, 2025 in Book 9895 at Page 618 (the “**Seventh Amendment**”) and together with the 2014 Agreement, the First Amendment, the 2015 Letter Agreement, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, the Sixth Amendment, the “**Redevelopment Agreement**”); and

**WHEREAS**, on April 3, 2023, the Redeveloper filed with the Treasurer of the State of New Jersey, a Certificate of Amendment to the Certificate of Incorporation of Barnabas Health, Inc.,



which provides for a change of the name of the corporation from Barnabas Health, Inc., to RWJBH Corporate Services, Inc.; and

**WHEREAS**, the Redeveloper's affiliate, Jersey City Medical Center, Inc., acquired Block 15801, Lot 5 (the "**Hospital Parcel**") by Deed from the New Jersey Economic Development Authority (the "**EDA**") dated August 24, 2001, and recorded on September 26, 2001 in Book 5873 at Page 299 (the "**NJEDA Deed**"), in accordance with the terms and conditions of that certain Tri-Party Agreement dated October 21, 1994, and amended August 4, 1999 (the "**Tri-Party Agreement**"), (the Hospital Parcel, together with the City Parcel, are hereinafter referred to as the "**Existing Project Premises**"); and

**WHEREAS**, the Seventh Amendment added to the Redevelopment Agreement the property adjacent to the Existing Project Premises owned by the Agency identified as Block 15801, Lot 3.02, and commonly known by the street address 185 Monmouth Street, and generally located at the southerly terminus of the developed Monmouth Street, to the west of the Jersey City Medical Center, and to the east of Route 78, which property is located within the Redevelopment Area and is subject to the Redevelopment Plan (the "**Agency Parcel**" and together with the Existing Project Premises, the "**Project Premises**"); and

**WHEREAS**, the Agency and the Redeveloper have negotiated and agreed to a purchase and sale agreement between the Redeveloper and the Agency for the Agency Parcel (the "**Agency Parcel PSA**"), a copy of which is on file with the Agency, in accordance with the terms of the Redevelopment Agreement; and

**WHEREAS**, the Agency wishes to enter the Agency Parcel PSA with the Redeveloper,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency, as follows:

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.


**Section 2.** The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to enter into and execute the Agency Parcel PSA in substantially the form on file with the Agency, together with such additions, deletions and/or modifications thereto as may be necessary or desirable in consultation with Counsel.

**Section 3.** The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all other documents necessary to effectuate this Resolution, in consultation with Counsel.

**Section 4.** This Resolution shall take effect immediately.



**Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on December 16, 2025.**

  
Diana H. Jeffrey, Secretary

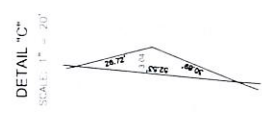
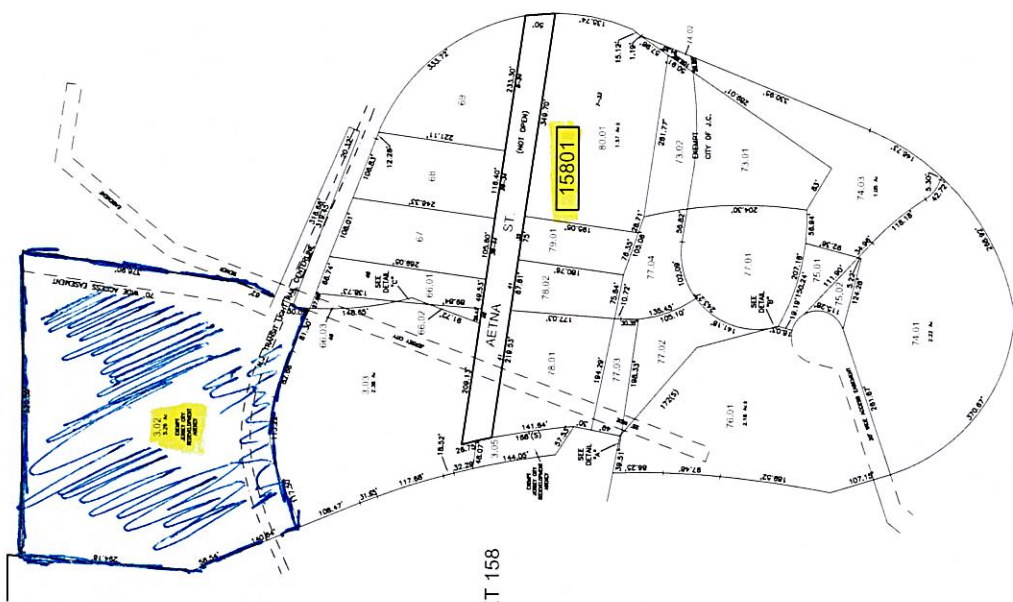
<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

\*Resolutions require 4 affirmative votes to pass.

REVISIONS			LOT
DATE	BY	DESCRIPTION	NO.
02/25/14	CHS	15801	332,335

SEE SHEET 158

SEE SHEET 140



\* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY (GCOG).

TAX MAP

CITY OF JERSEY CITY

ED CLAY

EDUCATION

PLANNING

2011 FEBRUARY 10 AM

SCALE: 1" = 100'

EDUCATION

PLANNING

2011 FEBRUARY 10 AM

SCALE: 1" = 100'

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LEASE AGREEMENT WITH LOKAL EATERY & BAR FOR THE PROPERTY IDENTIFIED AS BLOCK 111603 LOT 24.CO102, AND COMMONLY KNOWN BY THE STREET ADDRESS 2 SECOND STREET, UNIT 102, WITHIN THE HARSIMUS COVE STATION REDEVELOPMENT AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas designated by the municipality as in need of redevelopment; and

**WHEREAS**, the Jersey City Redevelopment Agency (the “**Agency**”) was established as an instrumentality of the City of Jersey City (the “**City**”) pursuant to the provisions of the Redevelopment Law, and has responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

**WHEREAS**, the City has designated that certain area known as the Harsimus Cove Station Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment pursuant to the Redevelopment Law; and

**WHEREAS**, the City has enacted the Harsimus Cove Station Redevelopment Plan in order to effectuate the redevelopment of the Redevelopment Area (the “**Redevelopment Plan**”); and

**WHEREAS**, the Agency owns the property identified as Block 111603, Lot 24.CO102, and commonly known by the street address 2 Second Street, Unit 102 (the “**Premises**”); and

**WHEREAS**, Lokal Eatery & Bar (“**Lokal**”) is a food establishment that utilizes the Premises for general storage purposes under a lease agreement with the Agency; and

**WHEREAS**, Lokal wishes to enter into a new lease with the Agency for the use of the Premises for storage only and has agreed to no modifications to the space; and

**WHEREAS**, the Agency wishes to enter into a lease agreement with Lokal, for the use of the Premises, for a term of twelve (12) months, commencing January 1, 2026, and expiring December 31, 2026, with the option to extend for an additional twelve (12) months, at the sole discretion of the Executive Director, with monthly rent in the amount of One Thousand Four Hundred Dollars (\$1,400.00) resulting in a total annual rent of Sixteen Thousand Eight Hundred Dollars (\$16,800.00) (the “**Lease Agreement**”), a copy of which is on file with the Agency; and

**WHEREAS**, the Agency shall be responsible for enforcing the provisions of the Lease Agreement,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:



**Section 1.** The recitals hereto are hereby incorporated herein as if set forth at length.

**Section 2.** The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized and directed to enter into and execute the Lease Agreement for a term of twelve (12) months, commencing January 1, 2026, and expiring December 31, 2026, with the option to extend for an additional twelve (12) months, at the sole discretion of the Executive Director, with monthly rent in the amount of One Thousand Four Hundred Dollars (\$1,400.00) and annual total rent of Sixteen Thousand Eight Hundred Dollars (\$16,800) and in accordance with the terms set forth in this Resolution.

**Section 3.** The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with Counsel.

**Section 4.** This resolution shall take effect immediately.

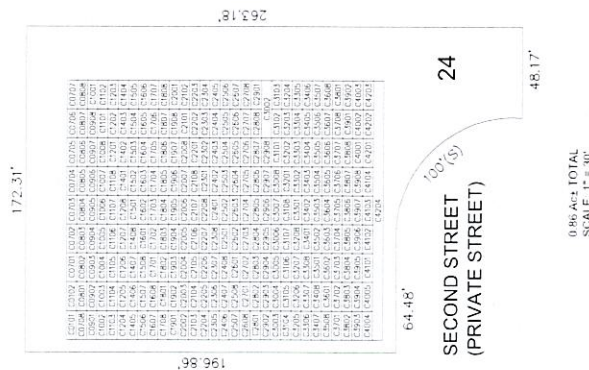
**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on December 16, 2025.**

  
Diana H. Jeffrey, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

\*Resolutions require 4 affirmative votes to pass.

2 SECOND STREET CONDOMINIUMS  
BLOCK 11603 - LOT 24



24

SECOND STREET  
(PRIVATE STREET)

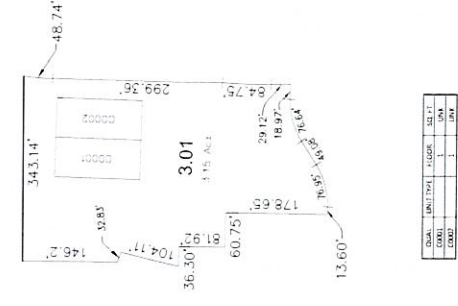
48.17'

0.86" = 1'-0"  
SCALE: 1" = 30'

NOTE: Unit C0102 is EXEMPT (J.C. Redevelopment Agency)

DATE	BY	REVISIONS	LOT
10/20/2016	CHRISTINE A. ARNONE	1	11606

474 WARREN STREET CONDOMINIUMS  
BLOCK 11603 - LOT 3.01



DATE	BY	REVISIONS	LOT
10/20/2016	CHRISTINE A. ARNONE	1	11606

THIS MAP HAS BEEN REVIEWED, CORRECTED, AND DATED BY THE ENGINEER (DATE) AND COORDINATE (DATE)

TAX MAP

CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCAT AS NOTED AUGUST 2008  
RICHARD A. MORALLE, P.E., P.L.S.  
TAM ASSOCIATES  
11 HUNTER ROAD, SUITE 100, HUNTER TOWNSHIP  
NEW JERSEY 07461

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY 2009, SIGNED  
BY SANTO C. DI DONATO, CTA AND  
ASSIGNED SERIAL NUMBER 959

Item #11  
Withdrawn



Item #12

Withdrawn

Item #13

Withdrawn

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SIXTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 701 NEWARK AVE LLC, FOR THE PROPERTY IDENTIFIED AS BLOCK 7902, LOT 25.01 (F/K/A/ LOTS 25, 26, 27, 28, AND 29), AND COMMONLY KNOWN BY THE STREET ADDRESS 693-701 NEWARK AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas designated by the municipality as in need of redevelopment; and

**WHEREAS**, the Jersey City Redevelopment Agency (the “**Agency**”) was established as an instrumentality of the City of Jersey City (the “**City**”) and operates pursuant to the provisions of the Redevelopment Law, with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

**WHEREAS**, in accordance with the Redevelopment Law, the City has designated that certain area known as the Journal Square 2060 Redevelopment Plan Area (the “**Redevelopment Area**”) as an area in need of redevelopment and enacted the Journal Square 2060 Redevelopment Plan in order to effectuate the redevelopment of the Redevelopment Plan Area (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

**WHEREAS**, the Agency owned certain parcels within the Redevelopment Area identified as Block 7902, Lot 25.01 (f/k/a Lots 25, 26, 27, 28, and 29), and commonly known as 693-701 Newark Avenue (the “**Redeveloper Property**”) and owns the property identified as Block 7902, Lot 45, and commonly known as 30 Cottage Street ( the “**Agency Property**”), which are governed by the Redevelopment Plan (collectively the “**Property**”); and

**WHEREAS**, by Resolution No. 23-SP03-9 adopted on March 21, 2023, the Agency authorized the execution of and subsequently entered into that certain Redevelopment Agreement on May 11, 2023 (as amended, the “**Redevelopment Agreement**”) and Purchase and Sale Agreement on May 11, 2023 (as amended, the “**Purchase and Sale Agreement**”) with 701 Newark Ave LLC (the “**Redeveloper**”) for the Redeveloper Property; and

**WHEREAS**, the Redevelopment Agreement was recorded on October 2, 2023, in Book 9775 at Page 69; and

**WHEREAS**, in accordance with the Redevelopment Agreement, the Redeveloper originally proposed to acquire, develop, finance and construct a thirty-five (35) story mixed-use building, consisting of two (2) stories of parking with no less than forty-five (45) parking spaces; ground floor retail locations; one (1) floor of commercial/office/retail uses; three hundred thirty-six (336) residential units with a mix of studios, one-bedroom, two-bedroom, and three-bedroom unit types, of which twenty percent (20%) or 67 of the residential units are designated as affordable



housing units, together with onsite and offsite improvements on the Redeveloper Property (collectively, the “**Original Project**”); and

**WHEREAS**, in accordance with the Redevelopment Agreement and Purchase and Sale Agreement, the Redeveloper was to acquire the Redeveloper Property in accordance with the terms of the Purchase and Sale Agreement between the Agency and the Redeveloper in exchange for payment to the Agency of Six Million Seven Hundred Twenty Thousand Dollars (\$6,720,000.00) inclusive of a Redeveloper contribution for Community Benefits (as defined in the Redevelopment Agreement); and

**WHEREAS**, by Resolution No. 23-SP07-6 adopted on July 24, 2023, the Agency and the Redeveloper were authorized to enter in a First Amendment to the Redevelopment Agreement (“**First Amendment RDA**”) and a First Amendment to the Purchase and Sale Agreement (“**First Amendment PSA**”) (collectively, the “**First Amendments**”) to amend the project description to include an additional twenty-four (24) residential units to the Original Project, of which five (5) will be affordable and nineteen (19) will be market rate, resulting in a total of three hundred sixty (360) residential units, and an elimination of all forty-five (45) previously proposed parking spaces on site, and the elimination of any requirement to provide for any parking spaces off-site (the “**Revised Project**”) and to increase the purchase price of the Redeveloper Property; and

**WHEREAS**, the Agency and the Redeveloper executed and entered into the First Amendments on October 11, 2023, recorded on October 30, 2023, in Book 9782 at Page 419; and

**WHEREAS**, the First Amendment PSA increased the Purchase Price as a result of the additional twenty-four (24) residential units in the Revised Project by Twenty Thousand Dollars (\$20,000.00) per additional unit or an additional Four Hundred Eighty Thousand Dollars (\$480,000.00) for a new purchase price of Seven Million Two Hundred Thousand Dollars (\$7,200,000.00); and

**WHEREAS**, the First Amendment RDA modified the Original Project to eliminate two (2) stories of parking to accommodate the additional twenty-four (24) residential units included in the Revised Project and also increased the Community Benefit Payment by Twenty Thousand Dollars (\$20,000.00) per parking space removed or Nine Hundred Thousand Dollars (\$900,000.00), (the “**Revised Community Benefit Payment**”) to be paid to the Journal Square Arts Initiative as a result of the additional twenty-four (24) residential units in the Revised Project; and

**WHEREAS**, on October 12, 2023, the Redeveloper acquired the Redeveloper Property from the Agency in accordance with the Purchase and Sale Agreement; and

**WHEREAS**, by Resolution No. 23-10-10 adopted on October 17, 2023, the Agency and the Redeveloper were authorized to enter into a Second Amendment to the Redevelopment Agreement (the “**Second Amendment**”) to eliminate the requirement of the Redeveloper to make the Revised Community Benefit Payment and in exchange the Redeveloper is required to provide forty-five (45) parking spaces on a property located on the block adjacent to the Redeveloper Property, Block 7902, Lots 46 and 47, and maintain and make those parking spaces available to the public until those lots are developed as part of another project or until the Redeveloper or other



private third parties (for clarification, this new parking does not include any parking that may be created, constructed, or provided by the City of Jersey City) provide forty-five (45) new public parking spaces within approximately .25 miles of the Revised Project (whichever occurs first) ("**New Parking Requirement**"); and

**WHEREAS**, the Agency and the Redeveloper executed and entered into the Second Amendment on February 7, 2025, recorded on April 23, 2025, in Book 9895 at Page 583; and

**WHEREAS**, the Second Amendment also establishes that in the event the City provides the parking spaces required by the New Parking Requirement, or the Redeveloper is otherwise unable to comply with the New Parking Requirement, the Redeveloper shall make a payment to the Agency in the amount of Nine Hundred Thousand Dollars (\$900,000.00) (the "**Parking Payment**"); and

**WHEREAS**, the Redevelopment Agreement contemplates the Redeveloper's submission of an application to receive a tax credit award under the Aspire Program established by the New Jersey Economic Development Authority (the "**EDA**"); and

