


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 March 17, 2026

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 Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			

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 March 17, 2026

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 Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF THE PUBLIC MEETING OF FEBRUARY 17, 2026

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Public Meetings 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 March 17, 2026

<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	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE SESSION
OF THE PUBLIC MEETING OF FEBRUARY 17, 2026**

WHEREAS, the Board of Commissioners approved going into closed session at their meeting of February 17, 2026; 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 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 March 17, 2026

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<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	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EASEMENT AGREEMENT WITH NEW JERSEY HISTORIC TRUST FOR THE PROPERTY IDENTIFIED AS BLOCK 11401, LOT 25, AND COMMONLY KNOWN BY THE STREET ADDRESS 244 BAY STREET, WITHIN THE 244 BAY STREET 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, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of rehabilitation known as the 244 Bay Street Rehabilitation Area (the “**Rehabilitation Area**”) and adopted a redevelopment plan for the Rehabilitation Area, entitled the 244 Bay Street Redevelopment Plan, in order to effectuate the redevelopment of the Rehabilitation Area (as has been further amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, the Agency is the owner of certain property within the Rehabilitation Area and subject to the Redevelopment Plan identified as Block 11401, Lot 25, and commonly known by the street address 244 Bay Street (the “**Property**”) and

WHEREAS, the Property is listed as a contributing building to the Harsimus Cove Historic District that was listed in the State and National Register of Historic Places on October 15, 1987, and December 9, 1987, respectively; and

WHEREAS, New Jersey Historic Trust (the “**Trust**”) is a body corporate and an instrumentality of the State of New Jersey created under Chapter 124, Public Laws of 1967 (as amended by Chapter 562, Public Laws of 1984); and

WHEREAS, the Trust is authorized to accept preservation and conservation easements to protect property significant in New Jersey history and culture under the provisions of *N.J.S.A. 13:1B-15.115 (b)* as amended by Section 8 of P.L. 1995, c. 217; and

WHEREAS, the Agency and the Trust wish to preserve the Property and prevent any use of the Property that is not historically appropriate or that will significantly impair or interfere with the historic features; and

WHEREAS, the Agency wishes to grant a Historic Preservation and Conservation Easement on the Property (the “**Easement Agreement**”), a copy of which is on file with the

Agency, in favor of the Trust to preserve and maintain the Property’s historical, cultural and aesthetic features,

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 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.

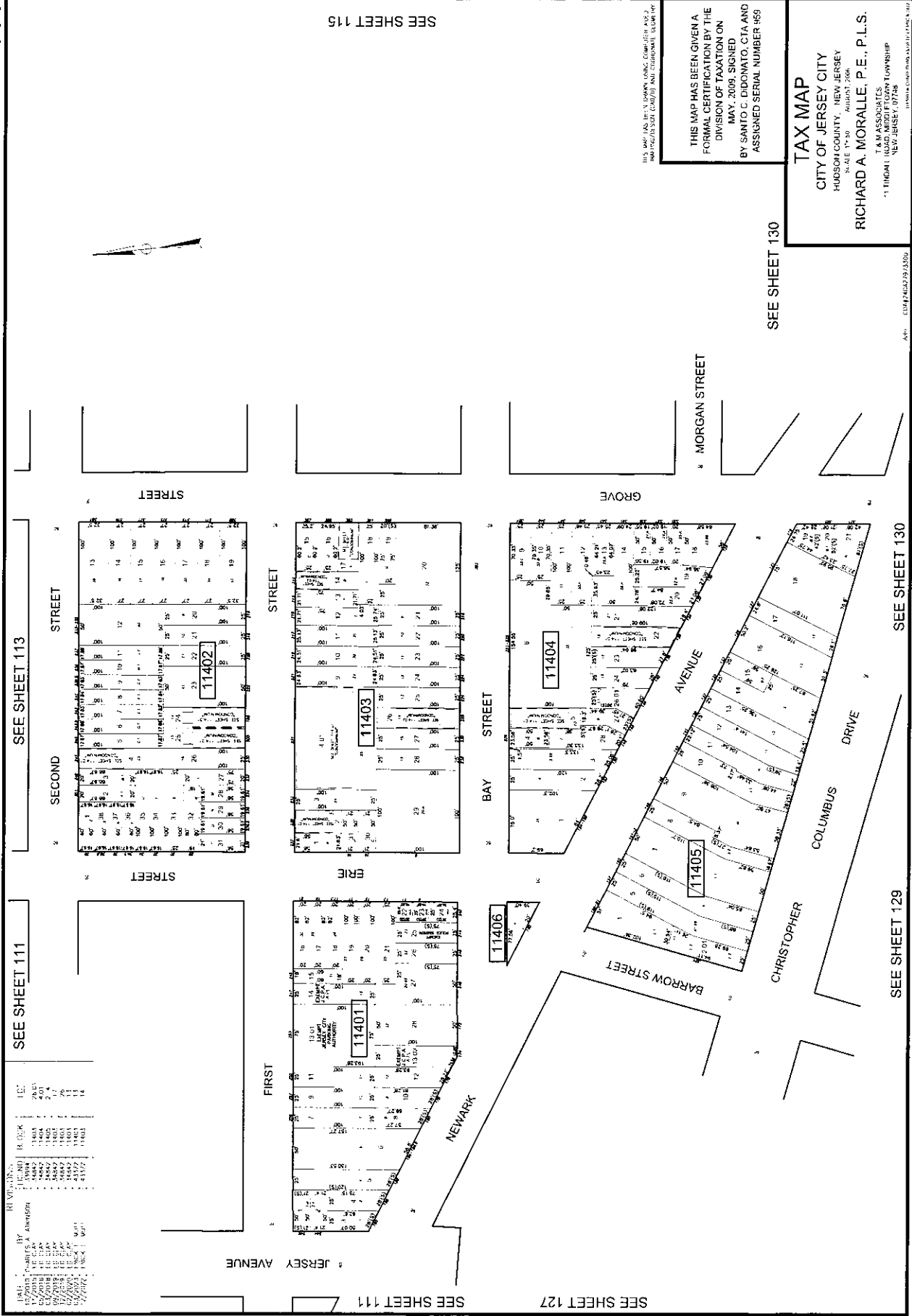
Section 4. This Resolution shall take effect immediately.

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 March 17, 2026.


 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	✓			

*Resolutions require 4 affirmative votes to pass.



REVISIONS:

DATE	BY	DESCRIPTION	FILE
11/20/11	AMK/STP	11401	26.01
11/20/11	AMK/STP	11402	29.01
11/20/11	AMK/STP	11403	29.01
11/20/11	AMK/STP	11404	29.01
11/20/11	AMK/STP	11405	29.01
11/20/11	AMK/STP	11406	29.01
11/20/11	AMK/STP	11407	29.01
11/20/11	AMK/STP	11408	29.01
11/20/11	AMK/STP	11409	29.01
11/20/11	AMK/STP	11410	29.01
11/20/11	AMK/STP	11411	29.01
11/20/11	AMK/STP	11412	29.01
11/20/11	AMK/STP	11413	29.01
11/20/11	AMK/STP	11414	29.01
11/20/11	AMK/STP	11415	29.01
11/20/11	AMK/STP	11416	29.01
11/20/11	AMK/STP	11417	29.01
11/20/11	AMK/STP	11418	29.01
11/20/11	AMK/STP	11419	29.01
11/20/11	AMK/STP	11420	29.01
11/20/11	AMK/STP	11421	29.01
11/20/11	AMK/STP	11422	29.01
11/20/11	AMK/STP	11423	29.01
11/20/11	AMK/STP	11424	29.01
11/20/11	AMK/STP	11425	29.01
11/20/11	AMK/STP	11426	29.01
11/20/11	AMK/STP	11427	29.01
11/20/11	AMK/STP	11428	29.01
11/20/11	AMK/STP	11429	29.01
11/20/11	AMK/STP	11430	29.01
11/20/11	AMK/STP	11431	29.01
11/20/11	AMK/STP	11432	29.01
11/20/11	AMK/STP	11433	29.01
11/20/11	AMK/STP	11434	29.01
11/20/11	AMK/STP	11435	29.01
11/20/11	AMK/STP	11436	29.01
11/20/11	AMK/STP	11437	29.01
11/20/11	AMK/STP	11438	29.01
11/20/11	AMK/STP	11439	29.01
11/20/11	AMK/STP	11440	29.01

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 469

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 STATE 1st DISTRICT
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 THOMAS STREET, 12TH FLOOR
 NEW JERSEY 07310
 ATN: CRM242@T&M.COM

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING TERMINATION 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, on December 16, 2025, by Resolution No. 25-12-5, the Board of Commissioners authorized the Agency to enter into an amendment to the License Agreement (the “**License Amendment**”) extending the term of the License Agreement, 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; and

WHEREAS, on February 19, 2026, Spiniello submitted a formal written notice to the Agency, a copy of which is on file with the Agency, exercising its contractual right to terminate the License Agreement, as amended, with termination to be effective no later than May 31, 2026; and

WHEREAS, the Agency wishes to terminate the License Agreement, as amended, and related rights of use and occupancy of the License Area in accordance with its terms,

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 Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to terminate the License Agreement, as amended, and its related rights of use and occupancy of the License Area, effective May 31, 2026.

Section 3. The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to take all actions to terminate the License Agreement, as amended, as may be necessary or desirable 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 March 17, 2026.

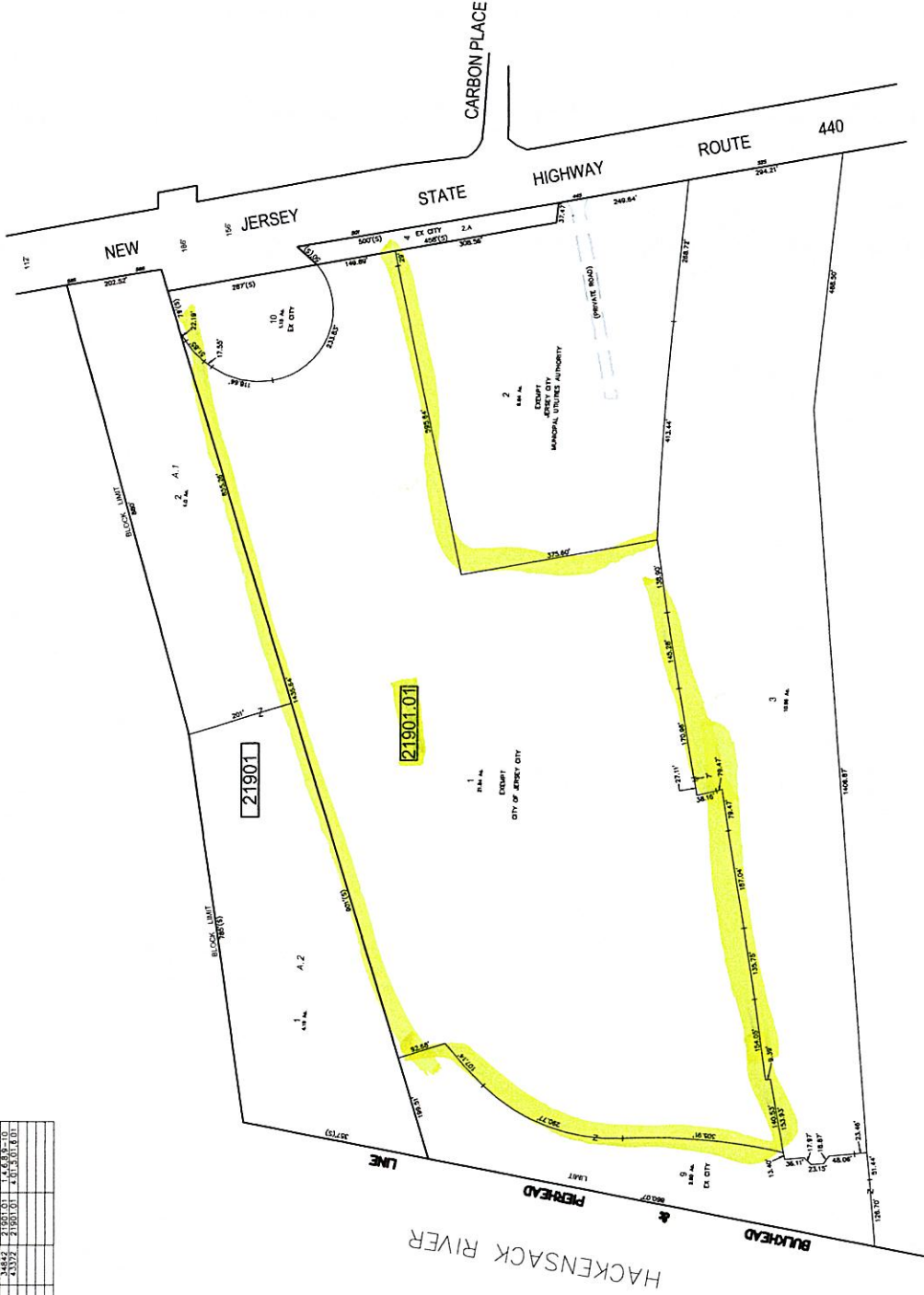
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			

*Resolutions require 4 affirmative votes to pass.



DATE	BY	REVISIONS
07/20/10	F. MARSH	1. UNCL. BLOCK LOT
07/20/10	F. MARSH	2. UNCL. BLOCK LOT
07/20/10	F. MARSH	3. UNCL. BLOCK LOT
07/20/10	F. MARSH	4. UNCL. BLOCK LOT
07/20/10	F. MARSH	5. UNCL. BLOCK LOT
07/20/10	F. MARSH	6. UNCL. BLOCK LOT
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07/20/10	F. MARSH	99. UNCL. BLOCK LOT
07/20/10	F. MARSH	100. UNCL. BLOCK LOT

SEE SHEET 160



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' AUGUST 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TINDALL ROAD
 NEW JERSEY 07748
 TO VIEW CONTIGUOUS MAPS VISIT WWW.T&M.COM

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

APP - COMP24627973.DWG

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH REIVAX CONTRACTING CORP. 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, REIVAX Contracting Corp. (“**REIVAX**”) is a contract vendor of the Jersey City Municipal Utilities Authority (“**JCMUA**”) and performs work for the JCMUA (the “**JCMUA Work**”); and

WHEREAS, REIVAX is seeking access to a portion of the Property amounting to approximately three (3) acres, as identified as the green outlined area on the site diagram attached hereto as **Exhibit A** (the “**License Area**”), to use and occupy for purpose of the storage of vehicles, equipment and materials essential to fulfilling, and limited operations appurtenant to same, solely related to REIVAX’s contract services for the JCMUA Work (collectively, the “**Authorized Activities**”).

WHEREAS, the Agency wishes to enter into a license agreement with REIVAX (the “**License Agreement**”), a copy of which is on file with the Agency, for REIVAX to use and occupy the License Area for the purpose of undertaking the Authorized Activities,

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 Agreement 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 Agreement 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 March 17, 2026.

<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	✓			

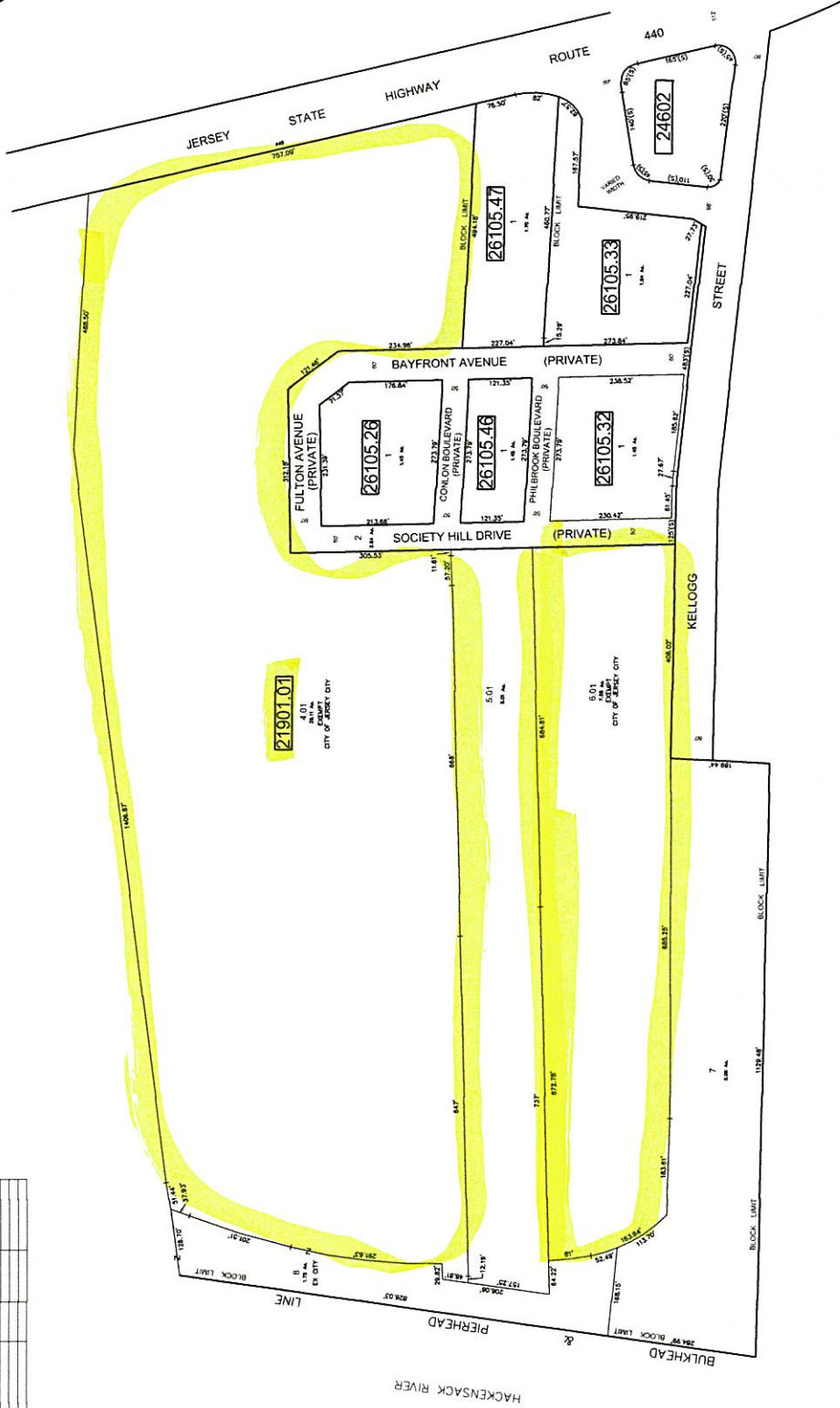
*Resolutions require 4 affirmative votes to pass.

