

**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 May 19, 2026

<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Michael O. Griffin	✓			
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. Fiso*

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated May 19, 2026

<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Michael O. Griffin	✓			
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 APRIL 21, 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. Fiso  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated May 19, 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.				✓
Michael O. Griffin	✓			
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 APRIL 21, 2026**

**WHEREAS**, the Board of Commissioners approved going into closed session at their meeting of April 21, 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. Fiore  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated May 19, 2026

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Michael O. Griffin	✓			
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 AWARDING CONTRACT NO. 26-05-YP3 TO SILAGY CONTRACTING LLC FOR SALTING AND SNOW REMOVAL SERVICES AT 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 salting and snow removal services for such properties (the “**Services**”); and

**WHEREAS**, on April 29, 2026, the Agency issued a Request for Bids (“**RFB**”) for Salting and Snow Removal Services pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”); and

**WHEREAS**, on May 19, 2026, the Agency received two (2) bids in response to the RFB (the “**Bids**”); and

**WHEREAS**, the Agency examined the Bids and desires to award Contract No. 26-05-YP3 (the “**Contract**”), a copy of which is on file with the Agency, to Silagy Contracting LLC (“**Silagy**”), the lowest responsible bidder, to perform the Services for term of twelve (12) months in an amount not to exceed Ninety Thousand Dollars (\$90,000.00); and

**WHEREAS**, the Agency hereby certifies that funds are available for such costs,

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

**Section 1.** The aforementioned recitals hereto are 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 Contract, for a term of twelve (12) months, with Silagy to perform the Services set forth in the Proposal, for an amount not to exceed Ninety Thousand Dollars (\$90,000.00), 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 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.** 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 May 19, 2026.**

*C. Fiore*

\_\_\_\_\_  
Christopher Fiore, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Michael O. Griffin	✓			
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 AWARDING CONTRACT NO. 26-05-YP2 TO SILAGY CONTRACTING LLC FOR GROUNDS MAINTENANCE AND LANDSCAPING SERVICES AT 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 grounds maintenance and landscaping services for such properties (the “**Services**”); and

**WHEREAS**, on April 29, 2026, the Agency issued a Request for Bids (“**RFB**”) for Grounds Maintenance and Landscaping Services pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”); and

**WHEREAS**, on May 19, 2026, the Agency received one (1) bid in response to the RFB (the “**Bid**”); and

**WHEREAS**, the Agency examined the Bid and desires to award Contract No. 26-05-YP2 (the “**Contract**”), a copy of which is on file with the Agency, to Silagy Contracting LLC (“**Silagy**”), to perform the Services for a term of twelve (12) months in an amount not to exceed One Hundred Fifty-Five Thousand Dollars (\$155,000.00); and

**WHEREAS**, the Agency hereby certifies that funds are available for such costs,

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

**Section 1.** The aforementioned recitals hereto are 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 Contract, for a term of twelve (12) months, with Silagy to perform the Services set forth in the Proposal, for an amount not to exceed One Hundred Fifty-Five Thousand Dollars (\$155,000.00), 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 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.** 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 May 19, 2026.**

C. Fiore  
Christopher Fiore, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Michael O. Griffin	✓			
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 PROFESSIONAL SERVICES CONTRACT NO. 26-05-VB2 WITH SWA GROUP, INC. FOR PROFESSIONAL LANDSCAPE ARCHITECTURAL SERVICES IN CONNECTION WITH THE REDEVELOPMENT OF 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**”) 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**, the Bayfront I Redevelopment Area (the “**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 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 requires the services of an experienced and qualified landscape architectural, planning and urban design firm to provide professional landscape architectural services to design the first phase of certain park space for the Bayfront I Redevelopment Area (the “**Services**”); and

**WHEREAS**, on May 4, 2026, SWA Group, Inc. (“**SWA**”) submitted a proposal to the Agency to provide the Services (the “**Proposal**”), including a fee schedule with rates set forth in the Proposal; and

**WHEREAS**, SWA possesses the skills and expertise to perform and complete the Services and SWA previously provided landscape architectural services to the Agency relating to the City’s Master Plan and Waterfront Park Schematic Design and Drawings; and

**WHEREAS**, the Agency desires to enter into a Professional Services Contract No. 26-05-VB2 with SWA (the “**Contract**”), a copy of which is on file with the Agency, to perform and complete the Services as outlined in the Proposal, for a term of twelve (12) months and for a total

amount not to exceed Two Hundred Forty Thousand Dollars (\$240,000.00) for the tasks listed in the Proposal, payable in accordance with the rates set forth in the Proposal; and

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

**WHEREAS**, SWA 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 SWA from making any reportable contributions through the term of the Contract; and

**WHEREAS**, pursuant to *N.J.S.A.* 40A:11-5(1)(a)(i) of the Local Public Contracts Law (the “**LPCL**”), contracts for which the subject matter consists of professional services may be awarded without public advertising for bids and bidding therefor; and

**WHEREAS**, the Services provided by SWA are professional services within the definition contained in the LPCL and exempt from public bidding; 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 execute and deliver the Contract with SWA to perform the Services for a term of twelve (12) months from the effective date of the Contract, for a total amount not to exceed Two Hundred Forty Thousand Dollars (\$240,000.00), 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.

**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 May 19, 2026.**

*C. Fiore*

Christopher Fiore, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Michael O. Griffin	✓			
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 THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT NO. 26-05-VB3 TO WATERMEN, LLC TO PROVIDE SPECIALIZED SERVICES IN CONNECTION WITH THE REDEVELOPMENT OF 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**”) 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**, the Bayfront I Redevelopment Area (the “**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 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**, on May 7, 2026, Watermen, LLC (“**Watermen**”) submitted a proposal to the Agency (the “**Proposal**”), to continue to provide a range of specialized services for the redevelopment of the Redevelopment Area based on its engineering, regulatory, cost-estimating, and construction scheduling expertise; and

**WHEREAS**, the services provided by Watermen include, but are not limited to, overseeing capital and infrastructure improvements, environmental compliance obligations, redevelopment planning and implementation, grant funding support, open space improvements, coordination with outside agencies and utility providers, and related technical and regulatory support services (collectively, the “**Services**”); and

**WHEREAS**, the Services will be supervised by Andrew Raichle of Watermen, who has been actively involved in the development of the Redevelopment Area since December 2022, first through his prior company Matrix New World Engineering, Land Surveying and Landscape Architecture PC and, since May 2024, with Watermen, and these companies have provided various services to the Agency in accordance with extraordinary unspecifiable services contracts between

Matrix/Watermen and the Agency, and Mr. Raichle has assisted with the design of the Bayfront bulkhead and is uniquely situated to provide the necessary support to the Agency as described in the Proposal; and

**WHEREAS**, the Agency proposes to enter into Extraordinary Unspecifiable Services (“EUS”) Contract No. 26-05-VB3 with Watermen (the “Contract”) to continue to provide the Services in an amount not to exceed Fifteen Thousand Dollars (\$15,000.00) per month for a period not to exceed twelve (12) months, for a total not to exceed amount of One Hundred and Eighty Thousand Dollars (\$180,000.00) to be paid in accordance with the rates set forth in the Proposal; and

**WHEREAS**, the Services meet the definition of EUS under the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “LPCL”); and

**WHEREAS**, Christopher Fiore, Acting Executive Director of the Agency, has executed a Certification for an Extraordinary Unspecifiable Service, attached hereto as **Exhibit A**, in accordance with the LPCL; and

**WHEREAS**, Watermen 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 proposed contract will prohibit Watermen from making any reportable contributions through the term of the proposed contract; and

**WHEREAS**, the Agency certifies that funds are available for 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 LPCL and *N.J.A.C. 5:34-2.1 et seq.*, contracts for which the subject matter consists of EUS may be awarded without competitive bidding; 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 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 Contract, for a term of up to twelve (12) months, with Watermen to perform and complete the Services set forth in the Proposal in an amount not to exceed Fifteen Thousand Dollars (\$15,000.00) per month, for a total not to exceed amount of One Hundred and Eighty Thousand Dollars (\$180,000.00), 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.

**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 on May 19, 2026.**

C. Fiore  
Christopher Fiore, Secretary

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

\*Resolutions require 4 affirmative votes to pass.

**EXHIBIT A**

**CERTIFICATION FOR AN EXTRAORDINARY  
UNSPECIFIABLE SERVICE**

**CERTIFICATION FOR AN EXTRAORDINARY  
UNSPECIFIABLE SERVICE**

**TO:** Board of Commissioners of the Jersey City Redevelopment Agency (“**Agency**”)  
**FROM:** Christopher Fiore, Acting Executive Director  
**DATE:** May 19, 2026  
**SUBJECT:** Extraordinary Unspecifiable Services Certification for Services to be provided by Watermen, LLC (“**Watermen**”)

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

**Firm:** Watermen, LLC  
**Cost:** An amount not to exceed Fifteen Thousand Dollars (\$15,000.00) monthly for a total not to exceed amount of One Hundred and Eighty Thousand Dollars (\$180,000.00).  
**Duration:** Not to exceed twelve (12) months.  
**Purpose:** Specialized redevelopment regulatory, strategic planning, intergovernmental coordination, technical advisory, cost-estimating, and construction scheduling consultation services for the Bayfront I Redevelopment Area.

- 1. Provide a clear description of the nature of the work to be done.**  
Watermen shall provide specialized services for redevelopment regulatory, engineering, and technical advisory services in connection with the Bayfront I Redevelopment Area (the “**Project**”), including redevelopment planning and implementation support, environmental compliance coordination, infrastructure and capital improvement planning, grant funding support, cost-estimating consultation, coordination with governmental agencies, utility providers, consultants, and redevelopers, and related technical and regulatory advisory services (collectively, the “**Services**”). The Services require continuous professional evaluation, consultation, coordination, and the exercise of specialized expertise and professional judgment in connection with the ongoing redevelopment of the Project. The Services will be supervised by Andrew Raichle.
- 2. Describe in detail why the contract meets the provisions of the statute and rules.**  
The Project is a uniquely complex, large-scale redevelopment project involving evolving environmental, regulatory, infrastructure, and redevelopment coordination issues. The Services require specialized expertise such as the continuous exercise of professional judgement, analysis, evaluation, and coordination among governmental agencies, consultants, and redevelopers, etc. Due to the evolving nature of the Services, the Services are qualitative in nature and cannot be reasonably described through detailed written specifications suitable for competitive bidding. Andrew Raichle’s expertise and extensive experience with regard to the Project will allow Watermen the ability to manage planning,

engineering and architectural concepts and assist the Agency with the development of utilities, roadways, traffic improvements, flood resiliency/fill and public open spaces within the Project.

3. **The service(s) is of such a specialized and qualitative nature that the performance of the service(s) cannot be reasonably described by written specifications because:**


The Services require ongoing professional analysis, consultation, coordination and technical expertise, and discretionary judgment in connection with the evolving redevelopment conditions, environmental and regulatory considerations, infrastructure planning issues, and coordination among multiple governmental agencies, consultants, utility providers, and redevelopers. The scope, timing and nature of the Services depend upon changing project conditions and ongoing professional evaluation and therefore cannot be fully defined through fixed written specifications.

4. **Describe the informal solicitation of quotations:**

In connection with the proposed Services, the Agency informally solicited a quotation from Watermen based upon its prior involvement and familiarity with the Project, including its ongoing redevelopment regulatory, environmental, and infrastructure coordination matters, and determined that Watermen is well-suited to provide the Services in an efficient and effective manner while minimizing transition time and duplication of efforts.

