

**JERSEY CITY REDEVELOPMENT AGENCY**



Regular Meeting  
**June 16, 2026**

1. Meeting to Order.
2. Quorum.
3. Chairwoman Ridley- Pledge of Allegiance.
4. Executive Director - In accordance with the “Open Public Meetings Act,” notice of today’s meeting was published as required by law. Notice of this meeting was published on the homepage of the Agency’s official website which is accessible to the public free of charge. The notice was also posted at the Agency’s offices at 4 Jackson Square and sent to the City Clerk for the public’s review and information.
5. PRESENTATIONS-  
A) Namdar Group, LLC to make a presentation before the Board of Commissioners for the redevelopment of property Block 6502, Lot 13.02 commonly known by the street address 3000 John F. Kennedy Boulevard within the Journal Square 2060 Redevelopment Area. The Redeveloper proposes to acquire, develop, finance, and construct a 51- story mixed-use building containing 6,318 square feet of ground-floor retail/commercial space, 34 hotel rooms, ,483 residential units of which 10% will be affordable units for a total of 149 affordable residential units, 150 associated parking spaces and related tenant amenity space.
6. Chairwoman Ridley STATUS OF PROJECTS
  - Item #1 Approval to enter Open Public Comment Session
  - Item #2 Approval to enter Executive Session
  - Item #3 Approval of the Minutes of the Regular Meeting of May 19, 2026
  - Item #4 Approval of the Minutes of the Executive Session dated May 19, 2026
  - Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A COOPERATION AGREEMENT BETWEEN THE CITY OF JERSEY CITY AND THE JERSEY CITY REDEVELOPMENT AGENCY

- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE USE OF COMPETITIVE CONTRACTING FOR PROCUREMENT OF FINANCIAL ADVISOR SERVICES WITHIN ALL PROJECT AREAS
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE USE OF COMPETITIVE CONTRACTING FOR PROCUREMENT OF REDEVELOPMENT FINANCIAL CONSULTING SERVICES WITHIN ALL PROJECT AREAS
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 26-06-YP4 WITH CONSOLIDATED STEEL AND ALUMINUM FENCE CO., INC. FOR FENCING SERVICES AT AGENCY-OWNED PROPERTIES WITHIN ALL PROJECT AREAS
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 26-06-VB5 WITH POTOMAC HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL CONSULTING AND LICENSED SITE REMEDIATION PROFESSIONAL SERVICES IN CONNECTION WITH THE REDEVELOPMENT OF THE BAYFRONT I REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIFTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT BY AND AMONG HAMPSHIRE URBAN RENEWAL REDEVELOPMENT, LLC, GARFIELD JC PARTNERS LLC, GARFIELD PHASE 1A URBAN RENEWAL LLC, AND GARFIELD PHASE 1B URBAN RENEWAL LLC FOR PROPERTIES IN THE CANAL CROSSING REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT BETWEEN THE AGENCY, PSA PARTNERS, LLC AND RSM PALISADE 461, LLC, AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND RSM PALISADE 461, LLC, FOR THE REDEVELOPMENT OF THE ABANDONED PROPERTY COMMONLY KNOWN AS 26 SEIDLER STREET IDENTIFIED ON THE JERSEY CITY TAX MAP AS BLOCK 18503, LOT 33, WHICH IS LOCATED WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING NAMDAR GROUP LLC AS REDEVELOPER AND AUTHORIZING A REDEVELOPMENT AGREEMENT WITH NAMDAR GROUP LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 7104, LOT 3, AND COMMONLY KNOWN BY THE STREET ADDRESS 166 14TH STREET, WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA

- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING NAMDAR GROUP LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT WITH NAMDAR GROUP LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 6502, LOT 13.02, AND COMMONLY KNOWN BY THE STREET ADDRESS 3000 JOHN F. KENNEDY BOULEVARD, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO THE AMENDED AND RESTATED LEASE BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND HUDSON COUNTY COMMUNITY COLLEGE FOR THE PROPERTIES IDENTIFIED AS BLOCK 9501, LOT 21, COMMONLY KNOWN BY THE STREET ADDRESS 68-74 SIP AVENUE AND BLOCK 10602, LOTS 10, 11, 12, 13, 14, 15 AND 16, COMMONLY KNOWN BY THE STREET ADDRESSES 150-164 SIP AVENUE AND 28 TONNELLE AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE USE OF COMPETITIVE CONTRACTING FOR PROCUREMENT OF COMMUNITY EVENT MANAGEMENT SERVICES FOR THE PROPERTY IDENTIFIED AS THE LOEW'S JERSEY THEATRE AT BLOCK 10601, LOT 41, AND COMMONLY KNOWN BY THE STREET ADDRESS 54 JOURNAL SQUARE PLAZA, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 26-06-RN11 WITH GALLAGHER BASSETT TECHNICAL SERVICES, INC., FOR LICENSED SITE REMEDIATION PROFESSIONAL CONSULTANT SERVICES FOR THE PROPERTIES IDENTIFIED AS BLOCK 27804, LOT 13, AND BLOCK 28401, LOT 40, AND COMMONLY KNOWN AS THE COUNTRY VILLAGE SEGMENT (SEGMENT 3) OF THE MORRIS CANAL GREENWAY IN THE CITY OF JERSEY CITY
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE APPLICATION FOR AND ACCEPTANCE OF A GRANT FROM THE NEW JERSEY HAZARDOUS DISCHARGE SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR REMEDIAL INVESTIGATION WITH RESPECT TO PROPERTY IDENTIFIED AS BLOCK 20001, LOTS 18, 19, 20, 21, AND 22, COMMONLY KNOWN AS 408-420 COMMUNIPAW AVENUE, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE DELAYED INTRODUCTION AND ADOPTION OF THE 2026 BUDGET WHICH WAS INTRODUCED ON JUNE 16, 2026 AND SHALL BE ADOPTED ON JULY 21, 2026

Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE RE-INTRODUCED 2026 ANNUAL BUDGET AND CAPITAL BUDGET FOR THE FISCAL YEAR JANUARY 1, 2026 TO DECEMBER 31, 2026

Item #20 Approval of Accounts Payable List as of June 16, 2026

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Item #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDDING CONTRACT NO. 26-07-VB1 TO CONTI CIVIL, LLC FOR THE PHASE 1A DEVELOPMENT INFRASTRUCTURE IMPROVEMENTS IN CONNECTION WITH THE REDEVELOPMENT OF THE BAYFRONT I REDEVELOPMENT AREA

**Informational Item:**

- A) **Luis Munoz Marin Boulevard (Henderson Street) Redevelopment Area** – Jersey City Redevelopment Agency is party to a Settlement Agreement dated December 22, 2025 by and among the City of Jersey City, Jersey City Redevelopment Agency, Pennsylvania Railroad Harsimus Stem Embankment Preservation Coalition, Rails to Trails Conservancy, Jersey City Embankment Associates LLC and the “LLCs” identified as 212 Marin Boulevard, LLC, 247 Manila Avenue, LLC, 280 Erie Street, LLC, 389 Monmouth Street, LLC, 354 Cole Street, LLC, 317 Jersey Avenue, LLC, 415 Brunswick Street, LLC, 446 Newark Avenue, LLC (the “Parties”). The Parties have agreed to amend the Settlement Agreement to extend the date set forth in Sections 1(d)(ii) and 4(b) from “May 29, 2026” to “July 31, 2026”.

**NEXT REGULAR MEETING: TUESDAY, JULY 21, 2026**