

Regular Meeting
May 19, 2026

A G E N D A

PRESENTATION

Jersey Avenue Light Rail Redevelopment Area – 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.

Yvette Sanchez

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

RECORD OF COMMISSIONERS VOTE				
<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.

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

RECORD OF COMMISSIONERS VOTE				
<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.

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.

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				

Reso No.: 26-05-_____

Regular Meeting
May 19, 2026

A G E N D A

All Project Areas- Board authorization is requested to authorize a Contract with _____ for salting and snow removal services at Agency-owned properties. The Agency seeks to enter into this agreement under Contract No. 26-05-YP3 for a one-year term commencing on May 19,2026 and ending on May 19,2027.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARING CONTRACT NO. 26-05-YP3 TO [REDACTED] FOR SALTING AND SNOW REMOVAL SERVICES AT AGENCY-OWNED PROPERTIES

Jessie Palacios

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARING CONTRACT NO. 26-05-YP3 TO [REDACTED] 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 [REDACTED] (# 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 [REDACTED] (“[REDACTED]”), the lowest responsible bidder, to perform the Services for a period commencing on May 19, 2026 and expiring on May 19, 2027 in an amount not to exceed [REDACTED] Dollars (\$ [REDACTED]); and

WHEREAS, the Agency hereby certifies that funds are available for such costs; 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 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 up to twelve (12) months, with [REDACTED] to perform the Services set forth in the Proposal, for an amount not to exceed [INSERT

AMOUNT WRITTEN OUT Dollars (\$###,###.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. 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 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

<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				

*Resolutions require 4 affirmative votes to pass.

Reso No.: 26-05-_____

Regular Meeting
May 19, 2026

A G E N D A

All Project Areas- Board authorization is requested to authorize a Contract with _____ for grounds maintenance and landscaping services at Agency-owned properties. The Agency seeks to enter into this agreement under Contract No. 26-05-YP2 for a one-year term commencing on May 19,2026 and ending on May 19,2027.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDING CONTRACT NO. 26-05-YP2 TO [REDACTED] FOR GROUNDS MAINTENANCE AND LANDSCAPING SERVICES AT AGENCY-OWNED PROPERTIES

Jessie Palacios

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDING CONTRACT NO. 26-05-YP2 TO [REDACTED] 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 [REDACTED] (#) bids] in response to the RFB (the “**Bids**”); and

WHEREAS, the Agency examined the bids and desires to award Contract No. 26-05-YP2 (the “**Contract**”), a copy of which is on file with the Agency, to [REDACTED] (“[REDACTED]”), the lowest responsible bidder, to perform the Services for a period commencing on May 19, 2026 and expiring on May 19, 2027 in an amount not to exceed [REDACTED] Dollars (\$ [REDACTED]); and

WHEREAS, the Agency hereby certifies that funds are available for such costs; 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 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 up to twelve (12) months, with [REDACTED] to perform the Services set forth in the Proposal, for an amount not to exceed [INSERT

AMOUNT WRITTEN OUT Dollars (\$###,###.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. 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 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

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci				
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Denise Ridley				

*Resolutions require 4 affirmative votes to pass.

Reso No.: 26-05_____

Regular Meeting
May 19th, 2026

A G E N D A

Bayfront I Redevelopment Area- Board authorization is requested to award Professional Services Contract No. 26-05-VB2 with SWA Group for landscape architectural services related to the City's Master Plan and Waterfront Park schematic design and drawings for the Bayfront I Redevelopment Area. The Agency intends to award this contract for a term of (12) months, with a total not-to-exceed amount of (\$240,000.00).

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

Victoria Bonners

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.

Christopher Fiore, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci				
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Mira Prinz-Arey				
Denise Ridley				

*Resolutions require 4 affirmative votes to pass.

Regular Meeting
May 19th, 2026

AGENDA

Bayfront I Redevelopment Area – Board authorization is requested to award Contract No. 26-05-VB3 for extraordinary unspecifiable services to Watermen, LLC. Waterman LLC will oversee the ongoing development projects and infrastructure work on behalf of the Agency at Bayfront. The Agency plans to enter into this contract for a maximum of \$15,000.00 per month, for a duration of up to 12 months, with a total contract amount not to exceed \$180,000.00.

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

Victoria Bonners

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.

Christopher Fiore, Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci				
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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.**