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,



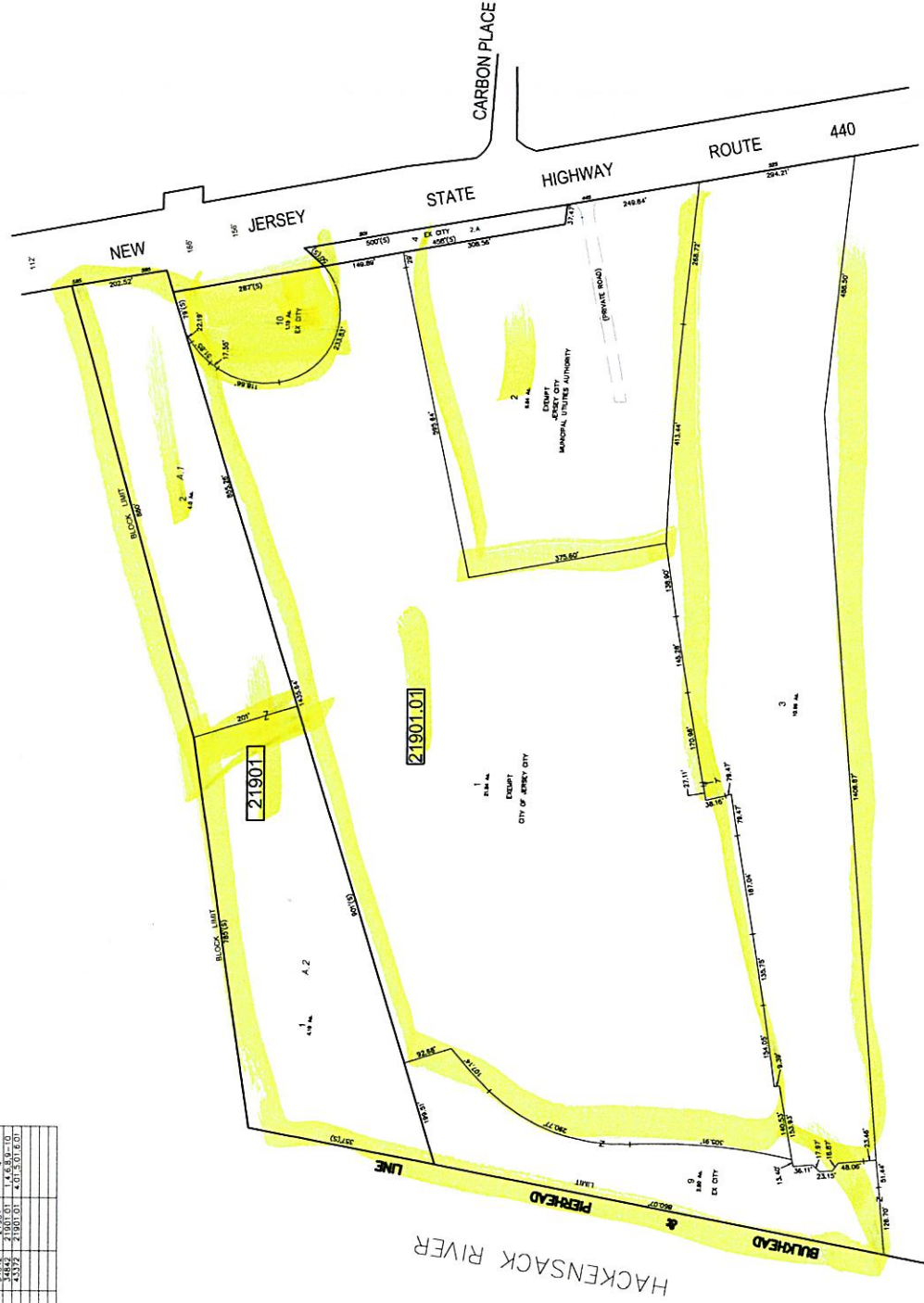
\_\_\_\_\_  
Name: Christopher Fiore

Title: Acting 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.)*

REVISIONS				
DATE	BY	UC NO.	BLOCK	LOT
07/26/01	CHARLES A. JACKSON	33834		
07/26/01	ED. O'CAF	34842	21901.01	1, 7, 8, 9, 10
06/26/04	ERICK E. MUFF	43372	21901.01	4, 5, 6, 10, 11, 12

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, 2006

RICHARD A. MORALLE, P.E., P.L.S.  
T.A.S. ASSOCIATES  
11 TINDALL ROAD, MIDDLE TOWN TOWNSHIP  
NEW JERSEY, 07748

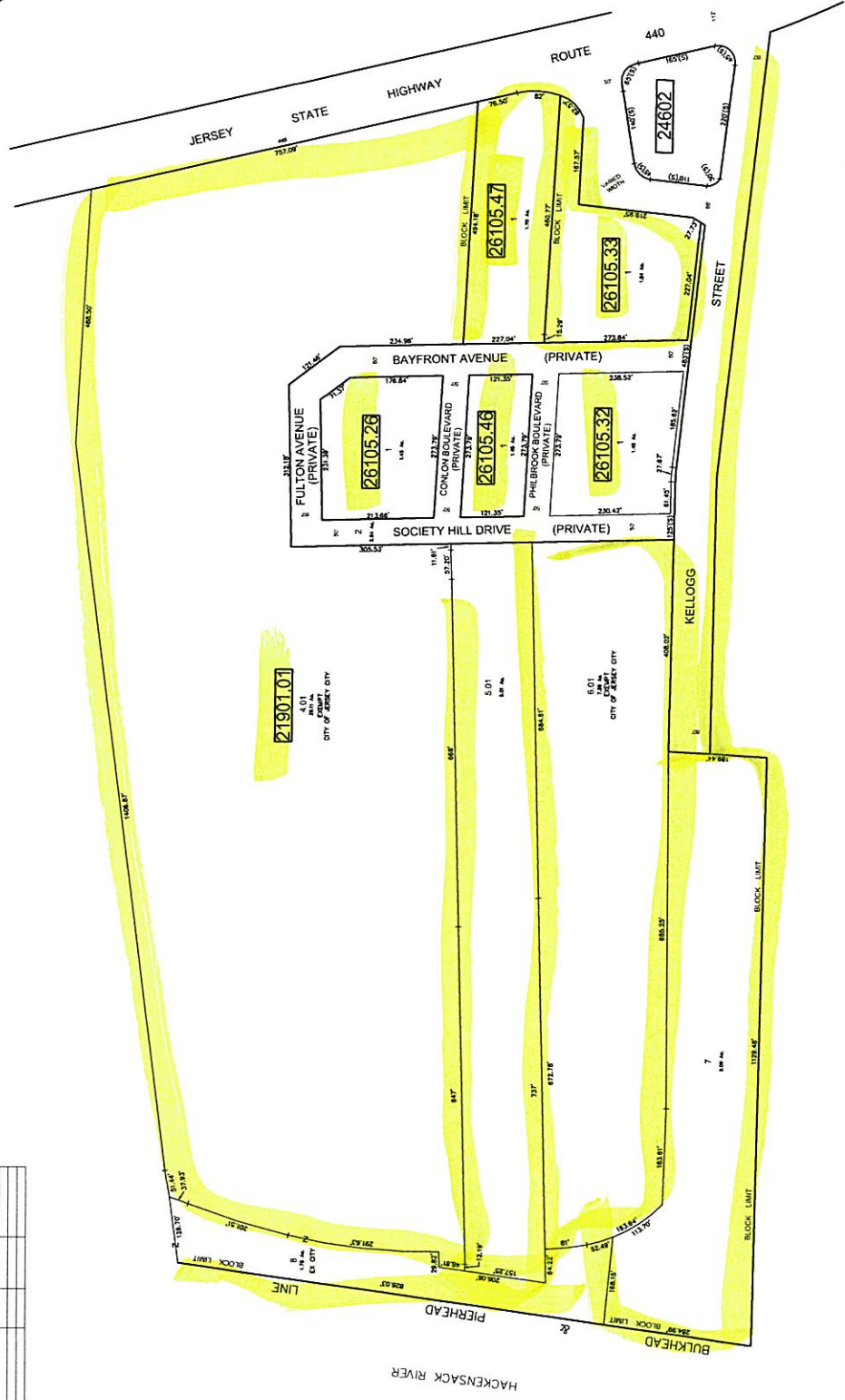
THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY, 2006, SIGNED  
BY SANTO C. DIDONATO, CTA AND  
ASSIGNED SERIAL NUMBER 969

SEE SHEET 246

REV. - COMP. #02973100

DATE	BY	REVISIONS	LIC. 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  
 ERICKE E. MUFF  
 PROFESSIONAL LAND SURVEYOR  
 NEW JERSEY LICENSE NO. 1217  
 HAMILTON, NEW JERSEY 08617  
 CERT. REG. NO. 1217  
 EXPIRES 06/30/2028

THIS MAP HAS BEEN GIVEN A  
 FORMAL CERTIFICATION BY THE  
 DIVISION OF TAXATION ON  
 MAY, 2024, SIGNED  
 BY SANTO C. DIORATO, CTA AND  
 ASSIGNED SERIAL NUMBER 969

SEE SHEET 261

DATE: 05/24/2024 09:23:00

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF CONTRACT NO. 26-05-VB4 TO ALLIED UNIVERSAL SECURITY SERVICES, LLC TO PROVIDE SECURITY SERVICES TO ALL AGENCY OWNED PROPERTIES IN 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**”) 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 Bayfront I Redevelopment Area (the “**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 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**, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency requires uniformed security guard services to support the security of both the vacant and occupied sites within the Redevelopment Area (the “**Services**”); and

**WHEREAS**, on May 8, 2026, Allied Universal Security Services, LLC (“**Allied**”) submitted a quote to the Agency (the “**Proposal**”) to provide the Services, in accordance with a State Contract No. 19-GNSV1-00840, Change Order 20, between Allied and the State of New Jersey (the “**State Contract**”); and

**WHEREAS**, having reviewed the Proposal, the Agency has determined that Allied possesses the requisite expertise and skilled personnel required to perform the Services and that, in consideration of all factors, awarding a contract to Allied in accordance with the Proposal will be cost-efficient and appropriate; and

**WHEREAS**, the Agency desires to enter into a Contract No. 26-05-VB4 with Allied (the “**Contract**”), a copy of which is on file with the Agency, for a period of twelve (12) months to perform the Services, as directed by the Agency, in an amount not to exceed Twenty-Seven

Thousand Six Hundred Fifty-Six Dollars and Seventy-Two Cents (\$27,656.72) per month for a period not to exceed twelve (12) months, for a total not to exceed amount of Three Hundred Thirty-One Thousand Eight Hundred Eighty Dollars and Sixty-Four Cents (\$331,880.64), to be paid in accordance with the rates set forth in the Proposal and pursuant to and in accordance with the terms and conditions of the State Contract; and

**WHEREAS**, pursuant to *N.J.S.A. 40A:11-12(a)* and *N.J.A.C. 5:34-7.29(c)*, the Agency may, by resolution and without advertising for bids, purchase any goods or services under any contract or contracts for such goods or services entered into on behalf of the State by the Division of Purchasing and Property in the Department of Treasury; and

**WHEREAS**, the Agency hereby certifies that funds are available for the Services set forth in the Contract,

**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 Contract, for a term of up to twelve (12) months, with Allied to perform the Services set forth in the Proposal in an amount not to exceed Twenty-Seven Thousand Six Hundred Fifty-Six Dollars and Seventy-Two Cents (\$27,656.72) per month for a total not to exceed amount of Three Hundred Thirty-One Thousand Eight Hundred Eighty Dollars and Sixty-Four Cents (\$331,880.64), 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 take all actions and to execute any and all other 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 May 19, 2026.**

*C. Fiore*

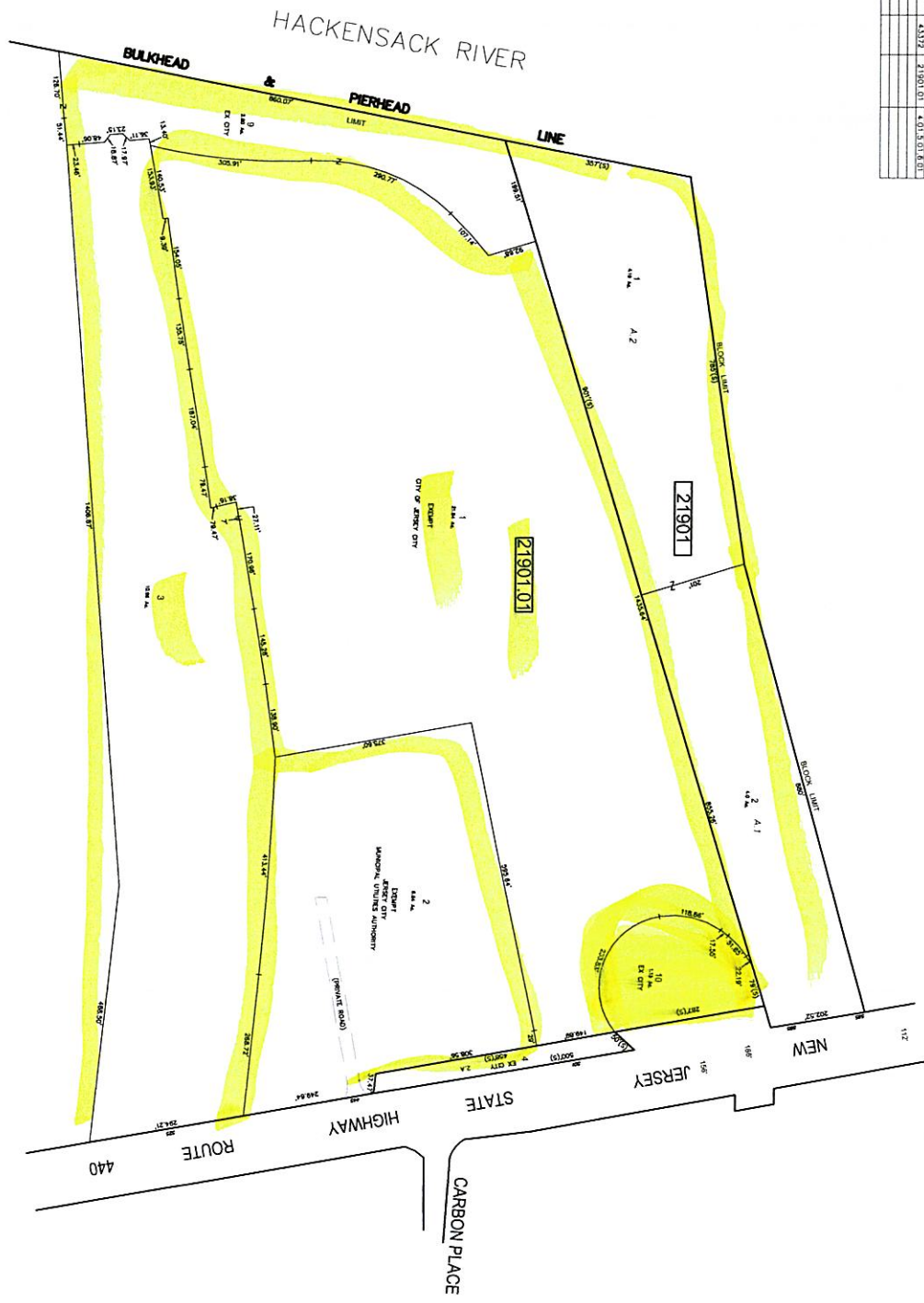
Christopher Fiore, Secretary

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

\*Resolutions require 4 affirmative votes to pass.

