

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.

C. Fio

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated April 21, 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.

C. Fio

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated April 21, 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 MARCH 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.

C. Frise

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated April 21, 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 MARCH 17, 2026**

WHEREAS, the Board of Commissioners approved going into closed session at their meeting of March 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.

C. Fion

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated April 21, 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 CONTRACT NO. 26-04-YP1 WITH KASSIM HANDYMAN SERVICE, LLC FOR HANDYMAN SERVICES AT ALL AGENCY OWNED PROPERTIES

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 Agency owns properties within the City and in order to maintain its properties, from time to time, the Agency requires handyman services for such properties in furtherance of the goals and objectives of the Redevelopment Law (the “**Services**”); and

WHEREAS, the total amount of the Services was determined to be under the bid threshold established pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, and, therefore, the Agency solicited quotes for the Services in lieu of issuance of a more formal bid solicitation; and

WHEREAS, on April 6, 2026, Kassim Handyman Service, LLC (“**Kassim**”) submitted a quote to the Agency to provide the Services at Agency owned properties for a total amount not to exceed Forty Thousand Dollars (\$40,000.00) for a term of twelve months (the “**Quote**”); and

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

WHEREAS, the Agency desires to enter into a Contract No. 26-04-YP1 with Kassim (the “**Contract**”), a copy of which is on file with the Agency, to perform the Services as outlined in the Quote, for a term of twelve months and for a total amount not to exceed Forty Thousand Dollars (\$40,000.00), to be paid in accordance with the rates set forth in the Quote; and

WHEREAS, Kassim has completed and submitted a Business Entity Disclosure Certification as required by *N.J.S.A. 19:44A-20-5* certifying 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 Kassim from making any reportable contributions through the term of the Contract; and

WHEREAS, the Agency certifies that it has funds available for the costs of the Contract.

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

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

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with Kassim to perform the Services and all related tasks for a term of twelve months payable at the rates set forth in the Quote for a total amount not to exceed Forty Thousand Dollars (\$40,000.00), 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 to the Agency.

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 April 21, 2026.

C. Fion

_____, 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 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 STREET WITHIN THE BLOCK 11606 REDEVELOPMENT PLAN AREA

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

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

WHEREAS, in accordance with the Redevelopment Law, the City established an area in need of redevelopment designated as the Block 11606 Redevelopment Plan Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area, entitled the Block 11606 Redevelopment Plan (formerly a part of the Paulus Hook Redevelopment Plan) in order to effectuate the redevelopment of the Redevelopment Area (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, pursuant to Resolution No. 24-06-3, adopted on June 18, 2024, the Agency designated Montgomery Greene Owner LLC (the “**Original Project Redeveloper**”) as redeveloper of the property then identified as Block 11606, Lot 1, and formerly known by the street address 72 Montgomery Street and subsequently executed and entered into a redevelopment agreement dated November 19, 2024 with the Original Project Redeveloper (as amended, the “**Redevelopment Agreement**”); and

WHEREAS, a subdivision for the Property, which was perfected by plat filed with the Office of the Hudson County Register on November 7, 2025 as Instrument #20251107130000110 (the “**Subdivision**”), created two parcels: the East District parcel in the Redevelopment Area now identified as Block 11606, Lot 1.02 and commonly known by the street address 62 Montgomery Street (the “**Project Site**”)

and the West District parcel in the Redevelopment Area now identified as Block 11606, Lot 1.01 and commonly known by the street address 72 Montgomery Street (the “**West District Property**”, collectively with the Project Site, the “**Property**”); and

WHEREAS, on November 17, 2025, by Resolution No. 25-11-8, the Agency authorized Montgomery Greene Owner LLC, Montgomery Greene Owner II LLC, and Montgomery Greene Owner III LLC (collectively, the “**Redeveloper**”) as the designated redeveloper for the Project Site and authorized a first amendment to the Redevelopment Agreement for the Property (the “**First Amendment**”), which First Amendment was executed on November 18, 2025; and

WHEREAS, on November 21, 2025, the Redeveloper acquired the Project Site from Arthur M. and Frances P. Blaine Apartments, LLC (“**Blaine**”), with Blaine remaining as the owner of the West District Property; and

WHEREAS, in order to meet the requirements of the Redevelopment Agreement, the Redeveloper and the Agency have agreed to a second amendment to the Redevelopment Agreement requiring the execution of the following agreements relating to the redevelopment of the Property: a Developer’s Agreement between the Redeveloper and the City, Acknowledgement by Blaine in favor of the City, a Reciprocal Easement Agreement between the Redeveloper and Blaine (the “**Easement**”), and a Non-Disturbance Agreement (the “**NDA**”) (the “**Second Amendment**”), a copy of which is on file with the Agency; and

WHEREAS, the Easement and the NDA must be approved by the Agency as a condition of site plan approval for the project on the Project Site and a portion of the West District Property, copies of which are on file with the Agency; and

WHEREAS, the Agency and the Redeveloper wish to enter into the Second Amendment,

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

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

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

Section 3. The Agency hereby approves the Easement and NDA.

Section 4. 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 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 on April 21, 2026.

C. Fio

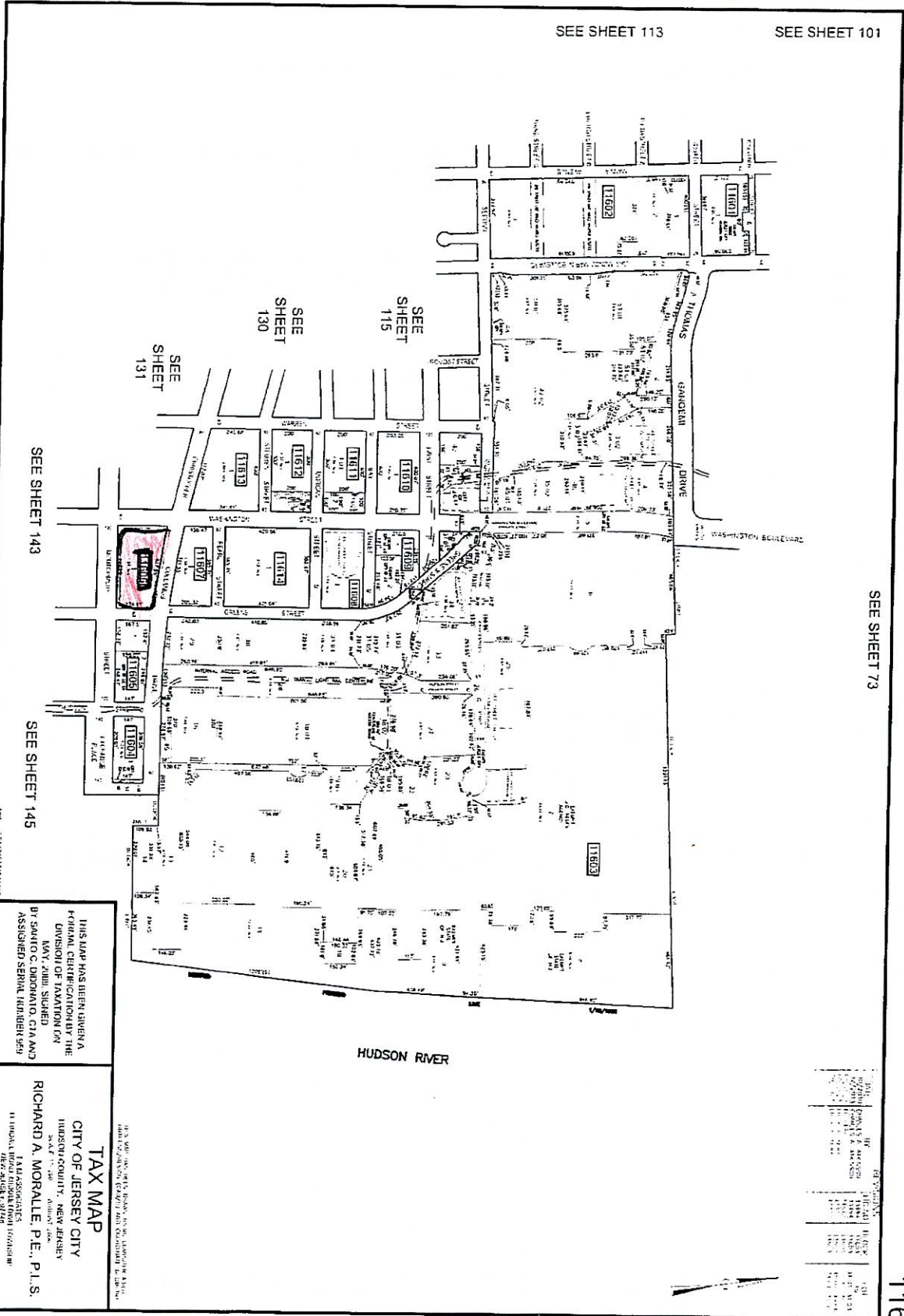
, Secretary

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

*Resolutions require 4 affirmative votes to pass

SEE SHEET 113

SEE SHEET 101



SEE SHEET 73

SEE SHEET 143

SEE SHEET 145

HUDSON RIVER

THIS MAP HAS BEEN AWARDED
 PERSONAL CERTIFICATION BY THE
 DIVISION OF TAXATION OF THE
 STATE OF NEW JERSEY
 BY SAULTO C. DIORANTO, C.A.A.M.S.
 ASSIGNED SERIAL NUMBER 959

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 RICHARD A. MORALE, P.E., P.L.S.
 TAX ASSOCIATES
 11 HUDSON STREET, SUITE 200
 HUDSON, NEW JERSEY 07030

72 Madison

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

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, pursuant to the Redevelopment Law, the City designated that certain area known as the Droyers Point Redevelopment Area (“**Redevelopment Area**”) as an area in need of redevelopment and/or rehabilitation and enacted the Droyers Point Redevelopment Plan (as amended and supplemented from time to time, the “**Redevelopment Plan**”) in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, a portion of the Redevelopment Area, specifically, a portion of Block 26104, Lot 1 (the “**Property**”), is being acquired by the New Jersey Department of Transportation (the “**NJDOT**”) in accordance with the Eminent Domain Act; and

WHEREAS, on December 18, 2025, the State of New Jersey and the NJDOT provided the Agency with a fair market value offer letter, sample agreement of sale, and accompanying documentation, offering to acquire the Property from the Agency for a sum of Nine Thousand Dollars (\$9,000.00); and

WHEREAS, the Agency countered the offer letter with a proposed purchase price of Fifteen Thousand Dollars (\$15,000.00) for the Property; and

WHEREAS, on March 25, 2026, the State of New Jersey and the NJDOT agreed to the Agency’s counteroffer of Fifteen Thousand Dollars (\$15,000.00) for the Property, and provided the Agency with an Agreement of Sale (the “**Agreement**”), a copy of which is on file with the Agency, providing for the sale of the Property from the Agency to the NJDOT; and

WHEREAS, the Agency desires to authorize the execution of the Agreement to sell the Property to the NJDOT,

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 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 transfer the Property to the NJDOT in accordance with the terms of the Agreement.