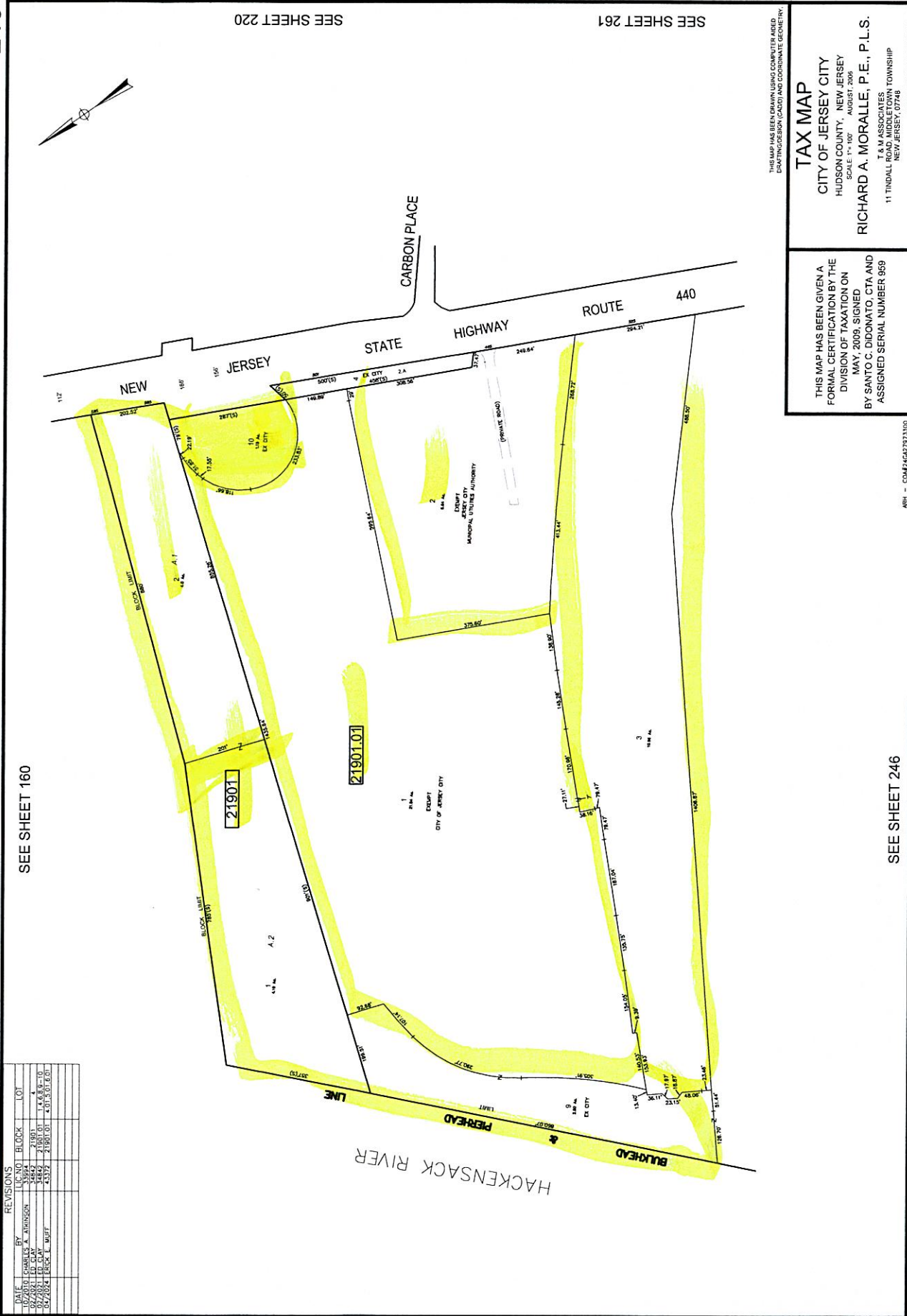
Respectfully,



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.)



DATE	BY	REVISIONS	LIC. NO.	BLOCK	LOT
07/20/09	CHARLES A. ANDERSON		33894	21901	1
07/20/09	ED. CANT		34842	21901.01	1.4.6.8.9-10
07/20/09	ED. CANT		34842	21901.01	1.4.6.8.9-10
07/20/09	ERIC E. WOFF		43372	21901.01	1.4.6.8.9-10