REVISIONS				
DATE	BY	LC NO.	BLOCK	LOT
07/20/01	JEROME A. MORALLE	34842	21901	4
07/20/01	JEROME A. MORALLE	34842	21901.01	1
07/20/01	JEROME A. MORALLE	34842	21901.01	2
07/20/01	JEROME A. MORALLE	34842	21901.01	3
07/20/01	JEROME A. MORALLE	34842	21901.01	10

SEE SHEET 180



SEE SHEET 246

APP - COM-4242723100

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  
 SERIAL NUMBER 959  
 RICHARD A. MORALLE, P.E., P.L.S.  
 T & M ASSOCIATES  
 11 TRINDLE ROAD, MIDDLETOWN TOWNSHIP  
 NEW JERSEY 07748

SEE SHEET 261

SEE SHEET 220



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 1 TO CONTRACT NO. 25-11-VB12 WITH NORTHSTAR MARINE, INC. FOR REMEDIATION OF THE MILL CREEK SITE, IDENTIFIED AS BLOCK 15801, LOTS 73.01, 73.02, 77.03, AND 77.04, WITHIN THE GRAND JERSEY 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 that certain area known as the Grand Jersey Redevelopment Area (the “**Redevelopment Area**”) and enacted a redevelopment plan entitled the “Grand Jersey 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**, the Redevelopment Area contains Brownfield sites in the vicinity of Mill Creek which is comprised of property located on Jersey Avenue and identified as Block 15801, Lots 73.01, 73.02, 77.01, 77.02, 77.03, and 77.04, (the “**Mill Creek Site**”); and

**WHEREAS**, remediation of upland soils on the northern part of the Mill Creek Site, identified as Block 15801, Lots 73.01, 73.02, 77.03, and 77.04 is required pursuant to a remediation plan identified as a Self-Implementing Plan approved by the U.S. Environmental Protection Agency (the “**Original Services**”); and

**WHEREAS**, on July 16, 2025, the Agency publicly advertised and solicited bids from qualified firms to perform the Services in the Remediation Area, in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*; and

**WHEREAS**, on November 17, 2025, by Resolution No. 25-11-10, the Agency awarded Contract No. 25-11-VB12 to Northstar Marine, Inc. (“**Northstar**”) to perform the Original Services at the Mill Creek Site; and

**WHEREAS**, on April 9, 2026, Northstar informed the Agency that, during the performance of the Original Services, Northstar discovered hazardous materials requiring treatment prior to disposal; and

**WHEREAS**, on May 5, 2026, Northstar provided a detailed No Cost Change Order (the “**Change Order**”) to perform additional hazardous lead treatment, turbidity curtain management,

slide rail system utilization and additional soil sampling (collectively, the “**Additional Services**”) for no additional cost; and

**WHEREAS**, the Agency wishes to authorize the Change Order to authorize Northstar to perform the Additional Services set forth in the Change Request for no additional cost; and

**WHEREAS**, the Change Order will not increase the total amount of the Contract,

**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 Change Order authorizing Northstar to perform the Additional Services for no additional cost is hereby approved.

**Section 3.** The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are each hereby authorized to execute Change Order No. 1, and any and all other documents necessary to effectuate this Resolution, together with such additions, deletions and/or modifications as deemed necessary or desirable 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 held on May 19, 2026.**

*C. Fiore*

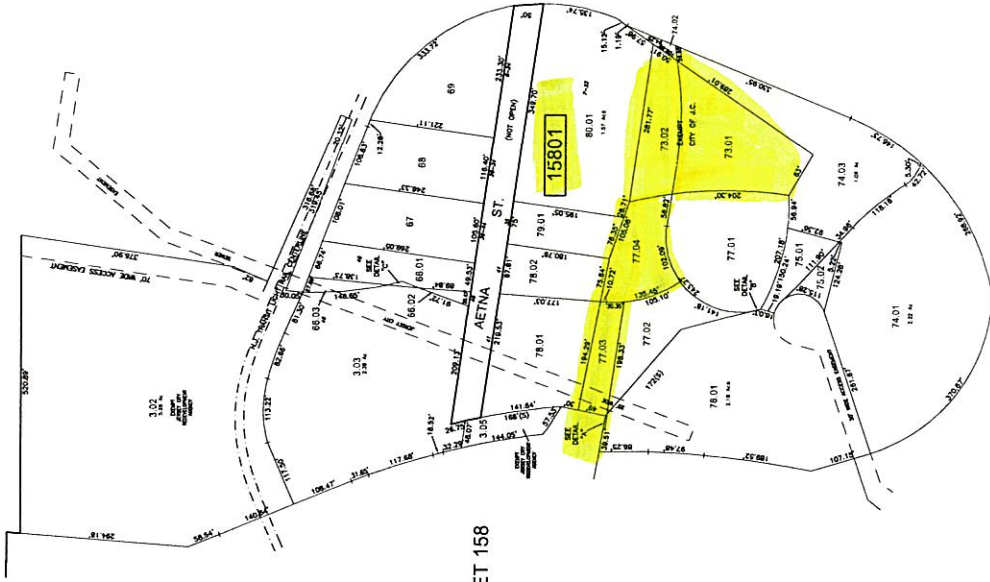
\_\_\_\_\_  
Christopher Fiore, Secretary

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

\*Resolutions require 4 affirmative votes to pass.

REVISIONS	
DATE	BY
3/24/2014	1655K L. SMITH

SEE SHEET 140



SEE SHEET 158

SEE SHEET 158.04

SEE SHEET 158

SEE SHEET 158

DETAIL "A"  
SCALE: 1" = 20'



DETAIL "B"  
SCALE: 1" = 20'



DETAIL "C"  
SCALE: 1" = 20'



\* THIS SHEET HAS BEEN DRAWN USING COUNTY AND DOWNTOWN DESIGN (CAD/D) AND COORDINATE GEOMETRY (CGCS).

**TAX MAP**  
**CITY OF JERSEY CITY**  
 HUDSON COUNTY  
 SCALE: 1" = 100'

**ED CLAY**  
 PROFESSIONAL LANDSCAPER  
 NEW JERSEY LICENSE NO. 3441  
 1100 MARKET STREET, SUITE 200  
 JERSEY CITY, NJ 07310  
 TEL: 201-734-7000

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH 650 GROVE LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 6101, LOT 2, COMMONLY KNOWN BY THE STREET ADDRESS 650 GROVE STREET, AND BLOCK 6002, LOT 8, COMMONLY KNOWN BY THE STREET ADDRESS 659 GROVE STREET, WITHIN THE JERSEY AVENUE LIGHT RAIL 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 Jersey Avenue Light Rail Redevelopment Plan Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area, entitled the Jersey Avenue Light Rail Redevelopment Plan (as has been further amended and supplemented from time to time, the “**Redevelopment Plan**”); and

**WHEREAS**, 650 Grove LLC’s (the “**Redeveloper**”) sole member, Grove Street Partners, LLC, owns property identified as Block 6101, Lot 2, and commonly known by the street address 650 Grove Street (“**650 Grove**”), which is located within the Redevelopment Area and is subject to the Redevelopment Plan; and

**WHEREAS**, on June 18, 2024, by Resolution No. 24-06-9, the Agency was authorized to enter into a redevelopment agreement with the Redeveloper for 650 Grove, which was executed on September 5, 2024 and recorded on March 24, 2026, in Book 9973 at Page 1 (the “**Redevelopment Agreement**”); and

**WHEREAS**, pursuant to the Redevelopment Agreement, the Redeveloper proposed to develop, finance and construct a five (5) story mixed use building with one hundred eight (108) residential rental apartment units, a parking garage on the first floor with fifty-seven (57) parking spaces, nine (9) EV/EVMR spaces, three thousand seven hundred ninety-two (3,792) square feet of commercial space, interior and exterior amenity space and eight thousand eight hundred (8,800) square feet of performative green roof (collectively, the “**650 Grove Project**”); and

**WHEREAS**, Grove Street Partners, LLC also owns property identified as Block 6002, Lot 8, and commonly known by the street address 659 Grove Street (“**659 Grove**”); and

**WHEREAS**, on April 23, 2026, the Redeveloper submitted an application to the Agency for an amended and restated redevelopment agreement (the “**Application**”) requesting that the Redevelopment Agreement be amended to include a proposed project on 659 Grove consisting of a ten (10)-story mixed-use residential building containing one hundred thirty-nine (139) units, ninety-nine (99) garage parking spaces including fifteen (15) EV/EVMR spaces, approximately fourteen thousand five hundred sixty-three (14,563) square feet of retail space, a performative green roof, on-premises amenities, and an outdoor plaza and dog park (the “**659 Grove Project**”); and

**WHEREAS**, the Redeveloper further requested that the Agency approve the admission of Northwestern Mutual Life Insurance Company as an equity investor in the Redeveloper; and

**WHEREAS**, the Agency now wishes to authorize the execution of the amended and restated redevelopment agreement (the “**A&R RDA**”), a copy of which is on file with the Agency, to include 659 Grove and the 659 Grove Project, and to approve the transfer of a majority ownership interest in the Redeveloper to Northwestern Mutual Life Insurance Company as an equity investor,

**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 the Redeveloper as the redeveloper of 659 Grove. The Redeveloper’s designation as the redeveloper for 650 Grove shall remain in effect.

**Section 3.** The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver the A&R RDA 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.** The Board of Commissioners hereby authorizes a transfer of a majority ownership interest in the Redeveloper to Northwestern Mutual Life Insurance Company as an equity investor.

**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 May 19, 2026.**



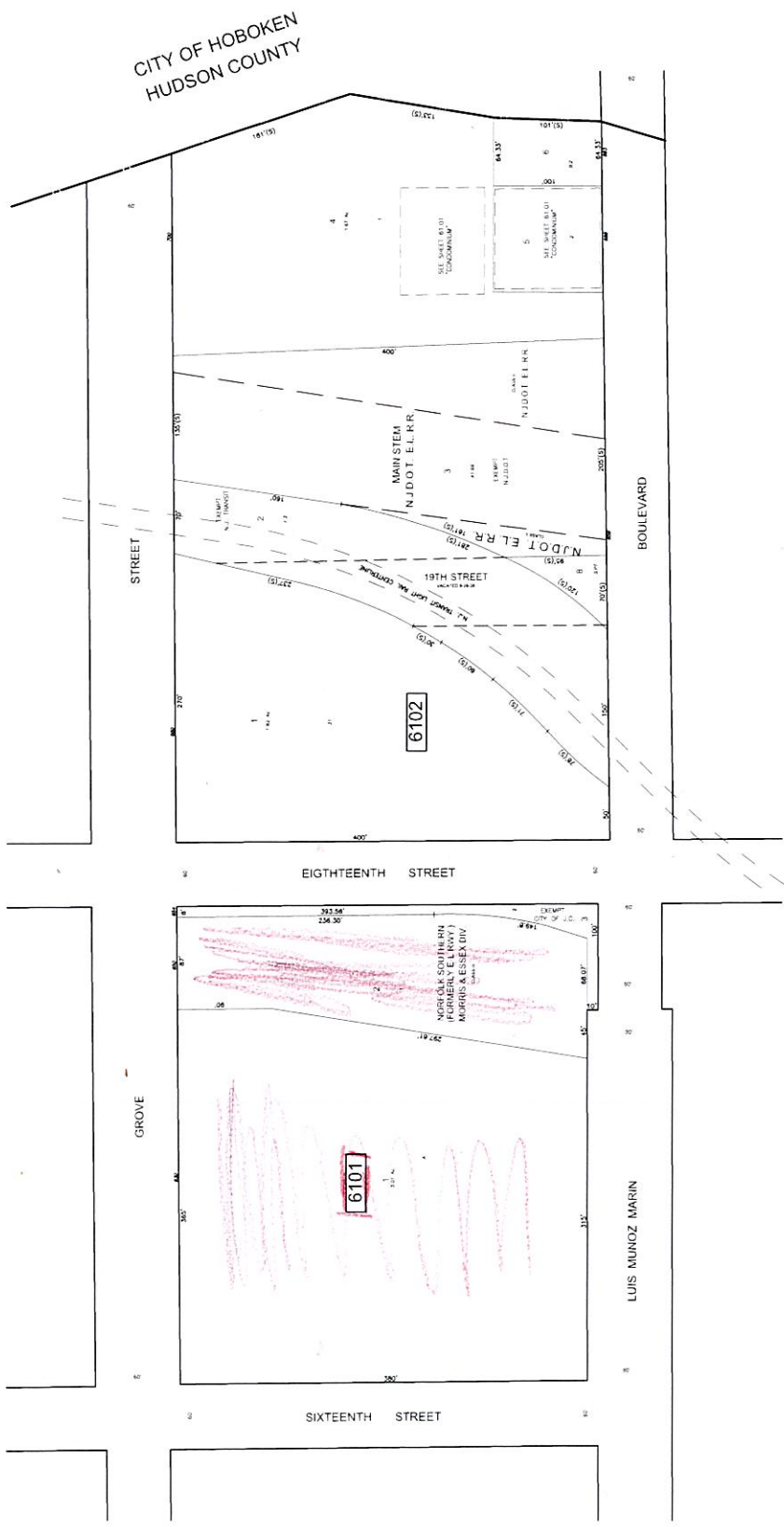
Christopher Fiore, Secretary

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

\*Resolutions require 4 affirmative votes to pass.

