

**Regular Meeting**  
**June 16<sup>th</sup>, 2026**

**AGENDA**

**PRESENTATION**

**Journal Square 2060 Redevelopment Area** -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.

**Victoria Bonners**

**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

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 June 16, 2026.

\_\_\_\_\_

Christopher Fiore,

Acting Executive Director and Secretary

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

\*Resolutions require 4 affirmative votes to pass

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING 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.

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 June 16, 2026.

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

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

\*Resolutions require 4 affirmative votes to pass

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE MINUTES OF THE PUBLIC MEETING  
OF MAY 19, 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.

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 June 16, 2026.

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

Acting Executive Director and Secretary

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

\*Resolutions require 4 affirmative votes to pass

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION OF THE PUBLIC MEETING OF MAY 19, 2026**

**WHEREAS**, the Board of Commissioners approved going into closed session at their meeting of May 19, 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.

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 June 16, 2026.

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

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

\*Resolutions require 4 affirmative votes to pass

**Regular Meeting**  
June 16, 2026

**A G E N D A**

**All Project Area** – Board authorization is requested to execute a Cooperation Agreement between the City of Jersey City and the Jersey City Redevelopment Agency for a term of three (3) years. The Agreement will allow the City and the Agency to mutually provide and/or procure redevelopment-related services, including financial advisory, legal coordination, engineering oversight, and planning services, in support of redevelopment projects throughout the City. The City authorized the Agreement pursuant to Resolution 26-301 adopted on May 20, 2026.

**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**

**Jesamil Lozano**

**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**

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), the City of Jersey City (the “**City**”) has designated certain areas in need of redevelopment and adopted redevelopment plans from time to time (each, a “**Redevelopment Plan**”); and

**WHEREAS**, the Jersey City Redevelopment Agency (the “**Agency**”) is the designated redevelopment entity for such areas and possesses expertise in redevelopment implementation, project structuring, and coordination of professional services; and

**WHEREAS**, the City requires assistance in connection with redevelopment projects, including but not limited to financial advisory, legal coordination, engineering oversight, and planning services (the “**Services**”); and

**WHEREAS**, the City and the Agency desire to authorize an agreement pursuant to which they may mutually provide and/or procure the Services; and

**WHEREAS**, the City and the Agency find it to be in the public interest to enter into a cooperation agreement to provide the Services (the “**Cooperation Agreement**”), a copy of which is on file with the Agency; and

**WHEREAS**, on May 20, 2026, the City adopted Resolution 26-301 authorizing the Cooperation Agreement with the Agency for a three (3) year term; and

**WHEREAS**, the Agency now wishes to authorize the execution of the Cooperation Agreement with the City, pursuant to the terms and conditions therein,

**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 term of the Cooperation Agreement shall be three (3) years.

**Section 3.** Chair, Vice-Chair, Acting Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver the Cooperation 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 Acting Executive Director, in consultation with Counsel.

**Section 4.** The Chair, Vice-Chair, Acting Executive Director and/or Secretary of the Agency are hereby authorized to take all other actions and execute, deliver, and/or record

any and all other documents, together with such additions, deletions and/or modifications as are necessary or desirable to effectuate this Resolution, in consultation with Counsel.

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

**Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on June 16, 2026.**

\_\_\_\_\_  
 Christopher Fiore  
 Acting Executive Director and Secretary

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

\*Resolutions require 4 affirmative votes to pass

**Regular Meeting**  
**June 16, 2026**

**A G E N D A**

**All Project Area** – Board authorization is requested to utilize the competitive contracting process pursuant to the Local Public Contracts Law for the procurement of financial advisor services, including services to serve as the Agency’s Independent Registered Municipal Advisor, within all project areas. The process will allow the Agency to solicit and evaluate proposals based on weighted criteria such as technical expertise, management approach, and cost effectiveness, in order to secure qualified and cost-efficient services for a term not to exceed five (5) years.

**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**

**Jesamil Lozano**

**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**

**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 furtherance of the goals and objectives of the Redevelopment Law, the Agency desires to procure the services of an experienced entity to provide financial advisor services and to serve as the Agency’s Independent Registered Municipal Advisor (the “**Services**”); and

**WHEREAS**, the Agency is authorized pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), specifically *N.J.S.A. 40A:11-4.1(m)*, to utilize the competitive contracting provisions of the LPCL in lieu of public bidding for the procurement of the Services for a term not to exceed five (5) years; and

**WHEREAS**, *N.J.S.A. 40A:11-4.3(a)* requires the adoption of a resolution authorizing the use of competitive contracting to procure the Services; and

**WHEREAS**, competitive contracting will allow the Agency to evaluate proposals based on weighted criteria including technical expertise, management approach, and cost factors, to ensure that the most qualified and cost effective services are obtained,

**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 as if set forth at length.

**Section 2.** Pursuant to the LPCL, the use of the competitive contracting process is hereby authorized for procuring the Services.