**WHEREAS**, in order to be eligible to receive a tax credit award under the Aspire Program, pursuant to *N.J.A.C. 19:31-23.8(e)*, a developer shall enter into a community benefits agreement with the City and EDA or, in the alternative, provide the EDA with a redevelopment agreement applicable to the redevelopment project, provided that the redevelopment agreement: (i) is certified by the municipality in which the redevelopment project is located, and (ii) includes provisions that meet or exceed the standards required for a community benefits agreement as provided in *N.J.A.C. 19:31-23.8(e)*; and

**WHEREAS**, by Resolution No. 24-05-12 adopted on May 21, 2024, the Agency and the Redeveloper were authorized to enter into a Third Amendment to the Redevelopment Agreement (the "**Third Amendment**") to include provisions required by the Aspire Program in order to have the Redevelopment Agreement serve as the community benefits agreement; and

**WHEREAS**, the Agency and the Redeveloper executed and entered into the Third Amendment on February 7, 2025, and which was recorded on May 9, 2025, in Book 9899 at Page 7; and

**WHEREAS**, by Resolution No. 25-01-9 adopted on January 21, 2025, the Agency and the Redeveloper were authorized to enter into a Fourth Amendment to the Redevelopment Agreement (the "**Fourth Amendment**") to clarify that the Redeveloper may request temporary Certificates of Occupancy (as defined in the Redevelopment Agreement) for completed portions of the Revised Project before applying for the final Certificate of Occupancy and Certificate of Completion, and amend Schedule C to the Redevelopment Agreement, Development Timetable; and

**WHEREAS**, the Agency and the Redeveloper executed and entered into the Fourth Amendment on March 19, 2025, and which was recorded on May 15, 2025, in Book 9899 at Page 923; and

**WHEREAS**, on August 12, 2025, the Jersey City Planning Board approved an interim parking lot for the property located at the corner of Pavonia Avenue and Summit Avenue, and identified as 547-549 Summit Avenue and 594 Pavonia Avenue, Jersey City, and on the Jersey City tax maps as Lots 9, 10 and 11 in Tax Block 7904, for a surface parking lot that can park a minimum of forty-five (45) vehicles (Case No. P2024-0246; the “**Interim Parking Lot**”); and

**WHEREAS**, the Redeveloper intends to enter into a lease agreement with the owner of the Interim Parking Lot to operate the Interim Parking Lot and to satisfy the New Parking Requirement set forth in the Second Amendment; and

**WHEREAS**, in order to meet the requirements of the New Jersey Housing and Mortgage Financing Agency and/or the EDA, the Redeveloper wishes to create a condominium structure consisting of two units (a market rate unit and an affordable unit), and a master lease structure to facilitate the financing of the Project’s federal Low Income Housing Tax Credits under Section 42 of the Internal Revenue Code of 1986; and

**WHEREAS**, by Resolution No. 25-09-12, adopted on September 16, 2025, the Agency and the Redeveloper were authorized to enter into a Fifth Amendment to the Redevelopment Agreement (the “**Fifth Amendment**”) to (i) implement a condominium structure and enter into a master lease for the Redeveloper Property; (ii) revise the New Parking Requirement to reflect a proposed new location of the required parking spaces pursuant to the New Parking Requirement; (iii) modify the Schedule C (Development Timetable) to reflect which tasks have been completed; and (iv) modify certain provisions of the RDA to clarify the rights of the Agency and a permitted mortgage holder in the Event of Default by the Redeveloper (as defined in the Redevelopment Agreement); and

**WHEREAS**, the Agency and the Redeveloper executed and entered into the Fifth Amendment on October 20, 2025, and which was recorded on October 28, 2025, in Book 9938 at Page 549; and

**WHEREAS**, on December 1, 2025, the Redeveloper submitted a request to the Agency to further amend the Redevelopment Agreement, and the Agency now wishes to authorize the execution of a Sixth Amendment to the Redevelopment Agreement to revise the timing of the execution and recording of the Extension Right of Way Agreement (as defined in the Redevelopment Agreement) (the “**Sixth Amendment**”), a copy of which is on file with the Agency,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

**Section 1.** The recitals hereto are incorporated herein as if set forth at length.

**Section 2.** The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to enter into and execute the Sixth Amendment in substantially the form on file with the Agency, together with such additions, deletions, and modifications thereto as may be necessary or desirable in consultation with Counsel.



**Section 3.** The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute all other documents necessary and/or desirable to effectuate this Resolution and to undertake all actions necessary to effectuate this Resolution, in consultation with Counsel.

**Section 4.** This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 16, 2025.**

  
Diana H. Jeffrey, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

\*Resolutions require 4 affirmative votes to pass.

SEE DETAIL "1"

NEWARK

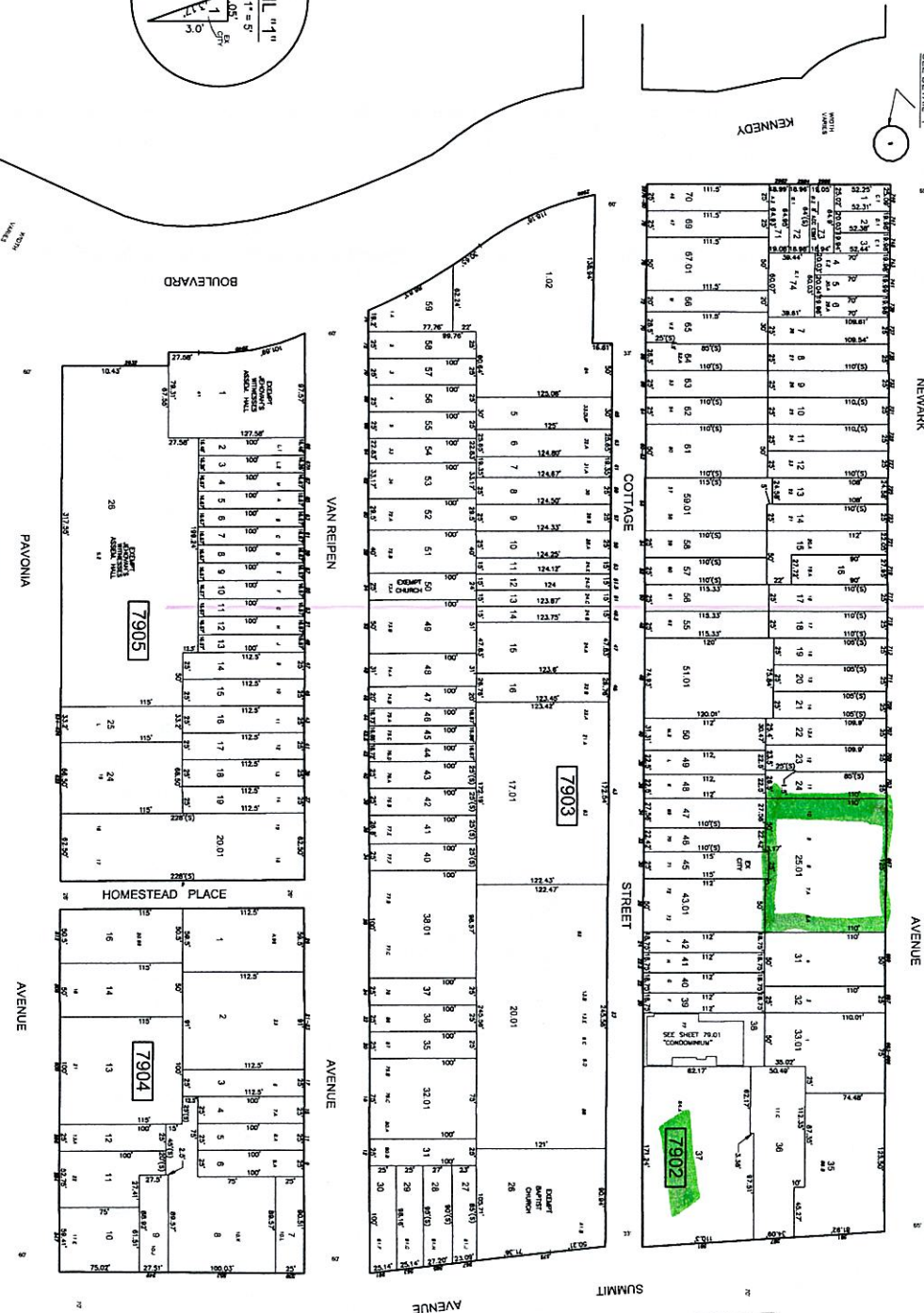
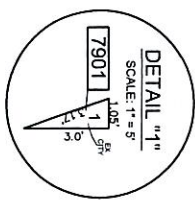
AVENUE

BROOKLYN AVENUE

SEE SHEET 81

SEE SHEET 80

SEE SHEET 94

[illegible]

SEE SHEET 95

APR - COA#24GA27973300

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY, 2009, SIGNED  
BY SANTO C. DIDONATO, CTA AND  
ASSIGNED SERIAL NUMBER 959

**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE: 1" = 50' AUGUST 2006  
RICHARD A. MORALLE, P.E., P.L.S.  
T & M ASSOCIATES  
11 TINDALL ROAD, MIDDELTON TOWNSHIP  
NEW JERSEY 07748



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO GRANT AN EASEMENT AGREEMENT TO 701 NEWARK AVE LLC AND THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY FOR THE PROPERTY IDENTIFIED AS BLOCK 7902, LOT 45, AND COMMONLY KNOWN BY THE STREET ADDRESS 30 COTTAGE STREET, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas designated by the municipality as in need of redevelopment; and

**WHEREAS**, the Jersey City Redevelopment Agency (the “**Agency**”) was established as an instrumentality of the City of Jersey City (the “**City**”) and operates pursuant to the provisions of the Redevelopment Law, with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

**WHEREAS**, in accordance with the Redevelopment Law, the City has designated that certain area known as the Journal Square 2060 Redevelopment Plan Area (the “**Redevelopment Area**”) as an area in need of redevelopment and enacted the Journal Square 2060 Redevelopment Plan in order to effectuate the redevelopment of the Redevelopment Plan Area (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

**WHEREAS**, 701 Newark Ave LLC (the “**Redeveloper**”) is the owner of certain parcels within the Redevelopment Area identified as Block 7902, Lot 25.01 (f/k/a Lots 25, 26, 27, 28, and 29), and commonly known by the street address 693-701 Newark Avenue (the “**Redeveloper Property**”) and the Agency owns the property identified as Block 7902, Lot 45, and commonly known by the street address 30 Cottage Street (the “**Agency Property**”), which are governed by the Redevelopment Plan; and

**WHEREAS**, by Resolution No. 23-SP03-9 adopted on March 21, 2023, the Agency authorized the execution of a Redevelopment Agreement (as amended, the “**Redevelopment Agreement**”) and a Purchase and Sale Agreement (as amended, the “**Purchase and Sale Agreement**”) with the Redeveloper; and

**WHEREAS**, the Agency and the Redeveloper executed and entered into the Redevelopment Agreement and Purchase and Sale Agreement on May 11, 2023, and which was recorded on October 2, 2023, in Book 9775, Page 69; and

**WHEREAS**, in accordance with the Redevelopment Agreement, the Redeveloper originally proposed to acquire, develop, finance and construct on the Redeveloper Property a thirty-five (35) story mixed-use building, consisting of two (2) stories of parking with no less than forty-five (45) parking spaces; ground floor retail locations; one (1) floor of commercial/office/retail uses; three hundred thirty-six (336) residential units with a mix of studios, one-bedroom, two-bedroom, and three-bedroom unit types, of which twenty percent (20%) of the



residential units (37 units) will be designated as affordable housing units, together with onsite and offsite improvements; and

**WHEREAS**, on October 12, 2023, the Redeveloper acquired the Redeveloper Property from the Agency in accordance with the Purchase and Sale Agreement; and

**WHEREAS**, on October 14, 2025, the Redeveloper requested an easement from the Agency to construct and install a water main extension across a portion of the Agency Property, to connect the water main on Cottage Street to the water main on the Homestead Place Extension, all as described on the attached **Exhibit A**; and

**WHEREAS**, the Agency desires to grant an Easement Agreement to the Redeveloper and the Jersey City Municipal Utilities Authority (the “**Easement Agreement**”), a copy of which is on file with the Agency, providing the Redeveloper access rights to the Agency Property as detailed in the Easement Agreement,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

**Section 1.** The recitals hereto are incorporated herein as if set forth at length.

**Section 2.** The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to enter into and execute the Easement Agreement in substantially the form on file with the Agency, together with such additions, deletions, and modifications thereto as may be necessary or desirable in consultation with Counsel.

**Section 3.** The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute all other documents necessary and/or desirable to effectuate this Resolution, and to undertake all actions necessary to effectuate this Resolution, in consultation with Counsel.

**Section 4.** This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 16, 2025.**

  
Diana H. Jeffrey, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

\*Resolutions require 4 affirmative votes to pass.

**Exhibit A**



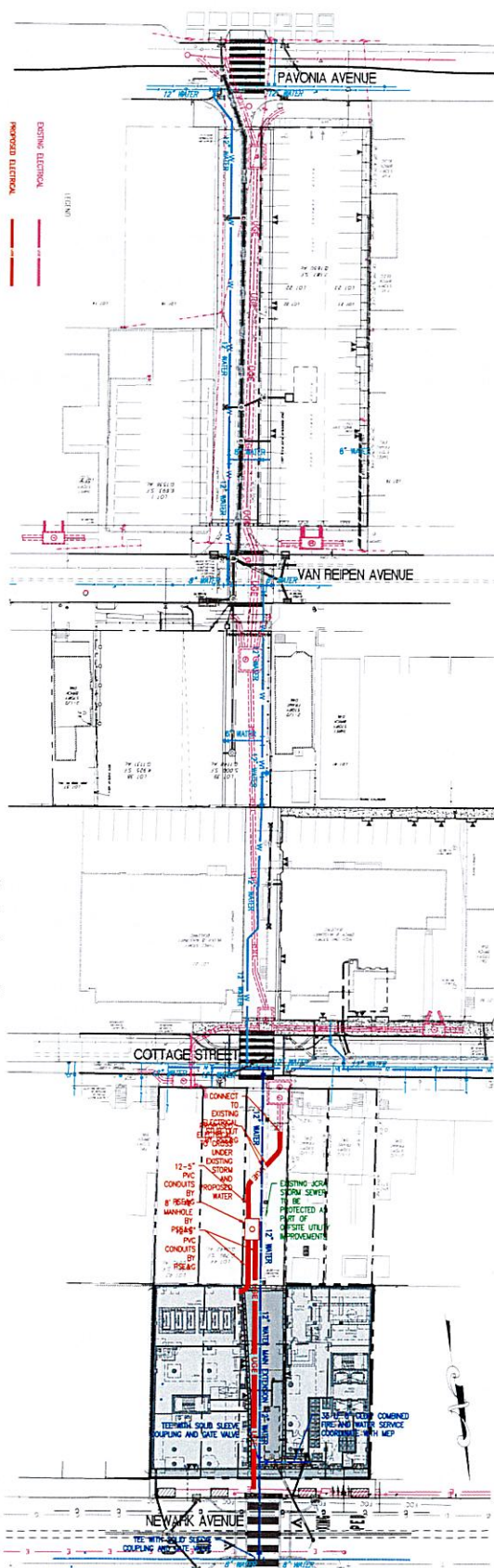
**PIPER CITY • BARBERS • CHERRYVILLE**

GRANT PACE CO., NY 11021

EXHIBIT

LOTS 25-29, BLOCK 7902  
CITY OF MARY CITY

**F-002**





**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A LOADING ACCESS AND COORDINATION AGREEMENT WITH KENNEDY BLVD ACQUISITIONS LLC, LOEW'S JERSEY CITY PROJECT, LLC, AND DAE LJC DEV MGR LLC, WITH RESPECT TO THE PROPERTIES IDENTIFIED AS BLOCK 10601, LOTS 43, 44, 45, 46, 47, AND 48, AND COMMONLY KNOWN BY THE STREET ADDRESSES 2859-2873 KENNEDY BOULEVARD AND THE PROPERTY IDENTIFIED AS BLOCK 10601, LOT 41 AND COMMONLY KNOWN BY THE STREET ADDRESS 54 JOURNAL SQUARE PLAZA WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended and supplemented (the "**Redevelopment Law**"), provides a process for municipalities to participate in the redevelopment and improvement of areas designated by the municipality as in need of redevelopment; and

**WHEREAS**, the Jersey City Redevelopment Agency (the "**Agency**") was established as an instrumentality of the City of Jersey City (the "**City**") and has responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Redevelopment Law; and

**WHEREAS**, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Journal Square 2060 Redevelopment Plan Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area, entitled the Journal Square 2060 Redevelopment Plan, in order to effectuate the redevelopment of the Redevelopment Area (as it has been further amended and supplemented from time to time, the "**Redevelopment Plan**"); and

