

Reso No. 25-12_____

Regular Meeting
December 16, 2025

A G E N D A

Liberty Harbor Redevelopment Area - Board authorization is requested to Conditionally Designate the Hudson County Improvement Authority (HCIA) as the Redeveloper for the development of the school project at the street address commonly known by the street address of 251 Phillip Street (Block 21504, Lot 4.06) in the Liberty Harbor Redevelopment Area. Map is attached.

**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**

Robert G. Napiorski

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.