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 April 21, 2026.

C. Fiore

, Secretary

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

*Resolutions require 4 affirmative votes to pass

PLEASE
APPROVAL

EXHIBIT B

REVISION OR AMENDMENT
10-1-25 DB PG No. UPDATED

WSP, INC.
LAWRENCEVILLE, NEW JERSEY

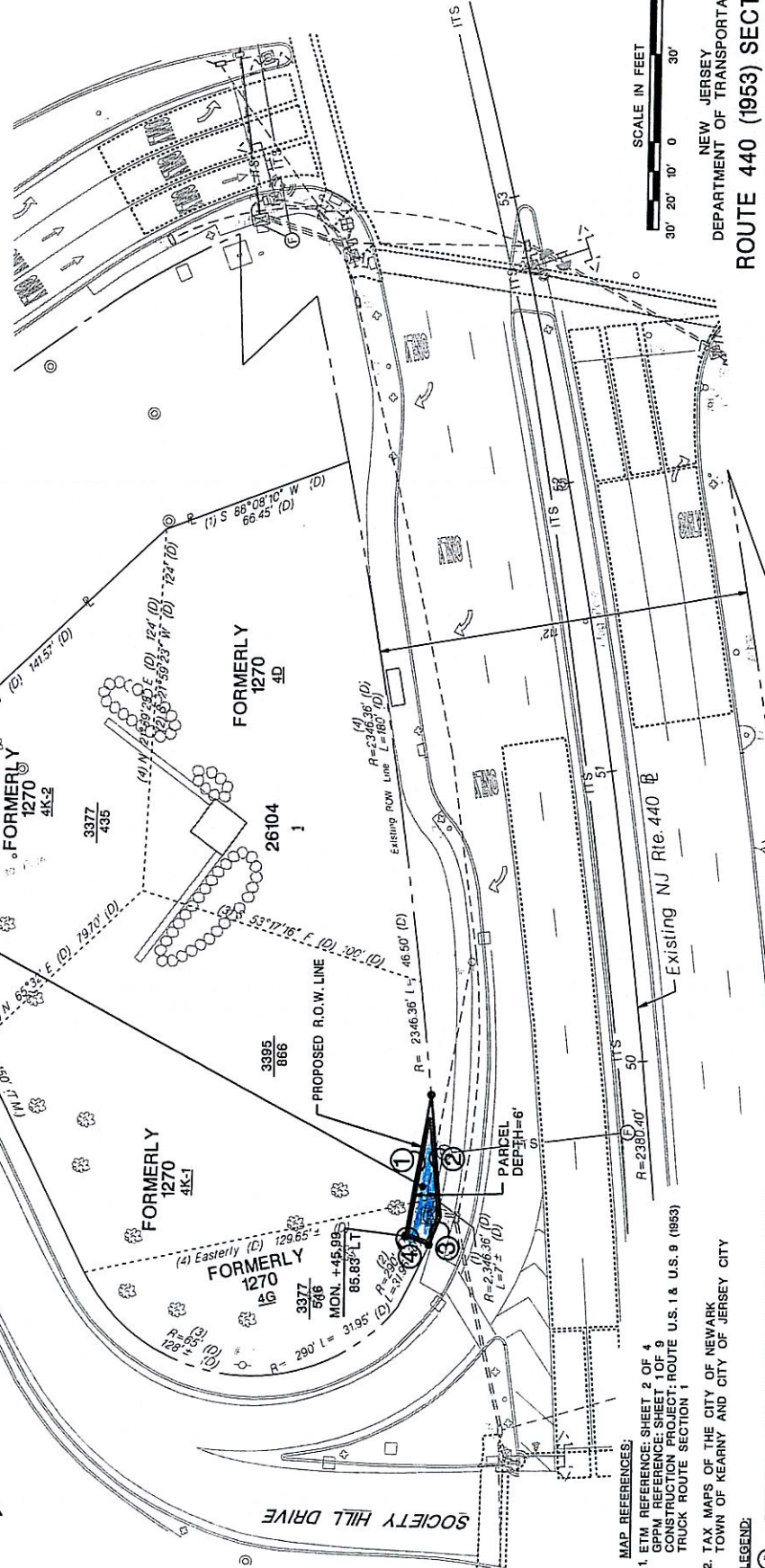
JERSEY CITY REDEVELOPMENT AGENCY

32
FEE TAKE AREA = 312 S.F. ±
R.A. = 0.915 AC. ±

REMAINING AREA EQUALS CALCULATED AREA BY COMPUTER
CADD FROM DEED PLOT MINUS TAKE AREA

- ① N 28° 52' 13" E (C), 49' (S)
- ② R=2346.36' (D), 42' (S)
- ③ R=290' (D), 10' (S)
- ④ N 51° 18' 21" W (C), 9' (S)

- NOTES:**
1. THE PROJECT MAPPING WAS PREPARED BY AMERCOM CORP. THE EXISTING BASELINE AND RIGHT OF WAY LINES WERE ALSO RE-ESTABLISHED AMERCOM CORP.
 2. BLOCK 2804, LOT 1 IS A CONSOLIDATION OF FORMER BLOCK 1270, LOT 4G, FORMER BLOCK 1270, LOT 4D, AND FORMER BLOCK 1270, LOT 4K1, FOUR FORMER BLOCKS. DESCRIBE THE METES AND BOUNDS (83771435, 33771546, 33951855 & 34092401). THERE IS NO CONSOLIDATION DEED FOR THE NEW BLOCK 2804, LOT 1.



NEW JERSEY
DEPARTMENT OF TRANSPORTATION
ROUTE 440 (1953) SECTION 2
ROUTE U.S.1 & U.S.9 (1953)
TRUCK TO BAYONNE BRIDGE
PARCEL 32
JERSEY CITY MAY 2024
COUNTY OF HUDSON
CONTRACT NUMBER: 001216000

CONSTRUCTION PROJECT: RT 1T, JACOBUS AVE TO RT 1/9 PULASKI HWY
& RT 440, MINA DR TO RT 1/9 COMMUNIPAW

- MAP REFERENCES:**
1. ETM REFERENCE: SHEET 2 OF 4
 2. GPM REFERENCE: SHEET 1 OF 9
 3. CONSTRUCTION PROJECT: ROUTE U.S.1 & U.S.9 (1953) TRUCK ROUTE SECTION 1
 4. TAX MAPS OF THE CITY OF NEWARK, TOWN OF KEARNY AND CITY OF JERSEY CITY

- LEGEND:**
- ⊙ - INDICATES PARCEL DESCRIPTION COURSE NUMBER.
 - L.O.P. - LIMIT OF PAVING
 - COLOR CODE

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

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 Redevelopment Law, the City designated that certain area known as the Jackson Hill Redevelopment Area (the “**Redevelopment Area**”) and enacted a redevelopment plan entitled the “**Jackson Hill Redevelopment Plan**” in order to effectuate the redevelopment of the Redevelopment Area (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, 612 Communipaw LLC (the “**Redeveloper**”) is the owner of certain property within the Redevelopment Area identified as Block 17905, Lots 18, 19, 20, 21, and 22, and commonly known by the street addresses 612-616 Communipaw Avenue and 91-93 Harrison Avenue (collectively, the “**Property**”); and

WHEREAS, on October 18, 2022, by Resolution No. 22-10-6, the Agency authorized the execution of a redevelopment agreement between the Redeveloper and the Agency, which was executed on January 19, 2023 (the “**Redevelopment Agreement**”); and

WHEREAS, the Redevelopment Agreement was recorded on February 1, 2023, in Book 9724, Page 498; and

WHEREAS, pursuant to the Redevelopment Agreement, the Redeveloper shall develop, finance, and construct a six (6) story mixed-use building containing fifty-nine (59) dwelling units, of which five (5) units shall be made available as affordable housing units (of which one (1) unit shall be a moderate income unit and four (4) units shall be workforce housing units), at least twenty (20) parking spaces below grade, and one (1) ground-floor commercial space, together with infrastructure and/or such other improvements as may be detailed in the terms of any site plan approval with respect to the Property (collectively, the “**Project**”); and

WHEREAS, on August 20, 2024, by Resolution No. 24-08-5, the Agency authorized the execution of a first amendment to the Redevelopment Agreement, revising dates within **SCHEDULE C – Development Timetable** (the “**First Amendment**”), and subsequently entered into the First Amendment on September 4, 2024; and

WHEREAS, on February 9, 2026, the Redeveloper submitted a request to the Agency to further amend SCHEDULE C – Development Timetable, as follows: Obtain Construction Permits – no later than October 30, 2026 (previously August 30, 2025); Commencement of Construction – no later than December 28, 2026 (previously November 28, 2025); Completion of Construction – no later than December 18, 2028

(previously November 18, 2027); and Occupancy of Units – no later than June 27, 2029 (previously March 17, 2028); and

WHEREAS, the Agency agrees to the Development Timetable and wishes to authorize a Second Amendment to the Redevelopment Agreement to amend Schedule C – Development Timetable to extend the remaining construction deadlines (the “**Second Amendment**”), a copy of which is on file with the Agency,

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

Section 1. The recitals 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 Second Amendment in substantially the form on file with the Agency, together with such additions, deletions and modifications thereto as may be necessary or desirable in consultation with Counsel.