EXHIBIT A



DATE	BY	REVISIONS	BLK NO	BLOCK	LOT

SEE SHEET 219



SEE SHEET 261

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) 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. 31377
 HARRINGTON WAY # 2047 GREENT
 COOK COUNTY, ILLINOIS 60018-3202

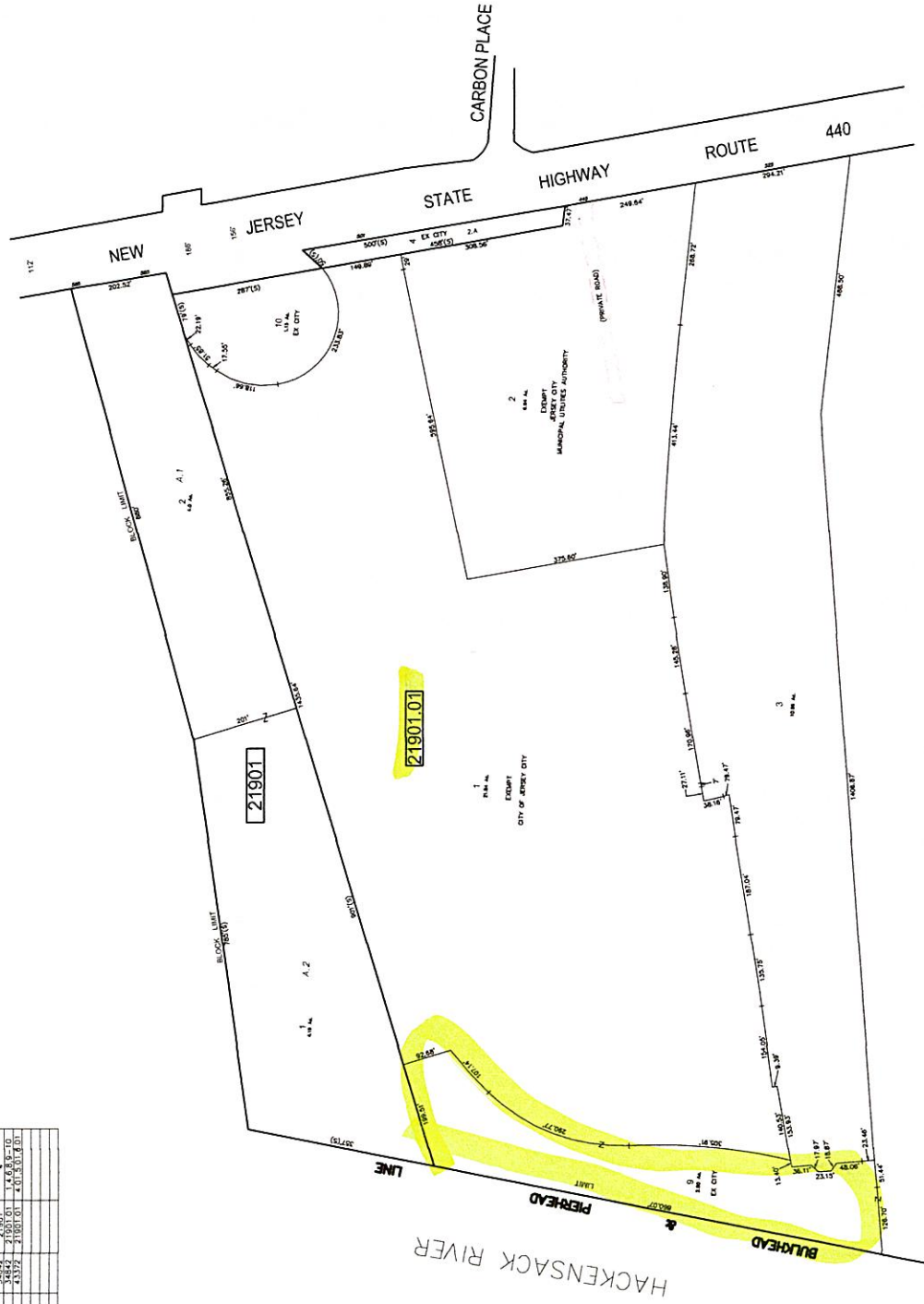
THIS MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION BY THE
 DIVISION OF TAXATION ON
 MAY, 2024, SIGNED
 BY SANTO C. DIDONATO, CTA AND
 ASSIGNED SERIAL NUMBER 959

SEE SHEET 261

APP. - COM24-02797.000

DATE	BY	REVISIONS
07/20/09	PHILIP L. HARRIS	1.001 BLOCK LOT
07/20/09	PHILIP L. HARRIS	2.001 BLOCK LOT
07/20/09	PHILIP L. HARRIS	3.001 BLOCK LOT
07/20/09	PHILIP L. HARRIS	4.001 BLOCK LOT
07/20/09	PHILIP L. HARRIS	5.001 BLOCK LOT
07/20/09	PHILIP L. HARRIS	6.001 BLOCK LOT
07/20/09	PHILIP L. HARRIS	7.001 BLOCK LOT
07/20/09	PHILIP L. HARRIS	8.001 BLOCK LOT
07/20/09	PHILIP L. HARRIS	9.001 BLOCK LOT
07/20/09	PHILIP L. HARRIS	10.001 BLOCK LOT
07/20/09	PHILIP L. HARRIS	11.001 BLOCK LOT
07/20/09	PHILIP L. HARRIS	12.001 BLOCK LOT
07/20/09	PHILIP L. HARRIS	13.001 BLOCK LOT
07/20/09	PHILIP L. HARRIS	14.001 BLOCK LOT
07/20/09	PHILIP L. HARRIS	15.001 BLOCK LOT
07/20/09	PHILIP L. HARRIS	16.001 BLOCK LOT
07/20/09	PHILIP L. HARRIS	17.001 BLOCK LOT
07/20/09	PHILIP L. HARRIS	18.001 BLOCK LOT
07/20/09	PHILIP L. HARRIS	19.001 BLOCK LOT
07/20/09	PHILIP L. HARRIS	20.001 BLOCK LOT

SEE SHEET 160



SEE SHEET 220

SEE SHEET 261



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' AUGUST 2008

RICHARD A. MORALLE, P.E., P.L.S.
R & M ASSOCIATES
NEW JERSEY
11 TINDALL ROAD
NEW JERSEY 07748
TO VIEW CONTIGUOUS MAP NUMBER 207

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

APH - COM2462791300

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXTENSION OF THE LICENSE AGREEMENT WITH HONEYWELL INTERNATIONAL INC. FOR TO THE PROPERTY IDENTIFIED AS A PORTION OF BLOCK 21901.01, LOTS 1, 4, 6.01 AND 9, 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 Bayfront I Redevelopment Area (“**Redevelopment Area**”) is located on the west side of the City bounded by Route 440 to the east, the Hackensack River to the west, 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 Agency owns certain real property identified as a portion of Block 21901.01, Lots 1, 4, 6.01 and 9, within the Redevelopment Area (the “**Property**”); and

WHEREAS, on October 1, 2025, the Agency entered into a license agreement with Honeywell (the “**License Agreement**”) to use and occupy approximately two (2) acres on the Property (the “**License Area**”) for the purpose of staging, stockpiling, storing and accessing certain materials, soils and equipment related to Honeywell’s chromium remediation obligations on Hudson County Chromate Site 187 – Route 440 Median Strip and Site 68 Offsite Property – Hudson Milestones; and

WHEREAS, the term of the License Agreement is set to expire on March 31, 2026, and both the Agency and Honeywell 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 six (6) months, ending September 30, 2026, with the option to extend for an additional period of no more than sixty (60) days at 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 March 17, 2026.

<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	✓			

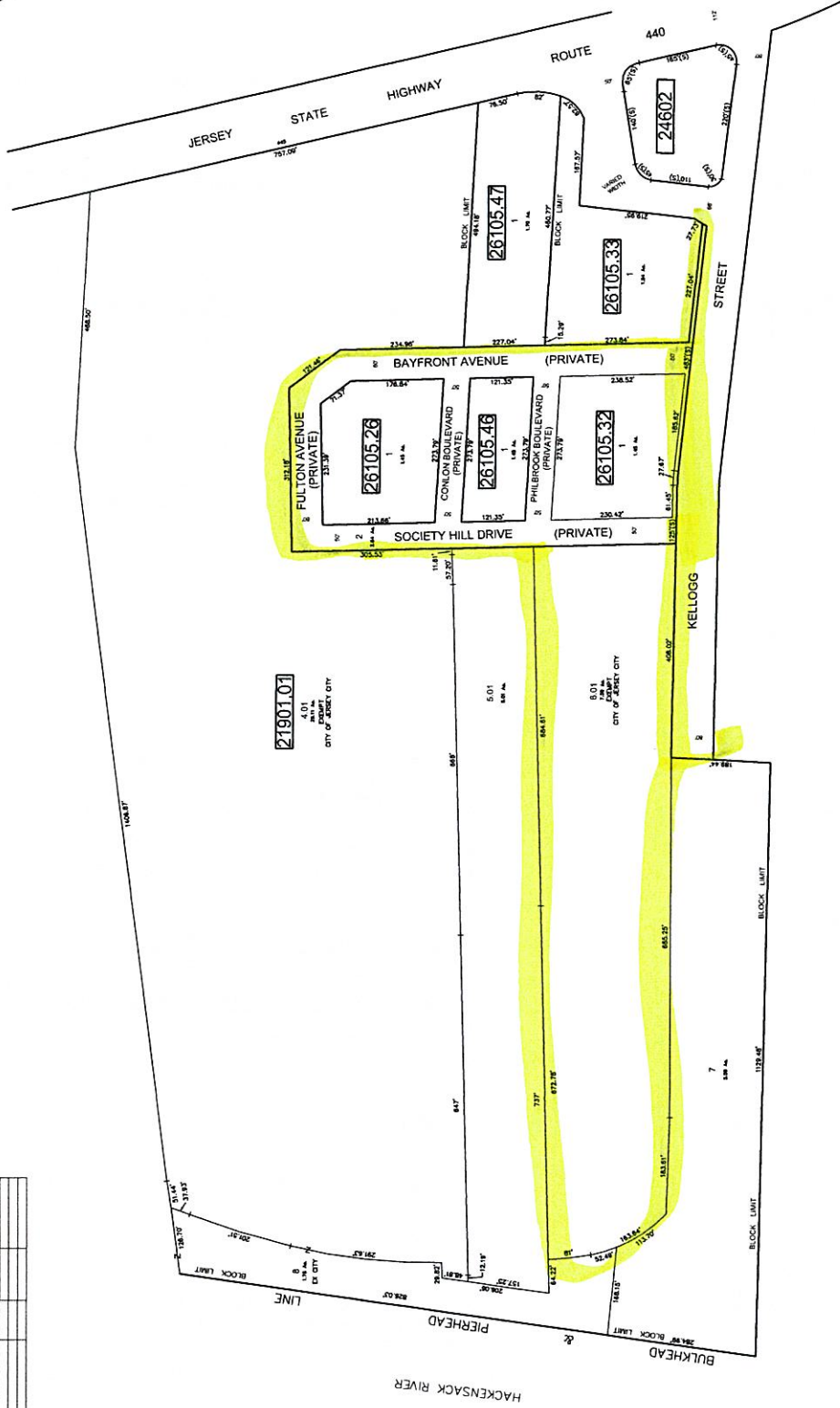
*Resolutions require 4 affirmative votes to pass.

REVISIONS		
DATE	BY	LOT

SEE SHEET 219



SEE SHEET 261



THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) 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. 3377
 HARRINGTON, NEW JERSEY 08527
 COM. INDUSTRY CERTIFICATION # 100-9200-000-0-303

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

ARH - COM24027973300

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN INTERGOVERNMENTAL SERVICE AGREEMENT WITH THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY WITH RESPECT TO CERTAIN INFRASTRUCTURE IMPROVEMENTS 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 Bayfront I Redevelopment Area (“**Redevelopment Area**”) is located on the west side of the City bounded by Route 440 to the east, the Hackensack River to the west, Kellogg Street to the south and with the northerly portion of the area containing 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, as part of its work implementing the Redevelopment Plan, the Agency is addressing the need for the planning and construction of certain water, wastewater, stormwater management, and streetscape infrastructure (the “**Phase I Bayfront Infrastructure**”), as depicted in **Exhibit 1** attached hereto, to effectuate the Redevelopment Plan; and

WHEREAS, the Jersey City Municipal Utilities Authority (the “**JCMUA**”) has agreed to provide its assistance and expertise in the development of the Phase I Bayfront Infrastructure including, the supervision, procurement, and construction of the Phase I Bayfront Infrastructure (collectively, the “**Work**”); and

WHEREAS, on November 17, 2025, by Resolution No. 25-11-6, the Agency was authorized to enter into a Cooperation Agreement (the “**Cooperation Agreement**”) with the JCMUA relating to the implementation of the Work; and

WHEREAS, the Cooperation Agreement has not yet been executed and the Agency and the JCMUA have negotiated supplemental terms; and

WHEREAS, the Agency and the JCMUA wish to authorize execution of a Intergovernmental Service Agreement setting forth the respective responsibilities of the Agency and the JCMUA for implementation of the Work (the “**Intergovernmental Agreement**”), a copy of which is on file with the Agency, which includes the terms set forth in the Cooperation Agreement previously authorized by the Agency and the supplemental terms agreed to by the Agency and the JCMUA; and

WHEREAS, the Agency wishes to enter into the Intergovernmental Agreement,

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


Section 1. The above recitals 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 execute the Intergovernmental Agreement 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 Intergovernmental Agreement and 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 on March 17, 2026.

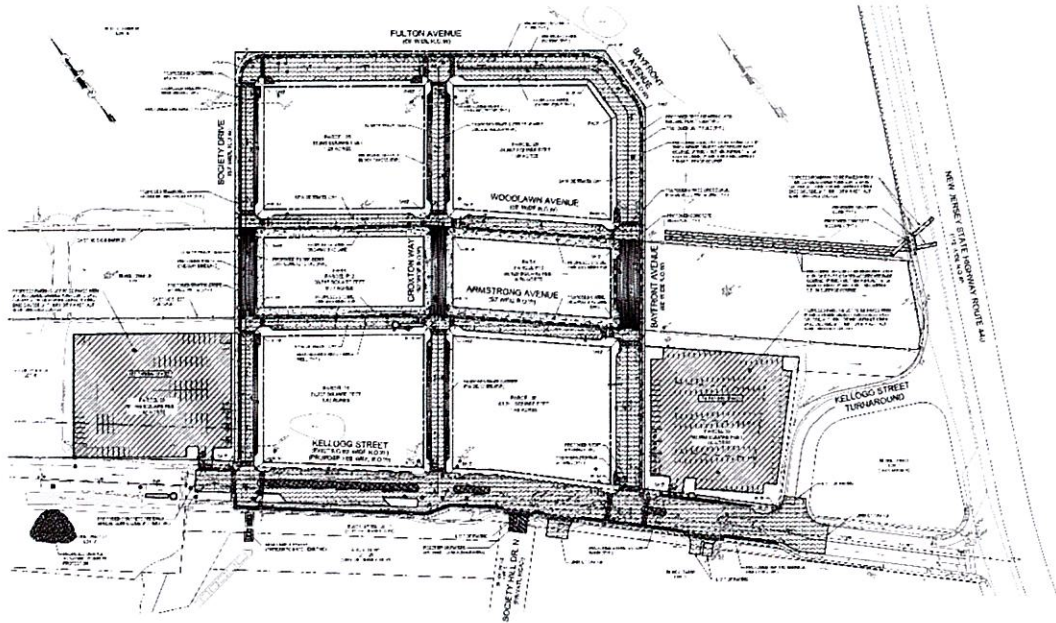

 Diana H. Jeffrey, Secretary

<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	✓			

*Resolutions require 4 affirmative votes to pass.