**WHEREAS**, Kennedy BLVD Acquisitions, LLC, a New Jersey limited liability company, (the "**Redeveloper**") is the contract purchaser of certain property located within the Redevelopment Area identified as Block 10601, Lots 43, 44, 45, 46, 47, and 48, and commonly known by the street addresses 2859-2873 John F. Kennedy Boulevard, (collectively known as the "**Property**"); and

**WHEREAS**, Loew's Jersey City Project, LLC, a New Jersey limited liability company, is the ground lessee of property identified as Block 10601, Lot 41 and commonly known by the street address 54 Journal Square Plaza (the "**Loew's Theatre**") in a ground lease with the Agency, and DAE LJC DEV MGR LLC, a Delaware limited liability company, is its affiliate and the operating company for the Loew's Theatre; and

**WHEREAS**, on August 19, 2025, by Resolution No. 25-08-12, the Agency conditionally designated the Redeveloper as the redeveloper of the Property until August 31, 2026, and authorized a funding agreement between the Redeveloper and the Agency (the "**Funding Agreement**") to defray the costs and expenses of the Agency in connection with pre-development activities; and

**WHEREAS**, on September 26, 2025, the Redeveloper and the Agency entered into the Funding Agreement; and

**WHEREAS**, the Redeveloper proposes to acquire, develop, finance and construct a fifty-four (54) story mixed-use building consisting of approximately eight hundred and forty (840) residential units, of which ten percent (10%) will be affordable units (or eighty-four (84) units) and which shall be comprised of one hundred and ninety-seven (197) studios, four hundred eighteen (418) one-bedrooms, two hundred and eight (208) two-bedrooms, and seventeen (17) three-bedrooms; four hundred and twelve (420) bicycle spaces; residential amenity space; forty nine thousand eight hundred and thirty-six (49,836) square feet of commercial/retail space which, is currently anticipated to include a grocery store; and various community benefits that relate to the expansion and improvement of the Art Walk (as defined herein) (collectively, the **"Project"**); and

**WHEREAS**, the Redevelopment Plan provides for the development of a pedestrian walkway connecting the Mana Contemporary to Journal Square (the **"Art Walk"**); and

**WHEREAS**, on September 24, 2025, by Ordinance No. 25-086, the City Council of the City amended the Redevelopment Plan (the **"Plan Amendment"**) which amended, among other provisions, Article VI to include a Section X providing for the "Loew's Art Walk and Loading Bonus" to facilitate a wider pedestrian path and public right-of-way between John F. Kennedy Boulevard and Pavonia Avenue adjacent to the Loews Theatre and facilitate service loading from the rear of the Loews Theatre; and

**WHEREAS**, to facilitate the loading and unloading of the proposed Project in coordination with the operator of the Loew's Theatre and to ensure that Loew's event vehicles and operations are prioritized, the Redeveloper will enter an Access and Loading Coordination Agreement (the **"Loading Agreement"**), a copy of which is on file with the Agency, which will provide for truck turning and vehicle access for the Project and the Loew's Theatre; and

**WHEREAS**, the Agency now wishes to authorize the execution of the Loading Agreement in furtherance of the Redevelopment Plan,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

**Section 1.** The recitals hereto are hereby incorporated herein as if set forth at length.

**Section 2.** The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver the Loading Agreement in substantially the form on file with the Agency, together with such additions, deletions and/or modifications as deemed necessary or desirable by the Executive Director, and take any other actions and execute any and all other documents necessary or desirable to effectuate this Resolution, all in consultation with Counsel.

**Section 3.** This Resolution shall take effect immediately.



**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 16, 2025.**

  
Diana H. Jeffrey, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

\*Resolutions require 4 affirmative votes to pass.



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING THE HUDSON COUNTY IMPROVEMENT AUTHORITY AS THE REDEVELOPER FOR THE DEVELOPMENT OF A SCHOOL PROJECT ON BLOCK 21504, LOT 4.06 COMMONLY KNOWN BY THE STREET ADDRESS OF 251 PHILLIP STREET WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA**

**WHEREAS**, the Jersey City Redevelopment Agency (the “**Agency**”) has entered into a Redevelopment Agreement and multiple amendments thereto with SciTech Scity, LLC (the “**Master Redeveloper**”) for the redevelopment of certain property located with the City of Jersey City in the Liberty Harbor Redevelopment Area; and

**WHEREAS**, one portion of the property to be redeveloped by the Master Redeveloper in the Liberty Harbor Redevelopment Area is Block 21504, Lot 4.06 which, under the terms of the Redevelopment Agreement, as amended, is supposed to be redeveloped as a STEM school to be known as Liberty Science Center High School (the “**School Site**”); and

**WHEREAS**, the Master Redeveloper has entered into a Project Development Agreement with the Hudson County Improvement Authority (the “**HCIA**”), together with the City of Jersey City (“**City**”), the County of Hudson (“**County**”) and Hudson County Schools of Technology (“**HCST**”), with regard to the financing, construction and operation of the School Site with a new Hudson County public STEM high school (as more specifically described in the Project Development Agreement, the “**School Project**”); and

**WHEREAS**, the Project Development Agreement contemplates, among other things, that the HCIA will serve as the redeveloper of the School Site and will oversee the development of the School Project; and

**WHEREAS**, the Master Redeveloper and the HCIA have asked the Agency to designate the HCIA as the redeveloper for the School Site and to proceed with negotiations to enter into an amendment to the Redevelopment Agreement between the Agency and the Master Redeveloper in order to designate the HCIA as the redeveloper for the School Site and to add provisions governing the redevelopment of the School Site with the School Project; and

**WHEREAS**, the Agency is willing to conditionally designate the HCIA as the redeveloper for the School Site, subject to the parties’ entry into a future amendment to the Redevelopment Agreement between the Agency and the Master Redeveloper in order to add the HCIA to the Redevelopment Agreement and to add provisions governing the redevelopment of the School Site with the School Project.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Jersey City Redevelopment Agency hereby conditionally designates the HCIA as the redeveloper for the School Site. This designation of the HCIA as the redeveloper for the



School Site is expressly conditioned upon the understanding that the parties will negotiate and enter into a future amendment to the Redevelopment Agreement between the Agency and the Master Redeveloper in order to add the HCIA as party to the Redevelopment Agreement and to add provisions governing the redevelopment of the School Site with the School Project. If such amendment to the Redevelopment Agreement is not approved within six months of the date of this resolution, then this conditional redeveloper designation shall expire; provided, however, that the Executive Director of the Agency may extend this deadline for an additional three (3) month period if she determines that negotiations are still ongoing and that additional time is needed to complete these negotiations.

**BE IT FURTHER RESOLVED** that the Board of Commissioners of the Jersey City Redevelopment Agency hereby authorizes the Agency's Executive Director, Chairman, Vice Chairman and/or Secretary to execute any and all documents, in forms acceptable to the Agency and its redevelopment counsel David A. Clark, Esq., in order to implement the purposes of this resolution.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting of December 16, 2025.**

  
Diana H. Jeffrey, Secretary

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary P. Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

\*Resolutions require 4 affirmative votes to pass.





**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ACKNOWLEDGE AND SIGN THE SETTLEMENT AGREEMENT FOR THE PROPERTY IDENTIFIED AS BLOCK 11602, LOT 1; BLOCK 11304, LOT 1; BLOCK 11204, LOTS 1 AND 24; BLOCK 11211, LOT 1; BLOCK 11210, LOT 1; BLOCK 9906, LOT 1; BLOCK 9804, LOTS 2, 3, 4, 5, 6, AND 7; AND BLOCK 10901, LOT 120.01, AND COMMONLY KNOWN AS THE 6<sup>TH</sup> STREET EMBANKMENT, WITHIN THE LUIS MUNOZ MARIN BOULEVARD REDEVELOPMENT AREA AND AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH JERSEY CITY EMBANKMENT ASSOCIATES URBAN RENEWAL LLC AS REDEVELOPER AND FOR PROPERTY IDENTIFIED AS BLOCK 11602, LOT 1, COMMONLY KNOWN AS 437 MARIN BOULEVARD, WITHIN THE LUIS MUNOZ MARIN BOULEVARD REDEVELOPMENT AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas designated by the municipality as in need of redevelopment; and

**WHEREAS**, the Jersey City Redevelopment Agency (the “**Agency**”) was established as an instrumentality of the City of Jersey City (the “**City**”) and operates pursuant to the provisions of the Redevelopment Law, with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

**WHEREAS**, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Luis Munoz Marin Boulevard (Henderson Street) Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the Luis Munoz Marin Boulevard (Henderson Street) Redevelopment Plan (as amended, and as may be further amended and supplemented from time to time, the “**Redevelopment Plan**”); and

**WHEREAS**, the Redevelopment Area, identified includes property as: (1) Block 11602, Lot 1, and commonly known by the street address 437 Marin Boulevard (“**Block 1**”); (2) Block 11304, Lot 1, and commonly known by the street address 441-7 Manila Avenue (“**Block 2**”); (3) Block 11204, Lots 1 and 24, and commonly known by the street addresses 626 and 618.5 Jersey Avenue (“**Block 3**”); (4) Block 11211, Lot 1, and commonly known by the street address 621-27 Jersey Avenue (“**Block 4**”); (5) Block 11210, Lot 1, and commonly known by the street address 99 Coles Street (“**Block 5**”); (6) Block 9906, Lot 1, and commonly known by the street address 449 Monmouth Street (“**Block 6**”); (7) Block 9804, Lots 2, 3, 4, 5, 6, and 7, and commonly known by the street address 353-363 Sixth Street (“**Block 7**”); and (8) Block 10901, Lot 120.01, and commonly known by the street address 363 Newark Avenue (“**Block 8**”) (collectively, the “**Property**”); and

**WHEREAS**, Jersey City Embankment Associates Urban Renewal LLC (previously the Jersey City Embankment Associates LLC) (the “**Redeveloper**”) is the contract purchaser



of intends to construct a mixed-use building on Block 1 which is located on Sixth Street between Marin Boulevard and Manila Avenue. identified as District 2 in the Redevelopment Plan; and

**WHEREAS**, the Property is presently owned by various limited liability companies under common management and control (the “**LLCs**”); and

**WHEREAS**, Block 2, 3, 4, 5, 6, 7, and 8 (the “**Park Parcels**”) will be provided to the City by a conveyance of a Quitclaim deed from the LLCs pursuant to a settlement agreement between and among the City, the Agency, Pennsylvania Harsimus Stern Embankment Coalition, Rails to Trails Conservancy, Redeveloper and LLCs (the “**Settlement Agreement**”) for public purposes, recreational, open space, and light rail/trail uses; and

**WHEREAS**, the Redeveloper proposes to acquire and develop a single tower on Block 1 containing up to six hundred and four (604) residential units, including thirty (30) Affordable Housing Units; and to improve Block 1 and the Park Parcels by the construction of right of way improvements for a future light rail connection, the construction an ADA compliant public elevator provide access to the right of way from 6<sup>th</sup> Street, the construction of a pedestrian bridge on Block 2, the construction of a grand staircase at least fifteen feet wide at the corner of 6<sup>th</sup> Street and Marin Boulevard which will contain a “bike chute”, the construction of two (2) ADA compliant public bathrooms, and the construction of street level sidewalks around Block 1 (the “**Project**”); and

**WHEREAS**, on November 18, 2024, by Resolution No. 24-11-9, the Agency designated Jersey City Embankment Associates LLC (which has since been reorganized as an urban renewal entity for the purpose of qualifying for a financial agreement with the City) as the redeveloper of the Project; and

**WHEREAS**, the Agency now wishes to authorize the execution of the Settlement Agreement and a redevelopment agreement (the “**Redevelopment Agreement**”), copies of which are on file with the Agency, for the Project and certain other actions and determinations in connection therewith, all as further described in the Settlement Agreement, the Redevelopment Agreement and in accordance with the Redevelopment Plan,


**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

**Section 1.** The recitals hereto are hereby incorporated herein as if set forth at length.

**Section 2.** The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver the Settlement Agreement and the Redevelopment Agreement in substantially the form on file with the Agency, together with such additions, deletions and/or modifications as deemed necessary or desirable by the Executive Director, and take any other actions and execute any and all other documents necessary or desirable to effectuate this Resolution, all in consultation with Counsel.

**Section 3.** This Resolution shall take effect immediately.

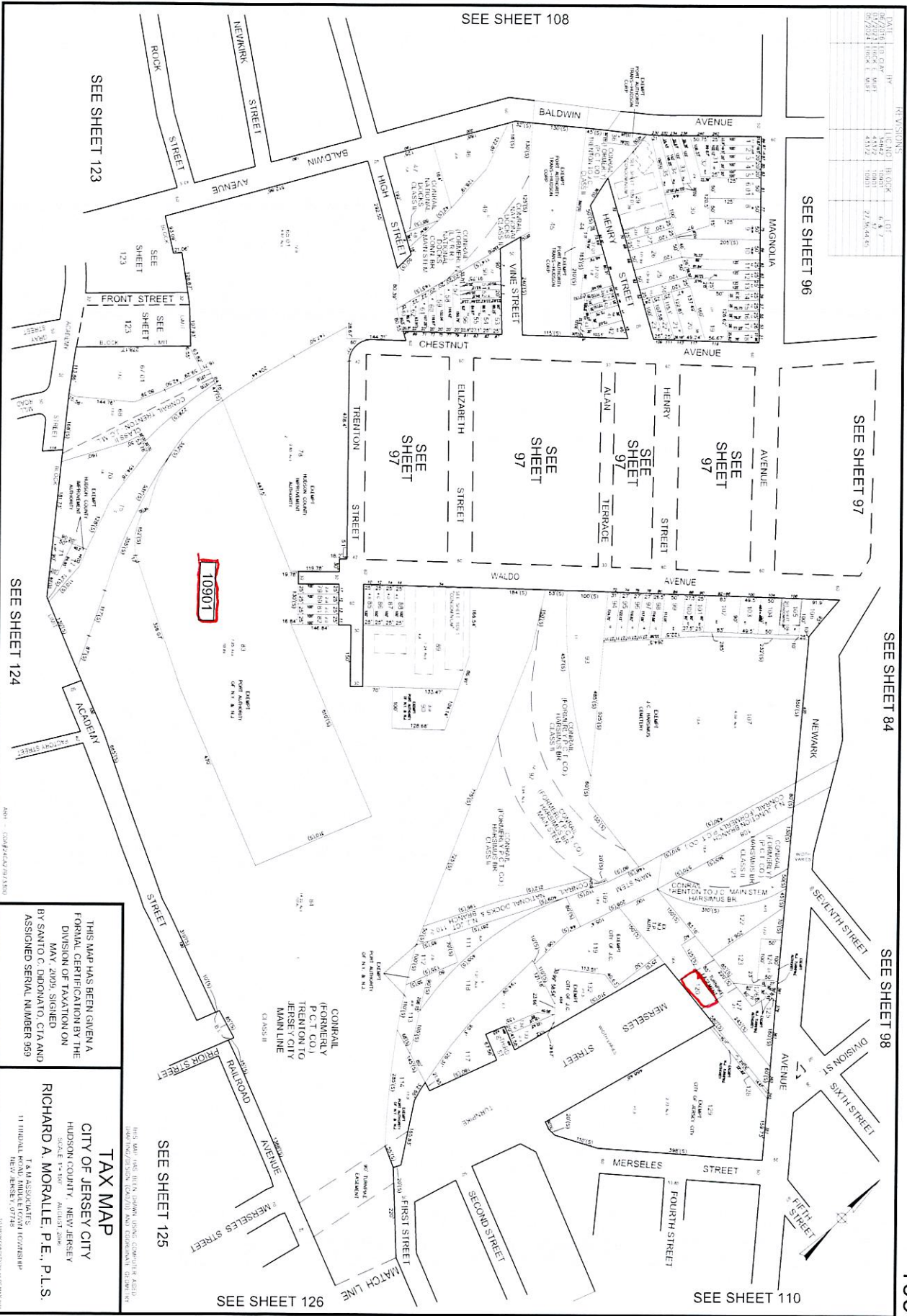
**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 16, 2025.**

  
Diana H. Jeffrey, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

\*Resolutions require 4 affirmative votes to pass.