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

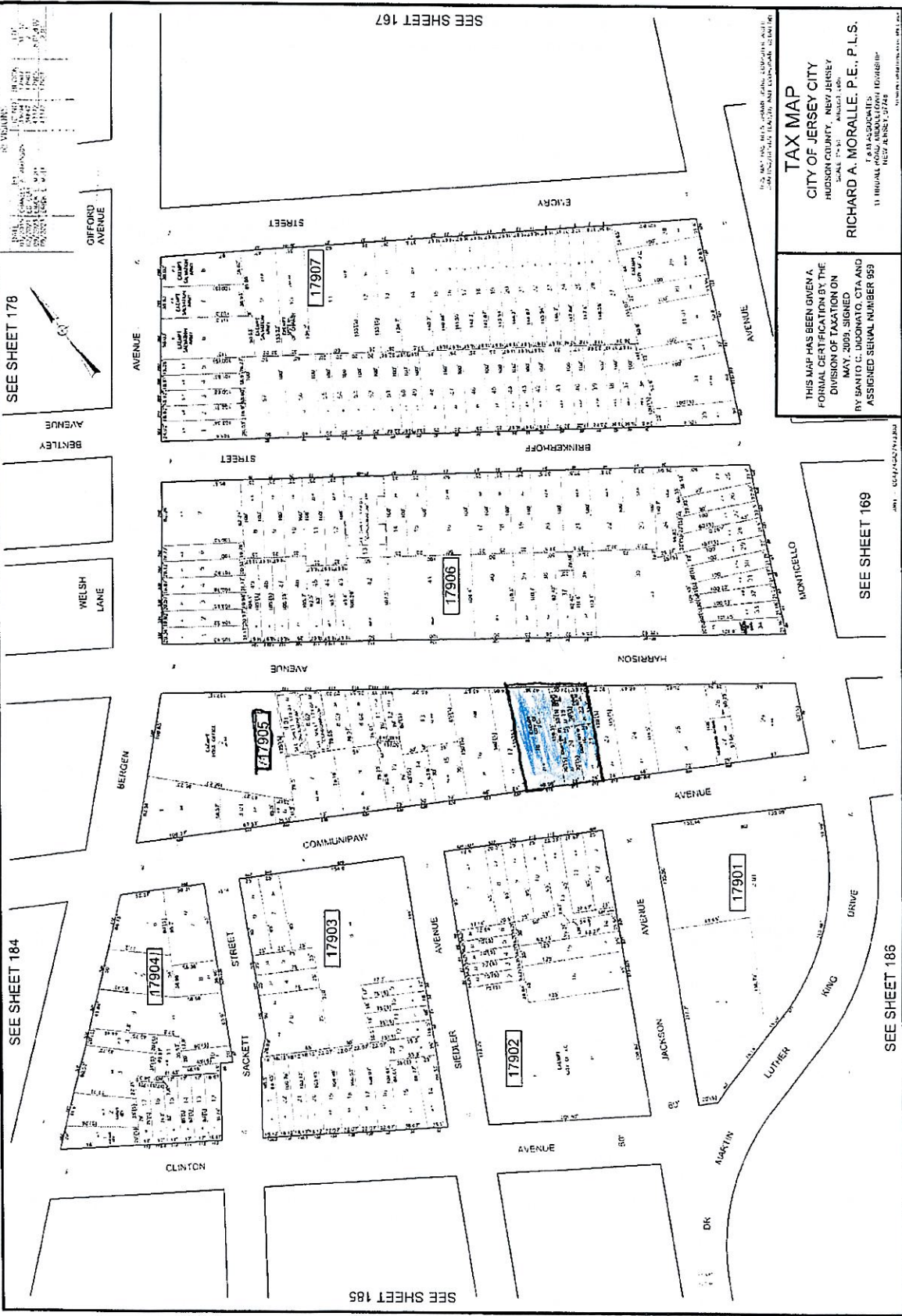
Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of April 21, 2026.

C. Fiori
 _____, Secretary

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

*Resolutions require 4 affirmative votes to pass.



REVISIONS:

NO. 1	DATE	BY	DESCRIPTION
1	11/17/09	...	...
2	11/17/09	...	...
3	11/17/09	...	...
4	11/17/09	...	...
5	11/17/09	...	...
6	11/17/09	...	...
7	11/17/09	...	...
8	11/17/09	...	...
9	11/17/09	...	...
10	11/17/09	...	...

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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1" = 50'
RICHARD A. MORALLE, P.E., P.L.S.
11 BRIGALLO DRIVE, SUITE 100
ROSELAND, NJ 07068
TEL: 201-992-1000
FAX: 201-992-1001

SEE SHEET 188

SEE SHEET 185

SEE SHEET 184

SEE SHEET 178

SEE SHEET 167

SEE SHEET 169

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

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

WHEREAS, Kennedy BLVD Acquisitions, LLC (the “**Redeveloper**”), a Delaware limited liability company, 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 Kennedy Boulevard, 2861 Kennedy Boulevard, 2863 Kennedy Boulevard, 2869 Kennedy Boulevard, 2873 Kennedy Boulevard, and 2881-2883 Kennedy Boulevard (collectively known as the “**Property**”); 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, including negotiation of a redevelopment agreement; and

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

WHEREAS, the Redeveloper proposes to develop, finance and construct a fifty-four (54) story mixed-use building consisting of approximately eight hundred 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 ninety-seven (197) studios, four hundred eighteen (418) one-bedrooms, two hundred eight (208) two-bedrooms, and seventeen (17) three-bedrooms; four hundred twenty (420) bicycle spaces; residential amenity space; approximately forty-eight thousand (48,000) square feet of commercial/retail space and the provision of community benefits related to the Art Walk (collectively, the “**Project**”); and

WHEREAS, on September 24, 2025, by Ordinance No. 25-086, the City Council amended the Redevelopment Plan (the “**Plan Amendment**”) which amended, among other provisions, Article VI to include 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 property identified as Block 10601, Lot 41, and commonly known by the street address 54 Journal Square Plaza (the “**Loew’s Theatre**”) and facilitate service loading from the rear of the Loew’s Theatre; and

WHEREAS, as a condition of utilizing the Loew’s Art Walk and Loading Bonus, the Plan Amendment requires: i) a payment of at least Three Million Dollars (\$3,000,000.00) to the Jersey City Open Space Trust Fund to be made upon Preliminary and Final Site Plan Approval of a project on the Property; ii) any redeveloper of a portion of the Property to provide certain setbacks and additional open space, including the provision for hardscape and other improvements matching the Art Walk; and iii) coordination with the ground lessee of the Loew’s Theatre, Loew’s Jersey City Project LLC, and its affiliates, subtenants, subsidiaries, and assignees, as to loading and unloading so that Loew’s Theatre event vehicles are prioritized, and to access portions of the Art Walk and Agency property for truck turning (the “**Loading Coordination**”); and

WHEREAS, on December 16, 2025, by Resolution No. 25-12-16, in order to facilitate the Loading Coordination, the Agency authorized the Redeveloper and the Agency to enter into a loading access and coordination agreement (the “**Loading Agreement**”); and

WHEREAS, on March 17, 2026, by Resolution No. 26-03-13, the Agency authorized a revised version of the Loading Agreement; and

WHEREAS, on March 24, 2026, the Redeveloper and the Agency entered into the Loading Agreement; and

WHEREAS, the Agency shall acquire property identified as Block 10601, Lot 42, and commonly known by the street address 50 Journal Square (the “**Art Walk Property**”); and

WHEREAS, the Redeveloper and the Agency wish to enter into an Access Agreement (the “**Access Agreement**”), substantially in the form attached to the Redevelopment Agreement (defined herein), a copy of which is on file with the Agency, authorizing the Redeveloper to access property that the Agency may acquire for the purpose of performing certain community benefits as described in the Redevelopment Agreement (defined herein); and

WHEREAS, the Agency now wishes to designate the Redeveloper as the redeveloper of the Project and authorize the execution of a redevelopment agreement for the Project to be constructed on the Property (the “**Redevelopment Agreement**”), a copy of which is on file with the Agency, and authorize the execution of the Access Agreement, all 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 Kennedy BLVD Acquisitions, 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. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to enter into, execute, and deliver the Access 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 5. 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, in consultation with Counsel, and to undertake all actions necessary to effectuate this Resolution, in consultation with Counsel.

Section 6. This Resolution shall take effect immediately.