Exhibit 1

Phase I Bayfront Infrastructure Plan



EXISTING LEGEND

- 1. EXISTING LOT
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PROPOSED LEGEND

- 1. PROPOSED LOT
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RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH BROADWAY & GILES, DEVELOPMENTS, LLC FOR THE PROPERTIES IDENTIFIED AS BLOCK 9203, LOTS 1, 2, AND 4, AND COMMONLY KNOWN BY THE STREET ADDRESSES 115 GILES AVENUE, 111 GILES AVENUE, AND 110 WALES AVENUE, WITHIN THE BROADWAY-FAYETTE 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 Fayette Broadway Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area, entitled the Fayette-Broadway 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 it has been further amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, Broadway & Giles Developments, LLC (the “**Redeveloper**”) is a limited liability company of the State of New Jersey, and the owner of the properties located within the Redevelopment Area identified as Block 9203, Lots 1, 2, and 4, and commonly known by the street addresses 115 Giles Avenue, 111 Giles Avenue, and 110 Wales Avenue (collectively, the “**Property**”); and

WHEREAS, on March 18, 2025, by Resolution No. 25-03-6, the Agency conditionally designated the Redeveloper as the redeveloper of the Property until March 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 July 8, 2025, the Redeveloper and the Agency, entered into the Funding Agreement; and

WHEREAS, the Redeveloper proposes to develop, finance and construct a seventeen (17) story mixed-use building consisting of approximately four hundred ninety (490) residential units, of which ten percent (10%) will be affordable units (or forty-nine (49) units) and which shall be comprised of sixty-eight (68) studios, two hundred and eighty (280) one-bedrooms, one hundred thirty-two (132) two-bedrooms, and ten (10) three-bedrooms; one hundred ninety-two (192) parking spaces of which twenty-nine (29) will be for electric vehicle parking; two hundred and fifty (250) bicycle spaces; approximately ten thousand eight hundred and eleven (10,811) square feet of rooftop amenities/green roof area; and a capital contribution in the amount of \$500,000 paid in two installments 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 Van Wagenen Avenue as a community benefit, all in accordance with the Redevelopment Plan (collectively, the “**Project**”); and

WHEREAS, the Agency wishes to authorize the execution of a redeveloper agreement (the “**Redevelopment Agreement**”), a copy of which is on file with the Agency, for the Project to be constructed on the Property, all as further described in 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 Board of Commissioners hereby designates Broadway & Giles Developments, LLC as the redeveloper of the Property.

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

Section 4. This Resolution shall take effect immediately.

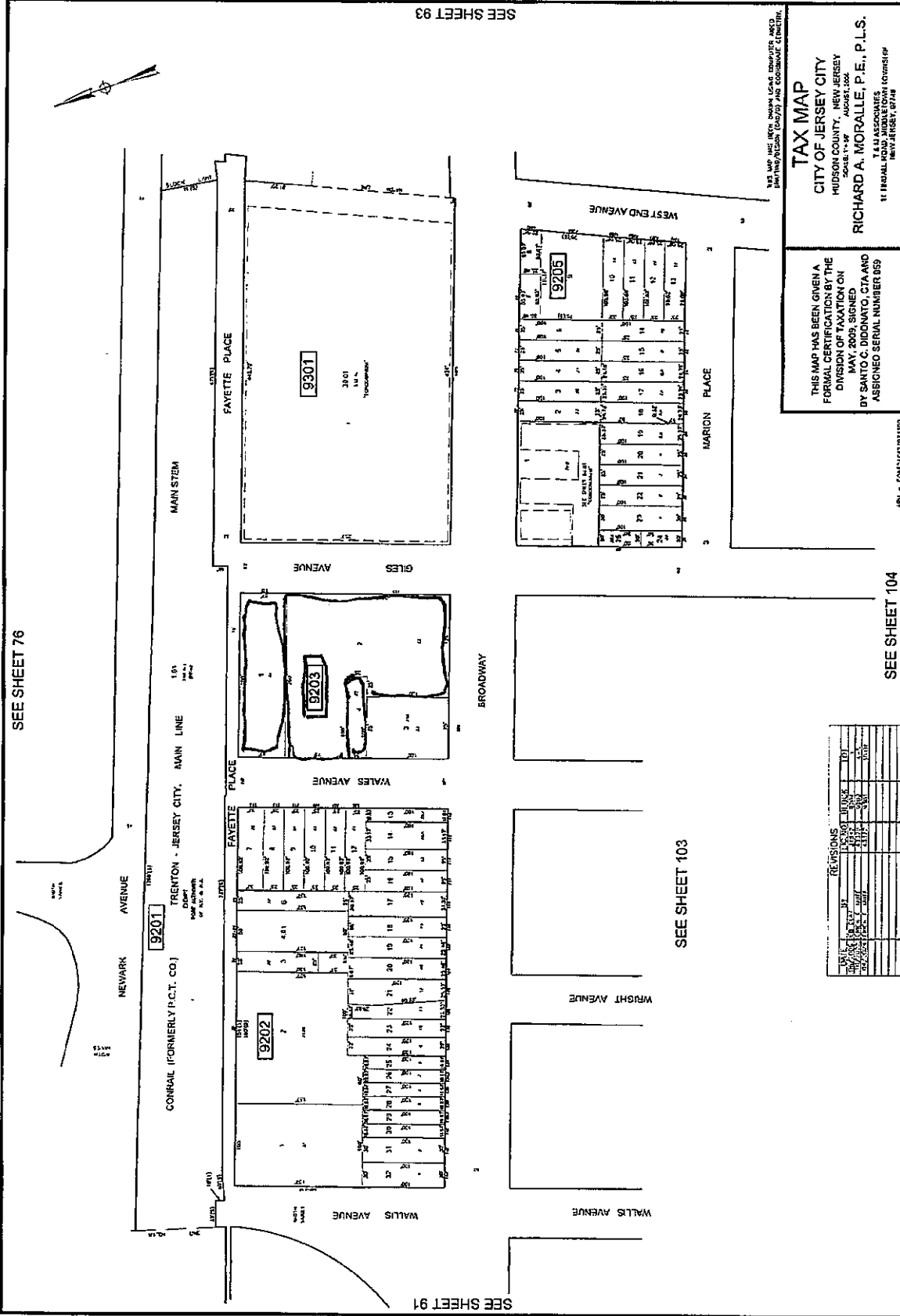
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of March 17, 2026.


 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	✓			

*Resolutions require 4 affirmative votes to pass.

SEE SHEET 76



THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY, 2009, SIGNED BY SARTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 659

THIS MAP WAS MADE BY A COMPUTER AIDED DESIGN SYSTEM USING THE DATA PROVIDED BY THE TAX MAP OFFICE OF THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

TAX MAP
CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 40'
 AUGUST, 2008

RICHARD A. MORALLE, P.E., P.L.S.
 11 FEDERAL ROAD, HUNTSVILLE, NJ 07030
 TEL: 908.261.1234

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	08/01/08	RM	ISSUED
2	08/01/08	RM	ISSUED
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SEE SHEET 104

Amended

RESOLUTION OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT NO. 26-03-RN6 TO ECONOMIC PROJECT SOLUTIONS, INC. FOR CONSTRUCTION ADVISORY AND PROFESSIONAL OWNER'S REPRESENTATIVE SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 9501, LOT 22, AND COMMONLY KNOWN BY THE STREET ADDRESS OF 84 SIP AVENUE/25 JOURNAL SQUARE A/K/A 25 PATHSIDE, 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**") 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 Redevelopment Law, the City designated certain properties around Journal Square as either rehabilitation areas or redevelopment areas (the "**Redevelopment Area**") and enacted a redevelopment plan entitled the "Journal Square 2060 Redevelopment Plan" in order to effectuate the redevelopment of the Redevelopment Area, (the "**Redevelopment Plan**") and as the Redevelopment Plan has been further amended and supplemented from time to time; and

WHEREAS, the Agency owns and manages certain property identified as Block 9501, Lot 22, and commonly known as 84 Sip Avenue/25 Journal Square, also known as 25 Pathside (the "**Pathside Property**"), located within the Redevelopment Area; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Plan, the Agency requires the services of an owner's representative to assist the Agency with oversight of the renovation of the Pathside Property (the "**Services**"); and

WHEREAS, pursuant to *N.J.S.A.* 40A:11-2(7) and *N.J.S.A.* 40A:11-5(1)(a)(ii) of the Local Public Contracts Law, *N.J.S.A.* 40A:11-1 *et seq.* (the "**LPCL**") and *N.J.A.C.* 5:34-2.1 *et seq.*, contracts for which the subject matter consists of extraordinary unspecifiable services ("**EUS**") may be awarded without competitive bidding; and

WHEREAS, Economic Project Solutions, Inc. ("**EPS**") performed owner's representative services for the Agency in connection with the development of related projects and has demonstrated that it has the unique and specialized skills that are required by the Agency for the renovation of the Pathside Property; and

WHEREAS, on February 11, 2026, EPS submitted an additional proposal to the Agency to provide the Services (the “**Proposal**”), a copy of which is on file with the Agency; and

WHEREAS, the principal-in-charge of EPS, Kimberley Gillespie, has a background in engineering and construction monitoring as well as twenty-three (23) years of experience advising owners and monitoring construction projects for various entities, including public entities, and possesses the experience and specialized knowledge necessary to perform and complete the Services set forth in the Proposal; and

WHEREAS, Diana H. Jeffrey, Esq., Executive Director of the Agency, has provided a Certification for an Extraordinary Unspecifiable Service, attached as **Exhibit A**; and

WHEREAS, the Agency desires to enter into Contract No. 26-03-RN6 with EPS (the “**Contract**”) to perform the Services as outlined in the Proposal, for an hourly rate not to exceed a total amount Forty-Six Thousand One Hundred Three Dollars (\$46,103.00), and for a term of one (1) year after the effective date of the Contract, to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, the Agency certifies that funds are available for the Contract; and

WHEREAS, EPS has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the City in the previous year, and acknowledging that the Contract will prohibit EPS from making any reportable contributions through the term of the Contract; and

WHEREAS, notice of the award of the Contract shall be published in the legal notices section on the Agency’s official internet website in accordance with *N.J.S.A. 40A:11-5(1)(a)(ii)*,

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

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 are each hereby authorized to execute and deliver the Contract, for a term of one (1) year after the effective date of the Contract, payable at the rates set forth in the Proposal for a total amount not to exceed Forty-Six Thousand One Hundred Three Dollars (\$46,103.00), and subject to the terms and conditions set forth in the Contract, together with any such additions, deletions, and/or modifications as may be necessary or desirable, in consultation with Counsel.

Section 3. The Chair, Vice-Chair, Executive Director and/or the 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. The Agency shall publish notice of the award of the Contract in accordance with the LPCL.

Section 5. 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 March 17, 2026.



 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	✓			

*Resolutions require 4 affirmative votes to pass.

EXHIBIT A

EXTRAORDINARY UNSPECIFIABLE SERVICE CERTIFICATION

**CERTIFICATION FOR AN EXTRAORDINARY
UNSPECIFIABLE SERVICE**

TO: Board of Commissioners of the Jersey City Redevelopment Agency (“**Agency**”)
FROM: Diana H. Jeffrey; Executive Director
DATE: March 17, 2026
SUBJECT: Extraordinary Unspecifiable Services for Design and Construction Advisory Services and Professional Owner’s Representative Services to be provided by Economic Project Solutions, Inc., in connection with the Pathside Property located at the property identified as Block 9501, Lot 22, and commonly known by the street address 84 Sip Avenue/25 Journal Square, also known as 25 Pathside (the “**Pathside Property**”)

This is to request your approval of a resolution authorizing a contract to be executed as follows:

Firm: Economic Project Solutions, Inc. (“**EPS**”)
Cost: Forty-Six Thousand One Hundred Three Dollars (\$46,103.00), to be paid in accordance with the rates set forth in EPS’s proposal dated February 11, 2026
Duration: Not to exceed one (1) year
Purpose: Provide specialized construction related advisory services and professional owner’s representative services relating to the Pathside Property (the “**Services**”)

1. Provide a clear description of the nature of the work to be done.

EPS will assist the Agency and the City of Jersey City (the “**City**”) in overseeing and supervising the maintenance of the Pathside Property. EPS will supervise all professionals, monitor costs, interact with the Agency and City, monitor construction and/or repairs, and track project progress, as well as other tasks identified during the course of its work for the Agency.

2. Describe in detail why the contract meets the provisions of the statute and rules.

The Services to be provided under this engagement are very specialized and unique. EPS has provided services with regard to the Pathside Property in the past and is fully familiar with its appearance, character, and operation. Recently, the construction of an adjacent property known as One Journal Square (“**OJS**”) has caused damage to the Pathside Property. The Agency requires services to analyze the damage to the Pathside Property. EPS is the only entity that possesses the necessary experience and familiarity with the Pathside Property to guide its proper maintenance. In this regard, the Agency requires EPS to provide various services, such as construction related advisory services and owner’s representative services, including monitoring of the Pathside Property. EPS has specialized and unique experience working on similar projects, and on the Pathside Property in

particular, as aforesaid, for the Agency, and working with public entities on similar projects. That specialized knowledge will enable the Agency to complete this substantial undertaking in a timely and cost-efficient manner.

3. The Services are of such a specialized and qualitative nature that the performance of the Services cannot be reasonably described by written specifications:


The exact services cannot reasonably be described by written specifications because of the nature of the project. The Agency requires a representative with knowledge regarding the condition of the Pathside Property and the impact of the OJS construction and the ensuing damage, and further requires specialized skills including, but not limited to, construction advisement and monitoring. EPS' extensive experience with the Pathside Property and its specialized skills uniquely qualify EPS for the specialized work that the Agency needs for this unique and special project. The Agency is relying on EPS' expertise and training to inform the full extent of the Services that may be needed to maintain the Pathside Property.

4. Describe the informal solicitation of quotations:

EPS is a woman-owned firm that furthers the goals of the Agency to support women-owned businesses. In addition, EPS's understanding of the Agency's priorities, the development team, complex financing, the history of this project, and other components of this uniquely complex project make the award of this contract critical to maintain a very aggressive schedule and avoid the costs of duplicating efforts and onboarding another firm that lacks such experience. As a result, solicitation of other consultants would not benefit the Agency or the project.

I have reviewed the rules of the Division of Local Government Services pursuant to N.J.A.C. 5:34-2.1 et seq. and certify that the proposed contract may be considered an extraordinary unspecifiable service in accordance with the requirements thereof.

Respectfully,

Name: 
Diana H. Jeffrey
Title: Executive Director

(Original to be retained by governing body's Clerk with the affirmed copy of the resolution; signed duplicate to be kept by appropriate official.)

DATE	BY	REVISIONS	BLOCK	LOT
06/20/2016	LD, CLAY		9501	4-116
06/20/2016	ERICK, C. MWET		9501	23
03/17/2017	ERICK, C. MWET		9501	23



SEE SHEET 94

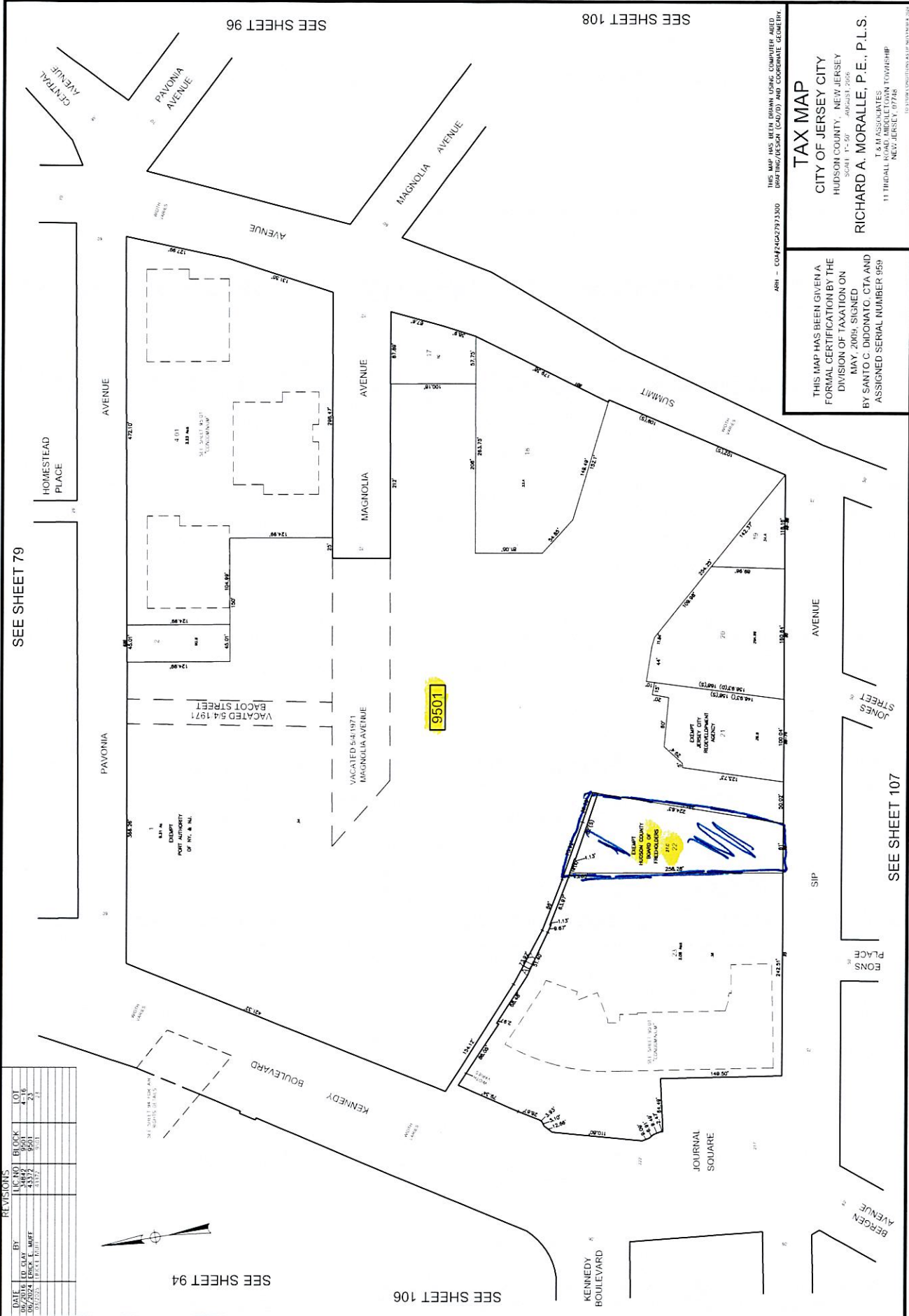
SEE SHEET 106

SEE SHEET 79

SEE SHEET 96

SEE SHEET 108

SEE SHEET 107



THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
 DISTRICTIONAL (CAD) AND COORDINATE GEOMETRY.
 ARH - COM2402373300