REVISIONS			
DATE	BY	REASON	LOT
07/25/06	CHARLES A. AMMONSON	13994	
	ROBERT R. HIGDON	1775	

SEE SHEET 60



SEE SHEET 71

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

**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 SCALE: 1" = 50' AUGUST 2006  
 RICHARD A. MORALLE, P.E., P.L.S.  
 T.A.M. ASSOCIATES, INC. (OWNERSHIP)  
 11 TRIDALE, NEW JERSEY 07788  
 03/09/06, COUNTY RECORD BOOK 2011

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 73

SEE SHEET 72

REV. - COM/AG/9/13/00

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 26-05-RN9 WITH LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC FOR PROFESSIONAL ENGINEERING SERVICES FOR THE PROPERTIES IDENTIFIED AS BLOCK 6004, LOT 1.03, COMMONLY KNOWN BY THE STREET ADDRESS 289 COLES STREET, AND BLOCK 6005, LOT 13.04, COMMONLY KNOWN BY THE STREET ADDRESS 305 COLES STREET, A/K/A THE COLES STREET PARK, WITHIN THE JERSEY AVENUE PARK 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**, pursuant to the Redevelopment Law, the City has established an area in need of redevelopment known as the Jersey Avenue Park Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Jersey Avenue Park Redevelopment Plan” (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

**WHEREAS**, the City is the owner of certain property identified as Block 6004, Lot 1.03, commonly known by the street address 289 Coles Street, and Block 6005, Lot 13.04, commonly known by the street address 305 Coles Street, also known as the Coles Street Park (the “**Park**”), located within the Redevelopment Area and is governed by the Redevelopment Plan; and

**WHEREAS**, the Park was designed, financed, and constructed by a redeveloper and its affiliates as required by the Redevelopment Plan and a redevelopment agreement with the Agency; and

**WHEREAS**, the Agency became aware that a destabilization event has occurred with respect to the Park; and

**WHEREAS**, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency requires professional geotechnical engineering services to perform a condition assessment, including document review, site observations, subsurface investigations, geophysical testing, borings, development of a geotechnical report and recommendations, and other commercially reasonable methods required in order

to design a stabilization and remediation plan (the “**Services**”) to assist in the Agency’s evaluation of the construction of the Park and to determine the proper repair plan; and

**WHEREAS**, on October 21, 2025, by Resolution 25-10-6, the Agency qualified and approved Langan Engineering and Environmental Services, LLC, (“**Langan**”) to perform certain engineering services for the Agency on an as-needed basis subject to subsequent authorization by the Agency’s Board of Commissioners to enter into a professional services agreement with the Agency; and

**WHEREAS**, on April 1, 2026, Langan submitted a detailed proposal to the Agency to perform the Services relating to the Park (the “**Proposal**”) to provide the Services as outlined in the Proposal for an amount not to exceed Fifty- Nine Thousand Nine Hundred Ten Dollars (\$59,910.00), 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 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 Agency finds Langan 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 Contract No. 26-05-RN9 with Langan (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 Fifty Nine Thousand Nine Hundred Ten Dollars (\$59,910.00), 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**, Langan 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 Langan from making any reportable contributions through the term of the Contract, a copy of which is on file with the Agency; and

**WHEREAS**, the Services provided by Langan are professional services within the definition contained in *N.J.S.A.* 40A:11-2(6), and are exempt from public bidding in accordance with *N.J.S.A.* 40A:11-5(1)(a)(i); and

**WHEREAS**, notice of the award of the Contract shall be published in the legal notices section of the Agency’s 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 Langan, to perform the Services payable at the hourly rates set forth in the Proposal for a total amount not to exceed Fifty Nine Thousand Nine Hundred Ten Dollars (\$59,910.00), 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 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 May 19, 2026.**

  
 \_\_\_\_\_  
 Christopher Fiore, Acting Executive Director

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Michael O. Griffin	✓			
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 PROFESSIONAL SERVICES CONTRACT NO. 26-05-RN10 WITH LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC FOR PROFESSIONAL DEMOLITION BID SPECIFICATION SERVICES AND RELATED ENGINEERING SUPPORT FOR THE PROPERTIES IDENTIFIED AS BLOCK 6004, LOT 1.03, COMMONLY KNOWN BY THE STREET ADDRESS 289 COLES STREET, AND BLOCK 6005, LOT 13.04, COMMONLY KNOWN BY THE STREET ADDRESS 305 COLES STREET, A/K/A THE COLES STREET PARK, WITHIN THE JERSEY AVENUE PARK 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**, pursuant to the Redevelopment Law, the City has established an area in need of redevelopment known as the Jersey Avenue Park Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Jersey Avenue Park Redevelopment Plan” (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

**WHEREAS**, the City is the owner of certain property identified as Block 6004, Lot 1.03, commonly known by the street address 289 Coles Street, and Block 6005, Lot 13.04, commonly known by the street address 305 Coles Street, also known as the Coles Street Park (the “**Park**”), located within the Redevelopment Area and is governed by the Redevelopment Plan; and

**WHEREAS**, the Park was designed, financed, and constructed by a redeveloper and its affiliates as required by the Redevelopment Plan and a redevelopment agreement with the Agency; and

**WHEREAS**, the Agency became aware that a destabilization event has occurred with respect to the Park; and

**WHEREAS**, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency requires professional engineering services to related to the preparation of demolition contract documents and bid specifications for the Park, including drawings, technical specifications, soil erosion and sediment control plans,

permitting support, and bid phase assistance necessary to facilitate the demolition of the Park (the “**Services**”); and

**WHEREAS**, on October 21, 2025, by Resolution 25-10-6, the Agency qualified and approved Langan Engineering and Environmental Services, LLC, (“**Langan**”) to perform certain engineering services for the Agency on an as-needed basis subject to subsequent authorization by the Agency’s Board of Commissioners to enter into a professional services agreement with the Agency; and

**WHEREAS**, on May 7, 2026, Langan submitted a detailed proposal to the Agency (the “**Proposal**”) to provide the Services as outlined in the Proposal for an amount not to exceed Forty-Eight Thousand Dollars (\$48,000.00), 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 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 Agency finds Langan 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 Contract No. 26-05-RN10 with Langan (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 Forty-Eight Thousand Dollars (\$48,000.00), 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**, Langan 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 Langan from making any reportable contributions through the term of the Contract, a copy of which is on file with the Agency; and

**WHEREAS**, the Services provided by Langan are professional services within the definition contained in *N.J.S.A.* 40A:11-2(6), and are exempt from public bidding in accordance with *N.J.S.A.* 40A:11-5(1)(a)(i); and

**WHEREAS**, notice of the award of the Contract shall be published in the legal notices section of the Agency’s 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 Langan, to perform the Services payable at the hourly rates set forth in the Proposal for a total amount not to exceed Forty-Eight Thousand Dollars (\$48,000.00), 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 the LPCL.

**Section 5.** This Resolution shall take effect immediately.

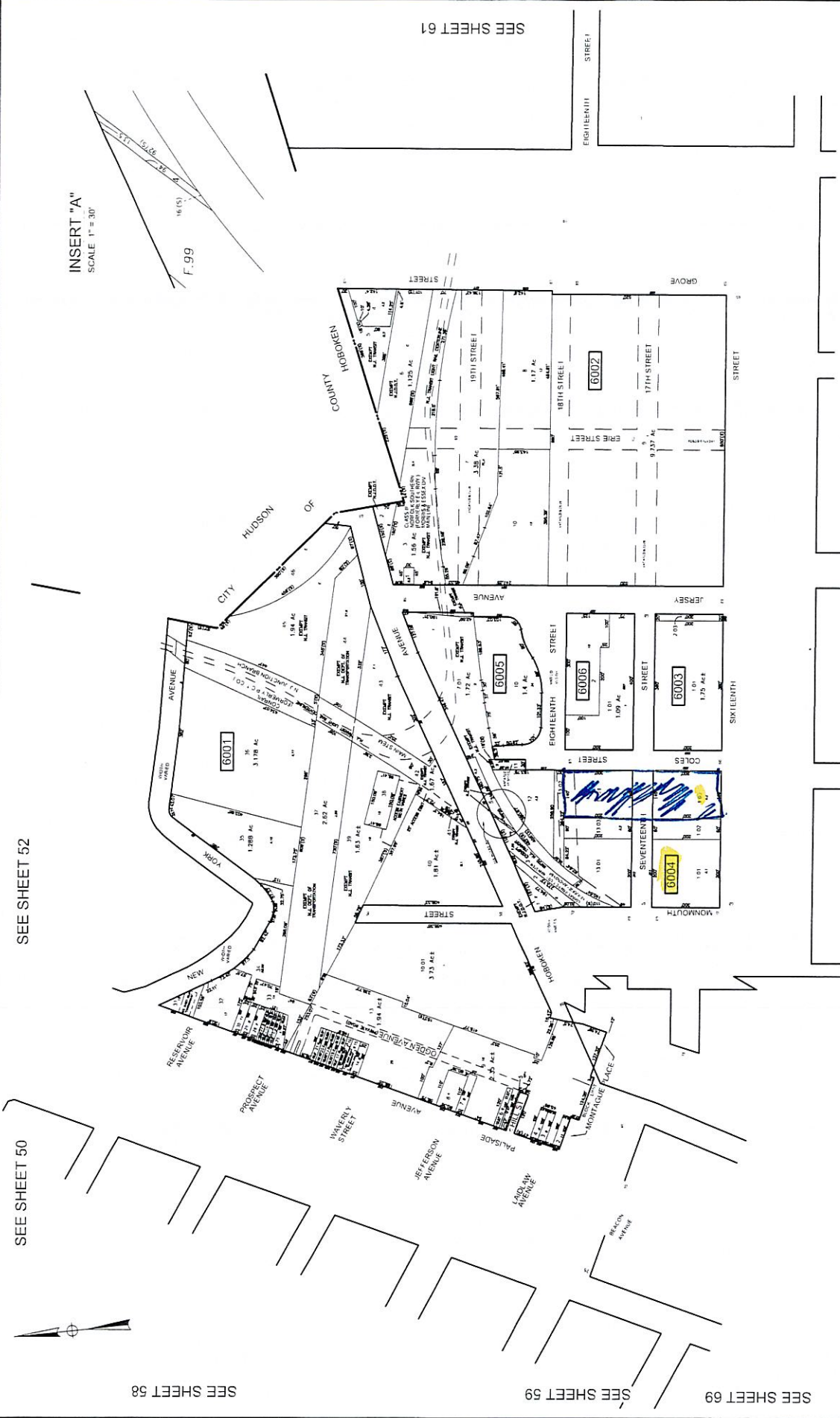
**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of May 19, 2026.**

*C. Fiore*

Christopher Fiore, Acting Executive Director

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

\*Resolutions require 4 affirmative votes to pass



INSERT "A"  
SCALE: 1" = 30'

SEE SHEET 52

SEE SHEET 50

SEE SHEET 58

SEE SHEET 59

SEE SHEET 69

SEE SHEET 61

DATE	BY	REVISIONS	LOT
02/20/16	EMBLEY	101	101
02/20/16	EMBLEY	102	102
02/20/16	EMBLEY	103	103
02/20/16	EMBLEY	104	104
02/20/16	EMBLEY	105	105
02/20/16	EMBLEY	106	106
02/20/16	EMBLEY	107	107
02/20/16	EMBLEY	108	108
02/20/16	EMBLEY	109	109
02/20/16	EMBLEY	110	110
02/20/16	EMBLEY	111	111
02/20/16	EMBLEY	112	112
02/20/16	EMBLEY	113	113
02/20/16	EMBLEY	114	114
02/20/16	EMBLEY	115	115
02/20/16	EMBLEY	116	116
02/20/16	EMBLEY	117	117
02/20/16	EMBLEY	118	118
02/20/16	EMBLEY	119	119
02/20/16	EMBLEY	120	120

SEE SHEET 71

SEE SHEET 70

**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 SCALE: 1" = 100' AUGUST 2006  
 RICHARD A. MORALLE, P.E., P.L.S.  
 T & M ASSOCIATES  
 NEW JERSEY 07748  
 11 TINDALL ROAD, MIDDLETOWN TOWNSHIP  
 07940

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 DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY.  
 ARI - COM/24029731300 DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING JFK  
BOULEVARD OWNER LLC AS REDEVELOPER PURSUANT TO  
A REDEVELOPMENT AGREEMENT PREVIOUSLY APPROVED  
BY THE AGENCY FOR PROPERTIES LOCATED WITHIN THE  
JOURNAL SQUARE 2060 REDEVELOPMENT AREA**

**WHEREAS**, in accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended and supplemented (the “**Redevelopment Law**”) the Jersey City Redevelopment Agency (the “**Agency**”) approved the execution of a redevelopment agreement (the “**Redevelopment Agreement**”) with Kennedy BLVD Acquisitions, LLC (the “**Initial Redeveloper**”) on April 21, 2026, by Resolution No. 26-04-9 for the 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**, the Redevelopment Agreement and related agreements have not yet been executed; and

**WHEREAS**, in furtherance of obtaining financing for the acquisition of the Property and construction of the Project, the Initial Redeveloper requested that the Agency designate a successor entity, JFK Boulevard Owner LLC, a Delaware limited liability company (the “**Redeveloper**”) as redeveloper with certain limited ownership changes as submitted to the Agency and revise the Redevelopment Agreement accordingly; and

**WHEREAS**, the Agency wishes to designate the Redeveloper as the Redeveloper of the Property and authorize the execution of the Redevelopment Agreement and required related agreements with the Redeveloper,

**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 JFK Boulevard Owner 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, execute, and deliver all other agreements and documents necessary or desirable to effectuate this Resolution and as required by the Redevelopment Agreement, all in consultation with Counsel.