DATE	BY	REVISION	DESCRIPTION
10/20/2014	10/20/2014	1	INITIAL
10/20/2014	10/20/2014	2	REVISION
10/20/2014	10/20/2014	3	REVISION
10/20/2014	10/20/2014	4	REVISION
10/20/2014	10/20/2014	5	REVISION
10/20/2014	10/20/2014	6	REVISION
10/20/2014	10/20/2014	7	REVISION
10/20/2014	10/20/2014	8	REVISION
10/20/2014	10/20/2014	9	REVISION
10/20/2014	10/20/2014	10	REVISION



THIS MAP HAS BEEN GIVEN A  
 FORMAL CERTIFICATION BY THE  
 DIVISION OF TAXATION ON  
 MAY 2009, SIGNED  
 BY SANTO C. DIONATO, CTA AND  
 ASSIGNED SERIAL NUMBER 959

**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 SCALE 1" = 50' ALREADY 2008  
**RICHARD A. MORALLE, P.E., P.L.S.**  
 T.A.M. ASSOCIATES  
 11 HEDDEN ROAD, MIDDLEBROOK TOWNSHIP  
 NEW JERSEY, 07745

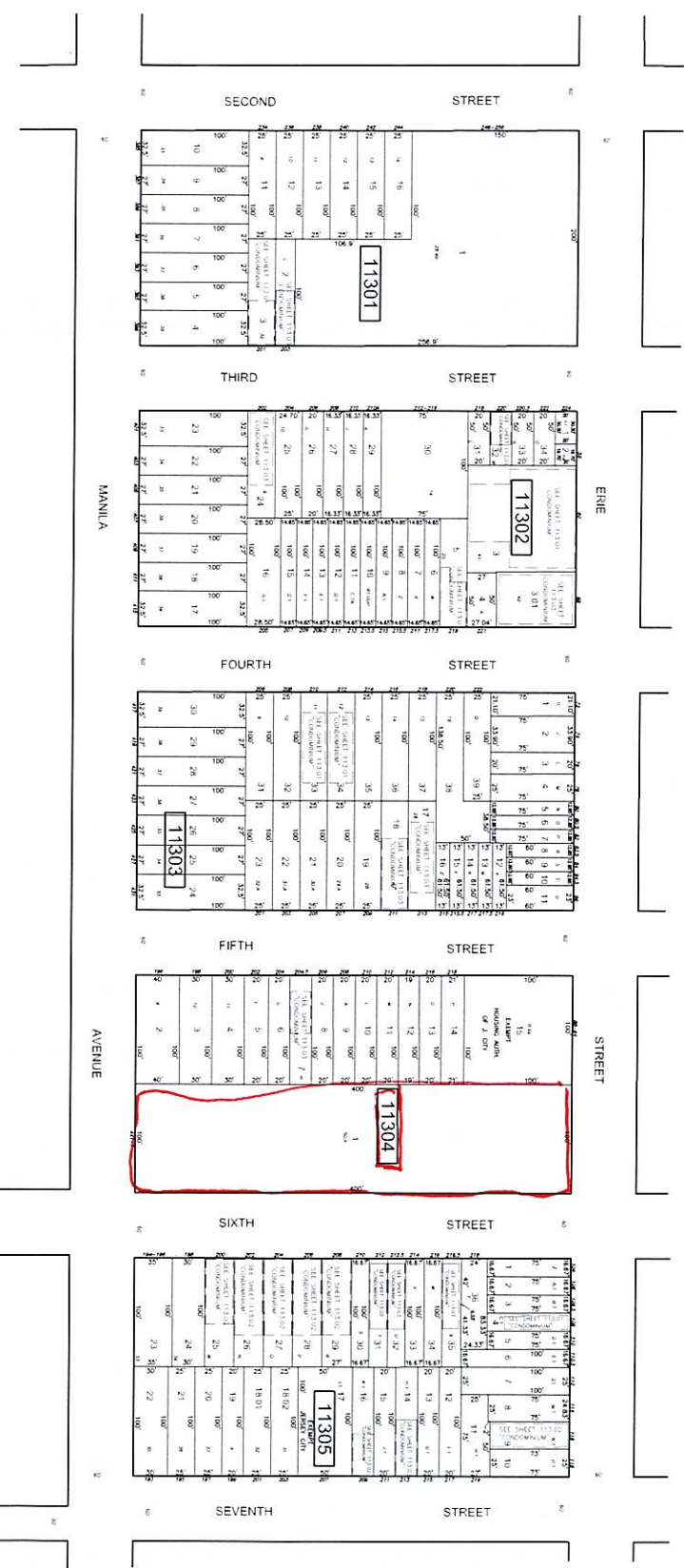


DATE	BY	REVISIONS	BY	NO.	DESCRIPTION
12/2/04	JOHN L. A. ANDERSON	1			100' H. 100' W. 100' D.
12/2/04	JOHN L. A. ANDERSON	2			100' H. 100' W. 100' D.
12/2/04	JOHN L. A. ANDERSON	3			100' H. 100' W. 100' D.
12/2/04	JOHN L. A. ANDERSON	4			100' H. 100' W. 100' D.
12/2/04	JOHN L. A. ANDERSON	5			100' H. 100' W. 100' D.
12/2/04	JOHN L. A. ANDERSON	6			100' H. 100' W. 100' D.
12/2/04	JOHN L. A. ANDERSON	7			100' H. 100' W. 100' D.
12/2/04	JOHN L. A. ANDERSON	8			100' H. 100' W. 100' D.
12/2/04	JOHN L. A. ANDERSON	9			100' H. 100' W. 100' D.
12/2/04	JOHN L. A. ANDERSON	10			100' H. 100' W. 100' D.

SEE SHEET 111

SEE SHEET 112

SEE SHEET 114



SEE SHEET 101

SEE SHEET 116

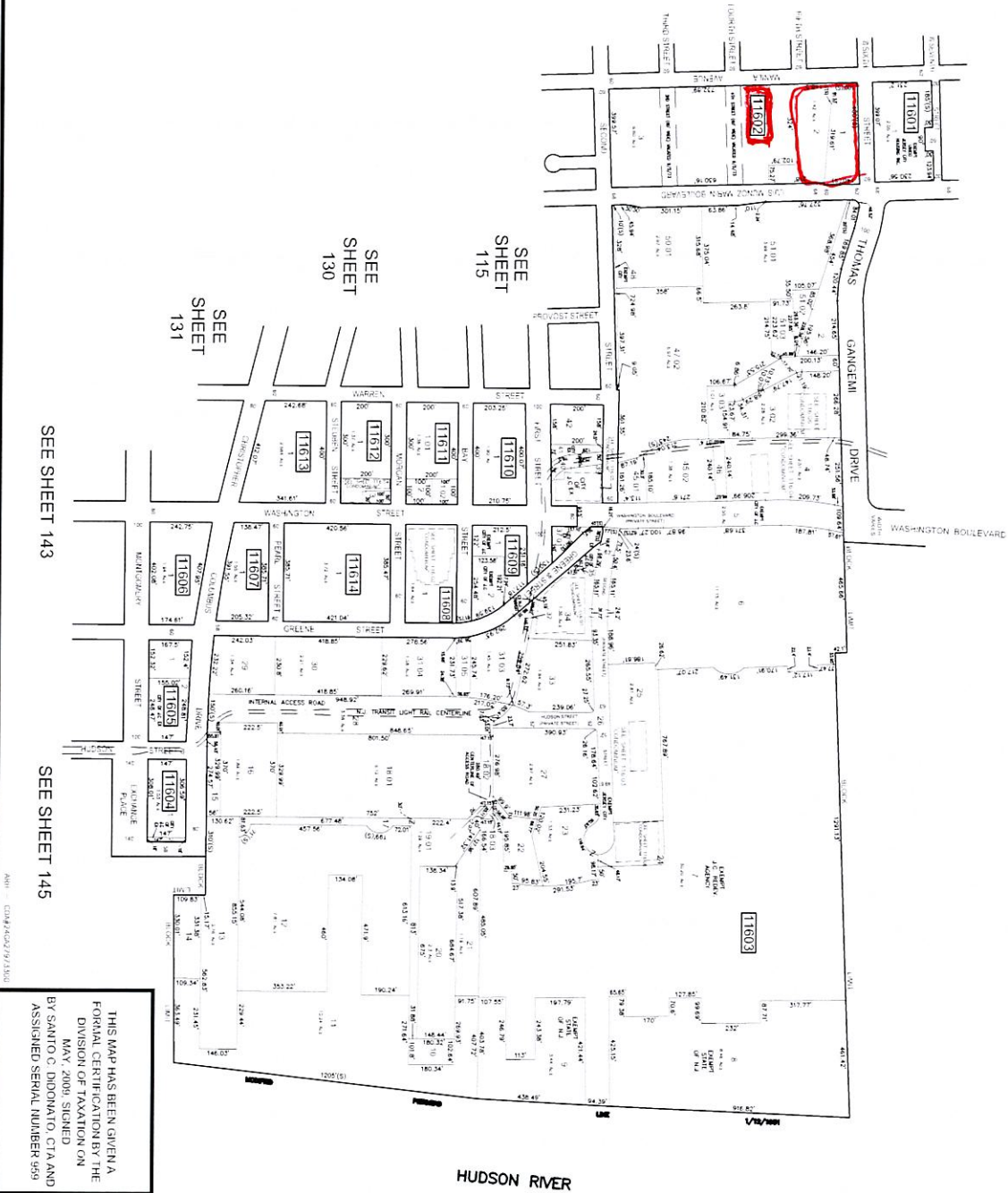
THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY, 2009, SIGNED  
BY SANTO C. DIDONATO, CTA AND  
ASSIGNED SERIAL NUMBER 559

**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE 1"=50' AUGUST 2006  
RICHARD A. MORALLE, P.E., P.L.S.  
T&A ASSOCIATES  
11 TINDAL ROAD, MIDDLETOWN  
NEW JERSEY 07745

SEE SHEET 113

SEE SHEET 101

SEE SHEET 73



SEE SHEET 143

SEE SHEET 145

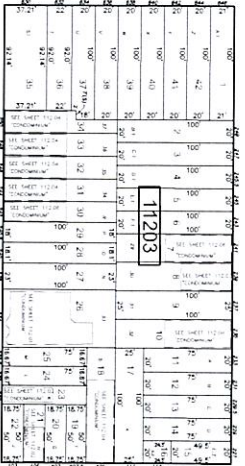
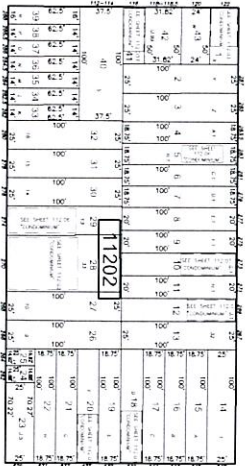
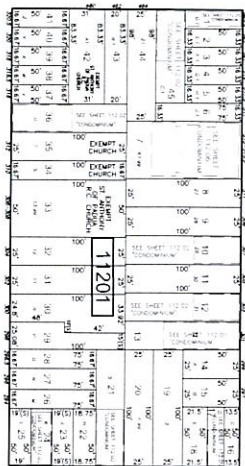
THIS MAP HAS BEEN GIVEN A  
 FORMAL CERTIFICATION BY THE  
 DIVISION OF TAXATION ON  
 MAY 2009, SIGNED  
 BY SANTO C. DIDONATO, CTA AND  
 ASSIGNED SERIAL NUMBER 959

**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 SCALE: 1" = 200' ADJUSTED 2008  
 RICHARD A. MORALLE, P.E., P.L.S.  
 TAX ASSOCIATES  
 11 IRIDUAL ROAD, IRIDUAL TOWN, NEW JERSEY 07748

DATE	BY	REVISIONS	101
12/2010	CHARLES A. AMMONSON	11604	11604
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SEE SHEET 100

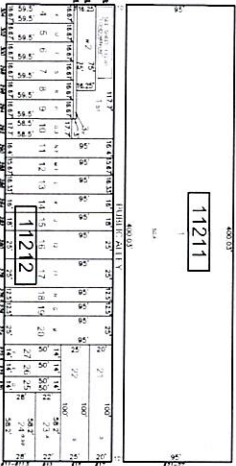
SEVENTH STREET



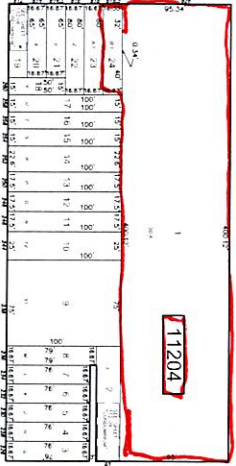
MONMOUTH STREET



COLES STREET



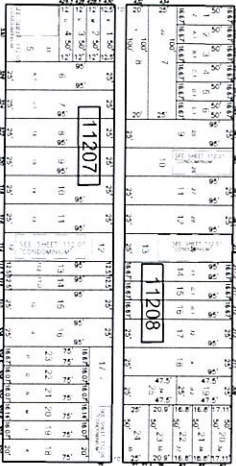
JERSEY AVENUE



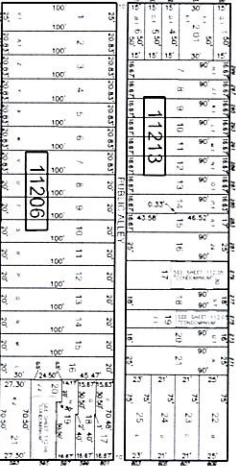
SEE SHEET 113

ERIE STREET

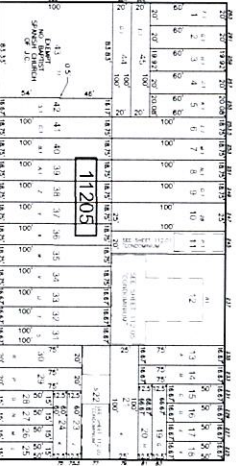
MONMOUTH STREET



COLES STREET



JERSEY AVENUE



FOURTH STREET

FIFTH STREET

IN VISIONS

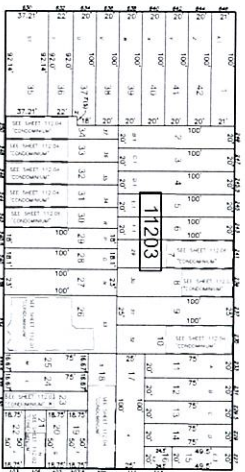
DATE	BY	IC NO.	REVISION
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12/20/11	CHAMBERS & ASSOCIATES	11202	1
12/20/11	CHAMBERS & ASSOCIATES	11203	1
12/20/11	CHAMBERS & ASSOCIATES	11204	1
12/20/11	CHAMBERS & ASSOCIATES	11205	1
12/20/11	CHAMBERS & ASSOCIATES	11206	1
12/20/11	CHAMBERS & ASSOCIATES	11207	1
12/20/11	CHAMBERS & ASSOCIATES	11208	1
12/20/11	CHAMBERS & ASSOCIATES	11209	1
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12/20/11	CHAMBERS & ASSOCIATES	11212	1
12/20/11	CHAMBERS & ASSOCIATES	11213	1
12/20/11	CHAMBERS & ASSOCIATES	11214	1
12/20/11	CHAMBERS & ASSOCIATES	11215	1
12/20/11	CHAMBERS & ASSOCIATES	11216	1
12/20/11	CHAMBERS & ASSOCIATES	11217	1
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12/20/11	CHAMBERS & ASSOCIATES	11248	1
12/20/11	CHAMBERS & ASSOCIATES	11249	1
12/20/11	CHAMBERS & ASSOCIATES	11250	1

SEE SHEET 111

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY, 2005, SIGNED  
BY SARTO, C. DIONATO, CTA AND  
ASSIGNED SERIAL NUMBER 959

**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE: 1" = 50' MAPSHEET 2008  
RICHARD A. MORALLE, P.E., P.L.S.  
T.M.A. ASSOCIATES  
11 TRODAR ROAD, ADDY, IDAHO 83201  
NEW JERSEY, 07738





SEVENTH STREET

SIXTH STREET

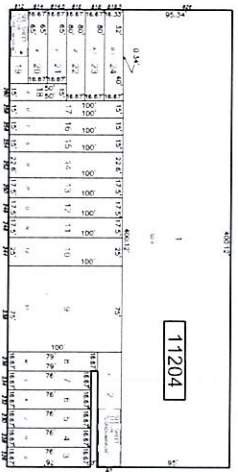
STREET

TREET

AVENUE

STREET

SEE SHEET 99



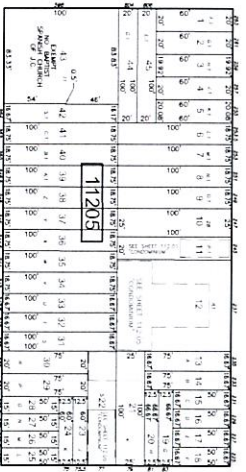
MONMOUTH

LES

JERSEY

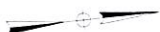
ERIE

SEE SHEET 113



FOURTH

STREET

[illegible]

SEE SHEET 111

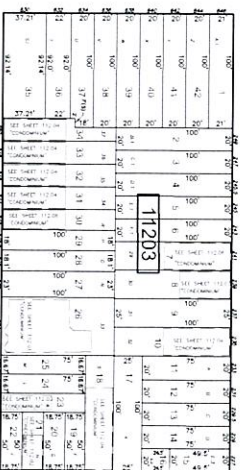
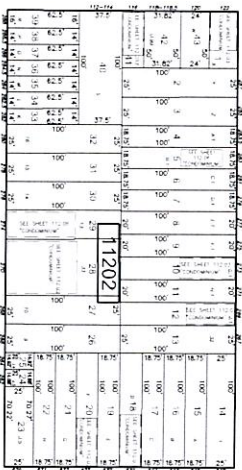
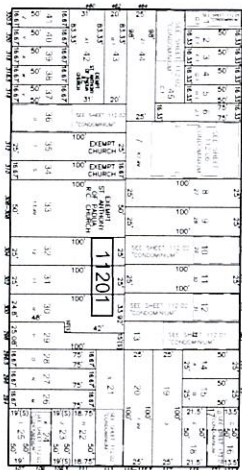
THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY, 2009, SIGNED  
BY SANTO C. DIDONATO, CTA AND  
ASSIGNED SERIAL NUMBER 959

**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE 1" = 50' APRIL 21, 2006  
RICHARD A. MORALLE, P.E., P.L.S.  
T & M ASSOCIATES  
11 TRIDELL ROAD, MIDDLETOWN TOWNSHIP

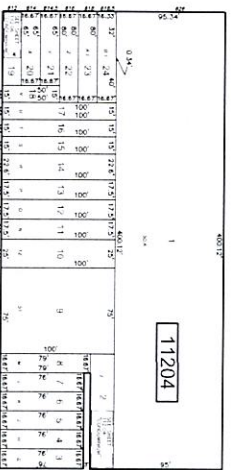
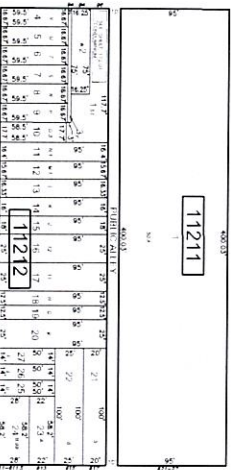
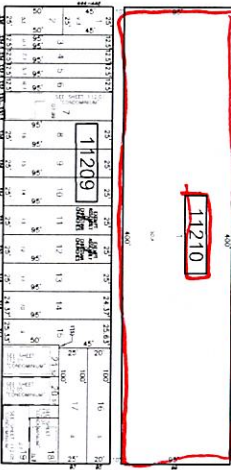
THE STATE OF TEXAS, COUNTY OF DALLAS, SS: I, the undersigned, Clerk of the County of Dallas, Texas, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of said County.