TAX MAP

CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 20' AUGUST, 2006
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 THURGOOD ROAD, ARBOLETON TOWNSHIP
 NEW JERSEY, 07748

THIS MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION BY THE
 DIVISION OF TAXATION ON
 MAY 2006, SIGNED
 BY SANTO C. DIDONATO, CTA AND
 ASSIGNED SERIAL NUMBER 959

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY TERMINATING THE CULTURAL ARTS IMPLEMENTATION AGREEMENT BETWEEN THE CENTRE NATIONAL D'ART ET DE CULTURE GEORGES POMPIDOU AND THE JERSEY CITY REDEVELOPMENT AGENCY FOR THE CULTURAL ARTS PROJECT AT THE PROPERTY LOCATED AT BLOCK 9404, LOT 34.02 (FORMERLY BLOCK 9404, LOT 34.01) AND COMMONLY KNOWN BY THE STREET ADDRESS 808 PAVONIA AVENUE, 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 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 designated certain properties around Journal Square as either rehabilitation areas or redevelopment areas (the “**Redevelopment Area**”) and enacted a redevelopment plan entitled the “Journal Square 2060 Redevelopment Plan” in order to effectuate the redevelopment of the Redevelopment Area, (the “**Redevelopment Plan**”) and as the Redevelopment Plan has been further amended and supplemented from time to time; and

WHEREAS, the Agency entered into a series of contracts with the Centre national d’art et de culture Georges Pompidou (the “**Centre Pompidou**”) as the cultural partner for the redevelopment of the Pathside Building in order to design and renovate the Pathside Building and prepare it to be used as a cultural hub with uses potentially including, but not limited to, a museum, gallery, studio, educational and event space, café, restaurant and/or museum shop (the “**Pathside Project**”) and has been working with the Centre Pompidou since June 2021 on this project; and

WHEREAS, the City and the Agency determined that the Pathside Project contemplated to be constructed at the Pathside Building is not financially feasible due to the withdrawal of certain funding commitments by the State of New Jersey; and

WHEREAS, the Agency is party to a certain Redevelopment Agreement with 808 Pavonia II Owner Urban Renewal LLC (the “**Redeveloper**”) for the redevelopment of the property to be identified on the tax maps of the City as Block 9404, Lot 34.02 (formerly Lot 34.01) (the “**Phase II Property**”) (as amended, the “**Phase II Redevelopment Agreement**”); and

WHEREAS, as part of the Agency’s initiative to establish an artistic and cultural hub within the Redevelopment Area, a redeveloper of a project in the Redevelopment Area agreed to provide as part of its project approximately Eighty-Five Thousand (85,000) gross square feet of

indoor space which includes approximately Ten Thousand (10,000) square feet of cellar space and, in addition, approximately Fourteen Thousand Six Hundred (14,600) square feet of outdoor space for the development of a sculpture garden and deck, all of which will be transferred to the City or the Agency for nominal consideration upon completion and will be used for the development of a museum, gallery, educational, recreational, or other cultural arts space (the “**Cultural Arts Space**”); and

WHEREAS, on January 27, 2025, the Agency and the Centre Pompidou entered into that certain Cultural Arts Implementation Agreement (the “**CP Agreement**”) to provide certain services to the Agency in connection with the development of the Cultural Arts Space, with the goal of establishing the Centre Pompidou Jersey City (“**CPJC**”); and

WHEREAS, the Agency issued a notice to the Centre Pompidou advising that, effective November 1, 2025, no further work should be undertaken in furtherance of the CP Agreement; and

WHEREAS, the Agency desires to terminate the CP Agreement in accordance with its terms and applicable law and to conclude the parties’ obligations thereunder,

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

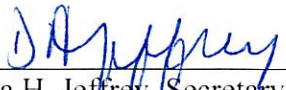
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Board of Commissioners authorizes the Agency to issue a notice to the Centre Pompidou terminating the Cultural Arts Implementation Agreement between the Agency and the Centre Pompidou, effective as of November 1, 2025.

Section 3. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take any action required to terminate the Cultural Arts Implementation Agreement 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 on March 17, 2026.



 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	✓			

*Resolution requires 4 affirmative votes to pass.

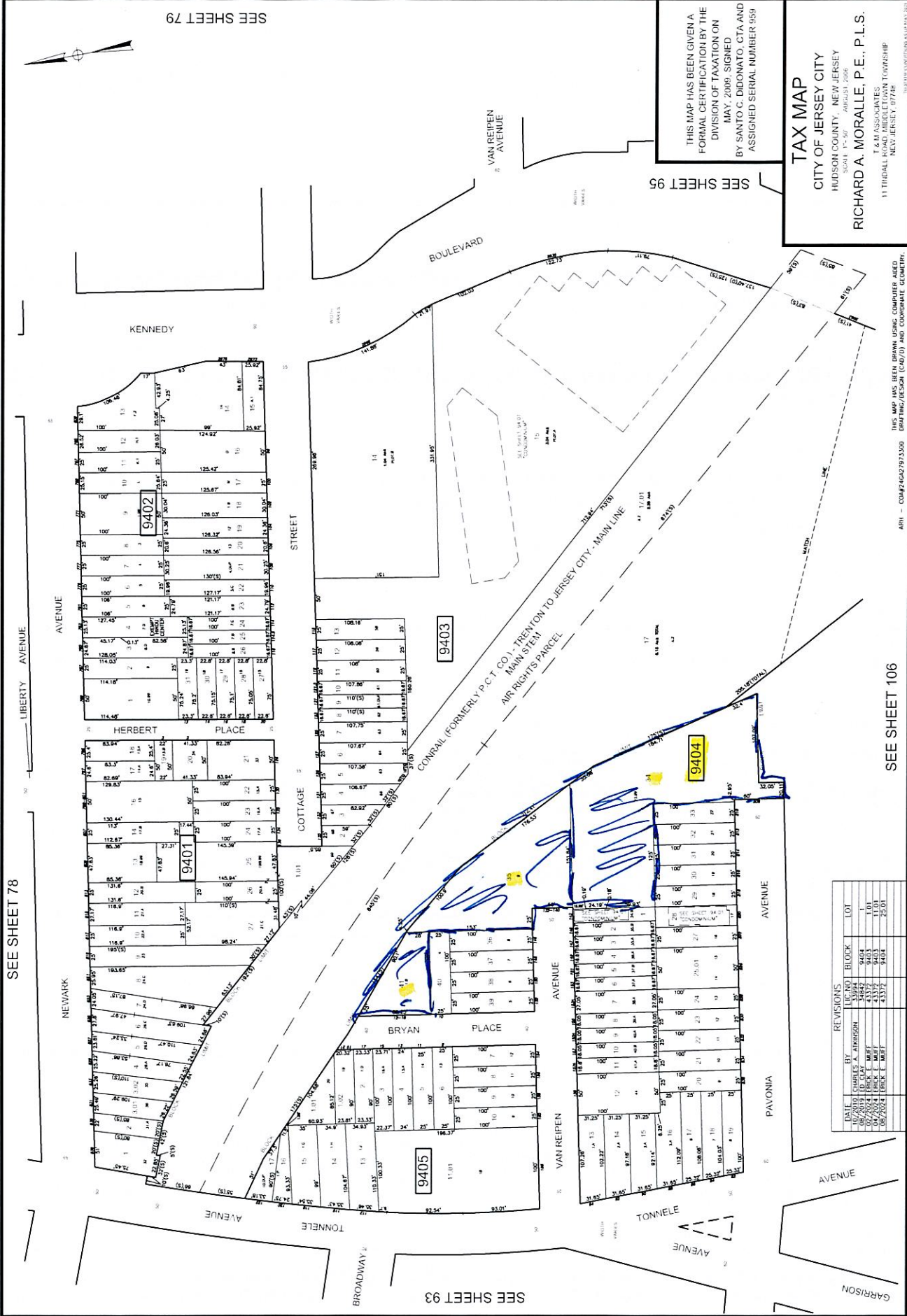


SEE SHEET 79

SEE SHEET 95

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 31, 2008
RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES,
 11 THIGGALL ROAD, ARDELETTOWN TOWNSHIP,
 NEW JERSEY 07748
TOWNSHIP CERTIFICATION # 133-1-1-001



THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
 DRAWING/DESIGN (CAD/D) AND COORDINATE GEOMETRY
 API - 004740279/2300

SEE SHEET 106

DATE	BY	REVISIONS	LUCRO	BLOCK	LOT
08/20/09	CHARLES A. HIRSHEN		9404		1
07/20/09	ED. OJAY		34842		1.0
07/20/09	ERIC E. BUFF		43372		9403
06/25/04	ERIC E. BUFF		43372		9404
06/25/04	ERIC E. BUFF		43372		25.01

SEE SHEET 78

SEE SHEET 93

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, 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 twenty (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 a Loading Access and Coordination Agreement (the “**December Loading Agreement**”) which will provide for truck turning and vehicle access for the Project and the Loew’s Theatre; and

WHEREAS, on December 16, 2025, by Resolution No. 25-12-16, the Agency was authorized to enter into the December Loading Agreement with the Redeveloper to provide for truck turning and vehicle access for the Project and the Loew’s Theatre; and

WHEREAS, the December Loading Agreement has not yet been executed and the Agency and the Redeveloper have negotiated supplemental terms; and

WHEREAS, the Agency recommends the Board adopt this Resolution to authorize execution of the Loading Agreement to provide for truck turning and vehicle access for the Project and the Loew’s Theatre (the “**Loading Agreement**”), a copy of which is on file with the Agency, which includes the terms set forth in the December Loading Agreement previously authorized by the Agency and the supplemental terms agreed to by the Agency and the Redeveloper; and

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 March 17, 2026.



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	✓			

*Resolutions require 4 affirmative votes to pass.



SEE SHEET 94

SEE SHEET 95

SEE SHEET 105

SEE SHEET 121

SEE SHEET 121

SEE SHEET 120

DATE	BY	REVISIONS	BLOCK	LOT
07/20/13	CHARLES A. ATERSON	13824	10601	53 & 59
07/20/13	ED. CLAY	13842	10601	49
07/20/13	ED. CLAY	13842	10601	48
07/20/13	ED. CLAY	13842	10601	47
07/20/13	ED. CLAY	13842	10601	46
07/20/13	ED. CLAY	13842	10601	45
07/20/13	ED. CLAY	13842	10601	44
07/20/13	ED. CLAY	13842	10601	43
07/20/13	ED. CLAY	13842	10601	42
07/20/13	ED. CLAY	13842	10601	41
07/20/13	ED. CLAY	13842	10601	40
07/20/13	ED. CLAY	13842	10601	39
07/20/13	ED. CLAY	13842	10601	38
07/20/13	ED. CLAY	13842	10601	37
07/20/13	ED. CLAY	13842	10601	36
07/20/13	ED. CLAY	13842	10601	35
07/20/13	ED. CLAY	13842	10601	34
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07/20/13	ED. CLAY	13842	10601	10
07/20/13	ED. CLAY	13842	10601	9
07/20/13	ED. CLAY	13842	10601	8
07/20/13	ED. CLAY	13842	10601	7
07/20/13	ED. CLAY	13842	10601	6
07/20/13	ED. CLAY	13842	10601	5
07/20/13	ED. CLAY	13842	10601	4
07/20/13	ED. CLAY	13842	10601	3
07/20/13	ED. CLAY	13842	10601	2
07/20/13	ED. CLAY	13842	10601	1

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 START 12-59 AUGUST 2006
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TRINDAL ROAD, ARDELETTOWN TOWNSHIP
 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

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
 DRAUGHTING (CAD) AND COORDINATE GEOMETRY
 APR. - COMPACT27913300

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES EMERGENCY CONTRACT NO. 26-03-RN7 WITH THORTON TOMASETTI, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 10601, LOT 42, AND COMMONLY KNOWN BY THE STREET ADDRESS 50 JOURNAL SQUARE, 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**”) 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 furtherance of the goals and objectives of the Redevelopment Law, the Agency from time to time requires the services of firms to provide various services in connection with projects throughout the City; and

WHEREAS, property identified as Block 10601, Lot 41, and commonly known as Loew’s Jersey Theatre and by the street address 54 Journal Square Plaza (the “**Agency Property**”), is owned by the Agency and is located within the Redevelopment Area and is governed by the Redevelopment Plan; and

WHEREAS, Journal Square Realty Corp., having offices at 50 Journal Square, Jersey City, New Jersey 07306, is the owner of property identified as Block 10601, Lot 42, and commonly known by the street address 50 Journal Square (the “**Property**”) which is located within the Redevelopment Area and is governed by the Redevelopment Plan; and

WHEREAS, the Agency became aware that a destabilization event has occurred with respect to an aspect of the Property which also impacts the Agency Property; and

WHEREAS, this destabilization event constitutes an emergency within the meaning of *N.J.S.A.* 40A:11-6; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency requires professional structural engineering services to assist in the Agency’s evaluation of the impact on the Property and if there exists any risk to the Agency Property; and

WHEREAS, the Agency requested an emergency proposal from Thorton Tomasetti, Inc. (“**Tomasetti**”), to immediately perform a structural condition assessment, including document review, external and internal site observations, drone inspections, comparative engineering assessment, development of planning level findings and recommendation, and any other commercial reasonable methods required in order to design a stabilization plan (the “**Services**”); and

WHEREAS, on March 16, 2026, Tomasetti submitted a detailed proposal to the Agency to perform the Services relating to the Property (the “**Proposal**”); and

WHEREAS, the Agency is authorized pursuant to *N.J.S.A.* 40A:11-5(1)(a)(i) of the Local Public Contracts Law, *N.J.S.A.* 40A:11-1 *et seq.* (the “**LPCL**”) to enter into contracts as deemed necessary for the efficient operation of the Agency; and

WHEREAS, the Services provided by Tomasetti are professional services within the definition contained in *N.J.S.A.* 40A:11-2(6), and are deemed an emergency and exempt from public bidding in accordance with *N.J.S.A.* 40A:11-6; and

WHEREAS, the Agency finds Tomasetti to possess the skills and expertise to perform the Services, and finds their Proposal to be fair and equitable; and

WHEREAS, the Agency desires to enter into a Professional Services Emergency Contract No. 26-03-RN7 with Tomasetti (the “**Contract**”), a copy of which is on file with the Agency, to provide the Services as outlined in the Proposal for an amount not to exceed Fifteen Thousand Dollars (\$15,000.00), for a term of twelve (12) months, to be paid in accordance with the hourly rates set forth in the Proposal; and

WHEREAS, the Agency certifies that funds are available for such costs; and

WHEREAS, Tomasetti has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the City in the previous year, and acknowledging that the Contract will prohibit Tomasetti from making any reportable contributions through the term of the Contract, a copy of which is on file with the Agency; and

WHEREAS, notice of the award of the Contract shall be published in the legal notices section of the Agency internet website 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 Chair, Vice Chair, Executive Director and/or Secretary are each hereby authorized to enter into, execute and deliver the Contract with Tomasetti, to perform the Services payable at the hourly rates set forth in the Proposal for a total amount not to exceed Fifteen Thousand Dollars (\$15,000.00), for a term of up to twelve (12) months, subject to the terms and conditions set forth in the Agency’s form agreement, together with any such additions, deletions, and modifications as may be necessary and/or desirable in consultation with Counsel to the Agency.

Section 3. The Chair, Vice-Chair, Executive Director and/or the 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. The Agency shall publish notice of the award of the Contract in accordance with *N.J.S.A.* 40A:11-5(1)(a)(i) of the LPCL.

Section 5. 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 March 17, 2026.



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	✓			

*Resolutions require 4 affirmative votes to pass.

DATE	BY	REVISIONS	BOOK	PAGE
07/2013	CHARLES A. AMERSON	1001	53	39
07/2017	ED CLAY	10601	49	
07/2019	ED CLAY	10601	49	
07/2020	BRUCE COLE	10601	27	31
07/2021	BRUCE COLE	10601	27	31
07/2022	BRUCE COLE	10601	27	31

SEE SHEET 94



SEE SHEET 105

SEE SHEET 95

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 AUGUST 1, 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 T.A.M ASSOCIATES
 11 TREBALL ROAD, ARDELETTOWN TOWNSHIP
 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 059

SEE SHEET 121

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
 DESIGN (CAD) SOFTWARE.
 APR - 04 - CDP#2402793300

SEE SHEET 120

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

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 Morris Canal Redevelopment Plan Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area, entitled the Morris Canal 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, John 723 LLC (the “**Redeveloper**”) is a limited liability company in the State of New Jersey and the owner of the property identified as Block 17202, Lot 1.01 (formerly Lots 1, 2, 11, 12, 13, 14, and 15), and commonly known by the street address 482 Communipaw Avenue, f/k/a 723 Grand Street (the “**Property**”); and

WHEREAS, on May 20, 2025, by Resolution No. 25-05-21, the Agency conditionally designated Redeveloper as the redeveloper of the Property and authorized the execution of a funding agreement with the Redeveloper; and

WHEREAS, on June 25, 2025, the Redeveloper and the Agency entered into a Funding Agreement, a copy of which is on file with the Agency; and

WHEREAS, the Redeveloper proposes to develop, finance and convert an existing five (5) story building (facing Grand Street and Communipaw Avenue) to a six (6) story mixed-use building (facing Summit Avenue and Communipaw Avenue) consisting of approximately 3,504 square feet of ground floor commercial/retail space, seventy (70) residential units, inclusive of seven (7) affordable housing units, or ten percent (10%), twenty-one (21) parking spaces, sixty (60) bicycle spaces, and related tenant amenity space (collectively, the “**Project**”); and

WHEREAS, the Agency wishes to authorize the execution of a redevelopment agreement (the “**Redevelopment Agreement**”), a copy of which is on file with the Agency, for the Project

to be constructed on the Property, all as further described in 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 Board of Commissioners hereby designates John 723 LLC as the Redeveloper of the Property.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver 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 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 March 17, 2026.