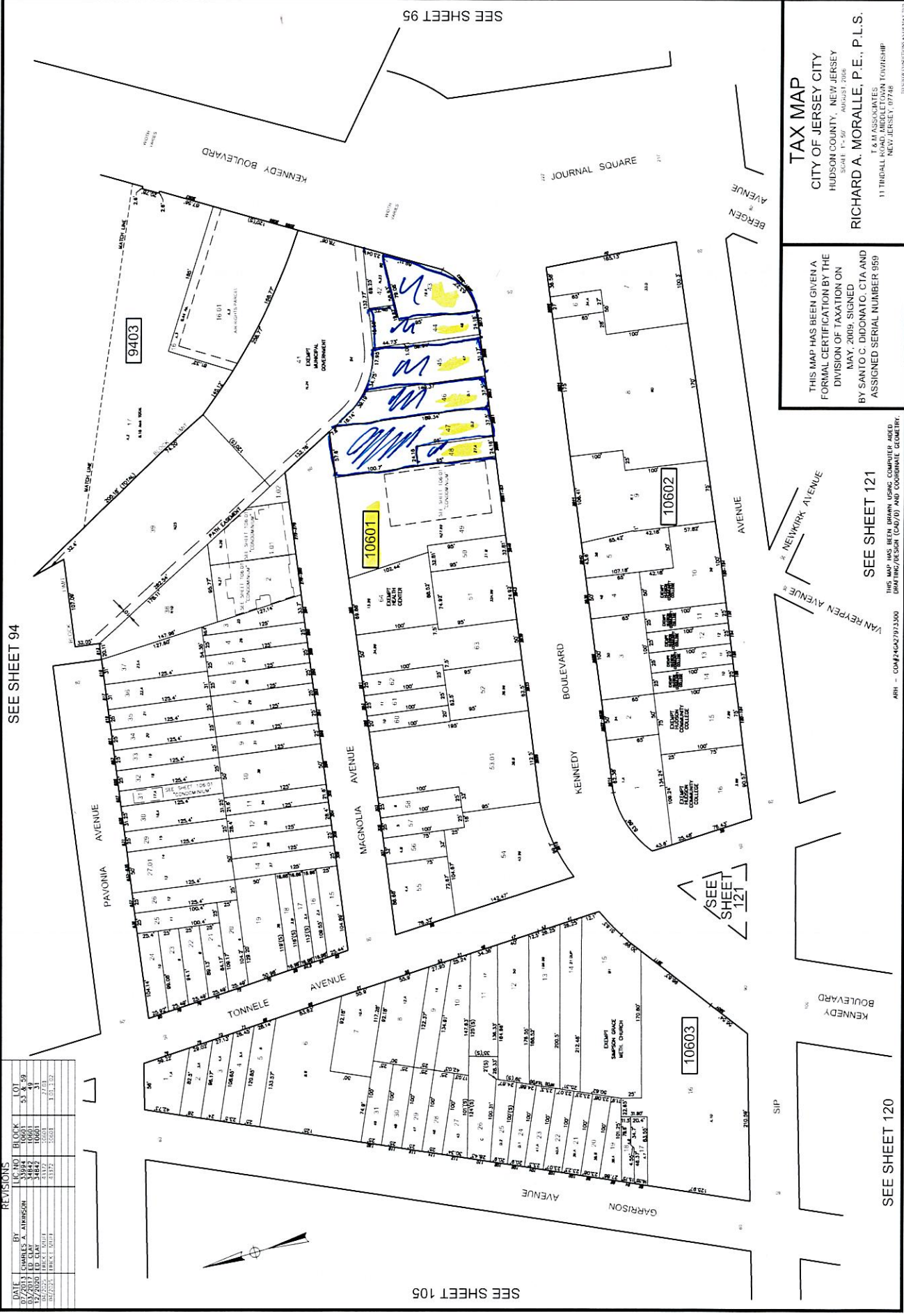
**Section 5.** This Resolution shall take effect immediately.

**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 of May 19, 2026.**

C. Fiore  
Christopher Fiore, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Michael O. Griffin	✓			
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 105

SEE SHEET 95

DATE	BY	REVISIONS	LC	BLOCK	LOT
03/27/2013	CHRISTOPHER A. AMERSHON		3484	10601	53 & 59
03/27/2013	ED CLAY		3484	10601	31
03/27/2013	CHRISTOPHER A. AMERSHON		3484	10601	31
03/27/2013	CHRISTOPHER A. AMERSHON		3484	10601	31
03/27/2013	CHRISTOPHER A. AMERSHON		3484	10601	31

**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 SCOTT 1-2-50 AUGUST 2004  
 RICHARD A. MORALLE, P.E., P.L.S.  
 T & M ASSOCIATES  
 11 TRINDALL 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

SEE SHEET 121  
 THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED  
 DMAP TRC/DESIGN (CAD/D) AND COORDINATE GEOMETRY.  
 ARI - COM/246279/3100

SEE SHEET 120

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH PACIFIC OPPORTUNITY FUND LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 17506, LOTS 12 AND 13, AND COMMONLY KNOWN BY THE STREET ADDRESSES 414-414A PACIFIC AVENUE AND 420-420A PACIFIC AVENUE, WITHIN THE LAFAYETTE PARK 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 Lafayette Park Redevelopment Plan Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area, entitled the Lafayette Park 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**, Pacific Opportunity Fund LLC (the “**Redeveloper**”) is a limited liability company in the State of New Jersey and 414 Pacific Holdings LLC (an entity related to the Redeveloper with common ownership) is the owner of the property identified as Block 17506, Lot 12 and commonly known by the street address 414-414A Pacific Avenue (“**414 Pacific**”) and the Redeveloper is the contract purchaser of the property identified as Block 17506, Lot 13 and commonly known by the street address 420-420A Pacific Avenue (“**420 Pacific**” and together with 414 Pacific, collectively, the “**Property**”); and

**WHEREAS**, on September 23, 2021, 420 Pacific was designated an “Abandoned Property” and placed on the “Abandoned Property List” in accordance with the New Jersey Urban Redevelopment Act and the Abandoned Properties Rehabilitation Act; and

**WHEREAS**, on October 19, 2021, the Agency filed a *lis pendens* against 420 Pacific and the *lis pendens* was recorded against 420 Pacific; and

**WHEREAS**, on November 17, 2025, by Resolution 25-11-20, the Agency conditionally designated the Redeveloper as the redeveloper of the Property until November 30, 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 January 24, 2026, the Redeveloper and the Agency entered into the Funding Agreement; and

**WHEREAS**, the Redeveloper proposes to develop, finance and construct an eight (8) story mixed-use building containing fifty two (52) dwelling units (15% of the bedrooms will be designated as affordable housing in accordance with the Redevelopment Plan affordable housing bonus requirement), as well as four (4) residential parking space, twenty seven (27) bicycle spaces, and approximately 1,818 sq. ft. of retail space on the ground floor, and other site improvements to the Property including the community benefit of an “emergency storage space” which shall provide a storage space for publicly-owned emergency response and flood resistance structures and equipment, all in accordance with the Redevelopment Plan (collectively, the “**Project**”); 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, in accordance with the Redevelopment Plan; and

**WHEREAS**, the Redeveloper has requested that the Agency discharge its *lis pendens* on 420 Pacific at the time of the Redeveloper’s closing on its purchase of 420 Pacific,

**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 Board of Commissioners hereby designates Pacific Opportunity Fund 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.** The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to discharge the *lis pendens* on 420 Pacific in accordance with the terms of the Redevelopment Agreement 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 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 May 19, 2026.**

*C. Fiore*

\_\_\_\_\_  
Christopher Fiore, Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Michael O. Griffin	✓			
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 MAY 19, 2026**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of May 19, 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 May 19, 2026 approved as presented.

C. Fiso  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated May 19, 2026

<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Michael O. Griffin	✓			
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
<b>ADVANCED SCAFFOLD SERVICES LLC</b>								
ADVANCED SCAFFOLD SERVICES LLC	05/19/2026	05/01/2026	90	Scaffold Services at 84 Sip Avenue	\$1,200.00	\$0.00		\$1,200.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	\$1,200.00	\$0.00		\$1,200.00
<b>AFLAC</b>								
AFLAC	05/19/2026	05/13/2026	915377	Employee Deductions per Payroll	\$501.72	\$0.00		\$501.72
				Totals for AFLAC:	\$501.72	\$0.00		\$501.72
<b>AFS Insurance</b>								
AFS Insurance	05/19/2026	04/17/2026	23915	New Property Policy-4/17/26-4/1	\$6,948.00	\$0.00		\$6,948.00
AFS Insurance	05/19/2026	05/11/2026	23941	New Property Policy-5/11/26-5/1	\$13,086.00	\$0.00		\$13,086.00
AFS Insurance	05/19/2026	05/15/2026	23942	General Liability- 5/17/26-5/17/2	\$7,758.00	\$0.00		\$7,758.00
				Totals for AFS Insurance:	\$27,792.00	\$0.00		\$27,792.00
<b>Apruzzese, McDermott, Mastro &amp; Murphy</b>								
Apruzzese, McDermott, Mastro & Murphy	05/19/2026	04/21/2026	2379220	Legal Services - General Labor- S	\$1,118.71	\$0.00		\$1,118.71
				Totals for Apruzzese, McDermott, Mastro & Murphy:	\$1,118.71	\$0.00		\$1,118.71
<b>BrightHouse Financial - MetLife</b>								
BrightHouse Financial - MetLife	05/19/2026	05/01/2026	June-2026	Employer I.D. #03639 - Deferred	\$75.00	\$0.00		\$75.00
BrightHouse Financial - MetLife	05/19/2026	05/01/2026	June-2026	Employer I.D. #03639 - Deferred	\$75.00	\$0.00		\$75.00
				Totals for BrightHouse Financial - MetLife:	\$150.00	\$0.00		\$150.00
<b>BROWNFIELD REDEVELOPMENT SOLUTIONS</b>								
BROWNFIELD REDEVELOPMENT SOLUTIONS	05/19/2026	04/17/2026	8498	Oversight & Mgmt Services for E	\$931.50	\$0.00		\$931.50
BROWNFIELD REDEVELOPMENT SOLUTIONS	05/19/2026	04/17/2026	8499	Oversight & Mgmt Svcs for EPA C	\$3,684.50	\$0.00		\$3,684.50
BROWNFIELD REDEVELOPMENT SOLUTIONS	05/19/2026	04/17/2026	8501	Support Services - Grand Jersey-J	\$1,888.75	\$0.00		\$1,888.75
BROWNFIELD REDEVELOPMENT SOLUTIONS	05/19/2026	04/17/2026	8502	Owner's Rep Mill Creek - Svcs 01,	\$22,568.38	\$0.00		\$22,568.38
BROWNFIELD REDEVELOPMENT SOLUTIONS	05/19/2026	04/20/2026	8503	LNAPL Investigation- Svcs 01/19/	\$10,268.95	\$0.00		\$10,268.95
BROWNFIELD REDEVELOPMENT SOLUTIONS	05/19/2026	04/17/2026	8505	Bayfront Support - Svcs Jan 19-N	\$400.50	\$0.00		\$400.50
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$39,742.58	\$0.00		\$39,742.58
<b>Cangiano's Marketplace</b>								
Cangiano's Marketplace	05/19/2026	04/30/2026	279	Catering -April 30, 2026- Lunch M	\$321.96	\$0.00		\$321.96
Cangiano's Marketplace	05/19/2026	05/05/2026	280	Catering -May 2026-Board Lunch	\$235.97	\$0.00		\$235.97
				Totals for Cangiano's Marketplace:	\$557.93	\$0.00		\$557.93
<b>CASH</b>								
CASH	05/19/2026	05/07/2026	May-2026	Petty Cash Replenishment	\$250.00	\$0.00		\$250.00
				Totals for CASH:	\$250.00	\$0.00		\$250.00