SEE SHEET 160

SEE SHEET 220

SEE SHEET 261

SEE SHEET 246

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

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE 1" = 100'
 AUGUST, 2009

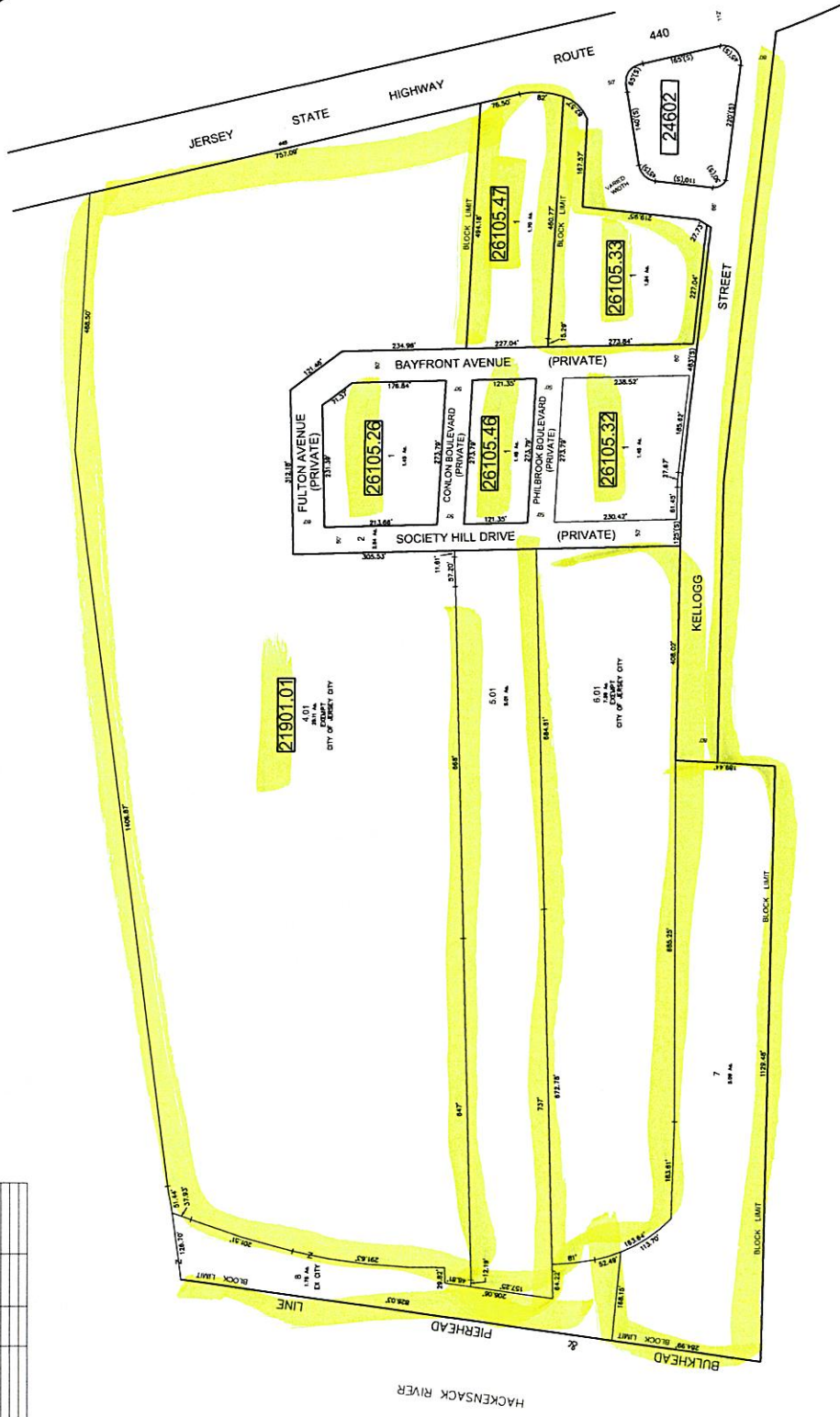
RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
 NEW JERSEY 07748
 100% PER CONTRACT MAP NO. 04748-001