Diana H. Jeffrey, Secretary

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Mira Prinz-Arey	x			
Douglas Carlucci	x			
Victor Negron, Jr.	x			
Mary Pat Noonan	x			
Darwin R. Ona	x			
Denise Ridley	x			

*Resolution requires 4 affirmative votes to pass.



DATE	BY	REVISIONS	LIC. NO.	BLOCK	LOT
05/20/14	THOMAS J. A. SHREVE		12124	17205	1
05/20/14	THOMAS J. A. SHREVE		12124	17205	2
05/20/14	THOMAS J. A. SHREVE		12124	17205	3
05/20/14	THOMAS J. A. SHREVE		12124	17205	4
05/20/14	THOMAS J. A. SHREVE		12124	17205	5
05/20/14	THOMAS J. A. SHREVE		12124	17205	6
05/20/14	THOMAS J. A. SHREVE		12124	17205	7
05/20/14	THOMAS J. A. SHREVE		12124	17205	8
05/20/14	THOMAS J. A. SHREVE		12124	17205	9
05/20/14	THOMAS J. A. SHREVE		12124	17205	10
05/20/14	THOMAS J. A. SHREVE		12124	17205	11
05/20/14	THOMAS J. A. SHREVE		12124	17205	12
05/20/14	THOMAS J. A. SHREVE		12124	17205	13
05/20/14	THOMAS J. A. SHREVE		12124	17205	14
05/20/14	THOMAS J. A. SHREVE		12124	17205	15
05/20/14	THOMAS J. A. SHREVE		12124	17205	16
05/20/14	THOMAS J. A. SHREVE		12124	17205	17
05/20/14	THOMAS J. A. SHREVE		12124	17205	18
05/20/14	THOMAS J. A. SHREVE		12124	17205	19
05/20/14	THOMAS J. A. SHREVE		12124	17205	20

SEE SHEET 171

SEE SHEET 170

SEE SHEET 187

SEE SHEET 197

SEE SHEET 154

SEE SHEET 189

SEE SHEET 173

THIS MAP HAS BEEN FILED, RECORDED, INDEXED, COMPARED AND COORDINATE COUNTRY (MAY 1967/RECORDED) AND COORDINATE COUNTRY

TAX MAP
CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 STATE TAX MAP
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 FINCAI ROAD, MIDDELTOWN TOWNSHIP
 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

ARH - CDA#45479/1500

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 26-03-RN5 WITH GALLAGHER BASSETT TECHNICAL SERVICES, INC. FOR LICENSED SITE REMEDIATION PROFESSIONAL SERVICES FOR THE PROPERTIES IDENTIFIED AS BLOCK 17301, LOT 10 AND BLOCK 17401, LOT 1 (SEGMENT 10), MORE COMMONLY KNOWN AS THE WHITLOCK MILLS PORTION OF THE MORRIS CANAL GREENWAY IN THE CITY OF JERSEY CITY

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 City and the Agency have determined to participate in a project to develop certain properties throughout the City along the route of the historic Morris Canal, once a freight corridor that connected the Delaware and Hudson Rivers, into a continuous pedestrian and bicycle trail (the “**Morris Canal Greenway**”); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency has a need for Licensed Site Remediation Professional Services (the “**Services**”) in connection with the Site Investigation Services required for a portion of the Morris Canal Greenway identified as Block 17301, Lot 10 and Block 17401, Lot 1 (Segment 10) a/k/a Whitlock Mills portion (the “**Property**”); and

WHEREAS, by Resolution No. 21-06-13 adopted on June 15, 2021, the Agency authorized Contract No. 21-06-RN2 with Gallagher Bassett Technical Services, Inc. (“**GBTS**”) to perform the Services on the Property for a period of one (1) year for a total cost not to exceed Eighty-One Thousand Five Hundred and Fifty Dollars (\$81,550.00) (the “**2021 Contract**”); and

WHEREAS, by Resolution No. 22-09-18 adopted on September 20, 2022, the Agency reauthorized the 2021 Contract for a period of one (1) year, for a total cost not to exceed the then-remaining 2021 Contract amount of Sixty-Eight Thousand Eight Hundred Twenty-Five Dollars (\$68,825.00); and

WHEREAS, by Resolution No. 23-09-10 adopted on September 19, 2023, the Agency reauthorized the 2021 Contract for a period of one (1) year, for a total cost not to exceed the then-remaining 2021 Contract amount of Thirty-Two Thousand Eight Hundred Twenty-One Dollars and Twenty-Seven Cents (\$32,821.27); and

WHEREAS, by Resolution No. 24-12-15 adopted on December 17, 2024, the Agency authorized Contract No. 24-12-RN20 (the “**2025 Contract**”) with GBTS for a period of one (1) year, for a total cost not to exceed the then-remaining 2021 Contract amount of Twenty-Nine Thousand Seven Hundred Seventy-Four Dollars and Sixty-Nine Cents (\$29,774.69); and

WHEREAS, additional time is needed for GBTS to complete the Services; and

WHEREAS, GBTS submitted a proposal to the Agency dated January 19, 2026 (the “**Proposal**”) to continue to provide the Services for a term of twelve (12) months for a total amount not to exceed Twenty-Nine Thousand Six Hundred Eighty-Four Dollars and Sixty-Nine Cents (\$29,684.69), which is the amount remaining from the 2025 Contract; and

WHEREAS, pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* the Services are professional services and exempt from public bidding; and

WHEREAS, GBTS possesses the skills and expertise to perform the Services; and

WHEREAS, the Agency desires to enter into Professional Services Contract No. 26-03-RN5 with GBTS (the “**2026 Contract**”), a copy of which is on file with the Agency, to continue to perform the Services for a term of twelve (12) months for an amount not to exceed Twenty-Nine Thousand Six Hundred Eighty-Four Dollars and Sixty-Nine Cents (\$29,684.69), which is the amount remaining from the 2025 Contract; and

WHEREAS, the Agency certifies that funds are available for the Services; and

WHEREAS, GBTS has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the City in the previous year, and acknowledging that the 2026 Contract will prohibit GBTS from making any reportable contributions through the term of the 2026 Contract; and

WHEREAS, notice of the award of the 2026 Contract shall be published in the legal notices section on the Agency’s official Internet website 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 Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the 2026 Contract with GBTS to perform the

Services for a term to expire upon completion of the Services and all related tasks, or six (6) months after the effective date of the 2026 Contract, whichever is earlier, for a total amount not to exceed Twenty-Nine Thousand Six Hundred Eighty-Four Dollars and Sixty-Nine Cents (\$29,684.69), which is the amount remaining from the 2025 Contract, subject to the terms and conditions set forth in the Agency’s form agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with Counsel.

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

Section 4. The Agency shall publish notice of the award of the Contract in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)*.

Section 5. 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 March 17, 2026.


 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	✓			

*Resolutions require 4 affirmative votes to pass.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY FOR PROPERTY IDENTIFIED AS BLOCK 26704, LOTS 4 & 5, BLOCK 27804, LOT 13, BLOCK 28401, LOT 40, BLOCK 21510, LOT 2, BLOCK 21501, LOT 18, BLOCK 17301, LOT 10, AND BLOCK 17401, LOT 1, WITHIN THE MORRIS CANAL GREENWAY

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 City and the Agency have determined to participate in a project to develop certain properties throughout the City along the route of the historic Morris Canal, once a freight corridor that connected the Delaware and Hudson Rivers, into a continuous pedestrian and bicycle trail (the “**Morris Canal Greenway**”); and

WHEREAS, the City and the Agency have determined that development of the Morris Canal Greenway will improve connectivity between residential neighborhoods and downtown/waterfront areas, expanding access to employment, educational, commercial and community centers; and

WHEREAS, by Resolution No. 19-08-17, adopted August 20, 2019, the Agency authorized the execution of a cooperation agreement with the City (the “**Cooperation Agreement**”), which set forth their respective obligations in an effort to work cooperatively to develop and construct segments of the Morris Canal Greenway; and

WHEREAS, the City and the Agency entered into that certain Cooperation Agreement on December 20, 2019 (the “**Effective Date**”); and

WHEREAS, the initial term of the Cooperation Agreement was three (3) years from the Effective Date; and

WHEREAS, by Resolution No. 22-11-13, adopted November 22, 2022, the Agency was authorized to amend the Cooperation Agreement to include Segment 10 (Block 17301, Lot 10 and Block 17401, Lot 1) and to extend the term of the Cooperation Agreement for an additional three (3) years; and

WHEREAS, the Cooperation Agreement was renewed for a period of three (3) years as of January 1, 2023; and

WHEREAS, the Agency desires to further extend the Cooperation Agreement for a period of three (3) years to continue to develop the Morris Canal Greenway (the “**Cooperation Agreement Renewal**”), 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 Agency hereby authorizes the Cooperation Agreement Renewal for a period of three (3) years, subject to authorization by the City.

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

Section 4. This Resolution shall take effect immediately.



Diana H. Jeffrey, Secretary

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at the Regular Meeting of March 17, 2026.

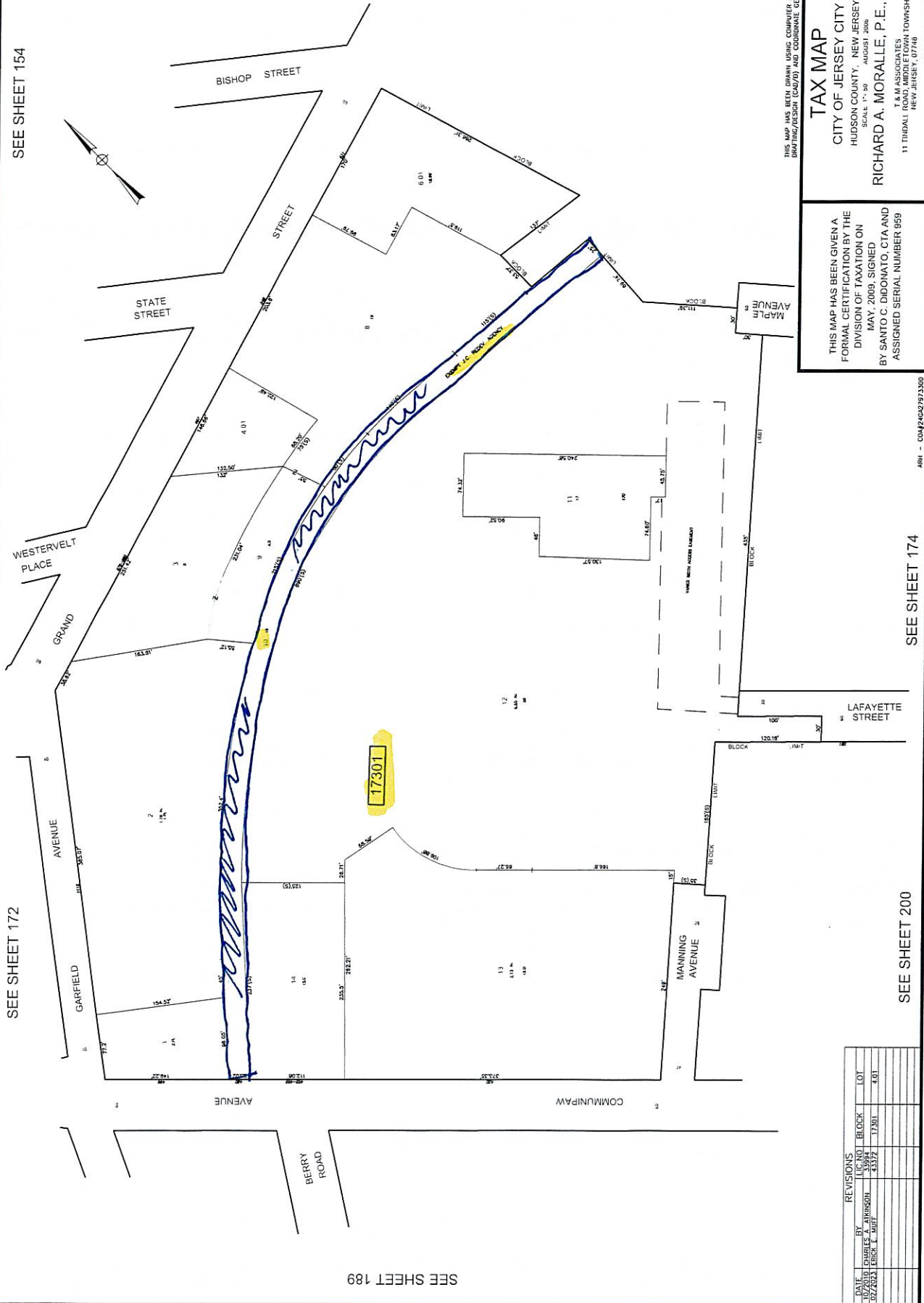
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			

*Resolutions require 4 affirmative votes to pass.

SEE SHEET 154

SEE SHEET 172

SEE SHEET 189



SEE SHEET 155

SEE SHEET 174

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

TAX MAP

CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 50' AUGUST 2009
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 THINDALL ROAD, MIDDLETOWN TOWNSHIP
 NEW JERSEY, 07746

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

ARH - COM12402787300

SEE SHEET 174

SEE SHEET 200

REVISIONS			
DATE	BY	DESCRIPTION	LOT
07/2010	CHARLES E. AMBROSONI	17301	4.01
07/2003	ERICK E. WIEFF	17301	4.01

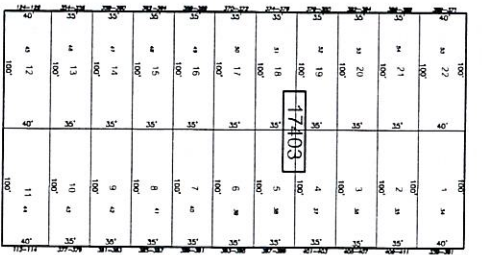
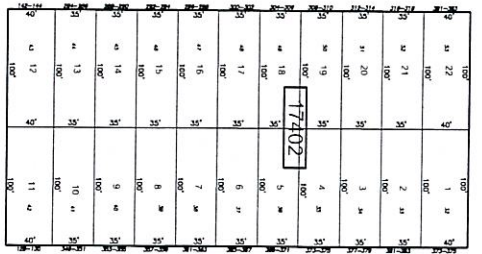
SEE SHEET 156

WOODWARD STREET

JOHNSTON

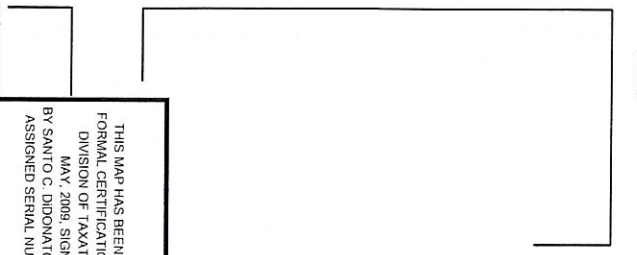
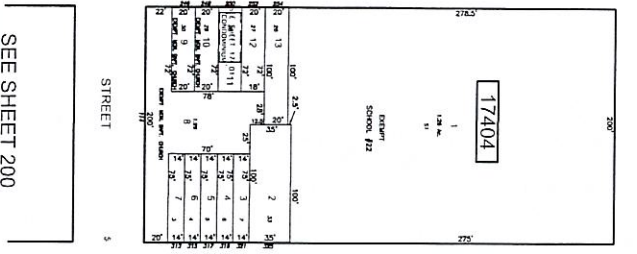
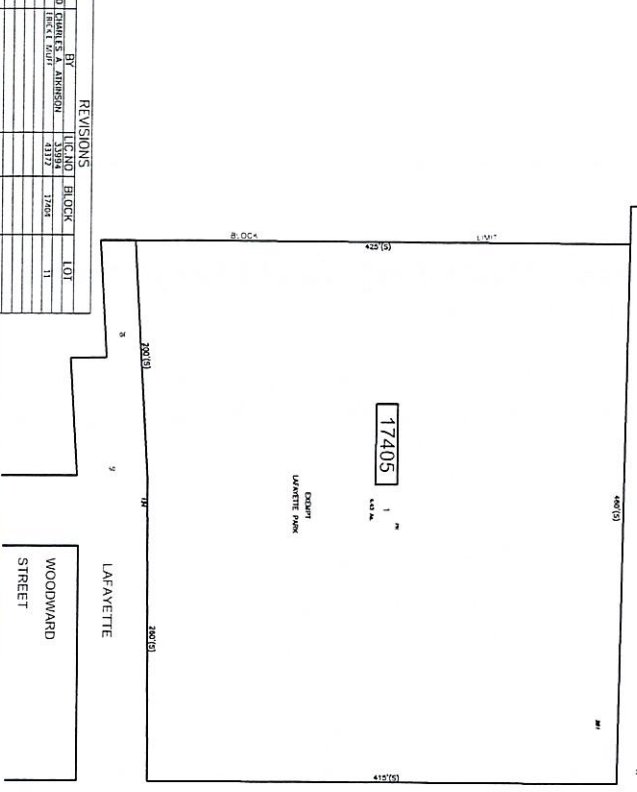
AVENUE