# 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
<b>CHRISTOPHER FIORE</b>								
CHRISTOPHER FIORE	05/19/2026	04/09/2026	apr.2026	Expense Reimbursement- JCRE	\$112.23	\$0.00		\$112.23
CHRISTOPHER FIORE	05/19/2026	04/16/2026	APR.2026	Expense Reimbursement - Travel	\$41.54	\$0.00		\$41.54
CHRISTOPHER FIORE	05/19/2026	04/20/2026	APR.2026	Expense Reimbursement - Travel	\$21.24	\$0.00		\$21.24
CHRISTOPHER FIORE	05/19/2026	04/21/2026	Apr.2026	Expense Reimbursement-Parking	\$21.77	\$0.00		\$21.77
CHRISTOPHER FIORE	05/19/2026	04/22/2026	Apr.2026	Expense Reimbursement-Travel	\$17.98	\$0.00		\$17.98
CHRISTOPHER FIORE	05/19/2026	04/27/2026	APR.2026	Expense Reimbursement - Zoom	\$102.09	\$0.00		\$102.09
CHRISTOPHER FIORE	05/19/2026	05/04/2026	May.2026	Expense Reimbursement-Travel/C	\$31.96	\$0.00		\$31.96
CHRISTOPHER FIORE	05/19/2026	05/08/2026	May.2026	Expense Reimbursement- Team E	\$405.62	\$0.00		\$405.62
				<i>Totals for CHRISTOPHER FIORE:</i>	<b>\$754.43</b>	<b>\$0.00</b>		<b>\$754.43</b>
<b>CITY OF JERSEY CITY</b>								
CITY OF JERSEY CITY	05/19/2026	05/06/2026	00072885	City Planning Fee - In Refer. to 17	\$150.00	\$0.00		\$150.00
				<i>Totals for CITY OF JERSEY CITY:</i>	<b>\$150.00</b>	<b>\$0.00</b>		<b>\$150.00</b>
<b>COMCAST</b>								
COMCAST	05/19/2026	05/01/2026	8499 05 354 4361702	Internet Service at 39 Kearney Av	\$732.44	\$0.00		\$732.44
COMCAST	05/19/2026	04/16/2026	8499 05 354 3248876	Internet Service at 665 Ocean Av	\$232.97	\$0.00		\$232.97
				<i>Totals for COMCAST:</i>	<b>\$965.41</b>	<b>\$0.00</b>		<b>\$965.41</b>
<b>COONEY BOVASSO REALTY ADVISORS</b>								
COONEY BOVASSO REALTY ADVISORS	05/19/2026	05/12/2026	26-7780	Property Appraisal - 128 Glenwo	\$4,200.00	\$0.00		\$4,200.00
				<i>Totals for COONEY BOVASSO REALTY ADVISORS:</i>	<b>\$4,200.00</b>	<b>\$0.00</b>		<b>\$4,200.00</b>
<b>CRYSTAL POINT CONDOMINIUM ASSOC.</b>								
CRYSTAL POINT CONDOMINIUM ASSOC.	05/19/2026	04/13/2026	2362SEC102	Monthly Maint. August.2026	\$200.00	\$0.00		\$200.00
				<i>Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:</i>	<b>\$200.00</b>	<b>\$0.00</b>		<b>\$200.00</b>
<b>DELTA STORAGE</b>								
DELTA STORAGE	05/19/2026	05/01/2026	002-107412	Storage Unit - Size: 10x30, Unit #	\$1,110.00	\$0.00		\$1,110.00
DELTA STORAGE	05/19/2026	05/01/2026	002-107412	Storage Unit - Size: 10x30, Unit #	\$1,174.00	\$0.00		\$1,174.00
				<i>Totals for DELTA STORAGE:</i>	<b>\$2,284.00</b>	<b>\$0.00</b>		<b>\$2,284.00</b>
<b>DIANA JEFFREY</b>								
DIANA JEFFREY	05/19/2026	04/21/2026	Apr.2026	Employee Reimbursement- Dent	\$1,202.00	\$0.00		\$1,202.00
				<i>Totals for DIANA JEFFREY:</i>	<b>\$1,202.00</b>	<b>\$0.00</b>		<b>\$1,202.00</b>
<b>Dilworth Paxon LLP</b>								
Dilworth Paxon LLP	05/19/2026	04/16/2026	643258	Legal Services - Scitech Scity - Sv	\$70.00	\$0.00		\$70.00
Dilworth Paxon LLP	05/19/2026	04/15/2026	643399	Legal Services -APRA- Svcs Throu	\$2,580.00	\$0.00		\$2,580.00
Dilworth Paxon LLP	05/19/2026	04/15/2026	643632	Legal Services -428 Pacific Ave -	\$175.00	\$0.00		\$175.00

# 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
Dilworth Passon LLP	05/19/2026	04/15/2026	643631	Legal Services -26 Siedler Street- <i>Totals for Dilworth Passon LLP:</i>	\$1,500.00 \$4,325.00	\$0.00 \$0.00		\$1,500.00 \$4,325.00
<b>DRESDNER ROBIN ENVIRON MGMT</b>								
DRESDNER ROBIN ENVIRON MGMT	05/19/2026	05/04/2026	Payment#1	Professional Service- Dec.2025-A <i>Totals for DRESDNER ROBIN ENVIRON MGMT:</i>	\$21,082.11 \$21,082.11	\$0.00 \$0.00		\$21,082.11 \$21,082.11
<b>Economic Project Solutions, Inc.</b>								
Economic Project Solutions, Inc.	05/19/2026	04/30/2026	14511	Constru. Phase- Loews- Svcs Apri	\$20,919.00	\$0.00		\$20,919.00
Economic Project Solutions, Inc.	05/19/2026	04/30/2026	14514	Owner's Rep- Powerhouse- Svcs <i>Totals for Economic Project Solutions, Inc.:</i>	\$5,194.00 \$26,113.00	\$0.00 \$0.00		\$5,194.00 \$26,113.00
<b>El Especialito</b>								
El Especialito	05/19/2026	05/01/2026	158414	Legal Advertisement-Acct#:2519f	\$350.00	\$0.00		\$350.00
El Especialito	05/19/2026	05/01/2026	158415	Legal Advertisement-Acct#:2519f	\$450.00	\$0.00		\$450.00
El Especialito	05/19/2026	05/01/2026	158416	Legal Advertisement-Acct#:2519f	\$450.00	\$0.00		\$450.00
El Especialito	05/19/2026	04/24/2026	157918	Legal Advertisement-Acct#:2519f <i>Totals for El Especialito:</i>	\$450.00 \$1,700.00	\$0.00 \$0.00		\$450.00 \$1,700.00
<b>ERIC M. BERNSTEIN &amp; ASSOCIATES, LLC</b>								
ERIC M. BERNSTEIN & ASSOCIATES, LLC	05/19/2026	05/01/2026	98707	Legal Services - OPRA- Svcs April <i>Totals for ERIC M. BERNSTEIN &amp; ASSOCIATES, LLC:</i>	\$1,980.00 \$1,980.00	\$0.00 \$0.00		\$1,980.00 \$1,980.00
<b>FEDERAL EXPRESS</b>								
FEDERAL EXPRESS	05/19/2026	04/06/2026	9-243-38603	Overnight Deliveries	\$84.48	\$0.00		\$84.48
FEDERAL EXPRESS	05/19/2026	04/30/2026	9-233-73689	Overnight Deliveries <i>Totals for FEDERAL EXPRESS:</i>	\$89.80 \$174.28	\$0.00 \$0.00		\$89.80 \$174.28
<b>FUSION CREATIVE</b>								
FUSION CREATIVE	05/19/2026	03/25/2026	3330	JCRA Website Support & Tech Su <i>Totals for FUSION CREATIVE:</i>	\$1,775.00 \$1,775.00	\$0.00 \$0.00		\$1,775.00 \$1,775.00
<b>GALLAGHER BASSETT SERVICES, INC.</b>								
GALLAGHER BASSETT SERVICES, INC.	05/19/2026	04/30/2026	1321954	Morris Canal Greenway-Country <i>Totals for GALLAGHER BASSETT SERVICES, INC.:</i>	\$7,066.75 \$7,066.75	\$0.00 \$0.00		\$7,066.75 \$7,066.75
<b>Gannett New York-New Jersey LocalIQ</b>								
Gannett New York-New Jersey LocalIQ	05/19/2026	04/30/2026	7482311	Legal Advertisement- NJM The R <i>Totals for Gannett New York-New Jersey LocalIQ:</i>	\$917.77 \$917.77	\$0.00 \$0.00		\$917.77 \$917.77
<b>Gordon Rees Scully Mansukhani, LLP</b>								
Gordon Rees Scully Mansukhani, LLP	05/19/2026	04/18/2026	22150858	Legal Services - Suazo Vs. JCRA	\$9,966.00	\$0.00		\$9,966.00

# 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
Gordon Rees Scully Mansukhani, LLP	05/19/2026	01/14/2026	22084169	Legal Services - Vasquez Vs. JCR	\$1,848.00	\$0.00		\$1,848.00
Gordon Rees Scully Mansukhani, LLP	05/19/2026	12/19/2025	22068860	Legal Services - Vasquez Vs. JCR	\$4,614.00	\$0.00		\$4,614.00
				<i>Totals for Gordon Rees Scully Mansukhani, LLP:</i>	\$16,428.00	\$0.00		\$16,428.00
				<b>GOVERNANCE &amp; FISCAL AFFAIRS, LLC</b>				
GOVERNANCE & FISCAL AFFAIRS, LLC	05/19/2026	05/13/2026	1697	OPA Comprehensive Procurement	\$350.00	\$0.00		\$350.00
				<i>Totals for GOVERNANCE &amp; FISCAL AFFAIRS, LLC:</i>	\$350.00	\$0.00		\$350.00
				<b>HUDSON COUNTY REGISTER</b>				
HUDSON COUNTY REGISTER	05/19/2026	12/30/2025	548893	Recording Fee - Redevelopment	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	05/19/2026	04/30/2026	578663	Recording Fee - First Amendment	\$33.00	\$0.00		\$33.00
				<i>Totals for HUDSON COUNTY REGISTER:</i>	\$66.00	\$0.00		\$66.00
				<b>JC MUNICIPAL UTILITIES AUTHORITY</b>				
JC MUNICIPAL UTILITIES AUTHORITY	05/19/2026	04/10/2026	3030328234000	Water & Sewer - 405 Ocean Ave-	\$26.60	\$0.00		\$26.60
JC MUNICIPAL UTILITIES AUTHORITY	05/19/2026	05/04/2026	30308307348913	Water & Sewer - 84 Slip (25 Journ.	\$406.03	\$0.00		\$406.03
				<i>Totals for JC MUNICIPAL UTILITIES AUTHORITY:</i>	\$432.63	\$0.00		\$432.63
				<b>JERSEY CITY DEPT. OF PUBLIC WORKS</b>				
JERSEY CITY DEPT. OF PUBLIC WORKS	05/19/2026	04/21/2026	2026-2	Redevelopment Gas Usage -Jan 1	\$49.49	\$0.00		\$49.49
				<i>Totals for JERSEY CITY DEPT. OF PUBLIC WORKS:</i>	\$49.49	\$0.00		\$49.49
				<b>Kassim Handyman Service, LLC</b>				
Kassim Handyman Service, LLC	05/19/2026	04/15/2026	086781	Replace smoke alarms - 51 Cresc	\$285.00	\$0.00		\$285.00
Kassim Handyman Service, LLC	05/19/2026	04/21/2026	086784	Add Locks to Exit/Front Entrance	\$300.00	\$0.00		\$300.00
Kassim Handyman Service, LLC	05/19/2026	04/15/2026	088432	Maintaining Building- 405-407 O	\$2,753.00	\$0.00		\$2,753.00
				<i>Totals for Kassim Handyman Service, LLC:</i>	\$3,338.00	\$0.00		\$3,338.00
				<b>Katuska Mieleles</b>				
Katuska Mieleles	05/19/2026	05/05/2026	May 2026	Employee Reimbursement- Dent	\$200.00	\$0.00		\$200.00
				<i>Totals for Katuska Mieleles:</i>	\$200.00	\$0.00		\$200.00
				<b>MCMANIMON, SCOTLAND &amp; BAUMANN, LLC</b>				
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259717	Legal Services - Loew's - Svcs Ma	\$10,153.39	\$0.00		\$10,153.39
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259719	Legal Services - Liberty Science C	\$9,086.00	\$0.00		\$9,086.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259720	Legal Services - 125 Monitor Stre	\$1,260.00	\$0.00		\$1,260.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259721	Legal Services - Argent /Johnstor	\$1,470.00	\$0.00		\$1,470.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259723	Legal Services - Cultral Arts 808 F	\$709.00	\$0.00		\$709.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259724	Legal Services -Exchange Place SI	\$420.00	\$0.00		\$420.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259725	Legal Services - Jersey Avenue St	\$606.00	\$0.00		\$606.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259727	Legal Services - Argent/Johnston	\$1,680.00	\$0.00		\$1,680.00