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY 20, 2009, SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 959

APP. = COM#74021913100

DATE	BY	REVISIONS	TU	CR	BL	CK	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" = 50'
 JULY, 2009
 ERICK E. MUFF
 PROFESSIONAL LAND SURVEYOR
 NO. 27 BELLEVUE AVENUE
 HANOVER, NJ 07930
 PHONE: 908.426.9730 FAX: 908.426.9730

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 969

APP. - COAF1452/1913005

SEE SHEET 261

Regular Meeting
May 19th, 2026

AGENDA

Bayfront I Redevelopment Area – Board authorization is requested to award Contract No. 26-05-VB4 to Allied Universal Security Services, LLC, to provide security services for all Agency-owned properties in Bayfront. The Agency intends to enter into this contract for a period of up to (12) months, with a monthly amount of (\$27,656.72), and a total contract amount not to exceed (\$331,880.64).

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

Victoria Bonners

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.

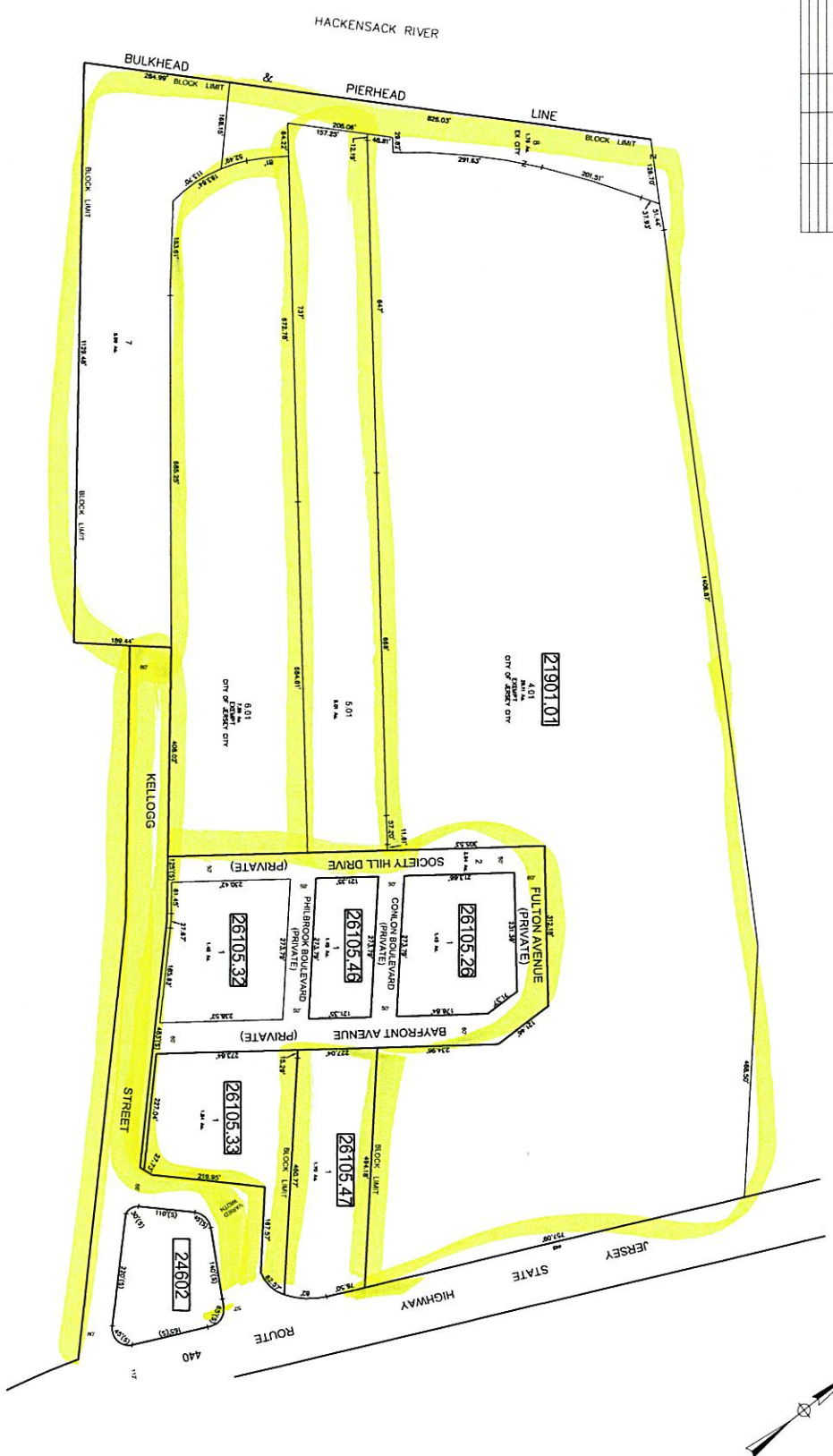
Christopher Fiore, Secretary

<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				

*Resolutions require 4 affirmative votes to pass.

DATE	BY	REVISIONS	SECTION	BLOCK	LOT

SEE SHEET 219



SEE SHEET 261

SEE SHEET 261

AKH - C04424207923200

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

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 100' JULY, 2004
 ERICK E. MUFF
 PROFESSIONAL LAND SURVEYOR
 NEW JERSEY LICENSE NO. 4372
 EXPIRES 12/31/2007
 MADE IN ACCORDANCE WITH NEW JERSEY
 STATUTES AND REGULATIONS
 THIS MAP CONVEYS AS TO OWNERSHIP, SIZE

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

Regular Meeting
May 19th, 2026

AGENDA

Grand Jersey Redevelopment Area – Board authorization is requested to approve Change Order No. 1 to Contract No. 25-11-VB12 with Northstar Marine, Inc. for remediation services at the Mill Creek Site located on Jersey Avenue at Block 15801, Lots 73.01, 73.02, 77.03, and 77.04 within the Grand Jersey Redevelopment Area. This change order will cover additional hazardous lead treatment, turbidity curtain management, slide rail system utilization, supplementary soil sampling and will not increase the contract amount.

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

Victoria Bonners

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.

Christopher Fiore, Secretary

<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				

*Resolutions require 4 affirmative votes to pass.

Regular Meeting
May 19, 2026

A G E N D A

Jersey Avenue Light Rail Redevelopment Area – Board authorization is requested to approve an amended and restated redevelopment agreement with 650 Grove LLC. The amended and restated agreement will include a proposed project on 659 Grove Street consisting of 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. The Redeveloper further requested that the Agency approve the admission of Northwestern Mutual Life Insurance Company as an equity investor in the Redeveloper

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

Yvette Sanchez

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

<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				

*Resolutions require 4 affirmative votes to pass.

Reso No.: 26-05-_____

Regular Meeting
May 19, 2026

A G E N D A

Jersey Avenue Park Redevelopment Plan Area - Board authorization is requested to enter into Contract 26-05-RN9 with Langan Engineering and Environmental Services, LLC for an amount not to exceed \$59,910.00 for professional engineering services at Coles Street Park. In addition to Langan's work for the demolition bid specifications, Langan will need to perform environmental and geotechnical services at Coles Street Park after the park equipment is removed. Map is attached.

**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**

Robert G. Napiorski

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

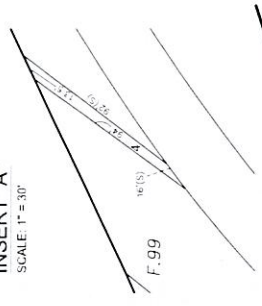
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci				
Michael O. Griffin				
Victor Negron, Jr.				
Mary Pat Noonan				
Darwin R. Ona				
Mira Prinz-Arey				
Denise Ridley				

*Resolutions require 4 affirmative votes to pass

SEE SHEET 50

SEE SHEET 52

INSERT "A"
SCALE: 1" = 30'