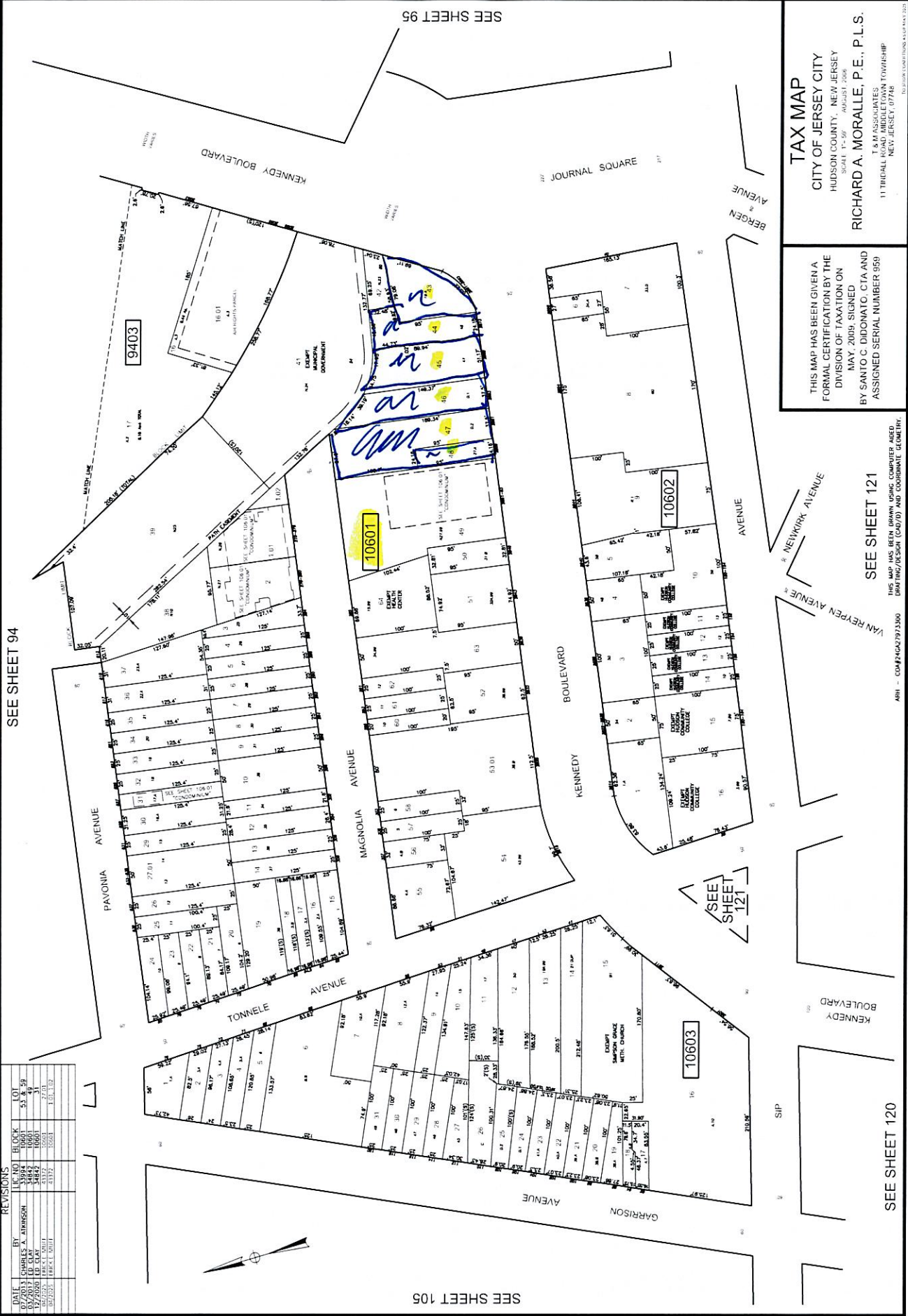
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of April 21, 2026.

C. Lion

, Secretary

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

*Resolutions require 4 affirmative votes to pass



SEE SHEET 94

SEE SHEET 105

SEE SHEET 95

DATE	BY	REVISIONS	LOT	BLOCK
03/20/13	CHARLES A. JAMISON		51, 4, 29	10603
07/27/12	LU CLAY		31	10603
07/27/12	LU CLAY		31	10603
07/27/12	LU CLAY		31	10603
07/27/12	LU CLAY		31	10603
07/27/12	LU CLAY		31	10603

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 THIRGALL ROAD, TOWNSHIP
 NEW JERSEY 07148
 TEL: 908.261.4444 FAX: 908.261.4433

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 121
 SEE SHEET 120
 THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
 DRAFTING/AESIGN (CAD/D) AND COORDINATE GEOMETRY.
 ARI - COM242627973300

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

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, pursuant to the Redevelopment Law, the City has established an area in need of redevelopment known as the Powerhouse Arts District Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Powerhouse Arts District Redevelopment Plan” (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, the Agency is the owner of certain property identified as Block 11609, Lots 1 and 2, and commonly known as 350 Washington Street, also known as the Powerhouse building (the “**Powerhouse Property**”), located within the Redevelopment Area; and

WHEREAS, the Powerhouse Property is subject to a lease agreement with the Port Authority of New York/New Jersey (“**PATH**”) in which PATH utilizes the Powerhouse Property to conduct certain infrastructure activities; and

WHEREAS, on February 17, 2026, the Agency authorized Professional Services Emergency Contract No. 26-02-RN4 with Porcello Engineering, Inc. (“**PEI**”) on an emergent basis to perform a structural condition assessment immediately, including document review, external and internal site observations, drone inspections, comparative engineering assessment, and development of planning level findings and recommendations, in order to design a stabilization plan (the “**Phase I Assessment**”); and

WHEREAS, PEI has completed the Phase I Assessment in accordance with Professional Services Emergency Contract No. 26-02-RN4; and

WHEREAS, in order to implement immediate stabilization measures to mitigate possible risks of accelerated deterioration of the Powerhouse Property identified in the Phase I Assessment, the Agency requires a short-term stabilization plan for the critical structural elements of the Powerhouse Property (the “**Phase II-A Services**”); and

WHEREAS, on February 9, 2026, PEI submitted a detailed proposal to the Agency to perform the Phase II-A Services relating to the Powerhouse 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 Phase II-A Services to be provided by PEI are professional services within the definition contained in *N.J.S.A.* 40A:11-2(6) of the LPCL, and are exempt from public bidding; and

WHEREAS, the Agency finds that PEI possesses the requisite skills and expertise to perform the Phase II-A Services and finds the Proposal to be fair and equitable; and

WHEREAS, the Agency desires to enter into Professional Services Contract No. 26-04-RN8 with PEI (the “**Contract**”), a copy of which is on file with the Agency, to provide the Phase II-A Services as outlined in the Proposal for an amount not to exceed One Hundred Ten Thousand Dollars (\$110,000.00), for a term of twelve (12) months, to be paid in accordance with the rates set forth in the Proposal; and

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

WHEREAS, PEI 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 PEI 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 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 enter into, execute and deliver the Contract with PEI, to perform the

Phase II-A Services set forth in the Proposal for an amount not to exceed One Hundred Ten Thousand Dollars (\$110,000.00), 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 April 21, 2026.

C. Fioe

, 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	✓			

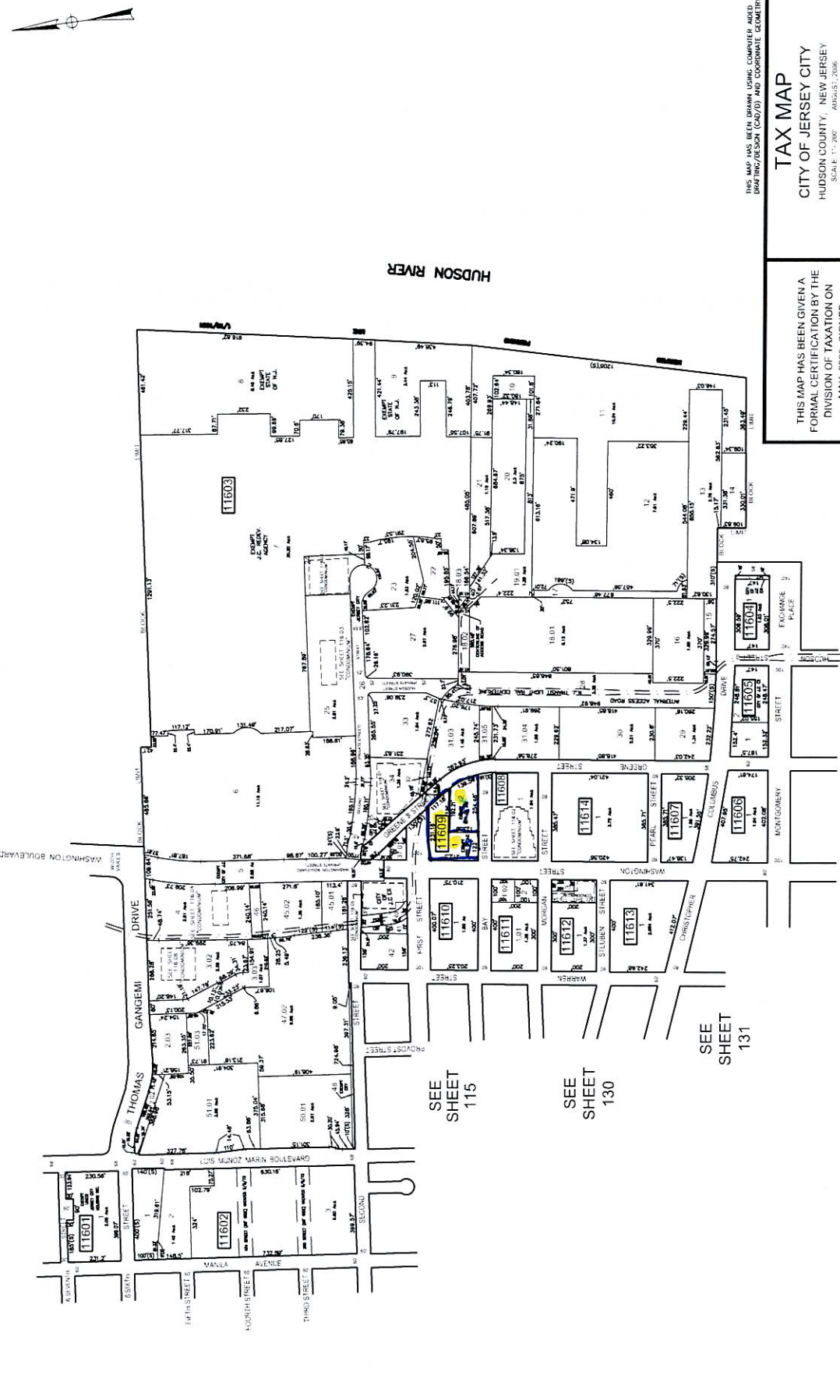
*Resolutions require 4 affirmative votes to pass.