SEE SHEET 155



SEE SHEET 190

SEE SHEET 173



DATE	BY	REVISIONS
10/20/09	CHARLES A. AMERSON	1. BLOCK LOT
01/20/05	FRANK E. BOYD	2. 17405
		3. 17404

WOODWARD STREET

SEE SHEET 200

AHL - COM#24629713100

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.
 11 TRIDALL ROAD, ARDELTON TOWNSHIP
 NEW JERSEY 07748
 TEL: 908.486.1000 FAX: 908.486.1001

SEE SHEET 158

SEE SHEET 203

SEE SHEET 202

SEE SHEET 199

SEE SHEET 201

REVISIONS			
DATE	BY	REVISION	LOT
08/20/13	W. J. BROWN	ADDED	21501
08/20/13	W. J. BROWN	ADDED	21502
08/20/13	W. J. BROWN	ADDED	21503
08/20/13	W. J. BROWN	ADDED	21504
08/20/13	W. J. BROWN	ADDED	21505
08/20/13	W. J. BROWN	ADDED	21506
08/20/13	W. J. BROWN	ADDED	21507
08/20/13	W. J. BROWN	ADDED	21508
08/20/13	W. J. BROWN	ADDED	21509
08/20/13	W. J. BROWN	ADDED	21510
08/20/13	W. J. BROWN	ADDED	21511
08/20/13	W. J. BROWN	ADDED	21512
08/20/13	W. J. BROWN	ADDED	21513
08/20/13	W. J. BROWN	ADDED	21514
08/20/13	W. J. BROWN	ADDED	21515
08/20/13	W. J. BROWN	ADDED	21516
08/20/13	W. J. BROWN	ADDED	21517
08/20/13	W. J. BROWN	ADDED	21518
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08/20/13	W. J. BROWN	ADDED	21530
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08/20/13	W. J. BROWN	ADDED	21539
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08/20/13	W. J. BROWN	ADDED	21541
08/20/13	W. J. BROWN	ADDED	21542
08/20/13	W. J. BROWN	ADDED	21543
08/20/13	W. J. BROWN	ADDED	21544
08/20/13	W. J. BROWN	ADDED	21545
08/20/13	W. J. BROWN	ADDED	21546
08/20/13	W. J. BROWN	ADDED	21547
08/20/13	W. J. BROWN	ADDED	21548
08/20/13	W. J. BROWN	ADDED	21549
08/20/13	W. J. BROWN	ADDED	21550

SEE SHEET 198

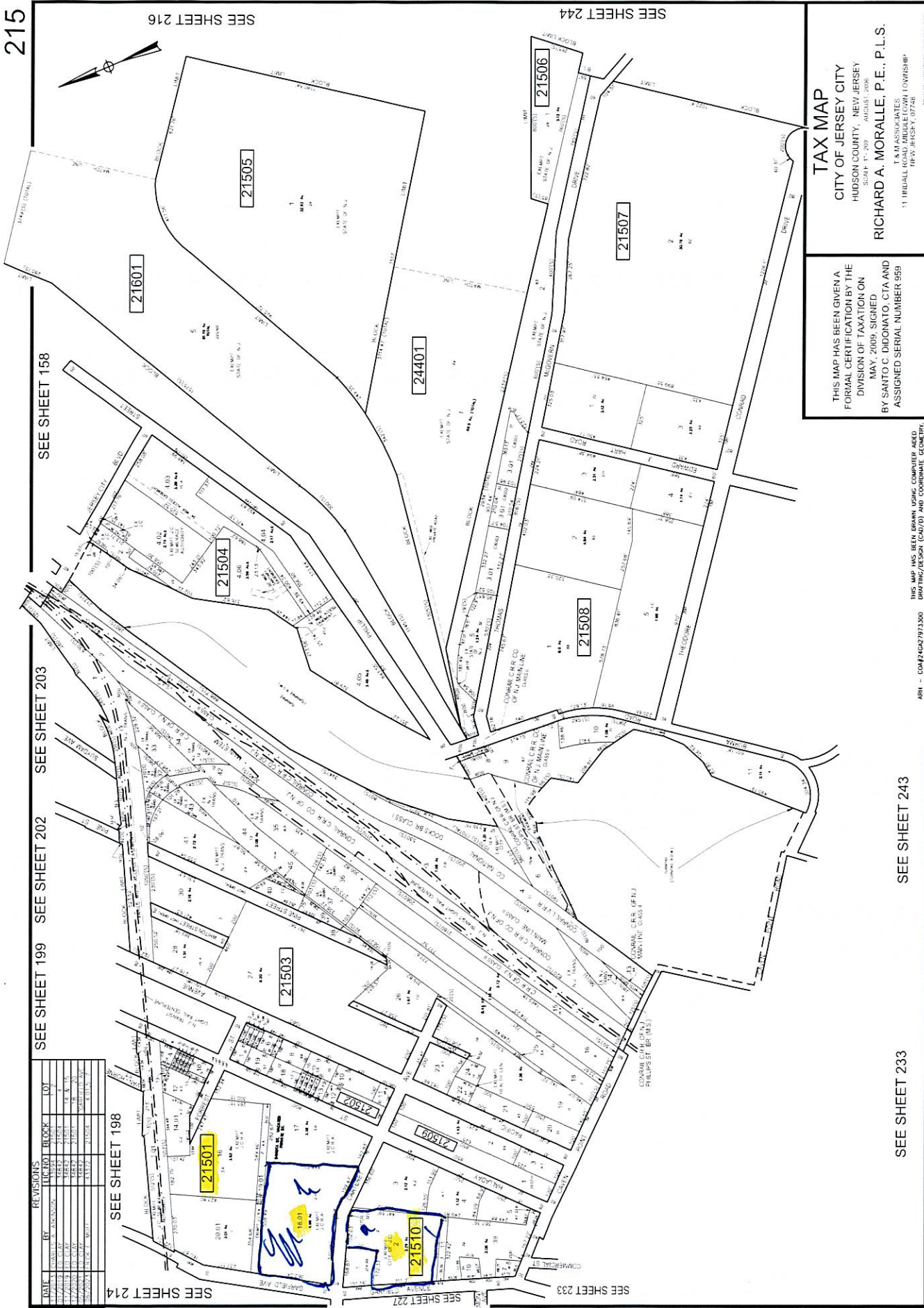
SEE SHEET 214

SEE SHEET 227

SEE SHEET 233

SEE SHEET 244

SEE SHEET 216



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' AUGUST 1, 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 T.A.M. ASSOCIATES
 11 HUDGAL ROAD, MIDDLE TOWN TOWNSHIP
 NEW JERSEY 07748

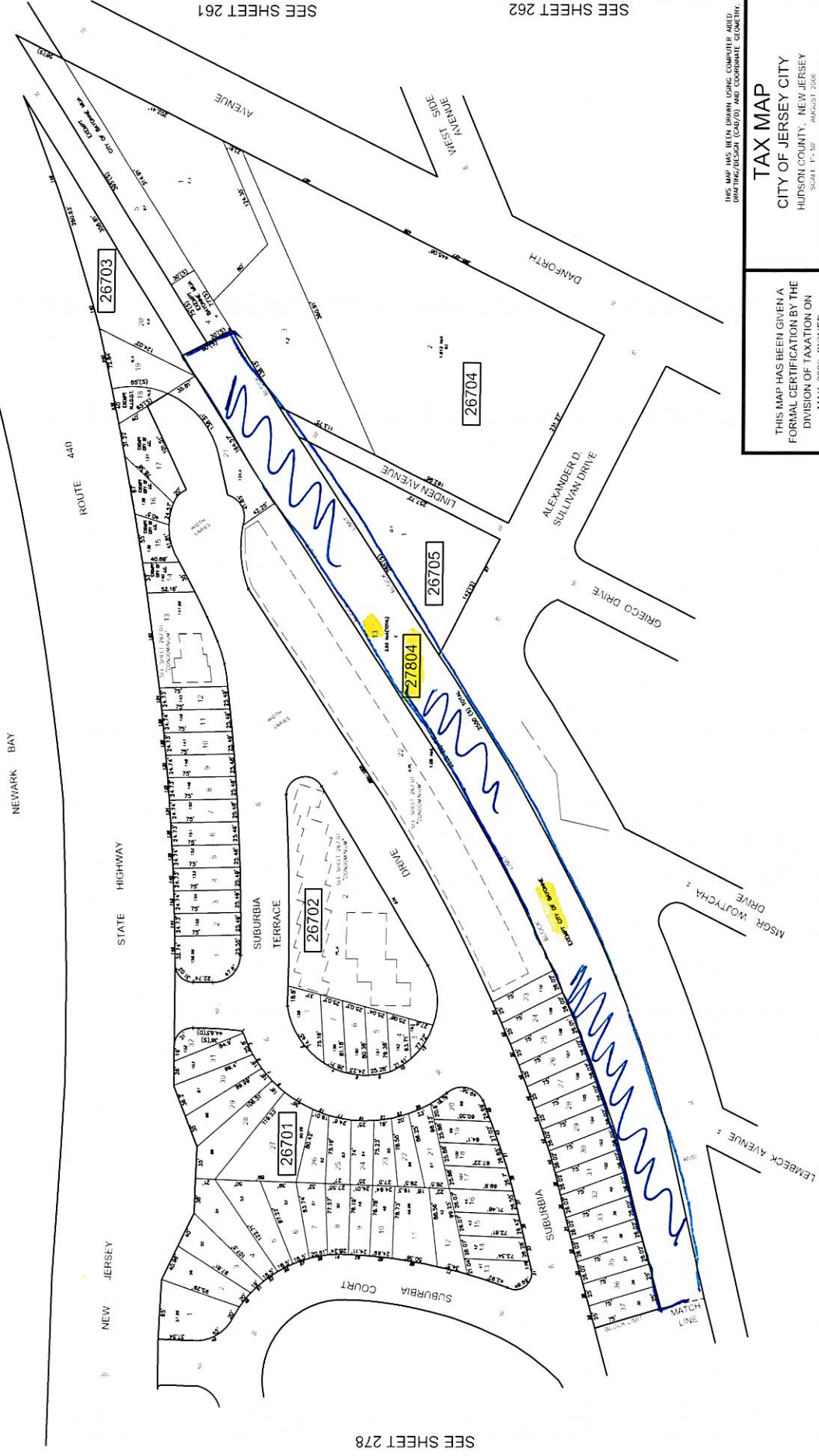
THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
 DESIGN/DESIGN (CAD/CAM) AND COORDINATE GEOMETRY
 APP. - COMP/AC/2793306

SEE SHEET 243

SEE SHEET 233

SEE SHEET 261

DATE	BY	REVISIONS	BLOCK	LOT
10/20/09	CHARLES A. ATKERSON	1		



SEE SHEET 278

SEE SHEET 261

SEE SHEET 262

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

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1"=50' AUGUST 2009
 RICHARD A. MORALLE, P.E., P.L.S.
 T&M ASSOCIATES
 11 TRIDAL ROAD ARDELETTOWN TOWNSHIP
 NEW JERSEY 07746

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

APP. - COM#24007913300

SEE SHEET 268

SEE SHEET 279

REVISIONS		
DATE	BY	DESCRIPTION
06/20/19	ED. KAY	34842 28404
		1-2

SEE SHEET 283

SEE SHEET 278



SEE SHEET 283

SEE SHEET 290

SEE SHEET 279

THIS MAP WAS BUILT, DRAWN, UPLOADED, COMPUTED, AIDED, PRINTED/ISSUED (GSD/3) AND COORDINATE GENERATED

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCAT# 1-2-59 AUGUST 2006
 RICHARD A. MORALLE, P.E., P.L.S.
 T.E.M. ASSOCIATES
 11 TRIBBELL ROAD, ARDRETTOWN TOWNSHIP
 NEW JERSEY, 07748

THIS MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION BY THE
 DIVISION OF TAXATION ON
 MAY 2009, SIGNED
 BY SANTO C. DIDOMATO, CTA AND
 ASSIGNED SERIAL NUMBER 059

SEE SHEET 285

SEE SHEET 291

APP# 1 - COM#24627973300

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING RESOLUTION NO. 25-12-24 ESTABLISHING THE ANNUAL MEETING SCHEDULE FOR THE AGENCY BOARD OF COMMISSIONERS MEETINGS AND ESTABLISHING PUBLICATION AND ARCHIVING REQUIREMENTS FOR OFFICIAL LEGAL NOTICES

WHEREAS, on December 16, 2025, the Jersey City Redevelopment Agency (the “Agency”) adopted Resolution 25-12-24 establishing the annual meeting schedule for the Agency and designating official newspapers for the publication of legal notices; and

WHEREAS, the Agency desires to amend Resolution No. 25-12-24 to update and replace the provisions relating to the publication and archiving requirements for the Agency’s official legal notices in accordance with applicable law,

BE IT RESOLVED by the Board of Commissioners of 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. Pursuant to P.L. 2025, c.72 (C.35:3-1 et al.), effective March 1, 2026, all legal notices of the Agency shall be published on the Agency’s official internet website, which shall be accessible and available to the public free of charge, a direct hyperlink to legal notices shall be conspicuously placed on the website’s homepage, and each legal notice shall remain publicly accessible for at least one (1) week, or for such longer period as may be required by law.

Section 3. The Agency shall maintain an internet archive of all legal notices that are no longer displayed on the Agency’s official internet website, which archive shall be retained for at least (1) year.

Section 4. 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) published on the Agency’s official internet website; and iii) filed with the Clerk of the City of Jersey City.

Section 5. A copy of this Resolution shall be available for public inspection at the offices of the Agency.

Section 6. 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 March 17, 2026.



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 Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			

*Resolutions require 4 affirmative votes to pass.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT PURSUANT TO *N.J.S.A.* 40A:11-5(1)(M) ENABLING THE EXECUTIVE DIRECTOR TO BIND MANAGEMENT LIABILITY (DIRECTORS AND OFFICERS) INSURANCE COVERAGE

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 requires Management Liability (Directors and Officers) insurance coverage in the amount of Five Million Dollars (\$5,000,000); and

WHEREAS, pursuant to *N.J.S.A.* 40A:11-5(1)(m) of the Local Public Contracts Law, *N.J.S.A.* 40A:11-1 *et seq.* (the “**LPCL**”), *N.J.A.C.* 5:34-2.1-2.3 and Local Finance Notice AU-2002-2, contracts for which the subject matter consists of insurance coverage are considered extraordinary unspecifiable services (“**EUS**”) and may be awarded without competitive bidding; and

WHEREAS, pursuant to the LPCL, the Agency through its insurance broker, Brown & Brown Metro, LLC, is solicited quotations for such insurance with a total liability limit of Five Million Dollars (\$5,000,000) and a deductible of Two Hundred and Fifty Thousand Dollars (\$250,000), including terrorism coverage, (copies of the quotations are on file with the Agency); and

WHEREAS, the Agency desires to obtain Directors and Officers Liability coverage through ACE American Ins. Co. (“**ACE**”) for a total amount not to exceed Fifty-Nine Thousand Nine Hundred Twenty-Two Dollars and Thirty-Nine Cents (\$59,922.39) for a period of twelve (12) months; and

WHEREAS, Diana H. Jeffrey, Executive Director of the Agency, has executed a Declaration for an Extraordinary Unspecifiable Service Certification attached hereto as **Exhibit A**; and

WHEREAS, the Agency certifies that it has funds available for such costs; and

WHEREAS, notice of award of the Contract shall be published in accordance with *N.J.S.A.* 40A:11-5(1)(a) of the LPCL,

EXHIBIT A

EXTRAORDINARY UNSPECIFIABLE SERVICE CERTIFICATION

**CERTIFICATION FOR AN EXTRAORDINARY
UNSPECIFIABLE SERVICE**

TO: Board of Commissioners of the Jersey City Redevelopment Agency (“**Agency**”)
FROM: Diana H. Jeffrey; Executive Director
DATE: May 17, 2026
SUBJECT: Extraordinary Unspecifiable Services (“**EUS**”) for Management Liability (Directors and Officers) Insurance Coverage (the “**Services**”) to be provided by ACE American Ins. Co. (“**ACE**”) for the Agency

This is to request your approval of a resolution authorizing a contract to be executed as follows:

Firm: ACE American Ins. Co.
Cost: Fifty-Nine Thousand Nine Hundred Twenty-Two Dollars and Thirty-Nine Cents (\$59,922.39), to pay the premium costs for Directors and Officers Liability coverage in accordance with the rate set forth in _ACE’s quotation.
Duration: Twelve (12) months.
Purpose: Provide Directors and Officers Liability Insurance Coverage.

1. Provide a clear description of the nature of the work to be done.

ACE will provide management liability (directors and officers) insurance coverage to the Agency, including terrorism coverage, for a period of up to one (1) year.

2. Describe in detail why the contract meets the provisions of the statute and rules.

Pursuant to *N.J.S.A.* 40A:11-5(1)(m) of the Local Public Contracts Law, *N.J.S.A.* 40A:11-1 et seq. (the “**LPCL**”), it is permissible by law that insurance and insurance services be procured as a statutorily permissible extraordinary unspecifiable service. *N.J.A.C.* 5:34-2.1-2.3 and Local Finance Notice AU-2002-2, states that contracts for which the subject matter consists of insurance coverage are considered EUS.

