

## JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting  
December 16, 2025

1. Meeting to Order.
  2. Quorum.
  3. Chairman Rivera- Pledge of Allegiance.
  4. Executive Director - Announces that in accordance with the "Open Public Meetings Act," notice of today's meeting was provided as required by law. Notice of this meeting was published in The Bergen Record and El Especialito by public notice, which was also posted at the Agency's offices at 4 Jackson Square, and sent to the City Clerk for the public's review and information. Notice of today's meeting was posted on the Agency's website.
  5. PRESENTATIONS-
    6. Chairman Rivera STATUS OF PROJECTS
- Item #1 Approval to enter Open Public Comment Session
- Item #2 Approval to enter Executive Session.
- Item #3 Approval of the Minutes of the Regular Meeting of November 17, 2025
- Item #4 Approval of the Minutes of the Executive Session dated November 17, 2025
- Item #5 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
- Item #6 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

Item #7 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

Item #8  
Item Withdrawn RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH RELATED KRE JCMC HOLDINGS, LLC FOR THE PROPERTIES IDENTIFIED AS BLOCK 15801, LOTS 4.01 AND 5, AND COMMONLY KNOWN BY THE STREET ADDRESSES 353 SKINNER MEMORIAL DRIVE, AND 44 AETNA (REAR), WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

Item #9 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

Item #10 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

Item #11  
Item Withdrawn RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING NAMDAR GROUP LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR THE PROPERTY IDENTIFIED AS BLOCK 6502, LOT 13.02, AND COMMONLY KNOWN BY THE STREET ADDRESS 3000 JOHN F. KENNEDY BOULEVARD WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

Item #12  
Item Withdrawn RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING NAMDAR GROUP LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR THE PROPERTY IDENTIFIED AS BLOCK 8001, LOTS 24, 25, 26, 27, 28 AND 29, AND COMMONLY KNOWN BY THE STREET ADDRESS 544-558 SUMMIT AVENUE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

Item #13  
Item Withdrawn RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING NAMDAR GROUP LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR THE PROPERTY IDENTIFIED AS BLOCK 6701, LOT 6.01, AND COMMONLY KNOWN BY THE STREET ADDRESS 416-424 HOBOKEN AVENUE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

- Item #14 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
- Item #15 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
- Item #16 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
- Item #17 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 ADDRESSES 251 PHILLIP STREET WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ACKNOWLEDGE AND SIGN THE SETTLEMENT AGREEMENT FOR 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 6TH STREET EMBANKMENT, 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 (HENDERSON STREET) REDEVELOPMENT AREA

- Item #19  
Item Withdrawn
- RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH JOHNSTON COMMUNIPAW PRIME, LLC FOR THE PROPERTIES IDENTIFIED AS BLOCK 15802, LOTS 3, 4, 6, 7, 22, AND 24, AND COMMONLY KNOWN BY THE STREET ADDRESSES 281 JOHNSTON AVENUE, 265 JOHNSTON AVENUE, JOHNSTON AVENUE, JOHNSTON AVENUE, COMMUNIPAW AVENUE, 258 COMMUNIPAW AVENUE, AND 274 COMMUNIPAW AVENUE, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #20  
Item Withdrawn
- RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH JOHN 723 LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 17202, LOT 1.01, AND COMMONLY KNOWN BY THE STREET ADDRESS 482 COMMUNIPAW AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT PLAN AREA
- Item #21
- 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
- Item #22
- RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT AND PAYMENT OF SETTLEMENT
- Item #23
- 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 ASSOCIATES, LLC; MCMANIMON, SCOTLAND & BAUMANN, LLC; RAINONE COUGHLIN MINCHELLO LLC; SPIRO HARRISON & NELSON LLC TO PROVIDE PROFESSIONAL REDEVELOPMENT SPECIAL COUNSEL SERVICES
- Item #24
- 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
- Item #25
- Approval of Accounts Payable List as of December 16, 2025
- Item #26
- Approval of Personnel List December 16, 2025

**NEXT REGULAR MEETING: TUESDAY, January 20, 2025**

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**Informational Item:**

- A) **LIBERTY HARBOR REDEVELOPMENT AREA-** Funds held under the Escrow Agreement between SciTech City and the JCRA were released on or about December 4, 2025 as follows: \$7.3 million to HCIA for the construction of a STEM high school; the remaining balance of \$11.7 million (plus accrued interest) to SciTech Scity for the construction of the Edge Works project.
  
- B) **LIBERTY HARBOR REDEVELOPMENT AREA-** By Resolution No. 15-01-9 adopted on January 20, 2015, the Agency designated AR SciTech as the Redeveloper of property identified as Block 21504, Lot 4.04, commonly known as Scholar's Village (the "Property"). The Agency acknowledges that the City is requiring AR SciTech to grant the City a sidewalk easement to allow the City to repair street lighting on the Property and to provide access to PSEG for utilities and related purposes as needed. This type of easement constitutes a permitted transfer under the Redevelopment Agreement and does not require Board approval. It is considered an administrative action—required by the City and approved through Site Plan approval by the Planning Board—to enable the City to perform an official public function, similar to a utilities easement. Conditional consent may be granted at this time, subject to Board approval nunc pro tunc in November.