SEE SHEET 73

SEE SHEET 101

SEE SHEET 113

DATE	BY	REVISIONS	LUC	LOT	BLOCK
10/20/10	CHARLES A. AIKRESON	33924	11603	45	
07/20/10	CHARLES A. AIKRESON	33113	11603	37	
07/20/10	CHARLES A. AIKRESON	32842	11603	35	
07/20/10	CHARLES A. AIKRESON	43372	11603	33	
07/20/10	CHARLES A. AIKRESON	43372	11603	31	
07/20/10	CHARLES A. AIKRESON	43372	11603	29	
07/20/10	CHARLES A. AIKRESON	43372	11603	27	
07/20/10	CHARLES A. AIKRESON	43372	11603	25	
07/20/10	CHARLES A. AIKRESON	43372	11603	23	
07/20/10	CHARLES A. AIKRESON	43372	11603	21	
07/20/10	CHARLES A. AIKRESON	43372	11603	19	
07/20/10	CHARLES A. AIKRESON	43372	11603	17	
07/20/10	CHARLES A. AIKRESON	43372	11603	15	
07/20/10	CHARLES A. AIKRESON	43372	11603	13	
07/20/10	CHARLES A. AIKRESON	43372	11603	11	
07/20/10	CHARLES A. AIKRESON	43372	11603	9	
07/20/10	CHARLES A. AIKRESON	43372	11603	7	
07/20/10	CHARLES A. AIKRESON	43372	11603	5	
07/20/10	CHARLES A. AIKRESON	43372	11603	3	
07/20/10	CHARLES A. AIKRESON	43372	11603	1	



SEE SHEET 145

SEE SHEET 143

SEE SHEET 131

SEE SHEET 115

SEE SHEET 130

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

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE 1" = 200' AUGUST 2006
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 HINDALL ROAD ARBONETA TOWNSHIP
 NEW JERSEY 07448

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 989

APP - 004242079.13500

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

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 pursuant to the provisions of the Redevelopment Law; and

WHEREAS, Diana H. Jeffrey, Esq. (“**Jeffrey**”) is currently employed by the Agency as its Executive Director; and

WHEREAS, on August 21, 2022, Jeffrey and the Agency entered into a contract for services (the “**Contract**”) with a term to expire on August 20, 2027; and

WHEREAS, Jeffrey has provided distinguished service to the Agency since 2015; and

WHEREAS, Jeffrey and the Agency have agreed to the terms of a separation agreement as required by the Contract; and

WHEREAS, the Agency now wishes to authorize the execution of a separation agreement with Jeffrey subject to the terms and conditions set forth therein (the “**Separation Agreement**”), a copy of which is on file with the Agency, in accordance with applicable law,

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 approves the Separation Agreement between the Agency and Diana H. Jeffrey, Esq. and the termination of the Contract in accordance with the Separation Agreement, and payment to Diana H. Jeffrey, Esq. in accordance with the Contract and Separation Agreement.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver the Separation Agreement in substantially the form on file with the Agency, 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 April 21, 2026.

C. Fine

Secretary

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

*Resolutions require 4 affirmative votes to pass

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

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 Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as amended and supplemented, the "**Redevelopment Law**"), with the responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, there is a vacancy in the position of Executive Director, effective April 22, 2026; and

WHEREAS, in order to ensure continuity of the Agency's leadership and operations of the Agency, the Board of Commissioners deems it necessary to designate Assistant Executive Director Christopher Fiore to serve as Acting Executive Director and Secretary of the Board of Commissioners on an interim basis, effective April 22, 2026, and in that role to perform all of the duties of Executive Director and Secretary, including, but not limited to: the administration of the Agency, its policies, the budget, and all of its contracts and agreements; execution of resolutions, documents, contracts and agreements; supervision, hiring and termination of all Agency employees, professionals, consultants, and contractors; representation of the Agency; and general charge and supervision of all business and affairs of the Agency subject to approval of the Board of Commissioners of the Agency; and

WHEREAS, Christopher Fiore will serve as Acting Executive Director and Secretary until such time as the Board takes further action; and

WHEREAS, the Board of Commissioners is authorized to take such actions as are necessary to carry out the purposes of the Agency and to ensure the uninterrupted administration of the Agency's operations,

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 Christopher Fiore to serve as Acting Executive Director and Acting Secretary of the Board of Commissioners, effective April 22, 2026, until such time as the Board determines otherwise.

Section 3. The Board of Commissioners hereby authorizes Christopher Fiore, as the Acting Executive Director of the Agency, to execute any documents, including but not limited to, governance documents, contracts and agreements, that would otherwise be executed by the Executive Director.

Section 4. The Board of Commissioners hereby further authorizes Christopher Fiore, as the Acting Executive Director and Secretary of the Agency, to sign any and all Resolutions approved by the Board of Commissioners.

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 April 21, 2026.

C. Fiore

 , Secretary

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mira Prinz-Arey	✓			
Douglas Carlucci	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
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 APRIL 21, 2026

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of April 21, 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 April 21, 2026 approved as presented.

C. Fion

 Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated April 21, 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

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	4/21/2026	3/14/2026	0394143	Site Engineering- Bayfront Develop. Svcs-2/21	\$21,303.50	\$0.00		\$21,303.50
CME ASSOCIATES	4/21/2026	2/23/2026	0393427	Site Engineering- Bayfront Develop. Svcs2/17-	\$17,170.78	\$0.00		\$17,170.78
				<i>Totals for CME ASSOCIATES:</i>	<u>\$38,474.28</u>	<u>\$0.00</u>		<u>\$38,474.28</u>
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257376	Legal Services - Bayfront General -February 2	\$5,520.00	\$0.00		\$5,520.00
				<i>Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:</i>	<u>\$5,520.00</u>	<u>\$0.00</u>		<u>\$5,520.00</u>
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	4/21/2026	3/4/2026	26,627.45	Professional Services - Bayfront-Svcs August.	\$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>
Watermen LLC								
Watermen LLC	4/21/2026	3/31/2026	2026-046	December 2025 Redevelopment Consulting S	\$8,050.00	\$0.00		\$8,050.00
Watermen LLC	4/21/2026	3/31/2026	2026-085	January 2026 Redevelopment Consulting Serv	\$9,600.00	\$0.00		\$9,600.00
Watermen LLC	4/21/2026	3/31/2026	2026-116	February 2026 Redevelopment Consulting Se	\$10,125.00	\$0.00		\$10,125.00
				<i>Totals for Watermen LLC:</i>	<u>\$27,775.00</u>	<u>\$0.00</u>		<u>\$27,775.00</u>
Wielkatz & Company, LLC.								
Wielkatz & Company, LLC.	4/21/2026	4/1/2026	26-00085-05742	CFO Accounting Additional Services- Bayfr	\$2,868.75	\$0.00		\$2,868.75
				<i>Totals for Wielkatz & Company, LLC.:</i>	<u>\$2,868.75</u>	<u>\$0.00</u>		<u>\$2,868.75</u>
				GRAND TOTALS:	\$105,275.53	\$0.00		\$105,275.53

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 (4/19/2026 to 4/25/2026)
- 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
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES I	4/21/2026	3/18/2026	89	Scaffold Services at 84 Sip Avenue- March, 2	\$1,200.00	\$0.00		\$1,200.00
ADVANCED SCAFFOLD SERVICES I	4/21/2026	4/6/2026	34627	Repairs to Bridge at 84 Sip Avenue- Ma	\$5,801.00	\$0.00		\$5,801.00
				<i>Totals for ADVANCED SCAFFOLD SERVICES LLC:</i>	<u>\$7,001.00</u>	<u>\$0.00</u>		<u>\$7,001.00</u>
				<i>2 invoice(s) listed.</i>				
AFLAC								
AFLAC	4/21/2026	4/9/2026	Apr. 2026	Employee Deductions per Payroll - April 2026	\$501.72	\$0.00		\$501.72
				<i>Totals for AFLAC:</i>	<u>\$501.72</u>	<u>\$0.00</u>		<u>\$501.72</u>
				<i>1 invoice(s) listed.</i>				
Apruzzese, McDermott, Mastro & Murphy								
Apruzzese, McDermott, Mastro & Murpl	4/21/2026	3/24/2026	237938	Legal Services - General Labor- Svcs Feb. 202	\$1,433.71	\$0.00		\$1,433.71
Apruzzese, McDermott, Mastro & Murpl	4/21/2026	2/16/2026	237775	Legal Services - General Labor- Svcs Jan. 202	\$453.71	\$0.00		\$453.71
				<i>Totals for Apruzzese, McDermott, Mastro & Murphy:</i>	<u>\$1,887.42</u>	<u>\$0.00</u>		<u>\$1,887.42</u>
				<i>2 invoice(s) listed.</i>				
Attorney Trust Acc of Lum, Drasco & Positan LLC								
Attorney Trust Acc of Lum, Drasco & Po	4/21/2026	4/6/2026	April 2026	Legal Services- J.C.R.A v. Adustumilli	\$382,000.04	\$0.00		\$382,000.04
				<i>Totals for Attorney Trust Acc of Lum, Drasco & Positan LLC:</i>	<u>\$382,000.04</u>	<u>\$0.00</u>		<u>\$382,000.04</u>
				<i>1 invoice(s) listed.</i>				
Battaglia Associates, LLC								
Battaglia Associates, LLC	4/21/2026	4/14/2026	2026-2	Professional Services-QPA Services-Svcs Feb-	\$200.00	\$0.00		\$200.00
				<i>Totals for Battaglia Associates, LLC:</i>	<u>\$200.00</u>	<u>\$0.00</u>		<u>\$200.00</u>
				<i>1 invoice(s) listed.</i>				
Bianca Torrez								
Bianca Torrez	4/21/2026	4/10/2026	Apr. 2026	Employee Reimbursement-Dental- Self	\$350.00	\$0.00		\$350.00
Bianca Torrez	4/21/2026	4/10/2026	Apr. 2026	Employee Reimbursement-Dental- Child	\$333.00	\$0.00		\$333.00
				<i>Totals for Bianca Torrez:</i>	<u>\$683.00</u>	<u>\$0.00</u>		<u>\$683.00</u>
				<i>2 invoice(s) listed.</i>				
BrightHouse Financial -MetLife								
BrightHouse Financial -MetLife	4/21/2026	4/1/2026	May. 2026	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
BrightHouse Financial -MetLife	4/21/2026	4/1/2026	May. 2026	Employer I.D. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
				<i>Totals for BrightHouse Financial -MetLife:</i>	<u>\$150.00</u>	<u>\$0.00</u>		<u>\$150.00</u>
				<i>2 invoice(s) listed.</i>				