SEE SHEET 100

SEVENTH STREET



MONMOUTH STREET

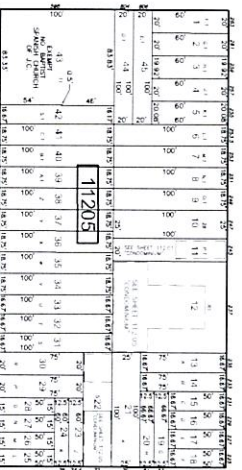
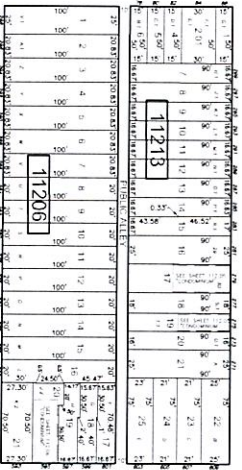
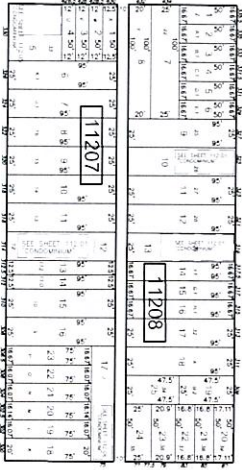


SEE SHEET 113

ERIE STREET

JERSEY AVENUE

FIFTH STREET



FOURTH STREET

DATE	BY	REVISIONS	DATE	BY	REVISIONS
12/20/11	CHANDLER & ASSOCIATES	11201	12/20/11	CHANDLER & ASSOCIATES	11201
12/20/11	CHANDLER & ASSOCIATES	11202	12/20/11	CHANDLER & ASSOCIATES	11202
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12/20/11	CHANDLER & ASSOCIATES	11239	12/20/11	CHANDLER & ASSOCIATES	11239
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12/20/11	CHANDLER & ASSOCIATES	11250	12/20/11	CHANDLER & ASSOCIATES	11250

SEE SHEET 111

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY, 2009, SIGNED  
BY SANTO C. DIDONATO, CTA AND  
ASSIGNED SERIAL NUMBER 959

**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE 1"=50'  
DATE: 11/20/2006  
RICHARD A. MORALLE, P.E., P.L.S.  
TAX MAP ASSOCIATES  
11 TROOP NEW JERSEY, 07128  
NEW JERSEY, 07128



DATE	BY	REVISION	DESCRIPTION
11/20/14	CHANG, S. K.	1001	1001
11/20/14	CHANG, S. K.	1002	1002
11/20/14	CHANG, S. K.	1003	1003
11/20/14	CHANG, S. K.	1004	1004
11/20/14	CHANG, S. K.	1005	1005
11/20/14	CHANG, S. K.	1006	1006
11/20/14	CHANG, S. K.	1007	1007
11/20/14	CHANG, S. K.	1008	1008
11/20/14	CHANG, S. K.	1009	1009
11/20/14	CHANG, S. K.	1010	1010
11/20/14	CHANG, S. K.	1011	1011
11/20/14	CHANG, S. K.	1012	1012
11/20/14	CHANG, S. K.	1013	1013
11/20/14	CHANG, S. K.	1014	1014
11/20/14	CHANG, S. K.	1015	1015
11/20/14	CHANG, S. K.	1016	1016
11/20/14	CHANG, S. K.	1017	1017
11/20/14	CHANG, S. K.	1018	1018
11/20/14	CHANG, S. K.	1019	1019
11/20/14	CHANG, S. K.	1020	1020



SEE SHEET 110

SEE SHEET 111

SEE SHEET 112

SEE SHEET 100

SEE SHEET 85

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY, 2009, SIGNED  
BY SANTO C. DIDONATO, CTA AND  
ASSIGNED SERIAL NUMBER 959

**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE: 1" = 50' AS OF 7/20/06  
**RICHARD A. MORALE, P.E., P.L.S.**  
TAX ASSOCIATES  
11 THOMAS ROAD, BRIDGE TOWNSHIP  
NEW JERSEY 07748





Item #19

Withdrawn

Item #20

Withdrawn



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LEASE AGREEMENT WITH SARAH'S DAUGHTERS FOR THE PROPERTY IDENTIFIED AS BLOCK 16901, LOT 17, AND COMMONLY KNOWN AS 51 CRESCENT AVENUE, WITHIN THE SCATTER SITE REDEVELOPMENT AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended and supplemented (the "**Redevelopment Law**"), provides a process for municipalities to participate in the redevelopment and improvement of areas designated by the municipality as in need of redevelopment; and

**WHEREAS**, the Jersey City Redevelopment Agency (the "**Agency**") was established as an instrumentality of the City of Jersey City (the "**City**") pursuant to the provisions of the Redevelopment Law, and has responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

**WHEREAS**, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Scatter Site Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area, entitled the Scatter Site Redevelopment Plan, in order to effectuate the redevelopment of the Redevelopment Area (as has been further amended and supplemented from time to time, the "**Redevelopment Plan**"); and

**WHEREAS**, the Agency owns the property identified as Block 16901, Lot 17, and commonly known by the street address 51 Crescent Avenue (the "**Property**"); and

**WHEREAS**, Sarah's Daughters Domestic Violence Awareness A New Jersey Nonprofit Corporation ("**Sarah's Daughters**") is a non-profit entity that provides counseling, mentoring, advocacy, and referrals for social services and housing to victims of domestic violence and their families; and

**WHEREAS**, the Agency wishes to enter into a lease agreement with Sarah's Daughters, a copy of which is on file with the Agency, for the use of the Property for a term of twelve (12) months, commencing February 1, 2026, and expiring January 31, 2027, with the option to extend for an additional twelve (12) months, at the sole discretion of the Executive Director, with a monthly rental amount of One Hundred Seventy-Five Dollars (\$175.00), for an annual total rental amount of Two Thousand One Hundred Dollars (\$2,100.00) (the "**Lease Agreement**").

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

**Section 1.** The recitals hereto are hereby incorporated herein as if set forth at length.

**Section 2.** The Chair, Vice Chair, Executive Director and/or Secretary of the Agency's are hereby authorized to execute the Lease Agreement in substantially the form on file with the

Agency, together with such additions, deletions and modifications thereto as may be necessary or desirable in consultation with Counsel.

**Section 3.** The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with Counsel.

**Section 4.** This resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 16, 2025.**

  
Diana H. Jeffrey, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

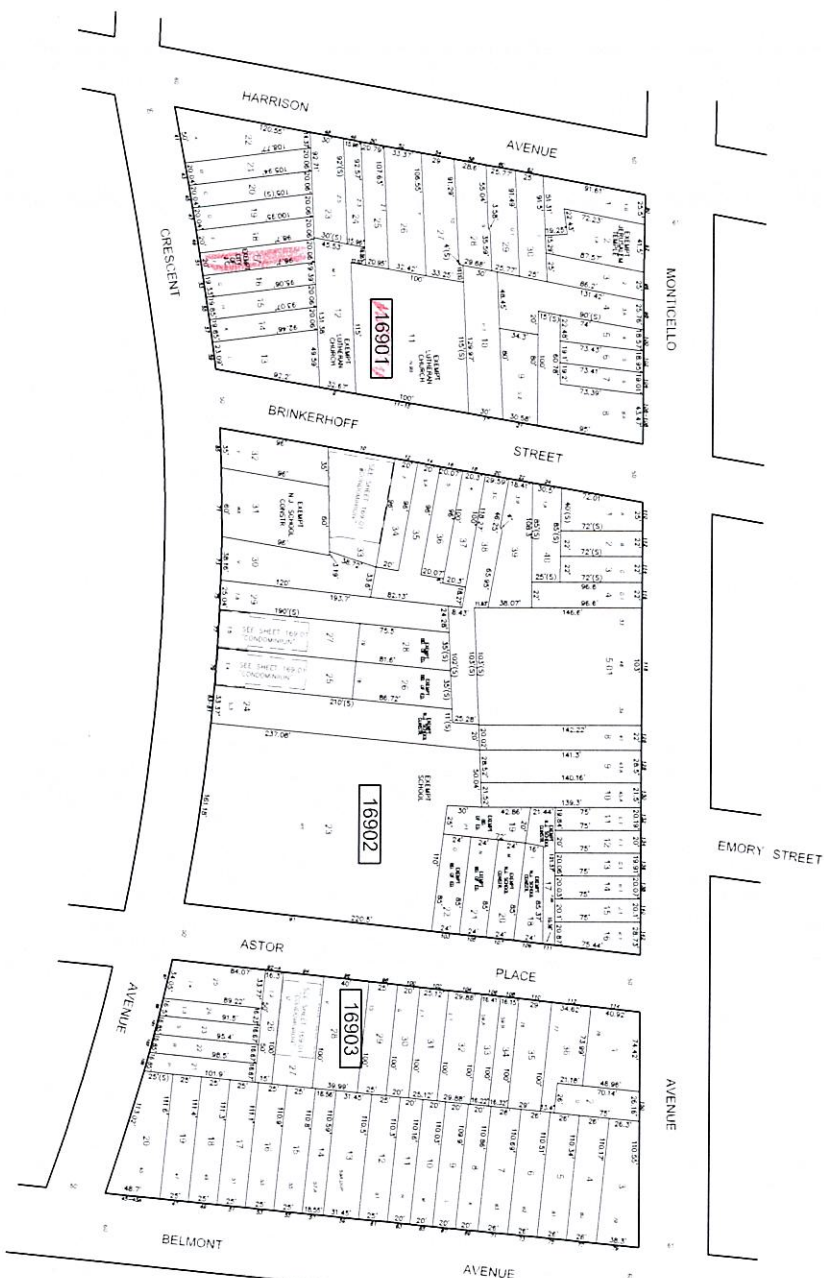
\*Resolutions require 4 affirmative votes to pass.

DATE	BY	REV. NO.	REVISION	LOT
12/27/03	PAUL J. A. MORRIS	16902		16
12/27/03	PAUL J. A. MORRIS	16902		16
12/27/03	PAUL J. A. MORRIS	16902		16
12/27/03	PAUL J. A. MORRIS	16902		16
12/27/03	PAUL J. A. MORRIS	16902		16
12/27/03	PAUL J. A. MORRIS	16902		16
12/27/03	PAUL J. A. MORRIS	16902		16
12/27/03	PAUL J. A. MORRIS	16902		16
12/27/03	PAUL J. A. MORRIS	16902		16
12/27/03	PAUL J. A. MORRIS	16902		16

SEE SHEET 179

SEE SHEET 167

SEE SHEET 186



SEE SHEET 168

SEE SHEET 170

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY 2009 SIGNED  
BY SAITO C. DI DONATO, CTA AND  
ASSIGNED SERIAL NUMBER 559

**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE 1"=50' AUGUST 2006  
RICHARD A. MORALLE, P.E., P.L.S.  
TAX ASSOCIATES  
11 TINDAL ROAD, SUITE 100  
NEW JERSEY 07748



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SETTLEMENT AGREEMENT**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas designated by the municipality as in need of redevelopment; and

**WHEREAS**, the Jersey City Redevelopment Agency (the “**Agency**”) was established as an instrumentality of the City of Jersey City (the “**City**”) and operates pursuant to the provisions of the Redevelopment Law, with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

**WHEREAS**, on May 14, 2025, a former employee of the Agency, EV (“**Plaintiff**” and, collectively with the Agency, the “**Parties**”), filed a Complaint against the Agency (the “**Action**”); and

**WHEREAS**, the Agency wishes to formally ratify and enter into a settlement agreement with the Plaintiff and make a settlement payment in the amount of Seventy-Five Thousand Dollars (\$75,000.00) to the Plaintiff in full satisfaction of all claims and with no admission of liability (the “**Settlement Agreement**”), a copy of which is on file with the Agency,

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

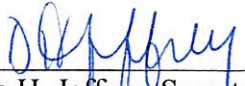
**Section 1.** The recitals above are hereby incorporated herein as if set forth at length.

**Section 2.** The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the Settlement Agreement in substantially the form on file with the Agency, together with any additions, deletions and/or modifications as deemed necessary and/or desirable, in consultation with Counsel and to make a payment to the Plaintiff in accordance with the terms of the Settlement Agreement in the amount of Seventy-Five Thousand Dollars (\$75,000.00).

**Section 3.** The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute all other documents necessary and/or desirable to effectuate this Resolution, and to undertake all actions necessary to effectuate this Resolution, in consultation with Counsel.