# Jersey City Redevelopment Agency Cash Requirements Report

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MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259729	Legal Services - General Litigator	\$4,863.18	\$0.00		\$4,863.18
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259730	Legal Services - Hampshire- Marc	\$1,260.00	\$0.00		\$1,260.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259731	Legal Services - Grand Jersey - M	\$5,279.00	\$0.00		\$5,279.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259733	Legal Services -701 Newark Ave -	\$542.00	\$0.00		\$542.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259737	Legal Services - General Counsel	\$28,222.14	\$0.00		\$28,222.14
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259739	Legal Services - Cole Street Park I	\$3,465.00	\$0.00		\$3,465.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259742	Legal Services - Morris Canal Gre	\$2,712.00	\$0.00		\$2,712.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259745	Legal Services - Bayfront - BRP D	\$3,824.00	\$0.00		\$3,824.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259747	Legal Services - 408 -420 Comm	\$3,079.00	\$0.00		\$3,079.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259744	Legal Services - Bayfront- Pennro	\$2,310.00	\$0.00		\$2,310.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259750	Legal Services -174 Newark Ave I	\$4,025.00	\$0.00		\$4,025.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259752	Legal Services -808 Pavonia Svcs	\$3,272.00	\$0.00		\$3,272.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259757	Legal Services -174-178 MILK -Syc	\$455.00	\$0.00		\$455.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259761	Legal Services -244 Bay Street, Sv	\$3,420.52	\$0.00		\$3,420.52
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259765	Legal Services -72 Montgomery :	\$1,860.00	\$0.00		\$1,860.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259768	Legal Services -Embarkment- Me	\$1,155.83	\$0.00		\$1,155.83
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259770	Legal Services -33 Divison-Svcs N	\$1,112.00	\$0.00		\$1,112.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259772	Legal Services - 660 Grove Street	\$980.76	\$0.00		\$980.76
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259773	Legal Services -Grand Jersey - M	\$560.00	\$0.00		\$560.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259775	Legal Services - 115 Giles Ave - P	\$1,321.00	\$0.00		\$1,321.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259776	Legal Services -597 Marin CMPNI	\$2,085.00	\$0.00		\$2,085.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259777	Legal Services -John 723 LLC - N	\$715.00	\$0.00		\$715.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259779	Legal Services -2859-2873 JFK Bl	\$13,734.42	\$0.00		\$13,734.42
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259780	Legal Services -414-420A Pacific :	\$911.73	\$0.00		\$911.73
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259782	Legal Services -Chapel Ave/Easte	\$711.00	\$0.00		\$711.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259783	Legal Services -JDA HBC - March	\$1,024.00	\$0.00		\$1,024.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259784	Legal Services -168 Sip - March	\$727.00	\$0.00		\$727.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259792	Legal Services -SciTech(EdgeWor	\$980.00	\$0.00		\$980.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259793	Legal Services - Powerhous Svcs.	\$968.00	\$0.00		\$968.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259794	Legal Services - Embankment(Bo	\$3,459.00	\$0.00		\$3,459.00
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	248241	Legal Services - Cole Street Park I	\$630.00	\$0.00		\$630.00
<i>Totals for MCMANIMON, SCOTLAND &amp; BAUMANN, LLC.</i>					\$125,047.97	\$0.00		\$125,047.97
<b>Mobile Mini Storage Solutions</b>								
Mobile Mini Storage Solutions	05/19/2026	02/16/2026	90255606271	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	05/19/2026	02/17/2026	90255614839	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	05/19/2026	02/16/2026	90255606280	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	05/19/2026	01/19/2026	90255425570	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28

# 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
Mobile Mini Storage Solutions	05/19/2026	01/19/2026	9025425577	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	05/19/2026	01/20/2026	9025433525	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	05/19/2026	01/20/2026	9025433529	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	05/19/2026	01/21/2026	9025441542	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	05/19/2026	02/06/2026	9025551549	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	05/19/2026	02/06/2026	9025551561	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	05/19/2026	04/13/2026	9025975869	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	05/19/2026	04/03/2026	9025918585	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	05/19/2026	04/14/2026	9025981096	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	05/19/2026	04/13/2026	9025975868	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	05/19/2026	04/14/2026	9025981105	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	05/19/2026	02/17/2026	9025614848	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	05/19/2026	04/03/2026	9025918576	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	05/19/2026	03/18/2026	9025806965	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
<b>Totals for Mobile Mini Storage Solutions:</b>					<b>\$5,387.04</b>	<b>\$0.00</b>		<b>\$5,387.04</b>
<b>Paul V. Ferricola &amp; Associates, LLC</b>								
Paul V. Ferricola & Associates, LLC	05/19/2026	10/01/2025	4797	Legal Services- 125 Monitor Street	\$3,290.00	\$0.00		\$3,290.00
Paul V. Ferricola & Associates, LLC	05/19/2026	11/10/2025	4813	Legal Services- 125 Monitor Street	\$7,232.50	\$0.00		\$7,232.50
Paul V. Ferricola & Associates, LLC	05/19/2026	01/11/2026	4866	Legal Services- 323 Johnston Ave	\$595.00	\$0.00		\$595.00
Paul V. Ferricola & Associates, LLC	05/19/2026	01/11/2026	4867	Legal Services- 125 Monitor Street	\$175.00	\$0.00		\$175.00
Paul V. Ferricola & Associates, LLC	05/19/2026	02/06/2026	4886	Legal Services- 323 Johnston Ave	\$595.00	\$0.00		\$595.00
Paul V. Ferricola & Associates, LLC	05/19/2026	03/10/2026	4895	Legal Services- 323 Johnston Ave	\$2,415.00	\$0.00		\$2,415.00
Paul V. Ferricola & Associates, LLC	05/19/2026	03/10/2026	4896	Legal Services- 125 Monitor Street	\$2,992.50	\$0.00		\$2,992.50
Paul V. Ferricola & Associates, LLC	05/19/2026	04/09/2026	4917	Legal Services- 125 Monitor Street	\$2,590.00	\$0.00		\$2,590.00
Paul V. Ferricola & Associates, LLC	05/19/2026	04/09/2026	4916	Legal Services- 323 Johnston Ave	\$70.00	\$0.00		\$70.00
<b>Totals for Paul V. Ferricola &amp; Associates, LLC:</b>					<b>\$19,955.00</b>	<b>\$0.00</b>		<b>\$19,955.00</b>
<b>PITNEY BOWES Global Financial Services</b>								
PITNEY BOWES Global Financial Services	05/19/2026	04/15/2026	1029296211	Postage Machine- Professional In	\$445.00	\$0.00		\$445.00
<b>Totals for PITNEY BOWES Global Financial Services:</b>					<b>\$445.00</b>	<b>\$0.00</b>		<b>\$445.00</b>
<b>POTOMAC-HUDSON ENVIRONMENTAL I</b>								
POTOMAC-HUDSON ENVIRONMENTAL I	05/19/2026	04/07/2026	26,597.36	Professional Services - 125 Mont	\$16,324.64	\$0.00		\$16,324.64
POTOMAC-HUDSON ENVIRONMENTAL I	05/19/2026	05/06/2026	26,597.37	Professional Services - 125 Mont	\$3,769.02	\$0.00		\$3,769.02
<b>Totals for POTOMAC-HUDSON ENVIRONMENTAL I:</b>					<b>\$20,093.66</b>	<b>\$0.00</b>		<b>\$20,093.66</b>
<b>PRIMO BRANDS</b>								
PRIMO BRANDS	05/19/2026	05/02/2026	06D6703492330	Water & Dispenser - Service 4/1	\$153.00	\$0.00		\$153.00
<b>Totals for PRIMO BRANDS:</b>					<b>\$153.00</b>	<b>\$0.00</b>		<b>\$153.00</b>

# 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
<b>PUBLIC SERVICE ELECTRIC &amp; GAS</b>								
PUBLIC SERVICE ELECTRIC & GAS	05/19/2026	04/22/2026	72-729-973-03	Gas & Electric - 665 Ocean Avenu	\$35.59	\$0.00		\$35.59
PUBLIC SERVICE ELECTRIC & GAS	05/19/2026	04/22/2026	72-729-974-00	Gas & Electric - 665 Ocean Avenu	\$84.10	\$0.00		\$84.10
PUBLIC SERVICE ELECTRIC & GAS	05/19/2026	04/22/2026	72-729-975-08	Gas & Electric - 665 Ocean Avenu	\$64.01	\$0.00		\$64.01
PUBLIC SERVICE ELECTRIC & GAS	05/19/2026	04/22/2026	72-729-976-05	Gas & Electric - 665 Ocean Avenu	\$109.03	\$0.00		\$109.03
PUBLIC SERVICE ELECTRIC & GAS	05/19/2026	04/22/2026	72-729-977-02	Gas & Electric - 665 Ocean Avenu	\$33.46	\$0.00		\$33.46
PUBLIC SERVICE ELECTRIC & GAS	05/19/2026	04/22/2026	72-729-978-18	Gas & Electric - 665 Ocean Avenu	\$15.76	\$0.00		\$15.76
PUBLIC SERVICE ELECTRIC & GAS	05/19/2026	04/22/2026	72-357-631-08	Gas & Electric - 292 MILK Dr - Flo	\$19.29	\$0.00		\$19.29
PUBLIC SERVICE ELECTRIC & GAS	05/19/2026	04/22/2026	72-357-632-05	Gas & Electric - 292 MILK Dr - Flo	\$60.57	\$0.00		\$60.57
PUBLIC SERVICE ELECTRIC & GAS	05/19/2026	04/21/2026	70-455-651-00	Gas & Electric - 405 Ocean Ave -	\$15.80	\$0.00		\$15.80
PUBLIC SERVICE ELECTRIC & GAS	05/19/2026	04/21/2026	70-451-417-18	Gas & Electric - 407 Ocean Ave -	\$15.92	\$0.00		\$15.92
PUBLIC SERVICE ELECTRIC & GAS	05/19/2026	04/16/2026	42-497-031-18	Gas & Electric - 25 Journal Sq Svc	\$484.01	\$0.00		\$484.01
<b>Totals for PUBLIC SERVICE ELECTRIC &amp; GAS:</b>					<b>\$937.54</b>	<b>\$0.00</b>		<b>\$937.54</b>
<b>RT Environmental Services, INC</b>								
RT Environmental Services, INC	05/19/2026	06/10/2025	2505026	Professional Svcs- Through May 1	\$2,490.00	\$0.00		\$2,490.00
<b>Totals for RT Environmental Services, INC:</b>					<b>\$2,490.00</b>	<b>\$0.00</b>		<b>\$2,490.00</b>
<b>Silagly Contracting, LLC.</b>								
Silagly Contracting, LLC.	05/19/2026	05/06/2026	151146-1	Lawn Maintenance & Trash Remc	\$450.00	\$0.00		\$450.00
Silagly Contracting, LLC.	05/19/2026	05/06/2026	151146-2	Lawn Maintenance & Trash Remc	\$400.00	\$0.00		\$400.00
Silagly Contracting, LLC.	05/19/2026	05/06/2026	151146-3	Lawn Maintenance & Trash Remc	\$440.00	\$0.00		\$440.00
Silagly Contracting, LLC.	05/19/2026	05/06/2026	151146-4	Lawn Maintenance & Trash Remc	\$435.00	\$0.00		\$435.00
Silagly Contracting, LLC.	05/19/2026	05/06/2026	151146-5	Lawn Maintenance & Trash Remc	\$360.00	\$0.00		\$360.00
Silagly Contracting, LLC.	05/19/2026	05/06/2026	151146-6	Lawn Maintenance & Trash Remc	\$1,170.00	\$0.00		\$1,170.00
Silagly Contracting, LLC.	05/19/2026	05/06/2026	151146-7	Lawn Maintenance & Trash Remc	\$360.00	\$0.00		\$360.00
Silagly Contracting, LLC.	05/19/2026	05/06/2026	151146-8	Lawn Maintenance & Trash Remc	\$1,020.00	\$0.00		\$1,020.00
Silagly Contracting, LLC.	05/19/2026	05/06/2026	151146-9	Lawn Maintenance & Trash Remc	\$360.00	\$0.00		\$360.00
Silagly Contracting, LLC.	05/19/2026	05/06/2026	151146-10	Lawn Maintenance & Trash Remc	\$680.00	\$0.00		\$680.00
Silagly Contracting, LLC.	05/19/2026	05/06/2026	151146-11	Lawn Maintenance & Trash Remc	\$200.00	\$0.00		\$200.00
Silagly Contracting, LLC.	05/19/2026	05/06/2026	151146-12	Lawn Maintenance & Trash Remc	\$200.00	\$0.00		\$200.00
<b>Totals for Silagly Contracting, LLC:</b>					<b>\$6,075.00</b>	<b>\$0.00</b>		<b>\$6,075.00</b>
<b>STAPLES INC.</b>								
STAPLES INC.	05/19/2026	04/30/2026	6062637399	Office Supplies - Various	\$657.11	\$0.00		\$657.11
STAPLES INC.	05/19/2026	04/30/2026	6062637401	Office Supplies - Various	\$163.50	\$0.00		\$163.50
STAPLES INC.	05/19/2026	03/31/2026	6059984425	Office Supplies - Various	\$14.91	\$0.00		\$14.91
<b>Totals for STAPLES INC.:</b>					<b>\$835.52</b>	<b>\$0.00</b>		<b>\$835.52</b>