3. The Services are of such a specialized and qualitative nature that the performance of the Services cannot be reasonably described by written specifications:

Pursuant to Local Finance Notice AU-2002-2, “[s]ince ‘insurance’ includes the purchase of insurance coverage and consultant services it is considered as a ‘statutory’ EUS and does not require supporting reasons for its action beyond citing the statutory reference.”

4. Describe the informal solicitation of quotations:

The Agency, through its insurance brokers, Brown & Brown Metro, LLC solicited quotations for the services with a total liability limit of Five Million Dollars (\$5,000,000) and a deductible of Two Hundred and Fifty Thousand Dollars (\$250,000).

5. **I have reviewed the rules of the Division of Local Government Services pursuant to N.J.A.C. 5:34-2.1 et seq. and certify that the proposed contract may be considered an extraordinary unspecifiable service in accordance with the requirements thereof.**

Respectfully,

Name: _____


Diana H. Jeffrey

Title: Executive Director

(Original to be retained by governing body's Clerk with the affirmed copy of the resolution; signed duplicate to be kept by appropriate official.)

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

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

Section 2. The Executive Director is hereby authorized and directed to renew its Directors and Officers Liability Insurance policy with ACE or to bind Directors and Officers Liability Coverage with another carrier in accordance with coverages and limits set forth herein for a period of twelve (12) months.

Section 3. The Agency is hereby authorized to pay the premium costs for Directors and Officers Liability coverage in an amount not to exceed Fifty-Nine Thousand Nine Hundred Twenty-Two Dollars and Thirty-Nine Cents (\$59,922.39), and the Executive Director is authorized to take all actions and execute any and all documents necessary to obtain Directors and Officers Liability coverage to effectuate this Resolution, in consultation with Counsel.

Section 4. The Agency shall publish notice of the award of the Contract in accordance with *N.J.S.A.* 40A:11-5(1)(a) of the LPCL.

Section 5. 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 March 17, 2026.



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	✓			

*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 MARCH 17, 2026

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of March 17, 2026

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of be March 17, 2026 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 March 17, 2026

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 Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz – Arey	✓			
Denise Ridley	✓			

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
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES I	3/17/2026	2/27/2026	88	Scaffold Services at 84 Sip Avenuc- February	\$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.				
AFLAC								
AFLAC	3/17/2026	3/1/2026	Mar.2026	Employee Deductions per Payroll - March.202	\$1,103.67	\$0.00		\$1,103.67
				Totals for AFLAC:	<u>\$1,103.67</u>	<u>\$0.00</u>		<u>\$1,103.67</u>
				1 invoice(s) listed.				
BrightHouse Financial -MetLife								
BrightHouse Financial -MetLife	3/17/2026	3/1/2026	April 2026	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
BrightHouse Financial -MetLife	3/17/2026	3/1/2026	April 2026	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.				
Cangiano's Marketplace								
Cangiano's Marketplace	3/17/2026	3/11/2026	271	Catering -March 2026-Board Lunch Meeting	\$206.31	\$0.00		\$206.31
				Totals for Cangiano's Marketplace:	<u>\$206.31</u>	<u>\$0.00</u>		<u>\$206.31</u>
				1 invoice(s) listed.				
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	3/17/2026	1/31/2026	Jan. 2026	Expense Reimbursement - Travel To Meeting	\$22.98	\$0.00		\$22.98
CHRISTOPHER FIORE	3/17/2026	2/2/2026	Feb.2026	Expense Reimbursement - Software System R	\$213.24	\$0.00		\$213.24
CHRISTOPHER FIORE	3/17/2026	2/26/2026	Feb.2026	Expense Reimbursement - ICRA Event/Works	\$154.50	\$0.00		\$154.50
CHRISTOPHER FIORE	3/17/2026	2/27/2026	Feb.2026	Expense Reimbursement - Zoom Acct.(Feb. 2	\$102.11	\$0.00		\$102.11
				Totals for CHRISTOPHER FIORE:	<u>\$492.83</u>	<u>\$0.00</u>		<u>\$492.83</u>
				4 invoice(s) listed.				
COMCAST								
COMCAST	3/17/2026	3/1/2026	8499 05 354 4361702	Internet Service at 39 Kearney Ave. Feb1-Feb :	\$744.80	\$0.00		\$744.80
COMCAST	3/17/2026	2/16/2026	8499 05 354 3248876	Internet Service at 665 Ocean Ave- Sys.Feb20-	\$207.21	\$0.00		\$207.21
				Totals for COMCAST:	<u>\$952.01</u>	<u>\$0.00</u>		<u>\$952.01</u>
				2 invoice(s) listed.				
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	3/17/2026	3/1/2026	2362SEC102	Monthly Maint. June.2026	\$394.55	\$0.00		\$394.55
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	<u>\$394.55</u>	<u>\$0.00</u>		<u>\$394.55</u>
				1 invoice(s) listed.				

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
DELTA STORAGE								
DELTA STORAGE	3/17/2026	3/1/2026	002-104093	Storage Unit - Size: 10x30, Unit #: 1001-3/9/	\$1,110.00	\$0.00		\$1,110.00
DELTA STORAGE	3/17/2026	3/1/2026	002-104093	Storage Unit - Size: 10x30, Unit #: 1172-3/9/	\$1,174.00	\$0.00		\$1,174.00
				<i>Totals for DELTA STORAGE: 2 invoice(s) listed.</i>	<u>\$2,284.00</u>	<u>\$0.00</u>		<u>\$2,284.00</u>
DIANA JEFFREY								
DIANA JEFFREY	3/17/2026	2/24/2026	Feb.2026	Expense Reimbursement - NJSBA Seminar	\$672.59	\$0.00		\$672.59
DIANA JEFFREY	3/17/2026	3/3/2026	March.26	Expense Reimbursement-Affordable Housing I	\$35.00	\$0.00		\$35.00
DIANA JEFFREY	3/17/2026	3/4/2026	Mar.2026	Expense Reimbursement - Travel To Conferen	\$51.33	\$0.00		\$51.33
DIANA JEFFREY	3/17/2026	3/10/2026	Mar.2026	Expense Reimbursement - NJLM Seminar	\$95.00	\$0.00		\$95.00
DIANA JEFFREY	3/17/2026	3/16/2026	Mar.2026	Employee Reimbursement- Dental-Child- Ma	\$502.00	\$0.00		\$502.00
				<i>Totals for DIANA JEFFREY: 5 invoice(s) listed.</i>	<u>\$1,355.92</u>	<u>\$0.00</u>		<u>\$1,355.92</u>
Dilworth Paxon LLP								
Dilworth Paxon LLP	3/17/2026	2/13/2026	640480	Legal Services -461 Palisade Ave - Svcs Janua	\$1,085.00	\$0.00		\$1,085.00
Dilworth Paxon LLP	3/17/2026	2/13/2026	640481	Legal Services -428 Pacific Ave - Svcs Januar	\$640.44	\$0.00		\$640.44
Dilworth Paxon LLP	3/17/2026	2/13/2026	640482	Legal Services -Scitech Seity - Svcs January.	\$5,040.00	\$0.00		\$5,040.00
				<i>Totals for Dilworth Paxon LLP: 3 invoice(s) listed.</i>	<u>\$6,765.44</u>	<u>\$0.00</u>		<u>\$6,765.44</u>
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGM	3/17/2026	2/13/2026	26576	Professional Service- Berry Lane Park-Svcs J	\$771.25	\$0.00		\$771.25
DRESDNER ROBIN ENVIRON MGM	3/17/2026	9/19/2025	25775	Professional Service- Berry Lane Park-Svcs A	\$1,292.00	\$0.00		\$1,292.00
DRESDNER ROBIN ENVIRON MGM	3/17/2026	11/20/2025	26124	Professional Service- Berry Lane Park-Svcs O	\$9,393.14	\$0.00		\$9,393.14
DRESDNER ROBIN ENVIRON MGM	3/17/2026	12/9/2025	26221	Professional Service- Berry Lane Park-Svcs N	\$1,725.00	\$0.00		\$1,725.00
DRESDNER ROBIN ENVIRON MGM	3/17/2026	1/16/2026	26419	Professional Service- Berry Lane Park-Svcs D	\$2,285.00	\$0.00		\$2,285.00
				<i>Totals for DRESDNER ROBIN ENVIRON MGMT: 5 invoice(s) listed.</i>	<u>\$15,466.39</u>	<u>\$0.00</u>		<u>\$15,466.39</u>
Economic Project Solutions, Inc.								
Economic Project Solutions, Inc.	3/17/2026	12/18/2025	14482	Constru. Phase- Pompidou-Svcs Nov 18,25-Dc	\$34,768.00	\$0.00		\$34,768.00
Economic Project Solutions, Inc.	3/17/2026	1/20/2026	14487	Constru. Phase- Pompidou - Svcs Dec 18,202	\$34,768.00	\$0.00		\$34,768.00
Economic Project Solutions, Inc.	3/17/2026	3/3/2026	14502	Owner's Rep- Powerhouse- Svcs	\$10,820.00	\$0.00		\$10,820.00
Economic Project Solutions, Inc.	3/17/2026	2/28/2026	14499	Constru. Phase- Loews- Svcs February 2026	\$20,919.00	\$0.00		\$20,919.00
				<i>Totals for Economic Project Solutions, Inc.: 4 invoice(s) listed.</i>	<u>\$101,275.00</u>	<u>\$0.00</u>		<u>\$101,275.00</u>
EI Especialito								
EI Especialito	3/17/2026	1/30/2026	152444	Legal Advertisement-Acct#-25198-Retail Dis	\$350.00	\$0.00		\$350.00

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
<i>Totals for El Especialito: 1 invoice(s) listed.</i>								
					\$350.00	\$0.00		\$350.00
ERIC M. BERNSTEIN & ASSOCIATES, LLC								
ERIC M. BERNSTEIN & ASSOCIATES	3/17/2026	3/1/2026	97669	Legal Services - OPR- Sves February 2026	\$520.00	\$0.00		\$520.00
<i>Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC: 1 invoice(s) listed.</i>								
					\$520.00	\$0.00		\$520.00
FEDERAL EXPRESS								
FEDERAL EXPRESS	3/17/2026	2/9/2026	9-169-47317	Overnight Deliveries	\$87.13	\$0.00		\$87.13
FEDERAL EXPRESS	3/17/2026	2/2/2026	9-160-48459	Overnight Deliveries	\$65.47	\$0.00		\$65.47
<i>Totals for FEDERAL EXPRESS: 2 invoice(s) listed.</i>								
					\$152.60	\$0.00		\$152.60
Gannett New York-New Jersey LocalIQ								
Gannett New York-New Jersey LocalIQ	3/17/2026	12/31/2025	7482311	Legal Advertisement- Acct#:1521306	\$882.56	\$0.00		\$882.56
<i>Totals for Gannett New York-New Jersey LocalIQ: 1 invoice(s) listed.</i>								
					\$882.56	\$0.00		\$882.56
Gordon Rees Scully Mansukhani, LLP								
Gordon Rees Scully Mansukhani, LLP	3/17/2026	2/28/2026	22030771	Legal Services - Vasquez Vs. JCRA	\$4,356.00	\$0.00		\$4,356.00
Gordon Rees Scully Mansukhani, LLP	3/17/2026	2/28/2026	22004714	Legal Services - Suazo Vs. JCRA	\$1,551.00	\$0.00		\$1,551.00
Gordon Rees Scully Mansukhani, LLP	3/17/2026	9/18/2025	21978404	Legal Services - Suazo Vs. JCRA	\$264.00	\$0.00		\$264.00
<i>Totals for Gordon Rees Scully Mansukhani, LLP: 3 invoice(s) listed.</i>								
					\$6,171.00	\$0.00		\$6,171.00
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	3/17/2026	2/6/2026	556321	Recording Fee - 6th Admendment RDA-701 N	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	3/17/2026	2/6/2026	556401	Recording Fee -8th Amendment RDA- JCMC-	\$33.00	\$0.00		\$33.00
<i>Totals for HUDSON COUNTY REGISTER: 2 invoice(s) listed.</i>								
					\$66.00	\$0.00		\$66.00
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORI	3/17/2026	2/3/2026	30308307348913	Water & Sewer -84 Sip (25 Journal Sq)-Sves 1	\$580.73	\$0.00		\$580.73
JC MUNICIPAL UTILITIES AUTHORI	3/17/2026	2/3/2026	30306348540000	Water & Sewer - 665 Ocean Ave	\$152.65	\$0.00		\$152.65
JC MUNICIPAL UTILITIES AUTHORI	3/17/2026	2/3/2026	30309320562951	Water & Sewer - 84 Sip Ave(25 Journal Sq)F	\$287.53	\$0.00		\$287.53
<i>Totals for JC MUNICIPAL UTILITIES AUTHORITY: 3 invoice(s) listed.</i>								
					\$1,020.91	\$0.00		\$1,020.91

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
Kassim Handyman Service, LLC	3/17/2026	2/4/2026	086741	Replace Windows/Kitchen Faucet-Clean Unit	\$1,965.00	\$0.00		\$1,965.00
				<i>Totals for Kassim Handyman Service, LLC:</i>	<i>\$1,965.00</i>	<i>\$0.00</i>		<i>\$1,965.00</i>
				<i>1 invoice(s) listed.</i>				
Katuska Mieleles								
Katuska Mieleles	3/17/2026	3/4/2026	Feb. 2026	Employee Reimbursement- Dental-Self/feb	\$200.00	\$0.00		\$200.00
				<i>Totals for Katuska Mieleles:</i>	<i>\$200.00</i>	<i>\$0.00</i>		<i>\$200.00</i>
				<i>1 invoice(s) listed.</i>				
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	3/17/2026	10/9/2025	249684	Legal Services -Chapel Ave/Eastern Millwork	\$1,234.00	\$0.00		\$1,234.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/16/2026	256401	Legal Services - Veris/Harbor side 8-Sves Sept	\$1,640.00	\$0.00		\$1,640.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/16/2026	256986	Legal Services - Veris/Harbor side 9-Sves Sept	\$1,581.00	\$0.00		\$1,581.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/16/2026	256987	Legal Services - Veris/Harbor side 8-Sves Oct.	\$2,283.00	\$0.00		\$2,283.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/16/2026	256988	Legal Services - Veris/Harbor side 9-Sves Oct.	\$2,248.00	\$0.00		\$2,248.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/19/2026	256989	Legal Services - Veris/Harbor side 8-Sves Dec.	\$5,724.00	\$0.00		\$5,724.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/19/2026	256990	Legal Services - Veris/Harbor side 9-Sves Dec.	\$5,785.00	\$0.00		\$5,785.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	3/1/2026	March. 2026	Legal Services - 8 Erie St. Litigation	\$30,000.00	\$0.00		\$30,000.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256346	Legal Services - Loew's - Sves January 2026	\$1,267.00	\$0.00		\$1,267.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	Feb. 2026	Legal Services - Liberty Science Center-Sves J	\$261.00	\$0.00		\$261.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256349	Legal Services - 125 Monitor Street- Sves Jan	\$8,573.89	\$0.00		\$8,573.89
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256350	Legal Services - Argent /Johnston View - Sves	\$1,350.00	\$0.00		\$1,350.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256352	Legal Services - Cultral Arts 808 Pavonia - Sc	\$3,155.00	\$0.00		\$3,155.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256354	Legal Services -17 - 19 Ash St. Sves. January '	\$318.00	\$0.00		\$318.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256355	Legal Services - Powerhous Sts. January 202	\$1,140.00	\$0.00		\$1,140.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256357	Legal Services - General Litigation- January 2	\$4,558.00	\$0.00		\$4,558.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256358	Legal Services - Namdar - Homestead Svcs-Ja	\$502.00	\$0.00		\$502.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256360	Legal Services - Grand Jersey - Medical Cente	\$1,578.00	\$0.00		\$1,578.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256362	Legal Services -701 Newark Ave - January 20	\$1,235.00	\$0.00		\$1,235.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256365	Legal Services - General Counsel- Sves Januar	\$20,753.75	\$0.00		\$20,753.75
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256369	Legal Services -417 Communipaw- Sves Janu	\$274.00	\$0.00		\$274.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256370	Legal Services - Morris Canal Greenway- Jan	\$949.00	\$0.00		\$949.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256371	Legal Services - Bayfront- Pennrose Omni- Ja	\$4,254.00	\$0.00		\$4,254.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256372	Legal Services - Bayfront - BRP Development	\$2,915.00	\$0.00		\$2,915.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256373	Legal Services - 408 -420 Communipaw Ave.	\$2,385.00	\$0.00		\$2,385.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256376	Legal Services -174 Newark Ave Urban Ventu	\$1,190.00	\$0.00		\$1,190.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256378	Legal Services -808 Pavonia. Sves. January 2	\$1,692.00	\$0.00		\$1,692.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256385	Legal Services - 574 Communipaw Ave- Janu	\$652.00	\$0.00		\$652.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256387	Legal Services- 72 Montgomery- January 202	\$460.00	\$0.00		\$460.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256390	Legal Services - 200 Chapel Ave. - January 20	\$580.00	\$0.00		\$580.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256391	Legal Services -Embankment- January 2026	\$2,735.00	\$0.00		\$2,735.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256396	Legal Services - KRE/JCMC- January 2026	\$1,292.00	\$0.00		\$1,292.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256397	Legal Services - 115 Giles Ave. - January 202	\$1,086.00	\$0.00		\$1,086.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256400	Legal Services -John 723 LLC- - January 202	\$456.00	\$0.00		\$456.00