**Section 4.** This Resolution shall take effect immediately.

**Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 16, 2025.**

  
Diana H. Jeffrey, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Douglas Carlucci				
Victor Negron, Jr.				
Mary Pat Noonan				
Darwin R. Ona				
Mira Prinz-Arey				
Denise Ridley				
Daniel Rivera				

\*Resolutions require 4 affirmative votes to pass.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING AND AUTHORIZING THE AWARD OF PROFESSIONAL SERVICES CONTRACTS WITH APRUZZESE, MCDERMOTT, MASTRO & MURPHY, P.C; CLEARY GIACOBBE ALFIERI JACOBS, LLC; DILWORTH PAXSON, LLP; ERIC M. BERNSTEIN & ASSOCIATES, LLC; FLORIO KENNY RAVEL; KINNEY LISOVICZ REILLY & WOLFF PC; MALAMUT AND ASSOICATES, LLC; MCMANIMON, SCOTLAND & BAUMANN, LLC; RAINONE COUGHLIN MINCHELLO LLC; SPIRO HARRISON & NELSON LLC TO PROVIDE PROFESSIONAL REDEVELOPMENT SPECIAL COUNSEL SERVICES**

**WHEREAS**, the Jersey City Redevelopment Agency (the “**Agency**”) is a public body established by the City of Jersey City (the “**City**”) pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”) with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

**WHEREAS**, in furtherance of the goals and objectives of the Redevelopment Law, the Agency requires the services of firms to provide legal services in connection with certain projects throughout the City (the “**Legal Services**”); and

**WHEREAS**, in compliance with *N.J.S.A. 19:44A-20.4 et seq.*, on September 19, 2025 the Agency issued a Request for Qualifications (“**RFQ**”) for the Legal Services; and

**WHEREAS**, the Agency received numerous responses to the RFQ, all of which were reviewed and evaluated by Agency staff; and

**WHEREAS**, the Agency desires to approve a qualified pool of legal service providers, to include the following firms:

1. Eric M. Bernstein & Associates, LLC of Warren, NJ;
2. Spiro Harrison & Nelson of Red Bank, NJ;
3. Kinney, Lisovicz, Reilly & Wolff PC of Cherry Hill, NJ;
4. Florio Kenny Raval, LLP of Lyndhurst, NJ;
5. McManimon, Scotland & Baumann, LLC of Roseland, NJ;
6. Malamut & Associates, LLC of Cherry Hill, NJ;
7. Cleary Giacobbe Alfieri Jacobs, LLC of Matawan, NJ;
8. Dilworth Paxson, LLP of Freehold, NJ;
9. Apruzzese, McDermott, Mastro & Murphy, P.C. of Warren, NJ;
10. Rainone Coughlin Minchello, LLC of Iselin, NJ;

**WHEREAS**, the qualification term will be one (1) year, with fees for the Legal Services varying from project to project as more particularly defined in the RFQ; and

**WHEREAS**, the Agency wishes to enter into professional services agreements with each of the qualified legal service providers for a term of one (1) year in accordance with the rates set forth in the respective proposals submitted by each legal service provider, and each



contract not to exceed Two Hundred and Seventy-Five Thousand Dollars (\$275,000.00) for the following contracts:

1. Eric M. Bernstein & Associates, LLC of Warren, NJ; (Contract #26-12-DJ1)
2. Spiro Harrison & Nelson of Red Bank, NJ; (Contract #26-12-DJ2)
3. Kinney, Lisovicz, Reilly & Wolff PC of Cherry Hill, NJ; (Contract #26-12-DJ3)
4. Florio Kenny Raval, LLP of Lyndhurst, NJ; (Contract #26-12-DJ4)
5. McManimon, Scotland & Baumann, LLC of Roseland, NJ; (Contract #26-12-DJ5)
6. Malamut & Associates, LLC of Cherry Hill, NJ; (Contract #26-12-DJ6)
7. Cleary Giacobbe Alfieri Jacobs, LLC of Matawan, NJ; (Contract #26-12-DJ7)
8. Dilworth Paxson, LLP of Freehold, NJ; (Contract #26-12-DJ8)
9. Apruzzese, McDermott, Mastro & Murphy, P.C. of Warren, NJ (Contract #26-12-DJ9);
10. Rainone Coughlin Minchello, LLC of Iselin, NJ; (Contract #26-12-DJ10)

**WHEREAS**, the Agency hereby certifies that funds are available for the purpose of obtaining the Legal Services; and

**WHEREAS**, the Legal Services are of a professional nature as to come within the purview of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, as being a contract for providing of professional services and is therefore exempt from public bidding; and

**WHEREAS**, notice of the award of this contract shall be published in a newspaper of general circulation in accordance with *N.J.S.A. 40A: 11-5(1)(a)(i)*,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

**Section 1.** The recitals hereto are hereby incorporated herein as if set forth at length.


**Section 2.** The above-listed firms are hereby approved and qualified for one (1) year from the date hereof to enter into professional services agreement(s) with the Agency to provide the Legal Services as identified in the RFQ.

**Section 3.** The Board of Commissioners hereby authorizes a professional services agreement for a term of one (1) year, payable at the rates set forth in the RFQ for the following firms, Eric M. Bernstein & Associates, LLC; Spiro Harrison & Nelson; Kinney, Lisovicz, Reilly & Wolff PC; Florio Kenny Raval, LLP; McManimon, Scotland & Baumann, LLC; Malamut & Associates, LLC; Smith & King, LLP; Cleary Giacobbe Alfieri Jacobs, LLC of Matawan, NJ; Dilworth Paxson, LLP ; Apruzzese, McDermott, Mastro & Murphy, P.C.; Rainone Coughlin Minchello, LLC of Iselin, NJ in response to the RFQ, and for a contract amount not to exceed Two Hundred and Seventy-Five Thousand Dollars (\$275,000.00) for non-escrow related service and excluding fees paid from bond proceeds. Fees paid from bond proceeds shall be as set forth in the proposal submitted and reviewed and approved, as appropriate, with all other costs of issuance. Services paid through escrows will be in accordance with the professional services agreement.

**Section 5.** The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute the professional services agreements authorized herein and any and all other documents necessary to effectuate this Resolution, in consultation with counsel, and to take all other actions necessary to effectuate this Resolution.

**Section 6.** This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 16, 2025.**

  
Diana H. Jeffrey, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

\*Resolutions require 4 affirmative votes to pass.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING THE  
ANNUAL MEETING SCHEDULE FOR THE AGENCY BOARD OF  
COMMISSIONERS MEETINGS AND DESIGNATING OFFICIAL  
NEWSPAPERS**

**BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency (the “**Agency**”), that the following matters are hereby determined in accordance with the provisions of the Open Public Meetings Act, *N.J.S.A. 10:4-6 et seq.*:

**Section 1.** The regular meetings of the Agency shall be held in person, until otherwise decided by the Board of Commissioners of the Agency, on the third Tuesday of each month at 6:00 p.m., unless otherwise noted below. The Agency’s regularly scheduled meeting dates for the Agency Board of Commissioners for the 2026 calendar year and January 2027 are as follows:

February 17, 2026  
March 17, 2026  
April 21, 2026  
May 19, 2026  
June 16, 2026  
July 21, 2026  
August 18, 2026  
September 15, 2026  
October 20, 2026  
Monday, November 16, 2026  
December 15, 2026 (Meeting begins at 5:00 p.m.)  
January 19, 2027

**Section 2.** The Agency hereby designates the following newspapers as publications in which its official notices may appear: The Bergen Record and El Especialito.

**Section 3.** A certified copy of this Resolution shall be: i) Posted within seven (7) days after the date of adoption in the offices of the Agency located at 4 Jackson Square, Jersey City, New Jersey, and the offices of the City of Jersey City located at 280 Grove Street, Jersey City, New Jersey; ii) Mailed by the Secretary to the newspapers identified in Section 2; and iii) Filed with the Clerk of the City of Jersey City.

**Section 4.** A copy of this Resolution shall be available for public inspection at the offices of the Agency.

**Section 5.** This Resolution shall take effect immediately.



Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 16, 2025.

  
Diana H. Jeffrey, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

\*Resolutions require 4 affirmative votes to pass.

**RESOLUTION OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY  
REDEVELOPMENT AGENCY APPROVING THE  
ACCOUNTS/INVOICES PAYABLE LIST AS OF  
DECEMBER 16, 2025**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of December 16, 2025

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of December 16, 2025, approved as presented.

  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated December 16, 2025

<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

Jersey City Redevelopment Agency  
Cash Requirements Report  
INVESTORS BANK

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>CME ASSOCIATES</b>								
CME ASSOCIATES	12/16/2025	11/11/2025	0387374	Site Engineering- Bayfront Develop. Final Des	\$18,618.98	\$0.00		\$18,618.98
CME ASSOCIATES	12/16/2025	11/24/2025	0388047	Site Engineering- Bayfront Develop. Final Des	\$28,486.75	\$0.00		\$28,486.75
				Totals for CME ASSOCIATES:	\$47,105.73	\$0.00		\$47,105.73
<b>MCMANIMON, SCOTLAND &amp; BAUMANN, LLC</b>								
MCMANIMON, SCOTLAND & BAU	12/16/2025	11/17/2025	251938	Legal Services - Bayfront General -October 20	\$3,672.00	\$0.00		\$3,672.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$3,672.00	\$0.00		\$3,672.00
<b>NW FINANCIAL GROUP, LLC</b>								
NW FINANCIAL GROUP, LLC	12/16/2025	8/31/2025	33580	Financial Advisory - Bayfront- Sves July/Augt	\$1,940.00	\$0.00		\$1,940.00
NW FINANCIAL GROUP, LLC	12/16/2025	11/13/2025	33852	Financial Advisory - Bayfront- Sves Sept/Oct.	\$1,762.50	\$0.00		\$1,762.50
				Totals for NW FINANCIAL GROUP, LLC:	\$3,702.50	\$0.00		\$3,702.50
<b>Perkins Eastman Architects DPC</b>								
Perkins Eastman Architects DPC	12/16/2025	10/9/2025	0077960.06.0-6	Implementation Services-Sept 1-Sept 30,2025	\$4,151.75	\$0.00		\$4,151.75
				Totals for Perkins Eastman Architects DPC:	\$4,151.75	\$0.00		\$4,151.75
<b>SWA/Balsley Lanscape Architects</b>								
SWA/Balsley Lanscape Architects	12/16/2025	7/15/2025	1891	Professional Services- Bayfront Parcel 13 Park	\$10,000.00	\$0.00		\$10,000.00
SWA/Balsley Lanscape Architects	12/16/2025	11/20/2025	1957	Professional Services- Bayfront Parcel 13 Park	\$80,000.00	\$0.00		\$80,000.00
				Totals for SWA/Balsley Lanscape Architects:	\$90,000.00	\$0.00		\$90,000.00
<b>Watermen LLC</b>								
Watermen LLC	12/16/2025	9/2/2025	2025-220	August 2025 Redevelopment Consulting Ser	\$13,175.00	\$0.00		\$13,175.00
Watermen LLC	12/16/2025	10/2/2025	2025-279	September 2025 Redevelopment Consulting S	\$13,550.00	\$0.00		\$13,550.00
Watermen LLC	12/16/2025	11/2/2025	2025-328	October 2025 Redevelopment Consulting Ser	\$12,962.50	\$0.00		\$12,962.50
Watermen LLC	12/16/2025	12/7/2025	2025-377	November 2025 Redevelopment Consulting S	\$19,525.00	\$0.00		\$19,525.00
				Totals for Watermen LLC:	\$59,212.50	\$0.00		\$59,212.50
<b>Wielkatz &amp; Company, LLC.</b>								
Wielkatz & Company, LLC.	12/16/2025	12/3/2025	25-00085-05536	CFO Accounting/Additional Sves- Bayfront-	\$5,287.50	\$0.00		\$5,287.50
				Totals for Wielkatz & Company, LLC.:	\$5,287.50	\$0.00		\$5,287.50
				GRAND TOTALS:	\$213,131.98	\$0.00		\$213,131.98



Jersey City Redevelopment Agency  
Cash Requirements Report  
INVESTORS BANK

- Report name: Invoice Due Today-INVESTORS
- Show invoices open as of today
- Do not include invoices scheduled to be generated
- Calculate discounts as of today
- Include all invoice dates
- Include all post dates
- Include these due dates: Next week (12/14/2025 to 12/20/2025)
- Include all Post Statuses
- Include all Invoices
- Include all Vendors
- Include these Banks: Investors - Bayfront
- Include all Invoice Attributes
- Include all Vendor Attributes

Jersey City Redevelopment Agency  
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CONSOLIDATED RAIL CORPORATION								
CONSOLIDATED RAIL CORPORATION	11/25/2025	11/25/2025	Dec. 2025	Conrail 4th Quarter Property Tax-Barnabas	\$2,276.97	\$0.00		\$2,276.97
				Totals for CONSOLIDATED RAIL CORPORATION: 1 invoice(s) listed.	\$2,276.97	\$0.00		\$2,276.97
				GRAND TOTALS:	\$2,276.97	\$0.00		\$2,276.97

# Jersey City Redevelopment Agency

## Cash Requirements Report

- Report name: Invoice Due Today
- Show invoices open as of today
- Do not include invoices scheduled to be generated
- Calculate discounts as of today
- Include all invoice dates
- Include all post dates
- Include these due dates: This week (11/23/2025 to 11/29/2025)
- Include all Post Statuses
- Include all Invoices
- Include all Vendors
- Include these Banks: Provident Checking
- Include all Invoice Attributes
- Include all Vendor Attributes



# Jersey City Redevelopment Agency

## Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>ADVANCED SCAFFOLD SERVICES LLC</b>								
ADVANCED SCAFFOLD SERVICES LLC	12/16/2025	11/13/2025	85	Scaffold Services at 84 Sip Avenue- November	\$1,200.00	\$0.00		\$1,200.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	<u>\$1,200.00</u>	<u>\$0.00</u>		<u>\$1,200.00</u>
				1 invoice(s) listed.				
<b>AFLAC</b>								
AFLAC	12/16/2025	12/1/2025	Dec. 2025	Employee Deductions per Payroll - December.	\$735.78	\$0.00		\$735.78
				Totals for AFLAC:	<u>\$735.78</u>	<u>\$0.00</u>		<u>\$735.78</u>
				1 invoice(s) listed.				
<b>Battaglia Associates, LLC</b>								
Battaglia Associates, LLC	12/16/2025	12/9/2025	2025-11	Professional Services-QPA Services-Variou	\$350.00	\$0.00		\$350.00
				Totals for Battaglia Associates, LLC:	<u>\$350.00</u>	<u>\$0.00</u>		<u>\$350.00</u>
				1 invoice(s) listed.				
<b>BLACKBAUD INC</b>								
BLACKBAUD INC	12/16/2025	8/29/2025	INV-0000494040	Subscription-01/04/2024-01/03/2027- Site ID	\$5,199.84	\$0.00		\$5,199.84
				Totals for BLACKBAUD INC:	<u>\$5,199.84</u>	<u>\$0.00</u>		<u>\$5,199.84</u>
				1 invoice(s) listed.				
<b>Brighthouse Financial -MetLife</b>								
Brighthouse Financial -MetLife	12/16/2025	12/1/2025	Dec. 2025	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
Brighthouse Financial -MetLife	12/16/2025	12/1/2025	Dec. 2025	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
				Totals for Brighthouse Financial -MetLife:	<u>\$150.00</u>	<u>\$0.00</u>		<u>\$150.00</u>
				2 invoice(s) listed.				
<b>BROWNFIELD REDEVELOPMENT SOLUTIONS</b>								
BROWNFIELD REDEVELOPMENT S	12/16/2025	9/10/2025	8046	Oversight & Mgmt Services for EPA RLI-Svc	\$1,435.36	\$0.00		\$1,435.36
BROWNFIELD REDEVELOPMENT S	12/16/2025	9/10/2025	8048	Oversight & Mgmt Services for EPA Mill Cre	\$964.43	\$0.00		\$964.43
BROWNFIELD REDEVELOPMENT S	12/16/2025	9/10/2025	8045	Support Services - Grand Jersey-7/21-8/17/20	\$525.00	\$0.00		\$525.00
BROWNFIELD REDEVELOPMENT S	12/16/2025	9/10/2025	8051	Owner's Rep Mill Creek- Sves 7/21-8/17/20	\$11,339.05	\$0.00		\$11,339.05
BROWNFIELD REDEVELOPMENT S	12/16/2025	9/10/2025	8052	Mill Creek Sampling- Sves August 2025	\$2,939.50	\$0.00		\$2,939.50
BROWNFIELD REDEVELOPMENT S	12/16/2025	11/1/2025	8162	Oversight & Mgmt Sves for EPA Cleanup Gr	\$1,986.60	\$0.00		\$1,986.60
BROWNFIELD REDEVELOPMENT S	12/16/2025	11/1/2025	8168	Mill Creek Sampling- Sves 9/15-10/12/2025	\$23,573.45	\$0.00		\$23,573.45
BROWNFIELD REDEVELOPMENT S	12/16/2025	11/1/2025	8161	Oversight & Mgmt Services- EPA Multipurpo	\$2,441.78	\$0.00		\$2,441.78
BROWNFIELD REDEVELOPMENT S	12/16/2025	11/1/2025	8160	Oversight & Mgmt Services for EPA RLI-Svc	\$543.64	\$0.00		\$543.64
BROWNFIELD REDEVELOPMENT S	12/16/2025	11/1/2025	8159	Oversight & Mgmt Services for EPA RLI-Svc	\$2,060.63	\$0.00		\$2,060.63
BROWNFIELD REDEVELOPMENT S	12/16/2025	11/1/2025	8165	Owner's Rep Mill Creek- Sves 9/15-10/12/2	\$5,186.94	\$0.00		\$5,186.94
BROWNFIELD REDEVELOPMENT S	12/16/2025	11/24/2025	8222	INAPI. Investigation- Sves 7/1-10/12/2025	\$9,355.36	\$0.00		\$9,355.36