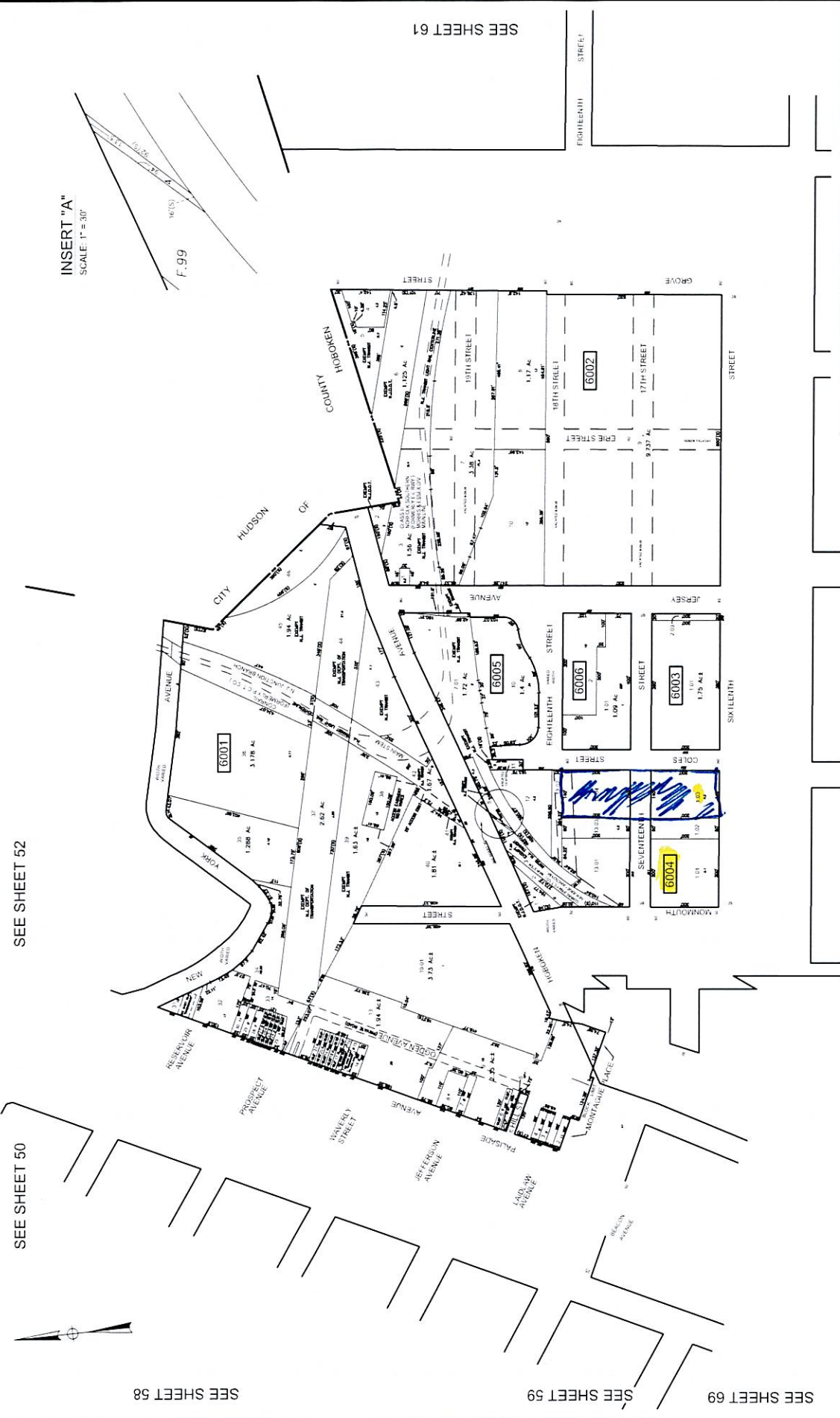


SEE SHEET 58

SEE SHEET 59

SEE SHEET 66

SEE SHEET 61



REVISIONS			
DATE	BY	LC NO.	LOT
07/2012	JOHN A. ATKERSON	34842	134556 & 7
07/2012	JOHN A. ATKERSON	34842	38-39
07/2012	JOHN A. ATKERSON	34842	7, 8 & 4
07/2012	JOHN A. ATKERSON	34842	7, 8 & 7
07/2012	JOHN A. ATKERSON	34842	10-11
07/2012	JOHN A. ATKERSON	34842	12
07/2012	JOHN A. ATKERSON	34842	13
07/2012	JOHN A. ATKERSON	34842	14

SEE SHEET 70

SEE SHEET 71

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

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 30'

RICHARD A. MORALLE, P.E., P.L.S.
T.A.M. ASSOCIATES
NEW JERSEY 07748
11 TRIDALL ROAD, MIDDLETOWN TOWNSHIP
TOWNSHIP CONTINGENT SERIAL NUMBER 101

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY
A01 - 004240291350

Regular Meeting
May 19, 2026

A G E N D A

Jersey Avenue Park Redevelopment Plan Area - Board authorization is requested to enter into Contract 26-05-RN10 with Langan Engineering and Environmental Services, LLC for an amount not to exceed \$48,000.00 for professional demolition bid specification services and related engineering support services at Coles Street Park. The City and Agency were made aware of a destabilization event that occurred at Coles Street Park. Langan will provide the necessary services as proposed to address the situation. Map is attached.

**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**

Robert G. Napiorski

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.

Christopher Fiore, Acting Executive Director

<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				

*Resolutions require 4 affirmative votes to pass

Regular Meeting
May 19, 2026

A G E N D A

Lafayette Park Redevelopment Plan Area - Board authorization is requested to execute a Redevelopment Agreement (RDA) with Pacific Opportunity Fund LLC for the properties commonly known as 414-414A Pacific Avenue and 420-420A Pacific Avenue (Block 17506, Lots 12 & 13). The Redeveloper plans to construct an eight-story mixed-use building containing fifty-two dwelling units including nine affordable housing units. Map is attached.

**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**

Robert G. Napiorski

Reso No.: 26-05-_____

Regular Meeting
May 19, 2026

A G E N D A

Journal Square 2060 Redevelopment Area - Board authorization is requested to designate JFK Boulevard Owner LLC as Redeveloper to a Redevelopment Agreement. To further assist in obtaining financing for property acquisition and construction, the Initial Redeveloper, Kennedy BLVD Acquisitions, LLC, requested the Agency designate a successor entity. Map is attached.