## 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
Sylvia Henry	05/19/2026	04/19/2026	Apr.2026	Employee Reimbursement-Denta	\$3,950.00	\$0.00		\$3,950.00
				Totals for Sylvia Henry:	\$3,950.00	\$0.00		\$3,950.00
<b>T&amp;M ASSOCIATES</b>								
T&M ASSOCIATES	05/19/2026	05/04/2026	LAT503194/505236	Engineering Services- MorrisGree	\$1,419.00	\$0.00		\$1,419.00
				Totals for T&M ASSOCIATES:	\$1,419.00	\$0.00		\$1,419.00
<b>TOSHIBA FINANCIAL SERVICES</b>								
TOSHIBA FINANCIAL SERVICES	05/19/2026	05/01/2026	5037972366	Payment for Copier Lease-5/2-6/	\$2,257.50	\$0.00		\$2,257.50
				Totals for TOSHIBA FINANCIAL SERVICES:	\$2,257.50	\$0.00		\$2,257.50
<b>Toshiba - GreatAmerica Financial Svcs.</b>								
Toshiba - GreatAmerica Financial Svcs.	05/19/2026	05/01/2026	Apr. 2026	Payment for Copier Lease-April2	\$545.90	\$0.00		\$545.90
				Totals for Toshiba- GreatAmerica Financial Svcs.:	\$545.90	\$0.00		\$545.90
<b>UNITED WAY OF HUDSON COUNTY</b>								
UNITED WAY OF HUDSON COUNTY	05/19/2026	05/01/2026	Apr. 2026	Case/Property Mngmt Services at 1	\$5,378.25	\$0.00		\$5,378.25
				Totals for UNITED WAY OF HUDSON COUNTY:	\$5,378.25	\$0.00		\$5,378.25
<b>US Bank</b>								
US Bank	05/19/2026	04/09/2026	3207694	Debt Service Payment	\$43,000.00	\$0.00		\$43,000.00
				Totals for US Bank:	\$43,000.00	\$0.00		\$43,000.00
<b>VERIZON</b>								
VERIZON	05/19/2026	05/01/2026	Apr. 2026	Agency Call Phone Bill---Mar 24;	\$127.06	\$0.00		\$127.06
				Totals for VERIZON:	\$127.06	\$0.00		\$127.06
<b>W. B. MASON CO., INC.</b>								
W. B. MASON CO., INC.	05/19/2026	04/29/2026	261640195	Office Supplies	\$12.36	\$0.00		\$12.36
W. B. MASON CO., INC.	05/19/2026	04/24/2026	261531201	Office Supplies	\$484.52	\$0.00		\$484.52
W. B. MASON CO., INC.	05/19/2026	04/28/2026	261585186	Office Supplies	\$31.77	\$0.00		\$31.77
W. B. MASON CO., INC.	05/19/2026	04/27/2026	261561791	Office Supplies	\$99.21	\$0.00		\$99.21
				Totals for W. B. MASON CO., INC.:	\$627.86	\$0.00		\$627.86
<b>Wielkotsz &amp; Company, LLC.</b>								
Wielkotsz & Company, LLC.	05/19/2026	05/01/2026	26-00085-05797	CFO Accounting Services Render	\$8,000.00	\$0.00		\$8,000.00
Wielkotsz & Company, LLC.	05/19/2026	04/30/2026	26-00085-05804	CFO Accounting Additional Servi	\$5,793.75	\$0.00		\$5,793.75
				Totals for Wielkotsz & Company, LLC.:	\$13,793.75	\$0.00		\$13,793.75
<b>GRAND TOTALS:</b>					<b>\$419,585.86</b>	<b>\$0.00</b>		<b>\$419,585.86</b>

# Jersey City Redevelopment Agency Cash Requirements Report

## Criteria

Report name: JCRA May 2026 Board Meeting -1

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: 5/19/2026 to 5/19/2026

Include all Post Statuses

Include all Invoices

Include all Vendors

Include all Banks

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
<b>CME ASSOCIATES</b>								
CME ASSOCIATES	05/19/2026	03/30/2026	0395544	Site Engineering- Bayfront Develk	\$20,719.25	\$0.00		\$20,719.25
CME ASSOCIATES	05/19/2026	04/14/2026	0395933	Site Engineering- Bayfront Develk	\$1,805.25	\$0.00		\$1,805.25
				<i>Totals for CME ASSOCIATES:</i>	\$22,524.50	\$0.00		\$22,524.50
<b>MCMANIMON, SCOTLAND &amp; BAUMANN, LLC</b>								
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259728	Legal Services - Bayfront General	\$10,282.00	\$0.00		\$10,282.00
				<i>Totals for MCMANIMON, SCOTLAND &amp; BAUMANN, LLC:</i>	\$10,282.00	\$0.00		\$10,282.00
<b>POTOMAC-HUDSON ENVIRONMENTAL I</b>								
POTOMAC-HUDSON ENVIRONMENTAL I	05/19/2026	04/06/2026	26.627.46	Professional Services - Bayfront-S	\$15,683.03	\$0.00		\$15,683.03
POTOMAC-HUDSON ENVIRONMENTAL I	05/19/2026	05/06/2026	26.627.47	Professional Services - Bayfront-S	\$22,941.60	\$0.00		\$22,941.60
				<i>Totals for POTOMAC-HUDSON ENVIRONMENTAL I:</i>	\$38,624.63	\$0.00		\$38,624.63
<b>Wielkotz &amp; Company, LLC.</b>								
Wielkotz & Company, LLC.	05/19/2026	04/30/2026	26-00085-05803	CFO Accounting Additional Servi	\$562.50	\$0.00		\$562.50
				<i>Totals for Wielkotz &amp; Company, LLC.:</i>	\$562.50	\$0.00		\$562.50
				<b>GRAND TOTALS:</b>	<b>\$71,993.63</b>	<b>\$0.00</b>		<b>\$71,993.63</b>

# Jersey City Redevelopment Agency Cash Requirements Report

## Criteria

Report name: Bayfront-May 2026 Board Meeting

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: 5/19/2026 to 5/19/2026

Include all Post Statuses

Include all Invoices

Include all Vendors

Include these Banks: Investors - Bayfront

Include all Invoice Attributes

Include all Vendor Attributes

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 107 MORGAN STREET DEVELOPMENT LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 11612, LOT 1, AND COMMONLY KNOWN BY THE STREET ADDRESS 107 MORGAN STREET, 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**, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly 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 has been further amended and supplemented from time to time (the “**Redevelopment Plan**”); and

**WHEREAS**, 107 Morgan Street Development LLC (the “**Redeveloper**”) is a limited liability company and is the owner of property located within the Redevelopment Area identified as Block 11612, Lot 1, and commonly known as 107 Morgan Street (the “**Property**”); and

**WHEREAS**, on June 18, 2024, by Resolution No. 24-06-16, the Agency conditionally designated Redeveloper as the redeveloper for the Property; and

**WHEREAS**, on February 18, 2025, by Resolution No. 25-02-23, the Agency authorized the execution of a redevelopment agreement with the Redeveloper, executed on April 3, 2025, and recorded on June 23, 2025, in Book 9908 at Page 88 (the “**Redevelopment Agreement**”); and

**WHEREAS**, pursuant to the Redevelopment Agreement, the Redeveloper proposed to undertake certain improvements at the Property to include construction of a new thirty-four (34) story mixed-use development containing six hundred thirty-three (633) dwelling units, two hundred thirteen (213) parking spaces, tenant amenities, nineteen thousand six hundred thirty-five (19,635) square feet of ground floor retail/gallery space, and an exterior, open-air arcade (collectively, the “**Project**”); and

**WHEREAS**, on April 17, 2026, the Redeveloper submitted a request to the Agency to (i) amend Schedule C – Development Timetable, (ii) approve a transfer of an ownership interest in the Redeveloper to USFI Twin Coast Capital Private Limited, as an equity capital investment partner (the “**Transfer**”), and (iii) amend Schedule F – Majority Owners to reflect the ownership of the Redeveloper following approval of the Transfer; and

**WHEREAS**, the Agency wishes to authorize a first amendment to the Redevelopment Agreement to (i) amend Schedule C – Development Timetable, (ii) approve the Transfer, and (iii) amend Schedule F – Majority Owners (the “**First 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 Agency hereby approves the Transfer.

**Section 3.** The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver the First Amendment in substantially the form on file with the Agency, together with such additions, deletions and/or modifications thereto as may be necessary or desirable in consultation with Counsel.

**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 of May 19, 2026.**

*C. Fiore*

Christopher Fiore, Secretary

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

\*Resolutions require 4 affirmative votes to pass.

DATE	BY	REVISION
11/15/03	MARK E. KANE	1. PREPARED FOR THE CITY OF HUDSON COUNTY
11/15/03	MARK E. KANE	2. CORRECTED FOR THE CITY OF HUDSON COUNTY
11/15/03	MARK E. KANE	3. CORRECTED FOR THE CITY OF HUDSON COUNTY
11/15/03	MARK E. KANE	4. CORRECTED FOR THE CITY OF HUDSON COUNTY
11/15/03	MARK E. KANE	5. CORRECTED FOR THE CITY OF HUDSON COUNTY
11/15/03	MARK E. KANE	6. CORRECTED FOR THE CITY OF HUDSON COUNTY
11/15/03	MARK E. KANE	7. CORRECTED FOR THE CITY OF HUDSON COUNTY
11/15/03	MARK E. KANE	8. CORRECTED FOR THE CITY OF HUDSON COUNTY
11/15/03	MARK E. KANE	9. CORRECTED FOR THE CITY OF HUDSON COUNTY
11/15/03	MARK E. KANE	10. CORRECTED FOR THE CITY OF HUDSON COUNTY

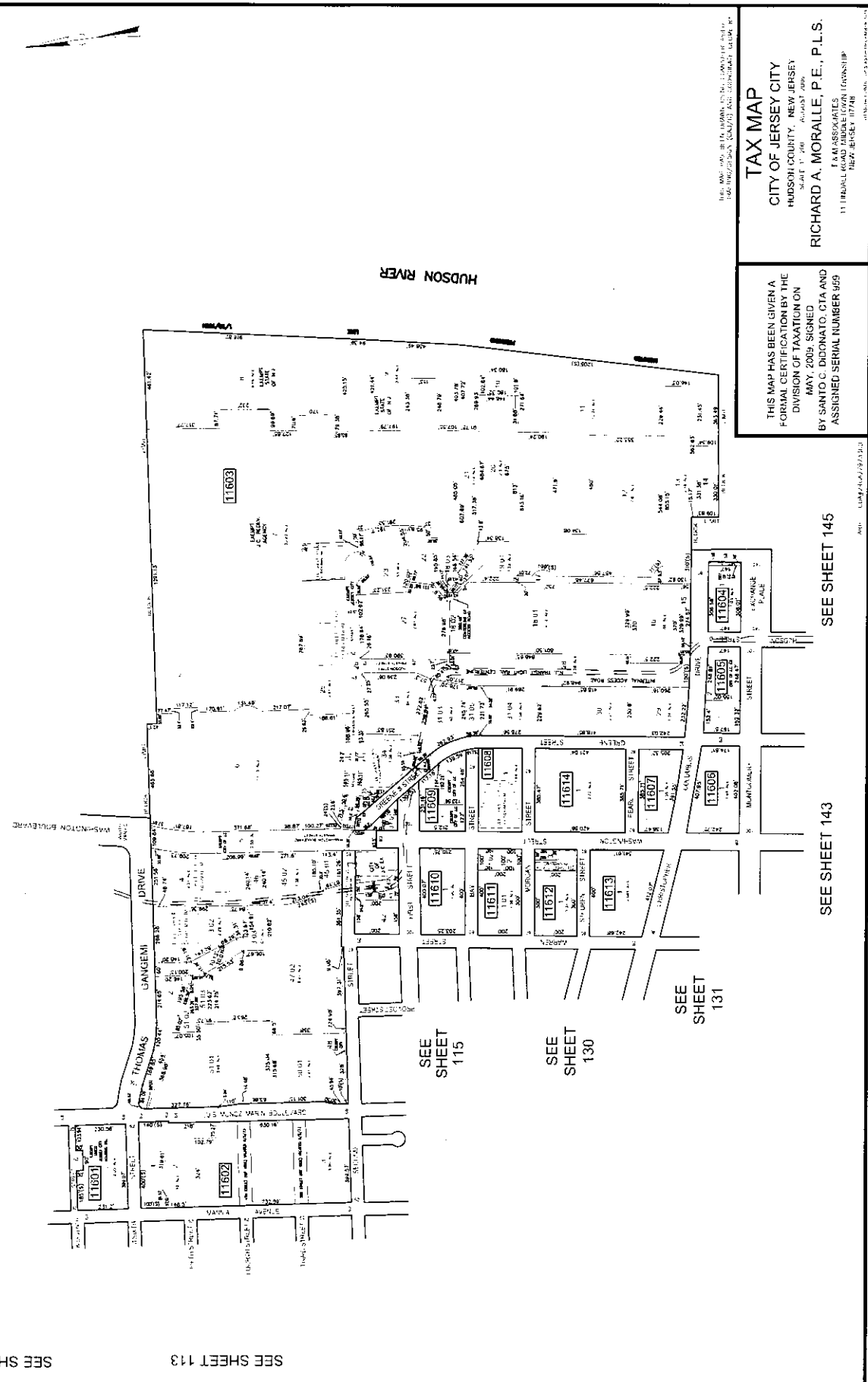
THIS MAP WAS MADE BY THE ENGINEER IN CHARGE OF THE SURVEYING DEPARTMENT OF THE CITY OF HUDSON COUNTY, NEW JERSEY, AND IS SUBJECT TO THE ORDINANCES OF SAID CITY.

**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 SCALE 1" = 200'  
 MAY 7, 2009, SIGNED  
 BY SANTO C. DICONATO, C.T.A. AND  
 ASSIGNED SERIAL NUMBER 959

THIS MAP HAS BEEN GIVEN A  
 FORMAL CERTIFICATION BY THE  
 DIVISION OF TAXATION ON  
 MAY 7, 2009, SIGNED  
 BY SANTO C. DICONATO, C.T.A. AND  
 ASSIGNED SERIAL NUMBER 959

**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 SCALE 1" = 200'  
 MAY 7, 2009, SIGNED  
 BY SANTO C. DICONATO, C.T.A. AND  
 ASSIGNED SERIAL NUMBER 959

111 BROAD ROAD (BRIDGE LION) TOWNSHIP  
 NEW JERSEY 07748



SEE SHEET 101

SEE SHEET 113

SEE SHEET 115

SEE SHEET 130

SEE SHEET 131

SEE SHEET 143

SEE SHEET 145