Jersey City Redevelopment Agency  
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS: 12 invoice(s) listed.								
CASH	12/16/2025	12/1/2025	Dec. 2025	Petty Cash Replenishment	\$100.00	\$0.00		\$100.00
CASH				Totals for CASH: 1 invoice(s) listed.	\$100.00	\$0.00		\$100.00
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	12/16/2025	11/15/2025	Nov. 2025	Expense Reimbursement-Award for Commissi	\$189.74	\$0.00		\$189.74
CHRISTOPHER FIORE	12/16/2025	11/17/2025	Nov. 2025	Expense Reimbursement-Commissioner Bear	\$250.00	\$0.00		\$250.00
CHRISTOPHER FIORE	12/16/2025	11/18/2025	Nov. 2025	Expense Reimbursement - Travel To & From t	\$154.70	\$0.00		\$154.70
CHRISTOPHER FIORE	12/16/2025	11/19/2025	Nov. 2025	Expense Reimbursement - Accommodations f	\$235.52	\$0.00		\$235.52
CHRISTOPHER FIORE	12/16/2025	11/24/2025	Nov. 2025	Expense Reimbursement-Team Building Even	\$257.91	\$0.00		\$257.91
CHRISTOPHER FIORE	12/16/2025	11/25/2025	Nov. 2025	Expense Reimbursement-Lunch Meeting	\$20.58	\$0.00		\$20.58
CHRISTOPHER FIORE	12/16/2025	11/27/2025	Nov. 2025	Expense Reimbursement - Zoom Acct.(Novem	\$102.13	\$0.00		\$102.13
				Totals for CHRISTOPHER FIORE: 7 invoice(s) listed.	\$1,210.58	\$0.00		\$1,210.58
CITY OF JERSEY CITY								
CITY OF JERSEY CITY	12/16/2025	12/10/2025	Dec. 2025	2025 Land Sales - RWJ Barnabus	\$16,050,000.00	\$0.00		\$16,050,000.00
				Totals for CITY OF JERSEY CITY: 1 invoice(s) listed.	\$16,050,000.00	\$0.00		\$16,050,000.00
COMCAST								
COMCAST	12/16/2025	11/16/2025	8499 05 354 3248876	Internet Service at 665 Ocean Avenue- Svs-No	\$240.21	\$0.00		\$240.21
COMCAST	12/16/2025	12/1/2025	8499 05 354 4361702	Internet Service at 39 Kearney Ave. Nov 1-No	\$704.12	\$0.00		\$704.12
				Totals for COMCAST: 2 invoice(s) listed.	\$944.33	\$0.00		\$944.33
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	12/16/2025	1/12/2025	2362SLR102	Monthly Maint. February.2026	\$188.46	\$0.00		\$188.46
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.: 1 invoice(s) listed.	\$188.46	\$0.00		\$188.46
DELTA STORAGE								
DELTA STORAGE	12/16/2025	12/1/2025	Dec. 2025	Storage Unit - Size: 10x30, Unit #: 1001-11/9	\$254.10	\$0.00		\$254.10
DELTA STORAGE	12/16/2025	12/1/2025	Dec. 2025	Storage Unit - Size: 10x30, Unit #: 1172-11/9	\$1,174.00	\$0.00		\$1,174.00
				Totals for DELTA STORAGE: 2 invoice(s) listed.	\$1,428.10	\$0.00		\$1,428.10

## Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>DIANA JEFFREY</b>								
DIANA JEFFREY	12/16/2025	11/18/2025	Nov. 2025	Expense Reimbursement - Travel To & From P	\$188.30	\$0.00		\$188.30
DIANA JEFFREY	12/16/2025	12/5/2025	Dec. 2025	Expense Reimbursement-Lunch Meeting	\$171.95	\$0.00		\$171.95
				<i>Totals for DIANA JEFFREY:</i>	<u>\$360.25</u>	<u>\$0.00</u>		<u>\$360.25</u>
				<i>2 invoice(s) listed.</i>				
<b>Dilworth Paxson LLP</b>								
Dilworth Paxson LLP	12/16/2025	11/13/2025	635603	Legal Services -26 Siedler St- Sves October20.	\$372.94	\$0.00		\$372.94
Dilworth Paxson LLP	12/16/2025	11/13/2025	635604	Legal Services -461 Palisade Ave - Sves Octob	\$3,551.18	\$0.00		\$3,551.18
Dilworth Paxson LLP	12/16/2025	11/13/2025	635605	Legal Services -428 Pacific Ave - Sves Octob	\$2,926.04	\$0.00		\$2,926.04
				<i>Totals for Dilworth Paxson LLP:</i>	<u>\$6,850.16</u>	<u>\$0.00</u>		<u>\$6,850.16</u>
				<i>3 invoice(s) listed.</i>				
<b>Economic Project Solutions, Inc.</b>								
Economic Project Solutions, Inc.	12/16/2025	11/20/2025	14477	Owners Representative Services Pathside- Sv	\$34,768.00	\$0.00		\$34,768.00
Economic Project Solutions, Inc.	12/16/2025	11/30/2025	14478	Constru. Phase- Loews- Sves November 2025	\$20,919.00	\$0.00		\$20,919.00
				<i>Totals for Economic Project Solutions, Inc.:</i>	<u>\$55,687.00</u>	<u>\$0.00</u>		<u>\$55,687.00</u>
				<i>2 invoice(s) listed.</i>				
<b>ELIZABETH VASQUEZ</b>								
ELIZABETH VASQUEZ	12/16/2025	12/10/2025	Dec. 2025	Settlement agreement - Elizabeth Vasquez	\$50,000.00	\$0.00		\$50,000.00
				<i>Totals for ELIZABETH VASQUEZ:</i>	<u>\$50,000.00</u>	<u>\$0.00</u>		<u>\$50,000.00</u>
				<i>1 invoice(s) listed.</i>				
<b>ERIC M. BERNSTEIN &amp; ASSOCIATES, LLC</b>								
ERIC M. BERNSTEIN & ASSOCIATES	12/16/2025	12/1/2025	96191	Legal Services - OPRA- Sves November 2025	\$2,800.00	\$0.00		\$2,800.00
				<i>Totals for ERIC M. BERNSTEIN &amp; ASSOCIATES, LLC:</i>	<u>\$2,800.00</u>	<u>\$0.00</u>		<u>\$2,800.00</u>
				<i>1 invoice(s) listed.</i>				
<b>FEDERAL EXPRESS</b>								
FEDERAL EXPRESS	12/16/2025	10/13/2025	9-704-91914	Overnight Deliveries	\$3.55	\$0.00		\$3.55
FEDERAL EXPRESS	12/16/2025	11/3/2025	9-051-84410	Overnight Deliveries	\$47.19	\$0.00		\$47.19
FEDERAL EXPRESS	12/16/2025	11/10/2025	9-706-90662	Overnight Deliveries	\$15.53	\$0.00		\$15.53
				<i>Totals for FEDERAL EXPRESS:</i>	<u>\$66.27</u>	<u>\$0.00</u>		<u>\$66.27</u>
				<i>3 invoice(s) listed.</i>				
<b>Gannett New York-New Jersey LocaliQ</b>								
Gannett New York-New Jersey LocaliQ	12/16/2025	11/1/2025	7434016	Legal Advertisement- NJM The Record-News	\$31.76	\$0.00		\$31.76



Jersey City Redevelopment Agency  
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Totals for Gannett New York-New Jersey LocalIQ: 1 invoice(s) listed.								
					\$31,776	\$0.00		\$31,776
Gordon Rees Scully Mansukhani, LLP								
Gordon Rees Scully Mansukhani, LLP	12/16/2025	8/12/2025	21900231	Legal Services - Vasquez Vs. JCRA	\$2,623.50	\$0.00		\$2,623.50
Gordon Rees Scully Mansukhani, LLP	12/16/2025	8/12/2025	21921811	Legal Services - Vasquez Vs. JCRA	\$1,386.00	\$0.00		\$1,386.00
Gordon Rees Scully Mansukhani, LLP	12/16/2025	9/30/2025	21956306	Legal Services - Vasquez Vs. JCRA	\$5,165.00	\$0.00		\$5,165.00
Gordon Rees Scully Mansukhani, LLP	12/16/2025	11/24/2025	21978379	Legal Services - Vasquez Vs. JCRA	\$967.00	\$0.00		\$967.00
				Totals for Gordon Rees Scully Mansukhani, LLP: 4 invoice(s) listed.	\$10,141.50	\$0.00		\$10,141.50
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	12/16/2025	10/30/2025	533225	Recording Fee-Second Amendment to RDA-27	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	12/16/2025	10/30/2025	533218	Recording Fee-First Amendment to RDA-276-	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	12/16/2025	10/30/2025	538738	Recording Fee-Certificate of Completion-89 N	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	12/16/2025	11/21/2025	538533	Recording Fee-Redevelopment Agreement-1BR	\$33.00	\$0.00		\$33.00
				Totals for HUDSON COUNTY REGISTER: 4 invoice(s) listed.	\$132.00	\$0.00		\$132.00
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	12/16/2025	11/3/2025	30301465797357	Water & Sewer - 51 Crescent Ave.	\$112.86	\$0.00		\$112.86
JC MUNICIPAL UTILITIES AUTHORITY	12/16/2025	11/3/2025	30306348540000	Water & Sewer - 665 Ocean Ave	\$230.13	\$0.00		\$230.13
JC MUNICIPAL UTILITIES AUTHORITY	12/16/2025	11/3/2025	30309320562951	Water & Sewer - 84 Sip Ave (25 Journal Sq) (	\$1,773.42	\$0.00		\$1,773.42
JC MUNICIPAL UTILITIES AUTHORITY	12/16/2025	11/3/2025	30308307348913	Water & Sewer -84 Sip (25 Journal Sq)-Sves 9	\$157.59	\$0.00		\$157.59
JC MUNICIPAL UTILITIES AUTHORITY	12/16/2025	11/13/2025	30302282340000	Water & Sewer - 407 Ocean Ave-Sves 10/9/2	\$40.79	\$0.00		\$40.79
				Totals for JC MUNICIPAL UTILITIES AUTHORITY: 5 invoice(s) listed.	\$2,314.79	\$0.00		\$2,314.79
Jersey City Economic Development Corporation								
Jersey City Economic Development Corp	12/16/2025	12/10/2025	Dec.2025	2023 Open Space Grant - Loew's Theatre EXT	\$500,000.00	\$0.00		\$500,000.00
Jersey City Economic Development Corp	12/16/2025	12/10/2025	Dec.2025	2022 Open Space Grant - Loew's Theatre EXT	\$500,000.00	\$0.00		\$500,000.00
				Totals for Jersey City Economic Development Corporation: 2 invoice(s) listed.	\$1,000,000.00	\$0.00		\$1,000,000.00
Kassim Handyman Service, LLC								
Kassim Handyman Service, LLC	12/16/2025	7/22/2025	08656	Removed all No Parking Signs - 468-480 Ma	\$275.00	\$0.00		\$275.00
				Totals for Kassim Handyman Service, LLC: 1 invoice(s) listed.	\$275.00	\$0.00		\$275.00
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLFF	12/16/2025	7/4/2025	45112	Legal Services - General Counsel- -- Sves Jun	\$1,000.00	\$0.00		\$1,000.00

Jersey City Redevelopment Agency  
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
KINNEY LISOVICZ REILLY & WOLFF	12/16/2025	7/4/2025	45115	Legal Services - 284 M.L.K Holdings, L.L.C. - S	\$200.00	\$0.00		\$200.00
KINNEY LISOVICZ REILLY & WOLFF	12/16/2025	7/4/2025	45118	Legal Services - JCRA to PMG Contracting - S	\$1,620.00	\$0.00		\$1,620.00
KINNEY LISOVICZ REILLY & WOLFF	12/16/2025	11/7/2025	47066	Legal Services-Crazy Greek-Sves Through 10	\$60.00	\$0.00		\$60.00
KINNEY LISOVICZ REILLY & WOLFF	12/16/2025	11/7/2025	47068	Legal Services - Grand Jersey Group-Sves Oct	\$25,575.00	\$0.00		\$25,575.00
KINNEY LISOVICZ REILLY & WOLFF	12/16/2025	11/7/2025	47067	Legal Services - 665 Ocean Avenue-Sves Thir	\$760.00	\$0.00		\$760.00
Totals for KINNEY LISOVICZ REILLY & WOLFF PC: 6 invoice(s) listed.					\$29,215.00	\$0.00		\$29,215.00

# Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Net Amount Due
MCMANIMON, SCOTLAND & BAU	12/16/2025	11/17/2025	251988	Legal Services - 550 Johnston - SVCS October	\$4,14.00	\$0.00	\$4,14.00
MCMANIMON, SCOTLAND & BAU	12/16/2025	11/17/2025	251957	Legal Services - 51 Crestcent - October,2025	\$467.84	\$0.00	\$467.84
MCMANIMON, SCOTLAND & BAU	12/16/2025	11/17/2025	251937	Legal Services - 17-19 Ash Street-Sves Octobc	\$875.00	\$0.00	\$875.00
MCMANIMON, SCOTLAND & BAU	12/16/2025	11/17/2025	251944	Legal Services -Grand Jersey- Medical Center	\$6,030.60	\$0.00	\$6,030.60
MCMANIMON, SCOTLAND & BAU	12/16/2025	11/17/2025	251966	Legal Services -808 Pavonia, Sves. October,20	\$1,464.00	\$0.00	\$1,464.00
MCMANIMON, SCOTLAND & BAU	12/16/2025	11/17/2025	252123	Legal Services - Sci Tech-Sves October,2025	\$4,717.00	\$0.00	\$4,717.00
MCMANIMON, SCOTLAND & BAU	12/16/2025	11/17/2025	251931	Legal Services - Argent Venture/Johnston Vie	\$2,056.00	\$0.00	\$2,056.00
MCMANIMON, SCOTLAND & BAU	12/16/2025	11/17/2025	251995	Legal Services -168 Sip. Sves. October,2025	\$6,992.37	\$0.00	\$6,992.37
MCMANIMON, SCOTLAND & BAU	12/16/2025	11/17/2025	251981	Legal Services - CP Tax Credit Matter-Sves O	\$6,810.00	\$0.00	\$6,810.00
MCMANIMON, SCOTLAND & BAU	12/16/2025	11/17/2025	251931	Legal Services -Exchange Place STD-Sves Oct	\$860.00	\$0.00	\$860.00
MCMANIMON, SCOTLAND & BAU	12/16/2025	11/17/2025	251978	Legal Services -Embankment- Sves Oct,2025	\$2,979.00	\$0.00	\$2,979.00
MCMANIMON, SCOTLAND & BAU	12/16/2025	11/17/2025	251962	Legal Services - 408-420 Communipaw-Octob	\$3,480.00	\$0.00	\$3,480.00
MCMANIMON, SCOTLAND & BAU	12/16/2025	11/17/2025	251942	Legal Services - 665 Ocean, Sves-October,202	\$1,351.00	\$0.00	\$1,351.00
MCMANIMON, SCOTLAND & BAU	12/16/2025	11/17/2025	251941	Legal Services - Namlar - Central Avenue, Sv	\$392.00	\$0.00	\$392.00
MCMANIMON, SCOTLAND & BAU	12/16/2025	11/17/2025	251948	Legal Services -701 Newark Ave -October,202	\$5,468.00	\$0.00	\$5,468.00
MCMANIMON, SCOTLAND & BAU	12/16/2025	11/19/2025	252132	Revised:Legal Services -174 Newark Ave -Sc	\$143.00	\$0.00	\$143.00
MCMANIMON, SCOTLAND & BAU	12/16/2025	11/19/2025	252127	Revised:Legal Services -174 Newark Ave -Ju	\$377.00	\$0.00	\$377.00
MCMANIMON, SCOTLAND & BAU	12/16/2025	11/19/2025	252128	Revised:Legal Sves-125Monitor St- Sves Sept	\$8,104.65	\$0.00	\$8,104.65
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC: 48 invoice(s) listed.					\$192,648.29	\$0.00	\$192,648.29
<b>Mobile Mini Solutions</b>							
Mobile Mini Solutions	12/16/2025	10/27/2025	9024876167	40' Standard Tri Cam Storage- Loew's-Sves I	\$299.28	\$0.00	\$299.28
Mobile Mini Solutions	12/16/2025	10/27/2025	9024876168	40' Standard Tri Cam Storage- Loew's-Sves I	\$299.28	\$0.00	\$299.28
Mobile Mini Solutions	12/16/2025	10/28/2025	9024885072	40' Standard Tri Cam Storage- Loew's-Sves I	\$299.28	\$0.00	\$299.28
Mobile Mini Solutions	12/16/2025	10/28/2025	9024885071	40' Standard Tri Cam Storage- Loew's-Sves I	\$299.28	\$0.00	\$299.28
Mobile Mini Solutions	12/16/2025	10/29/2025	9024895140	40' Standard Tri Cam Storage- Loew's-Sves I	\$299.28	\$0.00	\$299.28
Mobile Mini Solutions	12/16/2025	11/14/2025	9025009296	40' Standard Tri Cam Storage- Loew's-Sves I	\$299.28	\$0.00	\$299.28
Mobile Mini Solutions	12/16/2025	11/14/2025	9025009283	40' Standard Tri Cam Storage- Loew's-Sves I	\$299.28	\$0.00	\$299.28
Totals for Mobile Mini Solutions: 7 invoice(s) listed.					\$2,094.96	\$0.00	\$2,094.96
<b>NW FINANCIAL GROUP, LLC</b>							
NW FINANCIAL GROUP, LLC	12/16/2025	8/31/2025	33579	Financial Advisory - Bayfront BRP - Sves Aug	\$3,217.50	\$0.00	\$3,217.50
NW FINANCIAL GROUP, LLC	12/16/2025	10/31/2025	33851	Financial Advisory - Bayfront BRP - Sves Sep	\$1,400.00	\$0.00	\$1,400.00
NW FINANCIAL GROUP, LLC	12/16/2025	11/17/2025	32786	Financial Advisory - Bayfront BRP - Sves Jan	\$540.00	\$0.00	\$540.00
Totals for NW FINANCIAL GROUP, LLC: 3 invoice(s) listed.					\$5,157.50	\$0.00	\$5,157.50
<b>PITNEY BOWES Global Financial Services</b>							
PITNEY BOWES Global Financial Ser	12/16/2025	11/29/2025	3321665917	Postage Machine -Postage Refill	\$239.97	\$0.00	\$239.97