**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**

Robert G. Napiorski

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

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; 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.

Christopher Fiore, Secretary

<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				

*Resolutions require 4 affirmative votes to pass.

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 owner of the property identified as Block 17506, Lot 12 and commonly known by the street address 414-414A Pacific Avenue and the contract purchaser of the property identified as Block 17506, Lot 13, and commonly known by the street address 420-420A Pacific Avenue (collectively, the “**Property**”); 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 nine (9) affordable units distributed amongst all units in compliance with Section 187 of the City’s Municipal

Code), 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.

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. 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

<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 Negrón, 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 be May 19, 2026 approved as presented.

Secretary

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

RECORD OF COMMISSIONERS VOTE				
<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
ADVANCED SCAFFOLD SERVICES LLC								
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
AFLAC								
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
AFS Insurance								
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
Apruzzese, McDermott, Mastro & Murphy								
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
Brighthouse Financial -MetLife								
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
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT SOLUTIC	05/19/2026	04/17/2026	8498	Oversight & Mgmt Services for E	\$931.50	\$0.00		\$931.50
BROWNFIELD REDEVELOPMENT SOLUTIC	05/19/2026	04/17/2026	8499	Oversight & Mgmt Svcs for EPA C	\$3,684.50	\$0.00		\$3,684.50
BROWNFIELD REDEVELOPMENT SOLUTIC	05/19/2026	04/17/2026	8501	Support Services - Grand Jersey-J	\$1,888.75	\$0.00		\$1,888.75
BROWNFIELD REDEVELOPMENT SOLUTIC	05/19/2026	04/17/2026	8502	Owner's Rep Mill Creek- Svcs 01,	\$22,568.38	\$0.00		\$22,568.38
BROWNFIELD REDEVELOPMENT SOLUTIC	05/19/2026	04/20/2026	8503	LNAPL Investigation- Svcs 01/19/	\$10,268.95	\$0.00		\$10,268.95
BROWNFIELD REDEVELOPMENT SOLUTIC	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
Cangiano's Marketplace								
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
CASH								
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
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	05/19/2026	04/09/2026	apr.2026	Expense Reimbursement- JCRA E	\$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/	\$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>	<u>\$754.43</u>	<u>\$0.00</u>		<u>\$754.43</u>
CITY OF JERSEY CITY								
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>	<u>\$150.00</u>	<u>\$0.00</u>		<u>\$150.00</u>
COMCAST								
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>	<u>\$965.41</u>	<u>\$0.00</u>		<u>\$965.41</u>
COONEY BOVASSO REALTY ADVISORS								
COONEY BOVASSO REALTY ADVISORS	05/19/2026	05/12/2026	26-7780	Property Appraisal - 128 Glenwoc	\$4,200.00	\$0.00		\$4,200.00
				<i>Totals for COONEY BOVASSO REALTY ADVISORS:</i>	<u>\$4,200.00</u>	<u>\$0.00</u>		<u>\$4,200.00</u>
CRYSTAL POINT CONDOMINIUM ASSOC.								
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>	<u>\$200.00</u>	<u>\$0.00</u>		<u>\$200.00</u>
DELTA STORAGE								
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>	<u>\$2,284.00</u>	<u>\$0.00</u>		<u>\$2,284.00</u>
DIANA JEFFREY								
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>	<u>\$1,202.00</u>	<u>\$0.00</u>		<u>\$1,202.00</u>
Dilworth Paxon LLP								
Dilworth Paxon LLP	05/19/2026	04/16/2026	643258	Legal Services - Sctech 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 Paxon LLP	05/19/2026	04/15/2026	643631	Legal Services -26 Siedler Street- <i>Totals for Dilworth Paxon LLP:</i>	\$1,500.00 \$4,325.00	\$0.00 \$0.00		\$1,500.00 \$4,325.00
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGMT	05/19/2026	05/04/2026	Payment#1	Professional Service- Dec 2025-N	\$21,082.11	\$0.00		\$21,082.11
				<i>Totals for DRESDNER ROBIN ENVIRON MGMT:</i>	\$21,082.11	\$0.00		\$21,082.11
Economic Project Solutions, Inc.								
Economic Project Solutions, Inc.	05/19/2026	04/30/2026	14511	Constru Phase- Loews- Svcs April	\$20,919.00	\$0.00		\$20,919.00
Economic Project Solutions, Inc.	05/19/2026	04/30/2026	14514	Owner's Rep- Powerhouse- Svcs	\$5,194.00	\$0.00		\$5,194.00
				<i>Totals for Economic Project Solutions, Inc.:</i>	\$26,113.00	\$0.00		\$26,113.00
El Especialito								
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	\$450.00	\$0.00		\$450.00
				<i>Totals for El Especialito:</i>	\$1,700.00	\$0.00		\$1,700.00
ERIC M. BERNSTEIN & ASSOCIATES, LLC								
ERIC M. BERNSTEIN & ASSOCIATES, LLC	05/19/2026	05/01/2026	98707	Legal Services - OPRA- Svcs April	\$1,980.00	\$0.00		\$1,980.00
				<i>Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC:</i>	\$1,980.00	\$0.00		\$1,980.00
FEDERAL EXPRESS								
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	\$89.80	\$0.00		\$89.80
				<i>Totals for FEDERAL EXPRESS:</i>	\$174.28	\$0.00		\$174.28
FUSION CREATIVE								
FUSION CREATIVE	05/19/2026	03/25/2026	3330	JCRA Website Support & Tech Sl	\$1,775.00	\$0.00		\$1,775.00
				<i>Totals for FUSION CREATIVE:</i>	\$1,775.00	\$0.00		\$1,775.00
GALLAGHER BASSETT SERVICES, INC.								
GALLAGHER BASSETT SERVICES, INC.	05/19/2026	04/30/2026	1321954	Morris Canal Greenway-Country'	\$7,066.75	\$0.00		\$7,066.75
				<i>Totals for GALLAGHER BASSETT SERVICES, INC.:</i>	\$7,066.75	\$0.00		\$7,066.75
Gannett New York-New Jersey LocalIQ								
Gannett New York-New Jersey LocalIQ	05/19/2026	04/30/2026	7482311	Legal Advertisement- NJM The R.	\$917.77	\$0.00		\$917.77
				<i>Totals for Gannett New York-New Jersey LocalIQ:</i>	\$917.77	\$0.00		\$917.77
Gordon Rees Scully Mansukhani, LLP								
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