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
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256402	Legal Services - LFN Owner III- South Cove-	\$316.00	\$0.00		\$316.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256403	Legal Services - KRIF-Marin Blvd (Firehouse	\$1,449.00	\$0.00		\$1,449.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256404	Legal Services -2859-2873 JFK Blvd- January	\$6,166.88	\$0.00		\$6,166.88
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256405	Legal Services -414-420A Pacific Ave. - Janu	\$392.00	\$0.00		\$392.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256406	Legal Services -136 Halladay - January 2026	\$3,334.00	\$0.00		\$3,334.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256407	Legal Services - KRE Ironstac- January 2026	\$497.00	\$0.00		\$497.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	25608	Legal Services - Eastern Millwork- January 20	\$2,547.00	\$0.00		\$2,547.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256409	Legal Services -JDA HBC. -January 2026	\$1,188.00	\$0.00		\$1,188.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256410	Legal Services -168 Slip . - January 2026	\$431.00	\$0.00		\$431.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256417	Legal Services -Johnston/Communipaw Svcs.	\$1,259.00	\$0.00		\$1,259.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	9/18/2025	248287	Legal Services -414-420A Pacific Ave . Svcs /	\$752.00	\$0.00		\$752.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	12/5/2025	253189	Legal Services -414-420A Pacific Ave . Svcs ↑	\$1,108.00	\$0.00		\$1,108.00
MCMANIMON, SCOTLAND & BAU	3/17/2026	1/22/2026	254887	Legal Services - 51 Crescent- December.2025	\$439.00	\$0.00		\$439.00
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:					\$135,985.52	\$0.00		\$135,985.52
<i>47 invoice(s) listed.</i>								
Mobile Mini Solutions								
Mobile Mini Solutions	3/17/2026	12/12/2025	9025196564	40' Standard Tri CamContainer- Loew's-Svcs 1	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	3/17/2026	11/24/2025	9025067478	40' Standard Tri- Loew's-Svcs 11/24/25-12/21	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	3/17/2026	11/24/2025	9025067485	40' Standard Tri Loew's-Svcs 11/24/25-12/21/	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	3/17/2026	11/25/2025	9025077407	40' Standard Tri Loew's-Svcs 11/25/25-12/22/	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	3/17/2026	11/25/2025	9025077408	40' Standard Tri - Loew's-Svcs 11/25-12/22/2	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	3/17/2026	11/26/2025	9025089688	40' Standard Tri r- Loew's-Svcs 11/26-12/23/2	\$299.28	\$0.00		\$299.28
Mobile Mini Solutions	3/17/2026	12/12/2025	9025196558	40' Standard Tri Loew's-Svcs 12/12/25-1/8/20.	\$299.28	\$0.00		\$299.28
Totals for Mobile Mini Solutions:					\$2,094.96	\$0.00		\$2,094.96
<i>7 invoice(s) listed.</i>								
New Life Construction & Project Management								
New Life Construction & Project Manag	3/17/2026	3/6/2026	March.2026	Escrow Refund- 9 Myrtle	\$20,000.00	\$0.00		\$20,000.00
New Life Construction & Project Manag	3/17/2026	3/6/2026	March.2026	Administration Fee Refund- 9 Myrtle	\$5,000.00	\$0.00		\$5,000.00
Totals for New Life Construction & Project Management:					\$25,000.00	\$0.00		\$25,000.00
<i>2 invoice(s) listed.</i>								
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	3/17/2026	1/21/2026	34167	Financial Advisory - Bayfront - Svcs 1/15/202	\$400.00	\$0.00		\$400.00
Totals for NW FINANCIAL GROUP, LLC:					\$400.00	\$0.00		\$400.00
<i>1 invoice(s) listed.</i>								
Porcello Engineering, Inc.								
Porcello Engineering, Inc.	3/17/2026	3/13/2026	2603011	Emergency Engineering Professional Svcs	\$62,500.00	\$0.00		\$62,500.00

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
<i>Totals for Parcello Engineering, Inc.:</i> 1 invoice(s) listed.					\$62,500.00	\$0.00		\$62,500.00
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	3/17/2026	2/10/2026	26.597.34	Professional Services - 125 Monitor-January.2	\$3,662.50	\$0.00		\$3,662.50
<i>Totals for POTOMAC-HUDSON ENVIRONMENTAL I:</i> 1 invoice(s) listed.					\$3,662.50	\$0.00		\$3,662.50
PRIMO BRANDS								
PRIMO BRANDS	3/17/2026	3/16/2026	06C6703492330	Water & Dispenser - Service 02/05/26-03/04	\$120.22	\$0.00		\$120.22
<i>Totals for PRIMO BRANDS:</i> 1 invoice(s) listed.					\$120.22	\$0.00		\$120.22
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	3/17/2026	2/20/2026	72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$103.11	\$0.00		\$103.11
PUBLIC SERVICE ELECTRIC & GAS	3/17/2026	2/20/2026	72-729-972-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$148.57	\$0.00		\$148.57
PUBLIC SERVICE ELECTRIC & GAS	3/17/2026	2/20/2026	72-729-973-03	Gas & Electric - 665 Ocean Avenue - Apt. 2C	\$150.24	\$0.00		\$150.24
PUBLIC SERVICE ELECTRIC & GAS	3/17/2026	2/20/2026	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$139.72	\$0.00		\$139.72
PUBLIC SERVICE ELECTRIC & GAS	3/17/2026	2/20/2026	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$108.11	\$0.00		\$108.11
PUBLIC SERVICE ELECTRIC & GAS	3/17/2026	2/20/2026	72-729-976-05	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$146.83	\$0.00		\$146.83
PUBLIC SERVICE ELECTRIC & GAS	3/17/2026	2/20/2026	72-729-977-02	Gas & Electric - 665 Ocean Avenue - Apt. 3C	\$108.80	\$0.00		\$108.80
PUBLIC SERVICE ELECTRIC & GAS	3/17/2026	2/20/2026	72-729-978-18	Gas & Electric - 665 Ocean Avenue - Apt. 3D	\$76.06	\$0.00		\$76.06
PUBLIC SERVICE ELECTRIC & GAS	3/17/2026	2/20/2026	72-357-631-08	Gas & Electric - 292 MLK Dr - Floor 1	\$78.49	\$0.00		\$78.49
PUBLIC SERVICE ELECTRIC & GAS	3/17/2026	2/20/2026	72-357-632-05	Gas & Electric - 292 MLK Dr - Floor 2	\$39.08	\$0.00		\$39.08
<i>Totals for PUBLIC SERVICE ELECTRIC & GAS:</i> 10 invoice(s) listed.					\$1,099.01	\$0.00		\$1,099.01
Schenck Price Smith & King, LLP								
Schenck Price Smith & King, LLP	3/17/2026	1/19/2026	1292897	Legal Services - 142 Halladay Street- Svcs Oc	\$3,625.14	\$0.00		\$3,625.14
Schenck Price Smith & King, LLP	3/17/2026	2/11/2026	1301682	Legal Services - 142 Halladay Street- Svcs No	\$1,415.40	\$0.00		\$1,415.40
Schenck Price Smith & King, LLP	3/17/2026	2/13/2026	1301707	Legal Services - 142 Halladay Street- Svcs En	\$274.05	\$0.00		\$274.05
<i>Totals for Schenck Price Smith & King, LLP:</i> 3 invoice(s) listed.					\$5,314.59	\$0.00		\$5,314.59
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	3/17/2026	12/29/2025	150243C	Snow Removal & Salting- Various Locations-	\$2,800.00	\$0.00		\$2,800.00
Silagy Contracting, LLC.	3/17/2026	12/29/2025	150220C	Snow Removal & Salting- Various Locations-	\$3,827.00	\$0.00		\$3,827.00
Silagy Contracting, LLC.	3/17/2026	2/6/2026	150567C	Delcing Various Locations -1/17/2026	\$3,094.00	\$0.00		\$3,094.00
Silagy Contracting, LLC.	3/17/2026	2/6/2026	150610C	Snow Removal & Salting - Various Locations	\$5,044.70	\$0.00		\$5,044.70
Silagy Contracting, LLC.	3/17/2026	2/10/2026	150611C	Snow Removal & Salting - Various Locations	\$5,044.70	\$0.00		\$5,044.70
Silagy Contracting, LLC.	3/17/2026	2/10/2026	150612C	Delcing Salting - Various Locations 1/18/202	\$3,094.00	\$0.00		\$3,094.00
Silagy Contracting, LLC.	3/17/2026	2/10/2026	150613	Delcing Salting - Various Locations 1/18/202	\$5,131.70	\$0.00		\$5,131.70

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
Silagy Contracting, L.L.C.	3/17/2026	2/10/2026	150614	Delcing Salting - Various Locations 1/25/202	\$2,592.00	\$0.00		\$2,592.00
				Totals for Silagy Contracting, L.L.C.:	\$30,628.10	\$0.00		\$30,628.10
				8 invoice(s) listed.				
Spiro Harrison & Nelson LLC								
Spiro Harrison & Nelson LLC	3/17/2026	2/3/2026	2026-JCRA.006-02	Legal Services - 118 - 128 Monitor- Svcs Jan	\$28,765.00	\$0.00		\$28,765.00
Spiro Harrison & Nelson LLC	3/17/2026	1/12/2026	2026-JCRA.006-01	Legal Services - 118 - 128 Monitor- Svcs Dec	\$4,105.02	\$0.00		\$4,105.02
				Totals for Spiro Harrison & Nelson LLC:	\$32,870.02	\$0.00		\$32,870.02
				2 invoice(s) listed.				
STAPLES INC.								
STAPLES INC.	3/17/2026	2/28/2026	6057320371	Office Supplies - Various	\$206.33	\$0.00		\$206.33
STAPLES INC.	3/17/2026	2/28/2026	6057320372	Office Supplies - Various	\$660.16	\$0.00		\$660.16
STAPLES INC.	3/17/2026	2/28/2026	6057320370	Office Supplies - Various	\$110.90	\$0.00		\$110.90
STAPLES INC.	3/17/2026	2/28/2026	6057320369	Office Supplies - Various	\$120.05	\$0.00		\$120.05
				Totals for STAPLES INC.:	\$1,097.44	\$0.00		\$1,097.44
				4 invoice(s) listed.				
Suburban Consulting Engineers, Inc								
Suburban Consulting Engineers, Inc	3/17/2026	2/6/2026	83500	Morris Canal - Greenway Segment3-1/3/26-2/1	\$1,161.25	\$0.00		\$1,161.25
				Totals for Suburban Consulting Engineers, Inc:	\$1,161.25	\$0.00		\$1,161.25
				1 invoice(s) listed.				
T&M ASSOCIATES								
T&M ASSOCIATES	3/17/2026	1/13/2026	LAF500138	Engineering Svc- Morris Greenway Country V	\$426.00	\$0.00		\$426.00
T&M ASSOCIATES	3/17/2026	2/5/2026	LAF501621	Engineering Svc-Morris Greenway Country V	\$1,065.00	\$0.00		\$1,065.00
				Totals for T&M ASSOCIATES:	\$1,491.00	\$0.00		\$1,491.00
				2 invoice(s) listed.				
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	3/17/2026	3/1/2026	5036152593	Payment for Copier Lease-02/1/2026-03/2/202	\$1,075.00	\$0.00		\$1,075.00
				Totals for TOSHIBA FINANCIAL SERVICES:	\$1,075.00	\$0.00		\$1,075.00
				1 invoice(s) listed.				
Toshiba- GreatAmerica Financial Svcs.								
Toshiba- GreatAmerica Financial Svcs.	3/17/2026	3/1/2026	Feb.2026	Payment for Copier Lease-February.2026	\$545.90	\$0.00		\$545.90
				Totals for Toshiba- GreatAmerica Financial Svcs.:	\$545.90	\$0.00		\$545.90
				1 invoice(s) listed.				

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
UNITED WAY OF HUDSON COUNT	3/17/2026	3/1/2026	Feb.2026	Case/Property Mngt Services at 665 Ocean A	\$5,378.25	\$0.00		\$5,378.25
				Totals for UNITED WAY OF HUDSON COUNTY: 1 invoice(s) listed.	\$5,378.25	\$0.00		\$5,378.25
Veniero Lock & Safe Co.	3/17/2026	2/20/2026	0215262	Open Locked Mail Box -665 Ocean Avenue	\$125.00	\$0.00		\$125.00
				Totals for Veniero Lock & Safe Co.: 1 invoice(s) listed.	\$125.00	\$0.00		\$125.00
VERIZON	3/17/2026	1/23/2026	6136853953	Agency Cell Phone Bill---Dec 24,25-1:eb 23,	\$254.21	\$0.00		\$254.21
				Totals for VERIZON: 1 invoice(s) listed.	\$254.21	\$0.00		\$254.21
VICTORIA BONNERS	3/17/2026	3/2/2026	March.2026	Employee Reimbursement- Dental-March 20	\$1,000.00	\$0.00		\$1,000.00
				Totals for VICTORIA BONNERS: 1 invoice(s) listed.	\$1,000.00	\$0.00		\$1,000.00
W. B. MASON CO., INC.	3/17/2026	2/19/2026	260182006	Office Supplies	\$1,837.80	\$0.00		\$1,837.80
	3/17/2026	2/20/2026	260206603	Office Supplies	\$300.24	\$0.00		\$300.24
				Totals for W. B. MASON CO., INC.: 2 invoice(s) listed.	\$2,138.04	\$0.00		\$2,138.04
Wielkotz & Company, LLC.	3/17/2026	3/1/2026	26-00085-05665	CFO Accounting Services Rendered March 2	\$8,000.00	\$0.00		\$8,000.00
	3/17/2026	3/2/2026	26-00085-05677	CFO Accounting Additional Services Rende	\$6,862.50	\$0.00		\$6,862.50
				Totals for Wielkotz & Company, LLC.: 2 invoice(s) listed.	\$14,862.50	\$0.00		\$14,862.50
GRAND TOTALS:					\$471,777.70	\$0.00		\$471,777.70

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 (3/15/2026 to 3/21/2026)
- 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

INVESTORS BANK

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CME ASSOCIATES								
CME ASSOCIATES	3/17/2026	2/11/2026	0392632	Site Engineering- Bayfront Develop.-Sves1/13	\$54,218.25	\$0.00		\$54,218.25
				<i>Totals for CME ASSOCIATES:</i>	<u>\$54,218.25</u>	<u>\$0.00</u>		<u>\$54,218.25</u>
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	3/17/2026	2/26/2026	256356	Legal Services - Bayfront General -January 20	\$3,178.00	\$0.00		\$3,178.00
				<i>Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:</i>	<u>\$3,178.00</u>	<u>\$0.00</u>		<u>\$3,178.00</u>
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	3/17/2026	3/4/2026	26,627.45	Professional Services -Bayfront I Svs-Aug-He	\$30,637.50	\$0.00		\$30,637.50
				<i>Totals for POTOMAC-HUDSON ENVIRONMENTAL I:</i>	<u>\$30,637.50</u>	<u>\$0.00</u>		<u>\$30,637.50</u>
Wielkatz & Company, LLC.								
Wielkatz & Company, LLC.	3/17/2026	3/2/2026	26-00085-05676	CFO Accounting Additional Services- Bayf	\$225.00	\$0.00		\$225.00
				<i>Totals for Wielkatz & Company, LLC.:</i>	<u>\$225.00</u>	<u>\$0.00</u>		<u>\$225.00</u>
				GRAND TOTALS:	\$88,258.75	\$0.00		\$88,258.75

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 (3/15/2026 to 3/21/2026)
- 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
Roberto Clemente Little League								
Roberto Clemente Little League	3/17/2026	3/17/2026	March 2026	Advertising- Little League Sponsorship	\$800.00	\$0.00		\$800.00
				<i>Totals for Roberto Clemente Little League:</i>	<u>\$800.00</u>	<u>\$0.00</u>		<u>\$800.00</u>
				<i>1 invoice(s) listed.</i>				
				GRAND TOTALS:	\$800.00	\$0.00		\$800.00

Jersey City Redevelopment Agency Cash Requirements Report

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- Include all invoice dates
- Include all post dates
- Include these due dates: This week (3/15/2026 to 3/21/2026)
- Include all Post Statuses
- 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 AUTHORIZING A CLOSED EXECUTIVE SESSION FOLLOWING THE REGULARLY SCHEDULED MEETING

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 Open Public Meeting Act *N.J.S.A. 10:4-6 et seq* (“**OPMA**”) requires that all meetings of public bodies shall be open to the public with exceptions to this requirement set forth in *N.J.S.A. 10:4-12*; and

WHEREAS, *N.J.S.A. 10:4-12(b)(7)* authorizes a governing body to enter a closed executive session to discuss matters falling within the attorney client privilege to the extent that confidentiality is required in order for the attorney for the governing body to exercise the attorney’s ethical duties as a lawyer; and

WHEREAS, *N.J.S.A. 10:4-12(b)(8)* authorizes a governing body to enter a closed executive session to discuss matters relating to personnel issues unless the employee whose rights may be adversely affected requests in writing that the matter(s) be discussed at a public meeting; and

WHEREAS, the OPMA requires that the minutes of such closed executive session shall be released to the public in accordance with the OPMA; and

WHEREAS, the Board of Commissioners wishes to discuss personnel matters, contract matters, and other matters covered by attorney-client privilege in a closed Executive Session following the regularly scheduled meeting of the Board of Commissioners,

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

Section 1. The Agency authorizes the Board of Commissioners to enter a closed Executive Session immediately following its regularly scheduled board meeting on March 17, 2026, to discuss personnel matters, contract matters, and matters covered by the attorney-client privilege.

Section 2. The minutes of this closed session shall be released to the public when the Board Counsel deems that the legal interests of the Jersey City Redevelopment Agency will not be impaired by such release.



 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 March 17, 2026.

<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	✓			

*Resolutions require 4 affirmative votes to pass.