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Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>Porcello Engineering, Inc.</b>								
Porcello Engineering, Inc.	12/16/2025	11/10/2025	2511007	Professional Svcs-Engineering for Structural I	\$10,833.60	\$0.00		\$10,833.60
				<i>Totals for Porcello Engineering, Inc.:</i>	<i>\$10,833.60</i>	<i>\$0.00</i>		<i>\$10,833.60</i>
<b>POTOMAC-HUDSON ENVIRONMENTAL I</b>								
POTOMAC-HUDSON ENVIRONMEN	12/16/2025	8/6/2025	25-0597-28	Professional Services - 125 Monitor-July, 202	\$24,113.57	\$0.00		\$24,113.57
POTOMAC-HUDSON ENVIRONMEN	12/16/2025	8/6/2025	25-0597-32	Professional Services - 125 Monitor-Novembe	\$43,048.88	\$0.00		\$43,048.88
POTOMAC-HUDSON ENVIRONMEN	12/16/2025	8/16/2025	25-0597-29	Professional Svcs-125 Monitor-Basement Sam	\$15,715.10	\$0.00		\$15,715.10
				<i>Totals for POTOMAC-HUDSON ENVIRONMENTAL I:</i>	<i>\$82,877.55</i>	<i>\$0.00</i>		<i>\$82,877.55</i>
<b>PRIMO BRANDS</b>								
PRIMO BRANDS	12/16/2025	11/20/2025	1516703492330	Water & Dispenser - Service 10/19/2025-11/	\$176.61	\$0.00		\$176.61
				<i>Totals for PRIMO BRANDS:</i>	<i>\$176.61</i>	<i>\$0.00</i>		<i>\$176.61</i>
<b>PUBLIC SERVICE ELECTRIC &amp; GAS</b>								
PUBLIC SERVICE ELECTRIC & GAS	12/16/2025	11/12/2025	42-497-031-18	Gas & Electric - 25 Journal Square Svcs 10/9	\$303.24	\$0.00		\$303.24
PUBLIC SERVICE ELECTRIC & GAS	12/16/2025	11/18/2025	72-357-631-08	Gas & Electric - 292 MLK Dr - Floor 1	\$19.50	\$0.00		\$19.50
PUBLIC SERVICE ELECTRIC & GAS	12/16/2025	11/18/2025	70-451-417-18	Gas & Electric - 407 Ocean Ave - HSL	\$21.19	\$0.00		\$21.19
PUBLIC SERVICE ELECTRIC & GAS	12/16/2025	11/18/2025	72-729-979-07	Gas & Electric - 665 Ocean Avenue - Office A	\$92.54	\$0.00		\$92.54
PUBLIC SERVICE ELECTRIC & GAS	12/16/2025	11/18/2025	72-729-976-05	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$93.08	\$0.00		\$93.08
PUBLIC SERVICE ELECTRIC & GAS	12/16/2025	11/18/2025	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$70.86	\$0.00		\$70.86
PUBLIC SERVICE ELECTRIC & GAS	12/16/2025	11/18/2025	72-357-633-02	Gas & Electric - 292-MLK Dr - HSL	\$288.03	\$0.00		\$288.03
PUBLIC SERVICE ELECTRIC & GAS	12/16/2025	11/18/2025	72-729-965-01	Gas & Electric - 665 Ocean Avenue - HSL	\$74.40	\$0.00		\$74.40
PUBLIC SERVICE ELECTRIC & GAS	12/16/2025	11/18/2025	72-357-632-05	Gas & Electric - 292 MLK Dr - Floor 2	\$23.85	\$0.00		\$23.85
PUBLIC SERVICE ELECTRIC & GAS	12/16/2025	11/18/2025	72-729-980-08	Gas & Electric - 665 Ocean Avenue - Office B	\$201.74	\$0.00		\$201.74
PUBLIC SERVICE ELECTRIC & GAS	12/16/2025	11/18/2025	70-455-651-00	Gas & Electric - 405 Ocean Ave - HSL	\$24.11	\$0.00		\$24.11
PUBLIC SERVICE ELECTRIC & GAS	12/16/2025	11/18/2025	72-729-973-03	Gas & Electric - 665 Ocean Avenue - Apt. 2C	\$70.95	\$0.00		\$70.95
PUBLIC SERVICE ELECTRIC & GAS	12/16/2025	11/18/2025	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$79.42	\$0.00		\$79.42
PUBLIC SERVICE ELECTRIC & GAS	12/16/2025	11/18/2025	72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$223.77	\$0.00		\$223.77
PUBLIC SERVICE ELECTRIC & GAS	12/16/2025	11/18/2025	72-729-977-02	Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$59.48	\$0.00		\$59.48
PUBLIC SERVICE ELECTRIC & GAS	12/16/2025	11/18/2025	72-729-972-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$105.44	\$0.00		\$105.44
PUBLIC SERVICE ELECTRIC & GAS	12/16/2025	11/18/2025	72-729-978-18	Gas & Electric - 665 Ocean Avenue - Apt. 3D	\$13.25	\$0.00		\$13.25
				<i>Totals for PUBLIC SERVICE ELECTRIC &amp; GAS:</i>	<i>\$1,854.85</i>	<i>\$0.00</i>		<i>\$1,854.85</i>
				<i>17 invoice(s) listed.</i>				

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Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Schenck Price Smith & King, LLP	12/16/2025	7/18/2025	1279042	Legal Services - 248 Erie st - Sves Finding Ju	\$73.50	\$0.00		\$73.50
Schenck Price Smith & King, LLP	12/16/2025	9/16/2025	1284908	Legal Services - 248 Erie st - Sves Finding Au	\$1,065.75	\$0.00		\$1,065.75
				Totals for Schenck Price Smith & King, LLP:	\$1,139.25	\$0.00		\$1,139.25
				2 invoice(s) listed.				
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	12/16/2025	12/1/2025	150095-12	Lawn Maintenance & Trash Removal - 574 C	\$200.00	\$0.00		\$200.00
Silagy Contracting, LLC.	12/16/2025	12/1/2025	150095-5	Lawn Maintenance & Trash Removal- Manil	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	12/16/2025	12/1/2025	150095-3	Lawn Maintenance & Trash Removal - 292 M	\$440.00	\$0.00		\$440.00
Silagy Contracting, LLC.	12/16/2025	12/1/2025	150095-13	Lawn Maintenance & Trash Removal - Green	\$680.00	\$0.00		\$680.00
Silagy Contracting, LLC.	12/16/2025	12/1/2025	150095-7	Lawn Maintenance & Trash Removal - 84 Sip	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	12/16/2025	12/1/2025	150095-4	Lawn Maintenance & Trash Removal- 405-4	\$290.00	\$0.00		\$290.00
Silagy Contracting, LLC.	12/16/2025	12/1/2025	150095-6	Lawn Maintenance & Trash Removal - 550 J	\$780.00	\$0.00		\$780.00
Silagy Contracting, LLC.	12/16/2025	12/1/2025	150095-10	Lawn Maintenance & Trash Removal - 53 ML	\$680.00	\$0.00		\$680.00
Silagy Contracting, LLC.	12/16/2025	12/1/2025	150095-1	Lawn Maintenance & Trash Removal- 185 Dw	\$300.00	\$0.00		\$300.00
Silagy Contracting, LLC.	12/16/2025	12/1/2025	150095-2	Lawn Maintenance & Trash Removal- 284 MH	\$400.00	\$0.00		\$400.00
Silagy Contracting, LLC.	12/16/2025	12/1/2025	150095-8	Lawn Maintenance & Trash Removal - 125 M	\$680.00	\$0.00		\$680.00
Silagy Contracting, LLC.	12/16/2025	12/1/2025	150095-9	Lawn Maintenance & Trash Removal - 144 H	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	12/16/2025	12/1/2025	150095-11	Lawn Maintenance & Trash Removal - Chape	\$200.00	\$0.00		\$200.00
				Totals for Silagy Contracting, LLC.:	\$5,370.00	\$0.00		\$5,370.00
				13 invoice(s) listed.				
Spiro Harrison & Nelson LLC								
Spiro Harrison & Nelson LLC	12/16/2025	12/2/2025	2025-JCRA.006-12	Legal Services - 118 - 128 Monitor- Sves Nov	\$19,663.00	\$0.00		\$19,663.00
Spiro Harrison & Nelson LLC	12/16/2025	12/2/2025	2025-JCRA.037-12	Legal Services - NRC Urban Renewal Group-5	\$455.00	\$0.00		\$455.00
Spiro Harrison & Nelson LLC	12/16/2025	12/2/2025	2025-JCRA.029-12	Legal Services -RT 440 Developers-80 Water	\$70.00	\$0.00		\$70.00
Spiro Harrison & Nelson LLC	12/16/2025	12/2/2025	2025-JCRA.030-12	Legal Services -401 Whiton-Sves 2,26,2025	\$70.00	\$0.00		\$70.00
Spiro Harrison & Nelson LLC	12/16/2025	12/2/2025	2024-JCRA.038-12	Legal Services - 385 Communitpaw-Sves 1/29	\$70.00	\$0.00		\$70.00
				Totals for Spiro Harrison & Nelson LLC:	\$20,328.00	\$0.00		\$20,328.00
				5 invoice(s) listed.				
STAPLES INC.								
STAPLES INC.	12/16/2025	7/31/2025	6038547008	Office Supplies - Various	\$73.59	\$0.00		\$73.59
STAPLES INC.	12/16/2025	11/30/2025	6049419714	Office Supplies - Various	\$249.71	\$0.00		\$249.71
STAPLES INC.	12/16/2025	11/30/2025	6049419715	Office Supplies - Various	\$51.58	\$0.00		\$51.58
STAPLES INC.	12/16/2025	11/30/2025	6049419716	Office Supplies - Various	\$63.59	\$0.00		\$63.59
				Totals for STAPLES INC.:	\$438.47	\$0.00		\$438.47
				4 invoice(s) listed.				
T&M ASSOCIATES								
T&M ASSOCIATES	12/16/2025	11/5/2025	1-AF495953	Engineering Services- Morris Greenway Coun	\$2,684.22	\$0.00		\$2,684.22

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Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>TOSHIBA FINANCIAL SERVICES</b>								
TOSHIBA FINANCIAL SERVICES	12/16/2025	12/1/2025	5036152593	Payment for Copier Lease--11/02/2025-12/01/2025	\$1,075.00	\$0.00		\$1,075.00
				Totals for TOSHIBA FINANCIAL SERVICES: 1 invoice(s) listed.	\$1,075.00	\$0.00		\$1,075.00
<b>Toshiba- GreatAmerica Financial Svcs.</b>								
Toshiba- GreatAmerica Financial Svcs.	12/16/2025	12/1/2025	Dec. 2025	Payment for Copier Lease-December 2025	\$545.90	\$0.00		\$545.90
				Totals for Toshiba- GreatAmerica Financial Svcs.: 1 invoice(s) listed.	\$545.90	\$0.00		\$545.90
<b>UNITED WAY OF HUDSON COUNTY</b>								
UNITED WAY OF HUDSON COUNTY	12/16/2025	12/1/2025	November 2025	Case/Property Mngt Services at 665 Ocean A	\$5,871.00	\$0.00		\$5,871.00
				Totals for UNITED WAY OF HUDSON COUNTY: 1 invoice(s) listed.	\$5,871.00	\$0.00		\$5,871.00
<b>US Bank</b>								
US Bank	12/16/2025	12/10/2025	Dec. 2025	Required Paydown of Bayfront Notes per Loc	\$1,185,000.00	\$0.00		\$1,185,000.00
				Totals for US Bank: 1 invoice(s) listed.	\$1,185,000.00	\$0.00		\$1,185,000.00
<b>VERIZON</b>								
VERIZON	12/16/2025	12/1/2025	6126827280	Agency Cell Phone Bill--Oct 24,2025-Nov 2	\$104.60	\$0.00		\$104.60
				Totals for VERIZON: 1 invoice(s) listed.	\$104.60	\$0.00		\$104.60
<b>W. B. MASON CO., INC.</b>								
W. B. MASON CO., INC.	12/16/2025	7/22/2025	255652918	Office Supplies	\$1,199.51	\$0.00		\$1,199.51
W. B. MASON CO., INC.	12/16/2025	10/31/2025	257894270	Office Supplies	\$91.15	\$0.00		\$91.15
W. B. MASON CO., INC.	12/16/2025	11/20/2025	258349791	Office Supplies	\$441.00	\$0.00		\$441.00
				Totals for W. B. MASON CO., INC.: 3 invoice(s) listed.	\$1,731.66	\$0.00		\$1,731.66
<b>Wielkatz &amp; Company, LLC.</b>								
Wielkatz & Company, LLC.	12/16/2025	12/1/2025	25-00085-05528	CFO Accounting Services Rendered/Decembe	\$8,000.00	\$0.00		\$8,000.00
Wielkatz & Company, LLC.	12/16/2025	12/3/2025	25-00085-05535	CFO Accounting Additional Services Rende	\$4,218.75	\$0.00		\$4,218.75



Jersey City Redevelopment Agency  
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Yesenia Palacios-Sanchez Yesenia Palacios-Sanchez	12/16/2025	12/3/2025	Dec 2025	Totals for Wielkoltz & Company, LLC; 2 invoice(s) listed.	\$12,218.75	\$0.00		\$12,218.75
				EyeWear Reimbursement-For Frames	\$200.00	\$0.00		\$200.00
				Totals for Yesenia Palacios-Sanchez; 1 invoice(s) listed.	\$200.00	\$0.00		\$200.00
				GRAND TOTALS:	\$18,839,322.74	\$0.00		\$18,839,322.74

# Jersey City Redevelopment Agency

## Cash Requirements Report

- Report name: Invoice Due Today
- Show invoices open as of today
- Do not include invoices scheduled to be generated
- Calculate discounts as of today
- Include all invoice dates
- Include all post dates
- Include these due dates: Next week (12/14/2025 to 12/20/2025)
- Include all Post Statuses
- Include all Invoices
- Include all Vendors
- Include these Banks: Provident Checking
- Include all Invoice Attributes
- Include all Vendor Attributes

Jersey City Redevelopment Agency  
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Barns Contractor & Construction Management Barns Contractor & Construction Manag	12/16/2025	12/12/2025	001-12-25	Remove and Repair Ceiling Fans/Lights-665 C	\$1,890.00	\$0.00		\$1,890.00
			Totals for Barns Contractor & Construction Management:		\$1,890.00	\$0.00		\$1,890.00
			1 invoice(s) listed.					
Ironstate Holdings LLC Ironstate Holdings LLC	12/16/2025	12/16/2025	Dec.2025	RFP Return of Deposit - 84 Sip Ave & 68-74 S	\$975,000.00	\$0.00		\$975,000.00
			Totals for Ironstate Holdings LLC:		\$975,000.00	\$0.00		\$975,000.00
			1 invoice(s) listed.					
MKIF, LLC MKIF, LLC	12/16/2025	12/16/2025	Dec.2025	RFP Return of Deposit - 84 Sip Ave & 68-74 S	\$975,000.00	\$0.00		\$975,000.00
			Totals for MKIF, LLC:		\$975,000.00	\$0.00		\$975,000.00
			1 invoice(s) listed.					
GRAND TOTALS:					\$1,951,890.00	\$0.00		\$1,951,890.00



# Jersey City Redevelopment Agency

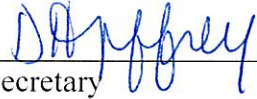
## Cash Requirements Report

- Report name: Invoice Due Today
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- Include all Invoices
- Include all Vendors
- Include these Banks: Provident Checking
- Include all Invoice Attributes
- Include all Vendor Attributes

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS OF DECEMBER 16, 2025**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of December 16, 2025

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of December 16, 2025 be approved as presented.

  
 Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners adopted at their Meeting dated December 16, 2025

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			
Daniel Rivera	✓			