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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
GOVERNANCE & FISCAL AFFAIRS, LLC								
GOVERNANCE & FISCAL AFFAIRS, LLC	05/19/2026	05/13/2026	1697	QPA Comprehensive Procurement	\$350.00	\$0.00		\$350.00
<i>Totals for GOVERNANCE & FISCAL AFFAIRS, LLC:</i>					\$350.00	\$0.00		\$350.00
HUDSON COUNTY REGISTER								
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 Amendments	\$33.00	\$0.00		\$33.00
<i>Totals for HUDSON COUNTY REGISTER:</i>					\$66.00	\$0.00		\$66.00
JC MUNICIPAL UTILITIES AUTHORITY								
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
JERSEY CITY DEPT. OF PUBLIC WORKS								
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
Kassim Handyman Service, LLC								
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
Katuska Mieleles								
Katuska Mieleles	05/19/2026	05/05/2026	May 2026	Employee Reimbursement- Denti	\$200.00	\$0.00		\$200.00
<i>Totals for Katuska Mieleles:</i>					\$200.00	\$0.00		\$200.00
MCMANIMON, SCOTLAND & BAUMANN, LLC								
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

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MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259729	Legal Services - General Litigation	\$4,863.18	\$0.00		\$4,863.18
MCMANIMON, SCOTLAND & BAUMANN	05/19/2026	04/14/2026	259730	Legal Services - Hampshire- Mart	\$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 MLK -Svc	\$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 -Embankment- 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	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 Bk	\$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/Faste	\$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 Slip. - 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
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:					\$125,047.97	\$0.00		\$125,047.97
Mobile Mini Storage Solutions								
Mobile Mini Storage Solutions	05/19/2026	02/16/2026	9025606271	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	05/19/2026	02/17/2026	9025614839	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	05/19/2026	02/16/2026	9025606280	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	05/19/2026	01/19/2026	9025425570	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28

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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
Paul V. Ferricola & Associates, LLC								
Paul V. Ferricola & Associates, LLC	05/19/2026	10/01/2025	4797	Legal Services- 125 Monitor Stret	\$3,290.00	\$0.00		\$3,290.00
Paul V. Ferricola & Associates, LLC	05/19/2026	11/10/2025	4813	Legal Services- 125 Monitor Stret	\$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 Stret	\$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 Stret	\$2,992.50	\$0.00		\$2,992.50
Paul V. Ferricola & Associates, LLC	05/19/2026	04/09/2026	4917	Legal Services- 125 Monitor Stret	\$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
<i>Totals for Paul V. Ferricola & Associates, LLC:</i>					\$19,955.00	\$0.00		\$19,955.00
PITNEY BOWES Global Financial Services								
PITNEY BOWES Global Financial Services	05/19/2026	04/15/2026	1029296211	Postage Machine -Professional In	\$445.00	\$0.00		\$445.00
<i>Totals for PITNEY BOWES Global Financial Services:</i>					\$445.00	\$0.00		\$445.00
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMENTAL I	05/19/2026	04/07/2026	26,597.36	Professional Services - 125 Monit	\$16,324.64	\$0.00		\$16,324.64
POTOMAC-HUDSON ENVIRONMENTAL I	05/19/2026	05/06/2026	26,597.37	Professional Services - 125 Monit	\$3,769.02	\$0.00		\$3,769.02
<i>Totals for POTOMAC-HUDSON ENVIRONMENTAL I:</i>					\$20,093.66	\$0.00		\$20,093.66
PRIMO BRANDS								
PRIMO BRANDS	05/19/2026	05/02/2026	06D6703492330	Water & Dispenser - Service 4/1	\$153.00	\$0.00		\$153.00
<i>Totals for PRIMO BRANDS:</i>					\$153.00	\$0.00		\$153.00