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
BROWN - BROWN METRO INC.	4/21/2026	3/23/2026	24222683	Management Liability-Renewal-Policy#G1711	\$59,743.00	\$0.00		\$59,743.00
				Totals for BROWN - BROWN METRO INC.:	\$59,743.00	\$0.00		\$59,743.00
				1 invoice(s) listed.				
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	4/21/2026	3/17/2026	8388F	Oversight & Mgmt Svcs for EPA Cleanup Cir	\$984.39	\$0.00		\$984.39
BROWNFIELD REDEVELOPMENT S	4/21/2026	3/13/2026	8391F	Owner's Rep Mill Creek- Svcs 12/22/25-01/	\$1,408.59	\$0.00		\$1,408.59
BROWNFIELD REDEVELOPMENT S	4/21/2026	3/13/2026	8393F	Bayfront Support - Svcs 12/22/25-01/18/2026	\$1,395.99	\$0.00		\$1,395.99
BROWNFIELD REDEVELOPMENT S	4/21/2026	3/17/2026	8417	L.NAPI, Investigation- Svcs 12/22/25-01/18/2	\$5,578.00	\$0.00		\$5,578.00
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$9,366.97	\$0.00		\$9,366.97
				4 invoice(s) listed.				
Cangiano's Marketplace								
Cangiano's Marketplace	4/21/2026	4/9/2026	276	Catering -April 2026-Board Lunch Meeting	\$246.32	\$0.00		\$246.32
				Totals for Cangiano's Marketplace:	\$246.32	\$0.00		\$246.32
				1 invoice(s) listed.				
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	4/21/2026	3/19/2026	Mar.2026	Expense Reimbursement- Business Meeting	\$53.85	\$0.00		\$53.85
CHRISTOPHER FIORE	4/21/2026	3/24/2026	Mar.2026	Expense Reimbursement- Lunch Meeting	\$26.13	\$0.00		\$26.13
CHRISTOPHER FIORE	4/21/2026	3/27/2026	Mar.2026	Expense Reimbursement - Zoom Acct.(Mar. 2	\$102.11	\$0.00		\$102.11
				Totals for CHRISTOPHER FIORE:	\$182.09	\$0.00		\$182.09
				3 invoice(s) listed.				
COMCAST								
COMCAST	4/21/2026	3/26/2026	8499 05 354 4361702	Internet Service at 39 Kearney Ave. Apr 1-Apr	\$724.06	\$0.00		\$724.06
COMCAST	4/21/2026	3/16/2026	8499 05 354 3248876	Internet Service at 665 Ocean Ave-Mar20-Apr	\$216.56	\$0.00		\$216.56
				Totals for COMCAST:	\$940.62	\$0.00		\$940.62
				2 invoice(s) listed.				
COUNTY OF HUDSON								
COUNTY OF HUDSON	4/21/2026	3/26/2026	Apr.26	County Planning Board - Application Fee	\$100.00	\$0.00		\$100.00
COUNTY OF HUDSON	4/21/2026	3/26/2026	Apr.26	County Planning Board - Technical Review F	\$1,000.00	\$0.00		\$1,000.00
				Totals for COUNTY OF HUDSON:	\$1,100.00	\$0.00		\$1,100.00
				2 invoice(s) listed.				
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	4/21/2026	3/12/2026	23625HC102	Monthly Maint. July.2026	\$200.00	\$0.00		\$200.00
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$200.00	\$0.00		\$200.00
				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	4/21/2026	4/8/2026	002-104093	Storage Unit - Size: 10x30, Unit #: 1001-5/9-	\$1,110.00	\$0.00		\$1,110.00
DELTA STORAGE	4/21/2026	4/8/2026	002-104093	Storage Unit - Size: 10x30, Unit #: 1172-5/9-	\$1,174.00	\$0.00		\$1,174.00
				Totals for DELTA STORAGE:	\$2,284.00	\$0.00		\$2,284.00
				<i>2 invoice(s) listed.</i>				
DIANA JEFFREY								
DIANA JEFFREY	4/21/2026	4/7/2026	Apr.2026	Employee Reimbursement- Dental-Child- Ap	\$420.00	\$0.00		\$420.00
DIANA JEFFREY	4/21/2026	4/8/2026	Apr.2026	Employee Reimbursement- Dental-Child- Ap	\$668.00	\$0.00		\$668.00
				Totals for DIANA JEFFREY:	\$1,088.00	\$0.00		\$1,088.00
				<i>2 invoice(s) listed.</i>				
Dilworth Pasxon LLP								
Dilworth Pasxon LLP	4/21/2026	3/10/2026	641648	Legal Services -Bond Counsel Svcs- Svcs Thr	\$400.00	\$0.00		\$400.00
Dilworth Pasxon LLP	4/21/2026	3/10/2026	641649	Legal Services -APRA- Svcs Through 2/4/202	\$40.00	\$0.00		\$40.00
Dilworth Pasxon LLP	4/21/2026	3/10/2026	641650	Legal Services -461 Palisade Ave - Svcs Feb.2	\$1,240.00	\$0.00		\$1,240.00
Dilworth Pasxon LLP	4/21/2026	3/10/2026	641651	Legal Services -Seitech Scty - Svcs Feb.202	\$280.00	\$0.00		\$280.00
				Totals for Dilworth Pasxon LLP:	\$1,960.00	\$0.00		\$1,960.00
				<i>4 invoice(s) listed.</i>				
Directional Logic								
Directional Logic	4/21/2026	7/23/2025	2025.578.01	Concept Design & Consulting Svcs- Pompidu	\$30,000.00	\$0.00		\$30,000.00
				Totals for Directional Logic:	\$30,000.00	\$0.00		\$30,000.00
				<i>1 invoice(s) listed.</i>				
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGMT	4/21/2026	3/12/2026	26723	Professional Service- Berry Lane Park-Svcs F	\$1,837.50	\$0.00		\$1,837.50
				Totals for DRESDNER ROBIN ENVIRON MGMT:	\$1,837.50	\$0.00		\$1,837.50
				<i>1 invoice(s) listed.</i>				
Economic Project Solutions, Inc.								
Economic Project Solutions, Inc.	4/21/2026	3/31/2026	14510	Owner's Rep- Powerhouse- Svcs March.2026	\$3,376.00	\$0.00		\$3,376.00
Economic Project Solutions, Inc.	4/21/2026	3/31/2026	14508	Constru. Phase- Laeys- Svcs March.2026	\$20,919.00	\$0.00		\$20,919.00
				Totals for Economic Project Solutions, Inc.:	\$24,295.00	\$0.00		\$24,295.00
				<i>2 invoice(s) listed.</i>				
EI Especialito								
EI Especialito	4/21/2026	4/3/2026	156500	Legal Advertisement-Acc#:#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
FEDERAL EXPRESS								
FEDERAL EXPRESS	4/21/2026	3/16/2026	9-715-57721	Overnight Deliveries - Late Fee	\$8.63	\$0.00		\$8.63
FEDERAL EXPRESS	4/21/2026	3/9/2026	9-715-13619	Overnight Deliveries - Late Fee	\$5.70	\$0.00		\$5.70
				Totals for FEDERAL EXPRESS: 2 invoice(s) listed.	<u>\$14.33</u>	<u>\$0.00</u>		<u>\$14.33</u>
FUSION CREATIVE								
FUSION CREATIVE	4/21/2026	4/13/2026	3332	JCRA Website Support	\$1,625.00	\$0.00		\$1,625.00
				Totals for FUSION CREATIVE: 1 invoice(s) listed.	<u>\$1,625.00</u>	<u>\$0.00</u>		<u>\$1,625.00</u>
Gordon Rees Scully Mansukhani, LLP								
Gordon Rees Scully Mansukhani, LLP	4/21/2026	3/19/2026	22005491	Legal Services - Vasquez Vs. JCRA	\$4,103.00	\$0.00		\$4,103.00
Gordon Rees Scully Mansukhani, LLP	4/21/2026	3/19/2026	22041339	Legal Services - Stauzo Vs. JCRA	\$2,093.50	\$0.00		\$2,093.50
				Totals for Gordon Rees Scully Mansukhani, LLP: 2 invoice(s) listed.	<u>\$6,196.50</u>	<u>\$0.00</u>		<u>\$6,196.50</u>
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	4/21/2026	3/25/2026	569237	Recording Fee - 1st Admendment to Purchase	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	4/21/2026	3/19/2026	567179	Recording Fee - 1st Admendment to RIDA-1	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	4/21/2026	3/25/2026	569481	Recording Fee - 1st Admendment to RIDA150-	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	4/21/2026	3/23/2026	568086	Recording Fee - Redevelopment Agreement-6;	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	4/21/2026	3/25/2026	569113	Recording Fee - 1st Admendment to RIDA-72.1	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	4/21/2026	2/5/2026	561959	Recording Fee - Redevelopment Agreement-7	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	4/21/2026	2/18/2026	561879	Recording Fee - Third Amendment to RIDA-30	\$33.00	\$0.00		\$33.00
				Totals for HUDSON COUNTY REGISTER: 7 invoice(s) listed.	<u>\$231.00</u>	<u>\$0.00</u>		<u>\$231.00</u>
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	4/21/2026	3/3/2026	30308307348913	Water & Sewer - 84 Sip (25 Journal Sq)-Sves 2	\$171.34	\$0.00		\$171.34
JC MUNICIPAL UTILITIES AUTHORITY	4/21/2026	3/3/2026	30309320562951	Water & Sewer - 84 Sip(25 Journal Sq)/1-Sv	\$1,174.66	\$0.00		\$1,174.66
JC MUNICIPAL UTILITIES AUTHORITY	4/21/2026	3/16/2026	30307758540000	Water & Sewer - 292 MLK Drive-2/2/2026-3	\$138.87	\$0.00		\$138.87
JC MUNICIPAL UTILITIES AUTHORITY	4/21/2026	3/16/2026	30302282340000	Water & Sewer - 407 Ocean Ave-Sves 2/6/26	\$86.13	\$0.00		\$86.13
				Totals for JC MUNICIPAL UTILITIES AUTHORITY: 4 invoice(s) listed.	<u>\$1,571.00</u>	<u>\$0.00</u>		<u>\$1,571.00</u>
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLFF PC	4/21/2026	2/9/2026	48679	Legal Services - Richardson v. Port Authority-S	\$3,842.43	\$0.00		\$3,842.43

