

**JERSEY CITY REDEVELOPMENT AGENCY**



Regular Meeting  
**April 21, 2026**

1. Meeting to Order.
2. Quorum.
3. Chairwoman Ridley- Pledge of Allegiance.
4. Executive Director - In accordance with the "Open Public Meetings Act," notice of today's meeting was published as required by law. Notice of this meeting was published on the homepage of the Agency's official website which is accessible to the public free of charge. The notice was also posted at the Agency's offices at 4 Jackson Square and sent to the City Clerk for the public's review and information.
5. PRESENTATIONS-
6. Chairwoman Ridley STATUS OF PROJECTS
  - Item #1 Approval to enter Open Public Comment Session
  - Item #2 Approval to enter Executive Session
  - Item #3 Approval of the Minutes of the Regular Meeting of March 17, 2026
  - Item #4 Approval of the Minutes of the Executive Session dated March 17, 2026
  - Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 26-04-YP1 WITH KASSIM HANDYMAN SERVICE, LLC FOR HANDYMAN SERVICES AT ALL AGENCY OWNED PROPERTIES

- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH MONTGOMERY GREENE OWNER LLC, MONTGOMERY GREENE OWNER II LLC, AND MONTGOMERY GREENE OWNER III LLC FOR THE PROPERTIES IDENTIFIED AS BLOCK 11606, LOTS 1.01 AND 1.02, AND COMMONLY KNOWN BY THE STREET ADDRESSES 62 MONTGOMERY STREET AND 72 MONTGOMERY WITHIN THE BLOCK 11606 REDEVELOPMENT PLAN AREA.
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN AGREEMENT OF SALE WITH THE STATE OF NEW JERSEY, BY THE COMMISSIONER OF TRANSPORTATION, FOR A PORTION OF BLOCK 26104, LOT 1, AND COMMONLY KNOWN BY THE STREET ADDRESS 261 NJ ROUTE 440, WITHIN THE DROYERS POINT REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 612 COMMUNIPAW LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 17905, LOTS 18, 19, 20, 21 AND 22, COMMONLY KNOWN BY THE STREET ADDRESSES 612-616 COMMUNIPAW AVENUE AND 91-93 HARRISON AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING KENNEDY BLVD ACQUISITIONS LLC AS REDEVELOPER AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR THE PROPERTIES IDENTIFIED AS BLOCK 10601, LOTS 43, 44, 45, 46, 47, AND 48, AND COMMONLY KNOWN BY THE STREET ADDRESSES 2859 KENNEDY BOULEVARD, 2861 KENNEDY BOULEVARD, 2863 KENNEDY BOULEVARD, 2869 KENNEDY BOULEVARD, 2873 KENNEDY BOULEVARD, AND 2881-2883 KENNEDY BOULEVARD, AND AN ACCESS AGREEMENT FOR THE PROPERTY IDENTIFIED AS BLOCK 10601, LOT 42, AND COMMONLY KNOWN BY THE STREET ADDRESS 50 JOURNAL SQUARE, ALL WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 26-04-RN8 WITH PORCELLO ENGINEERING, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 11609, LOTS 1 AND 2, AND COMMONLY KNOWN BY THE STREET ADDRESS 350 WASHINGTON STREET A/K/A THE POWERHOUSE BUILDING, WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SEPARATION AGREEMENT WITH DIANA H. JEFFREY AS EXECUTIVE DIRECTOR AND SECRETARY OF THE BOARD OF COMMISSIONERS

Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ASSISTANT EXECUTIVE DIRECTOR CHRISTOPHER FIORE TO SERVE AS ACTING EXECUTIVE DIRECTOR AND SECRETARY OF THE BOARD OF COMMISSIONERS IN THE ABSENCE OF AN EXECUTIVE DIRECTOR

Item #13 Approval of Accounts Payable List as of April 21, 2026

Amended Item #14 Approval of Personnel List as of April 21, 2026

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**INFORMATIONAL ITEMS:**

- A) **Beacon Redevelopment Area** - On July 15, 2025, by Resolution No. 25-7-5, the Agency conditionally designated 550 Johnston Avenue JC LLC (the “**Redeveloper**”) as the redeveloper of the property identified as Block 15401, Lot 1, and commonly known by the street address 550 Johnston Avenue (the “**Property**”). On December 20, 2025, the Redeveloper notified the Agency that it no longer wished to pursue the development opportunity on the Property. The Agency confirmed receipt of the Redeveloper notice and terminated the designation.
- B) **Luis Munoz Marin Boulevard (Henderson Street) Redevelopment Area** - the Agency is party to a Settlement Agreement dated December 22, 2025 by and among the City of Jersey City, Jersey City Redevelopment Agency, Pennsylvania Railroad Harsimus Stem Embankment Preservation Coalition, Rails to Trails Conservancy, City Embankment Associates LLC and the “LLCs” identified as 212 Marin Boulevard, LLC, 247 Manila Avenue, LLC, 280 Erie Street, LLC, 389 Monmouth Street, LLC, 354 Cole Street, LLC, 317 Jersey Avenue, LLC, 415 Brunswick Street, LLC, 446 Newark Avenue, LLC (the “**Parties**”). The Parties have agreed to amend the Settlement Agreement to extend the date set forth in Sections 1(d)(ii) and 4(b) Section 1(d)(ii) and is revised to change “March 31, 2026” to “May 29, 2026.”
- C) **Morris Canal Redevelopment Area** - On October 21, 2025, by Resolution No. 25-10-19, the Agency conditionally designated Johnston Communipaw Prime LLC (the “**Redeveloper**”) as the redeveloper of the property identified as Block 15802, Lots 3, 4, 6, 7, 22, and 24, and commonly known by the street addresses 281 Johnston Avenue, 265 Johnston Avenue, Johnston Avenue, Johnston Avenue and Communipaw Avenue, 258 Communipaw Avenue and 274 Communipaw Avenue (the “**Property**”). On March 26, 2026, the Redeveloper notified the Agency that it was voluntarily withdrawing its designation as redeveloper of the Property. The Agency confirmed receipt of the Redeveloper notice and terminated the designation.

**NEXT REGULAR MEETING: TUESDAY, MAY 19, 2026**