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PUBLIC SERVICE ELECTRIC & GAS								
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 MLK 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 MLK 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 Sw	\$484.01	\$0.00		\$484.01
<i>Totals for PUBLIC SERVICE ELECTRIC & GAS:</i>					\$937.54	\$0.00		\$937.54
RT Environmental Services, INC								
RT Environmental Services, INC	05/19/2026	06/10/2025	2505026	Professional Svcs- Through May ;	\$2,490.00	\$0.00		\$2,490.00
<i>Totals for RT Environmental Services, INC:</i>					\$2,490.00	\$0.00		\$2,490.00
Silagy Contracting, LLC.								
Silagy Contracting, LLC	05/19/2026	05/06/2026	151146-1	Lawn Maintenance & Trash Remc	\$450.00	\$0.00		\$450.00
Silagy Contracting, LLC	05/19/2026	05/06/2026	151146-2	Lawn Maintenance & Trash Remc	\$400.00	\$0.00		\$400.00
Silagy Contracting, LLC	05/19/2026	05/06/2026	151146-3	Lawn Maintenance & Trash Remc	\$440.00	\$0.00		\$440.00
Silagy Contracting, LLC	05/19/2026	05/06/2026	151146-4	Lawn Maintenance & Trash Remc	\$435.00	\$0.00		\$435.00
Silagy Contracting, LLC	05/19/2026	05/06/2026	151146-5	Lawn Maintenance & Trash Remc	\$360.00	\$0.00		\$360.00
Silagy Contracting, LLC	05/19/2026	05/06/2026	151146-6	Lawn Maintenance & Trash Remc	\$1,170.00	\$0.00		\$1,170.00
Silagy Contracting, LLC	05/19/2026	05/06/2026	151146-7	Lawn Maintenance & Trash Remc	\$360.00	\$0.00		\$360.00
Silagy Contracting, LLC	05/19/2026	05/06/2026	151146-8	Lawn Maintenance & Trash Remc	\$1,020.00	\$0.00		\$1,020.00
Silagy Contracting, LLC	05/19/2026	05/06/2026	151146-9	Lawn Maintenance & Trash Remc	\$360.00	\$0.00		\$360.00
Silagy Contracting, LLC	05/19/2026	05/06/2026	151146-10	Lawn Maintenance & Trash Remc	\$680.00	\$0.00		\$680.00
Silagy Contracting, LLC	05/19/2026	05/06/2026	151146-11	Lawn Maintenance & Trash Remc	\$200.00	\$0.00		\$200.00
Silagy Contracting, LLC	05/19/2026	05/06/2026	151146-12	Lawn Maintenance & Trash Remc	\$200.00	\$0.00		\$200.00
<i>Totals for Silagy Contracting, LLC:</i>					\$6,075.00	\$0.00		\$6,075.00
STAPLES INC.								
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
<i>Totals for STAPLES INC.:</i>					\$835.52	\$0.00		\$835.52

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
T&M ASSOCIATES								
T&M ASSOCIATES	05/19/2026	05/04/2026	LAF503194/505236	Engineering Services- MorrisGree	\$1,419.00	\$0.00		\$1,419.00
				Totals for T&M ASSOCIATES:	\$1,419.00	\$0.00		\$1,419.00
TOSHIBA FINANCIAL SERVICES								
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
Toshiba- GreatAmerica Financial Svcs.								
Toshiba- GreatAmerica Financial Svcs.	05/19/2026	05/01/2026	Apr 2026	Payment for Copier Lease-April 2	\$545.90	\$0.00		\$545.90
				Totals for Toshiba- GreatAmerica Financial Svcs.:	\$545.90	\$0.00		\$545.90
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNTY	05/19/2026	05/01/2026	Apr 2026	Case/Property Mngmt Services at I	\$5,378.25	\$0.00		\$5,378.25
				Totals for UNITED WAY OF HUDSON COUNTY:	\$5,378.25	\$0.00		\$5,378.25
US Bank								
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
VERIZON								
VERIZON	05/19/2026	05/01/2026	Apr 2026	Agency Cell Phone Bill---Mar 24,	\$127.06	\$0.00		\$127.06
				Totals for VERIZON:	\$127.06	\$0.00		\$127.06
W. B. MASON CO., INC.								
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
Wielkowitz & Company, LLC.								
Wielkowitz & Company, LLC.	05/19/2026	05/01/2026	26-00085-05797	CFO Accounting Services Render	\$8,000.00	\$0.00		\$8,000.00
Wielkowitz & 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 Wielkowitz & Company, LLC.:	\$13,793.75	\$0.00		\$13,793.75
GRAND TOTALS:					\$419,585.86	\$0.00		\$419,585.86

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
CME ASSOCIATES								
CME ASSOCIATES	05/19/2026	03/30/2026	0395544	Site Engineering - Bayfront Devel	\$20,719.25	\$0.00		\$20,719.25
CME ASSOCIATES	05/19/2026	04/14/2026	0395933	Site Engineering - Bayfront Devel	\$1,805.25	\$0.00		\$1,805.25
				<i>Totals for CME ASSOCIATES:</i>	\$22,524.50	\$0.00		\$22,524.50
MCMANIMON, SCOTLAND & BAUMANN, LLC								
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 & BAUMANN, LLC:</i>	\$10,282.00	\$0.00		\$10,282.00
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMENTAL I	05/19/2026	04/06/2026	2662746	Professional Services - Bayfront-S	\$15,683.03	\$0.00		\$15,683.03
POTOMAC-HUDSON ENVIRONMENTAL I	05/19/2026	05/06/2026	2662747	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
Wielkatz & Company, LLC.								
Wielkatz & Company, LLC.	05/19/2026	04/30/2026	26-00085-05803	CFO Accounting Additional Servi	\$562.50	\$0.00		\$562.50
				<i>Totals for Wielkatz & Company, LLC.:</i>	\$562.50	\$0.00		\$562.50
				GRAND TOTALS:	\$71,993.63	\$0.00		\$71,993.63

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