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	- Invoice Balance	Potential Discount Expires On	Net Amount Due
KINNEY LISOVICZ REILLY & WOLFF	4/21/2026	2/9/2026	48680	Legal Services - Orelliana v Loews Theatre-Svc	\$175.00	\$0.00	\$175.00
KINNEY LISOVICZ REILLY & WOLFF	4/21/2026	2/9/2026	48691	Legal Services - 665 Ocean Avenue-Sves Thr	\$1,740.00	\$0.00	\$1,740.00
KINNEY LISOVICZ REILLY & WOLFF	4/21/2026	2/9/2026	48695	Legal Services - Grand Jersey Group-Sves Thr	\$47,437.65	\$0.00	\$47,437.65
KINNEY LISOVICZ REILLY & WOLFF	4/21/2026	3/9/2026	49138	Legal Services - Richardson v Port Authority-S	\$162.48	\$0.00	\$162.48
KINNEY LISOVICZ REILLY & WOLFF	4/21/2026	3/9/2026	49139	Legal Services - Orelliana v Loews Theatre-Svc	\$125.00	\$0.00	\$125.00
KINNEY LISOVICZ REILLY & WOLFF	4/21/2026	3/9/2026	49140	Legal Services - Glover v JCRA-Sves Throug	\$325.00	\$0.00	\$325.00
KINNEY LISOVICZ REILLY & WOLFF	4/21/2026	3/9/2026	49155	Legal Services - 665 Ocean Avenue-Sves Thr	\$180.00	\$0.00	\$180.00
KINNEY LISOVICZ REILLY & WOLFF	4/21/2026	3/9/2026	49159	Legal Services - Grand Jersey Group-Sves Thr	\$9,962.78	\$0.00	\$9,962.78
Totals for KINNEY LISOVICZ REILLY & WOLFF PC:					\$63,950.34	\$0.00	\$63,950.34
9 invoice(s) listed.							
MCMANIMON, SCOTLAND & BAUMANN, LLC							
MCMANIMON, SCOTLAND & BAU	4/21/2026	2/26/2026	256395	Legal Services - 660 Grove Street- January, 20	\$475.00	\$0.00	\$475.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	2/26/2026	256411	Legal Services -626-630 Communipaw. Svcs.	\$1,737.00	\$0.00	\$1,737.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257365	Legal Services - Loew's - Sves February 2026	\$9,443.00	\$0.00	\$9,443.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257366	Legal Services - Berry Lane- Sves February 2	\$714.00	\$0.00	\$714.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257368	Legal Services - 125 Monitor Street- Sves Feb	\$2,135.00	\$0.00	\$2,135.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257369	Legal Services - Argent/Johnstun View-Svcs 1	\$560.00	\$0.00	\$560.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257371	Legal Services - Cultral Arts 808/Pavonia-Svcs	\$501.00	\$0.00	\$501.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257373	Legal Services - Jersey Ave Statco Building-Sv	\$630.00	\$0.00	\$630.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257374	Legal Services --Power/ouse-Feb2026	\$980.00	\$0.00	\$980.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257377	Legal Services - General Litigation- February 2	\$5,287.00	\$0.00	\$5,287.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257379	Legal Services - Grand Jersey - Medical Cente	\$582.00	\$0.00	\$582.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257383	Legal Services - General Counsel- Sves Februe	\$16,091.55	\$0.00	\$16,091.55
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257386	Legal Services - Morris Canal Greenway- Feb	\$1,000.00	\$0.00	\$1,000.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257387	Legal Services - Bayfront- Pennrose Omni- Fe	\$2,345.00	\$0.00	\$2,345.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257388	Legal Services - Bayfront - BRP Development-	\$908.00	\$0.00	\$908.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257389	Legal Services - 408- 420 Communipaw Ave.	\$763.00	\$0.00	\$763.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257391	Legal Services - 612-618 Communipaw-Svcs.1	\$2,263.00	\$0.00	\$2,263.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257393	Legal Services -808 Pavonia. Svcs. Feb.2026	\$5,253.00	\$0.00	\$5,253.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257400	Legal Services -244 Bay Street. Svcs. Feb.202	\$2,342.00	\$0.00	\$2,342.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257403	Legal Services -72 Montgomery. Svcs. Feb.20	\$805.00	\$0.00	\$805.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257405	Legal Services -G.I.C. Daily New(Theodore Co	\$1,025.00	\$0.00	\$1,025.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257409	Legal Services -660 Grove Street- Feb.2026	\$593.00	\$0.00	\$593.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257413	Legal Services -597 Marin CMPND(Namdar)	\$630.00	\$0.00	\$630.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257417	Legal Services -2859-2873 JFK Blvd- Feb.202	\$12,250.00	\$0.00	\$12,250.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	3/10/2026	257418	Legal Services -414-420A Pacific Ave. - Feb.	\$2,363.00	\$0.00	\$2,363.00
MCMANIMON, SCOTLAND & BAU	4/21/2026	10/9/2025	249644	Legal Services - General Counsel- September.	\$12,667.89	\$0.00	\$12,667.89
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:					\$84,343.44	\$0.00	\$84,343.44
26 invoice(s) listed.							
NW FINANCIAL GROUP, LLC							
NW FINANCIAL GROUP, LLC	4/21/2026	2/28/2026	34337	Financial Advisory - 808 Pavonia - Sves Feb.	\$7,800.00	\$0.00	\$7,800.00
NW FINANCIAL GROUP, LLC	4/21/2026	2/28/2026	34344	Financial Advisory - PII/OTI Analysis - Sves F	\$750.00	\$0.00	\$750.00

