

**JERSEY CITY REDEVELOPMENT AGENCY**



Regular Meeting  
**May 19, 2026**

1. Meeting to Order.
2. Quorum.
3. Chairwoman Ridley- Pledge of Allegiance.
4. Executive Director - In accordance with the “Open Public Meetings Act,” notice of today’s meeting was published as required by law. Notice of this meeting was published on the homepage of the Agency’s official website which is accessible to the public free of charge. The notice was also posted at the Agency’s offices at 4 Jackson Square and sent to the City Clerk for the public’s review and information.
5. PRESENTATIONS- 650 Grove LLC to make a presentation before the Board of Commissioners for the property identified as Block 6002, Lot 8, and commonly known as 659 Grove St. in the Jersey Avenue Light Rail Redevelopment Area as part of the Amended and Restated Redevelopment Agreement. The redeveloper proposes to develop a (10)-story mixed-use residential building containing (139) units, (99) garage parking spaces with approximately (14,563) square feet of retail space and other amenities.
6. Chairwoman Ridley STATUS OF PROJECTS
  - Item #1 Approval to enter Open Public Comment Session
  - Item #2 Approval to enter Executive Session
  - Item #3 Approval of the Minutes of the Regular Meeting of April 21, 2026
  - Item #4 Approval of the Minutes of the Executive Session dated April 21, 2026
  - Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARING CONTRACT NO. 26-05-YP3 TO [ ] FOR SALTING AND SNOW REMOVAL SERVICES AT AGENCY-OWNED PROPERTIES
  - Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARING CONTRACT NO. 26-05-YP2 TO

[ ] FOR GROUNDS MAINTENANCE AND LANDSCAPING SERVICES AT AGENCY-OWNED PROPERTIES

- Item #7 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
- Item #8 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
- Item #9 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
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 1 TO PROFESSIONAL SERVICES 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
- Item #11 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
- Item #12 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

- Item #13 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
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING JFK BOULEVARD OWNER LLC AS REDEVELOPER TO A REDEVELOPMENT AGREEMENT FOR THE PROPERTIES LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA PREVIOUSLY APPROVED BY THE AGENCY
- Item #15 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
- Item #16 Approval of Accounts Payable List as of May 19, 2026
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**NEXT REGULAR MEETING: TUESDAY, JUNE 16, 2026**