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
NW FINANCIAL GROUP, LLC	4/21/2026	2/28/2026	34338	Financial Advisory - 900 Garfield - Svcs Feb	\$4,062.50	\$0.00		\$4,062.50
NW FINANCIAL GROUP, LLC	4/21/2026	2/28/2026	34339	Financial Advisory - Bayfront BIRP - Svcs 2/2	\$2,000.00	\$0.00		\$2,000.00
Totals for NW FINANCIAL GROUP, LLC:					\$12,812.50	\$0.00		\$12,812.50
4 invoice(s) listed.								
PITNEY BOWES Global Financial Services								
PITNEY BOWES Global Financial Ser	4/21/2026	2/27/2026	3322151072	Postage Machine - Postage Refill-Jan 20-Apr 1	\$239.97	\$0.00		\$239.97
Totals for PITNEY BOWES Global Financial Services:					\$239.97	\$0.00		\$239.97
1 invoice(s) listed.								
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	4/21/2026	3/10/2026	26597.35	Professional Services - 125 Monitor-February.	\$2,360.00	\$0.00		\$2,360.00
Totals for POTOMAC-HUDSON ENVIRONMENTAL I:					\$2,360.00	\$0.00		\$2,360.00
1 invoice(s) listed.								
PRIMO BRANDS								
PRIMO BRANDS	4/21/2026	4/2/2026	1666703492330	Water & Dispenser - Services 3/01/26-3/31/2	\$133.00	\$0.00		\$133.00
Totals for PRIMO BRANDS:					\$133.00	\$0.00		\$133.00
1 invoice(s) listed.								
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	4/21/2026	3/26/2026	72-729-965-01	Gas & Electric - 665 Ocean Avenue - IISI:	\$184.54	\$0.00		\$184.54
PUBLIC SERVICE ELECTRIC & GAS	4/21/2026	3/23/2026	72-729-979-07	Gas & Electric - 665 Ocean Avenue - Office A	\$374.76	\$0.00		\$374.76
PUBLIC SERVICE ELECTRIC & GAS	4/21/2026	3/23/2026	72-729-980-08	Gas & Electric - 665 Ocean Avenue - Office B	\$807.49	\$0.00		\$807.49
PUBLIC SERVICE ELECTRIC & GAS	4/21/2026	3/23/2026	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$86.37	\$0.00		\$86.37
PUBLIC SERVICE ELECTRIC & GAS	4/21/2026	3/23/2026	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$91.92	\$0.00		\$91.92
PUBLIC SERVICE ELECTRIC & GAS	4/21/2026	3/20/2026	70-455-651-00	Gas & Electric - 405 Ocean Ave - IISI:	\$7.85	\$0.00		\$7.85
PUBLIC SERVICE ELECTRIC & GAS	4/21/2026	3/20/2026	70-451-117-18	Gas & Electric - 407 Ocean Ave - IISI:	\$7.08	\$0.00		\$7.08
PUBLIC SERVICE ELECTRIC & GAS	4/21/2026	3/23/2026	72-357-633-02	Gas & Electric - 292-MLK Dr - IISI:	\$18.87	\$0.00		\$18.87
PUBLIC SERVICE ELECTRIC & GAS	4/21/2026	3/23/2026	72-357-632-05	Gas & Electric - 292 M.L.K. Dr - Floor 2	\$28.36	\$0.00		\$28.36
PUBLIC SERVICE ELECTRIC & GAS	4/21/2026	3/16/2026	42-497-031-18	Gas & Electric - 25 Journal Square Svcs Jan 1	\$2,088.99	\$0.00		\$2,088.99
Totals for PUBLIC SERVICE ELECTRIC & GAS:					\$3,696.23	\$0.00		\$3,696.23
10 invoice(s) listed.								
Schenck Price Smith & King, LLP								
Schenck Price Smith & King, LLP	4/21/2026	3/11/2026	1303911	Legal Services - 106-126 Halladay Plaza- Svc	\$147.00	\$0.00		\$147.00
Schenck Price Smith & King, LLP	4/21/2026	4/9/2026	1307916	Legal Services - Lease Agreement with PSJ(Gi-	\$404.25	\$0.00		\$404.25
Totals for Schenck Price Smith & King, LLP:					\$551.25	\$0.00		\$551.25
2 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
Shen Milson & Wilke, LLC	4/21/2026	3/11/2026	202602060	Professional Services- Svcs August,2025	\$8,282.00	\$0.00		\$8,282.00
Shen Milson & Wilke, LLC	4/21/2026	2/25/2026	202602014	Professional Services- Svcs August,2025	\$2,112.26	\$0.00		\$2,112.26
<i>Totals for Shen Milson & Wilke, LLC:</i>					<u>\$8,494.26</u>	<u>\$0.00</u>		<u>\$8,494.26</u>
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	4/21/2026	4/6/2026	151070-1	Lawn Maintenance & Trash Removal- 185 Dw	\$300.00	\$0.00		\$300.00
Silagy Contracting, LLC.	4/21/2026	4/6/2026	151070-2	Lawn Maintenance & Trash Removal- 284 MI	\$100.00	\$0.00		\$100.00
Silagy Contracting, LLC.	4/21/2026	4/6/2026	151070-3	Lawn Maintenance & Trash Removal- 292 MI	\$110.00	\$0.00		\$110.00
Silagy Contracting, LLC.	4/21/2026	4/6/2026	151070-4	Lawn Maintenance & Trash Removal- 405-4	\$290.00	\$0.00		\$290.00
Silagy Contracting, LLC.	4/21/2026	4/6/2026	151070-5	Lawn Maintenance & Trash Removal- 468-4	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	4/21/2026	4/6/2026	151070-6	Lawn Maintenance & Trash Removal - 550 J	\$780.00	\$0.00		\$780.00
Silagy Contracting, LLC.	4/21/2026	4/6/2026	151070-7	Lawn Maintenance & Trash Removal - 84 Sip	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	4/21/2026	4/6/2026	151070-8	Lawn Maintenance & Trash Removal - 125 MI	\$1,020.00	\$0.00		\$1,020.00
Silagy Contracting, LLC.	4/21/2026	4/6/2026	151070-9	Lawn Maintenance & Trash Removal - 144 MI	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	4/21/2026	4/6/2026	151070-10	Lawn Maintenance & Trash Removal - 53 MI.	\$170.00	\$0.00		\$170.00
Silagy Contracting, LLC.	4/21/2026	4/6/2026	151070-11	Lawn Maintenance & Trash Removal - Chape	\$100.00	\$0.00		\$100.00
Silagy Contracting, LLC.	4/21/2026	4/6/2026	151070-12	Lawn Maintenance & Trash Removal - 574 C	\$200.00	\$0.00		\$200.00
Silagy Contracting, LLC.	4/21/2026	12/29/2025	150236	Snow Removal & Salting 12-13-25 / 12-14-2	\$1,479.50	\$0.00		\$1,479.50
Silagy Contracting, LLC.	4/21/2026	3/6/2026	150803C	Snow Removal & Salting Various Locations F	\$40,562.00	\$0.00		\$40,562.00
Silagy Contracting, LLC.	4/21/2026	3/10/2026	150880	Snow Removal & Salting Various Locations F	\$2,331.00	\$0.00		\$2,331.00
Silagy Contracting, LLC.	4/21/2026	3/24/2026	150941	Snow Removal & Salting Various Location I	\$2,331.00	\$0.00		\$2,331.00
Silagy Contracting, LLC.	4/21/2026	3/10/2026	150875-1	Lawn Maintenance & Trash Removal- 185 Dw	\$300.00	\$0.00		\$300.00
Silagy Contracting, LLC.	4/21/2026	3/10/2026	150875-2	Lawn Maintenance & Trash Removal- 284 MI	\$100.00	\$0.00		\$100.00
Silagy Contracting, LLC.	4/21/2026	3/10/2026	150875-3	Lawn Maintenance & Trash Removal- 292 MI	\$110.00	\$0.00		\$110.00
Silagy Contracting, LLC.	4/21/2026	3/10/2026	150875-4	Lawn Maintenance & Trash Removal- 405-4	\$290.00	\$0.00		\$290.00
Silagy Contracting, LLC.	4/21/2026	3/10/2026	150875-5	Lawn Maintenance & Trash Removal- 468-4	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	4/21/2026	3/10/2026	150875-6	Lawn Maintenance & Trash Removal - 550 J	\$780.00	\$0.00		\$780.00
Silagy Contracting, LLC.	4/21/2026	3/10/2026	150875-7	Lawn Maintenance & Trash Removal - 84 Sip	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	4/21/2026	3/10/2026	150875-8	Lawn Maintenance & Trash Removal - 125 MI	\$680.00	\$0.00		\$680.00
Silagy Contracting, LLC.	4/21/2026	3/10/2026	150875-9	Lawn Maintenance & Trash Removal - 144 MI	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	4/21/2026	3/10/2026	150875-10	Lawn Maintenance & Trash Removal - 53 MI.	\$170.00	\$0.00		\$170.00
Silagy Contracting, LLC.	4/21/2026	3/10/2026	150875-11	Lawn Maintenance & Trash Removal - Chape	\$200.00	\$0.00		\$200.00
Silagy Contracting, LLC.	4/21/2026	3/10/2026	150875-12	Lawn Maintenance & Trash Removal - 574 C	\$200.00	\$0.00		\$200.00
<i>Totals for Silagy Contracting, LLC.:</i>					<u>\$54,043.50</u>	<u>\$0.00</u>		<u>\$54,043.50</u>
<i>28 invoice(s) listed.</i>								
Spiro Harrison & Nelson LLC								
Spiro Harrison & Nelson LLC	4/21/2026	3/3/2026	2026-JCIRA.006-03	Legal Services - 118 - 128 Monitor- Svcs Feb	\$16,254.86	\$0.00		\$16,254.86
Spiro Harrison & Nelson LLC	4/21/2026	4/6/2026	2026-JCIRA.006-04	Legal Services - 118 - 128 Monitor- Svcs Mar	\$840.00	\$0.00		\$840.00
Spiro Harrison & Nelson LLC	4/21/2026	4/6/2026	2026-JCIRA.037-04	Legal Services - XRC Urban Renewal Group-5	\$420.00	\$0.00		\$420.00
Spiro Harrison & Nelson LLC	4/21/2026	3/3/2026	2026-JCIRA.043-03	Legal Services - NJCU W.Campus - Bl.7- Sev	\$490.00	\$0.00		\$490.00
Spiro Harrison & Nelson LLC	4/21/2026	3/3/2026	2026-JCIRA.039-03	Legal Services - 306 Johnston - Svcs February	\$210.00	\$0.00		\$210.00

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
STAPLES INC.								
STAPLES INC.	4/21/2026	3/31/2026	6059984426	Totals for Spiro Harrison & Nelson LLC: 5 invoice(s) listed.	\$18,214.86	\$0.00		\$18,214.86
STAPLES INC.	4/21/2026	3/31/2026	6059984424	Office Supplies - Various	\$126.92	\$0.00		\$126.92
				Office Supplies - Various	\$286.54	\$0.00		\$286.54
				Totals for STAPLES INC.: 2 invoice(s) listed.	\$413.46	\$0.00		\$413.46
State Treasurer, Dept. Community Affairs								
State Treasurer, Dept. Community Affairs	4/21/2026	4/8/2026	Apr.26	Application For Qualified Purchasing Agent I:	\$150.00	\$0.00		\$150.00
				Totals for State Treasurer, Dept. Community Affairs: 1 invoice(s) listed.	\$150.00	\$0.00		\$150.00
Suburban Consulting Engineers, Inc								
Suburban Consulting Engineers, Inc	4/21/2026	2/6/2026	83974	Morris Canal - Greenway Segment 03-1/3/26-2/6	\$511.26	\$0.00		\$511.26
				Totals for Suburban Consulting Engineers, Inc: 1 invoice(s) listed.	\$511.26	\$0.00		\$511.26
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	4/21/2026	3/7/2026	5037972366	Payment for Copier Lease-03/2/2026-1/1/202	\$2,257.50	\$0.00		\$2,257.50
				Totals for TOSHIBA FINANCIAL SERVICES: 1 invoice(s) listed.	\$2,257.50	\$0.00		\$2,257.50
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNTY	4/21/2026	4/1/2026	March.2026	Case/Property Mngmt 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
VERIZON								
VERIZON	4/21/2026	3/23/2026	6139387615	Agency Cell Phone Bill--Feb 24,26-Mar 23,	\$127.06	\$0.00		\$127.06
				Totals for VERIZON: 1 invoice(s) listed.	\$127.06	\$0.00		\$127.06
Veterans Contracting LLC								
Veterans Contracting LLC	4/21/2026	3/19/2026	1	Construc-Powerhouse Repairsments	\$13,800.00	\$0.00		\$13,800.00
				Totals for Veterans Contracting LLC: 1 invoice(s) listed.	\$13,800.00	\$0.00		\$13,800.00

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
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	4/21/2026	3/20/2026	260800313	Office Supplies	\$967.73	\$0.00		\$967.73
W. B. MASON CO., INC.	4/21/2026	3/23/2026	260832054	Office Supplies	\$33.95	\$0.00		\$33.95
				<i>Totals for W. B. MASON CO., INC.:</i>	<u>\$1,001.68</u>	<u>\$0.00</u>		<u>\$1,001.68</u>
				<i>2 invoice(s) listed.</i>				
Wielkotz & Company, LLC.								
Wielkotz & Company, LLC.	4/21/2026	4/1/2026	26-00085-05736	CFO Accounting Services Rendered April 20	\$8,000.00	\$0.00		\$8,000.00
Wielkotz & Company, LLC.	4/21/2026	4/1/2026	26-00085-05743	CFO Accounting Additional Services Rende	\$9,168.75	\$0.00		\$9,168.75
				<i>Totals for Wielkotz & Company, LLC.:</i>	<u>\$17,168.75</u>	<u>\$0.00</u>		<u>\$17,168.75</u>
				<i>2 invoice(s) listed.</i>				
GRAND TOTALS:						\$0.00		\$825,301.82

Jersey City Redevelopment Agency Cash Requirements Report

- Report name: Invoice Due Today
- Show invoices open as of today
- 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 (4/19/2026 to 4/25/2026)
- Include all Post Statuses
- Include all Invoices
- Include all Vendors
- Include these Banks: Provident Checking
- Include all Invoice Attributes
- Include all Vendor Attributes

Amended

RESO NO. 26-04-14

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS OF APRIL 21, 2026

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of April 21, 2026

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of April 21, 2026 be approved as presented.

C. Lion
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners adopted at their Meeting dated April 21, 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	✓			