**Section 3.** The Agency’s Acting Executive Director is hereby authorized and directed to proceed with the solicitation and evaluation of proposals for the Services in accordance with the LPCL.

**Section 4.** The Chair, Vice-Chair, Acting Executive Director and/or Secretary of the Agency are hereby authorized to execute any documents or undertake any actions necessary to effectuate this resolution, in consultation with Counsel to the Agency.

**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 June 16, 2026.**

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Christopher Fiore  
Acting Executive Director and Secretary

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

\*Resolutions require 4 affirmative votes to pass

**Regular Meeting**  
June 16, 2026

**A G E N D A**

**All Project Area** – Board authorization is requested to utilize the competitive contracting process pursuant to the Local Public Contracts Law for the procurement of redevelopment financial consulting services within all project areas. The process will enable the Agency to solicit and evaluate proposals for an experienced Redevelopment Financial Consultant to provide miscellaneous financial consulting services in support of various redevelopment projects. Selection will be based on weighted criteria including technical expertise, management approach, and cost effectiveness, for a term not to exceed five (5) years.

**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**

**Jesamil Lozano**

**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**

**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 furtherance of the goals and objectives of the Redevelopment Law, the Agency desires to procure the services of an experienced Redevelopment Financial Consultant to provide miscellaneous financial consulting services for its various redevelopment projects (the “**Services**”); and

**WHEREAS**, the Agency is authorized pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), specifically *N.J.S.A. 40A:11-4.1(m)*, to utilize the competitive contracting provisions of the LPCL in lieu of public bidding for the procurement of the Services for a term not to exceed five (5) years; and

**WHEREAS**, *N.J.S.A. 40A:11-4.3(a)* requires the adoption of a resolution authorizing the use of competitive contracting to procure the Services; and

**WHEREAS**, competitive contracting will allow the Agency to evaluate proposals based on weighted criteria including technical expertise, management approach, and cost factors, to ensure that the most qualified and cost effective services are obtained,

**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 as if set forth at length.

**Section 2.** Pursuant to the LPCL, the use of the competitive contracting process is hereby authorized for procuring the Services.

**Section 3.** The Agency’s Acting Executive Director is hereby authorized and directed to proceed with the solicitation and evaluation of proposals for the Services in accordance with the LPCL.

**Section 4.** The Chair, Vice-Chair, Acting Executive Director and/or Secretary of the Agency are hereby authorized to execute any documents or undertake any actions necessary to effectuate this resolution, in consultation with Counsel to the Agency.

**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 June 16, 2026.**

---

Christopher Fiore  
Acting Executive Director and Secretary

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Darwin R. Ona				
Mira Prinz-Arey				
Denise Ridley				

\*Resolutions require 4 affirmative votes to pass

**Regular Meeting**  
June 16, 2026

**A G E N D A**

All Project Areas – Board authorization is requested, by resolution and pursuant to the Local Public Contracts Law, to approve the procurement of fencing services from Consolidated Steel and Aluminum Fence Co., Inc. through an authorized New Jersey State Contract in an amount not to exceed \$100,000.00. These services will be provided at Agency-owned properties throughout all project areas. A map identifying the applicable properties is attached.

**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**

**Yesenia Palacios**

**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**

**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 furtherance of the goals and objectives of the Redevelopment Law, the Agency from time to time requires various services in connection with its ownership of properties throughout the City; and

**WHEREAS**, the Agency desires to obtain fencing services for Agency-owned properties in all project areas in the City (the “**Services**”); 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**, on June 8, 2026, Consolidated Steel and Aluminum Fence Co., Inc. (“**Consolidated**”) submitted a quote to the Agency (the “**Proposal**”) to provide the Services, in accordance with State Contract No. 88680, T0640 between Consolidated and the State of New Jersey (the “**State Contract**”); and

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

**WHEREAS**, the Agency desires to enter into Contract No. 26-06-YP4 with Consolidated (the “**Contract**”), a copy of which is on file with the Agency, to perform the services as outlined the Proposal, for a term of twelve (12) months and for a total amount not to exceed One Hundred Thousand Dollars (\$100,000.00), payable 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**, the Agency certifies it has funds available for such costs; and

**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, Acting Executive Director and/or the Secretary are each hereby authorized to execute and deliver Contract 26-06-YP4 with Consolidated pursuant to the State Contract to perform and complete the Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier, payable at the rates set forth in the Proposal, for a total amount not to exceed One Hundred Thousand Dollars (\$100,000.00), 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, Acting Executive Director and/or the Secretary of the Agency are hereby authorized to execute any and all other documents and to take any and all actions necessary to effectuate this Resolution, in consultation with Counsel.

**Section 4.** This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of June 16, 2026.**

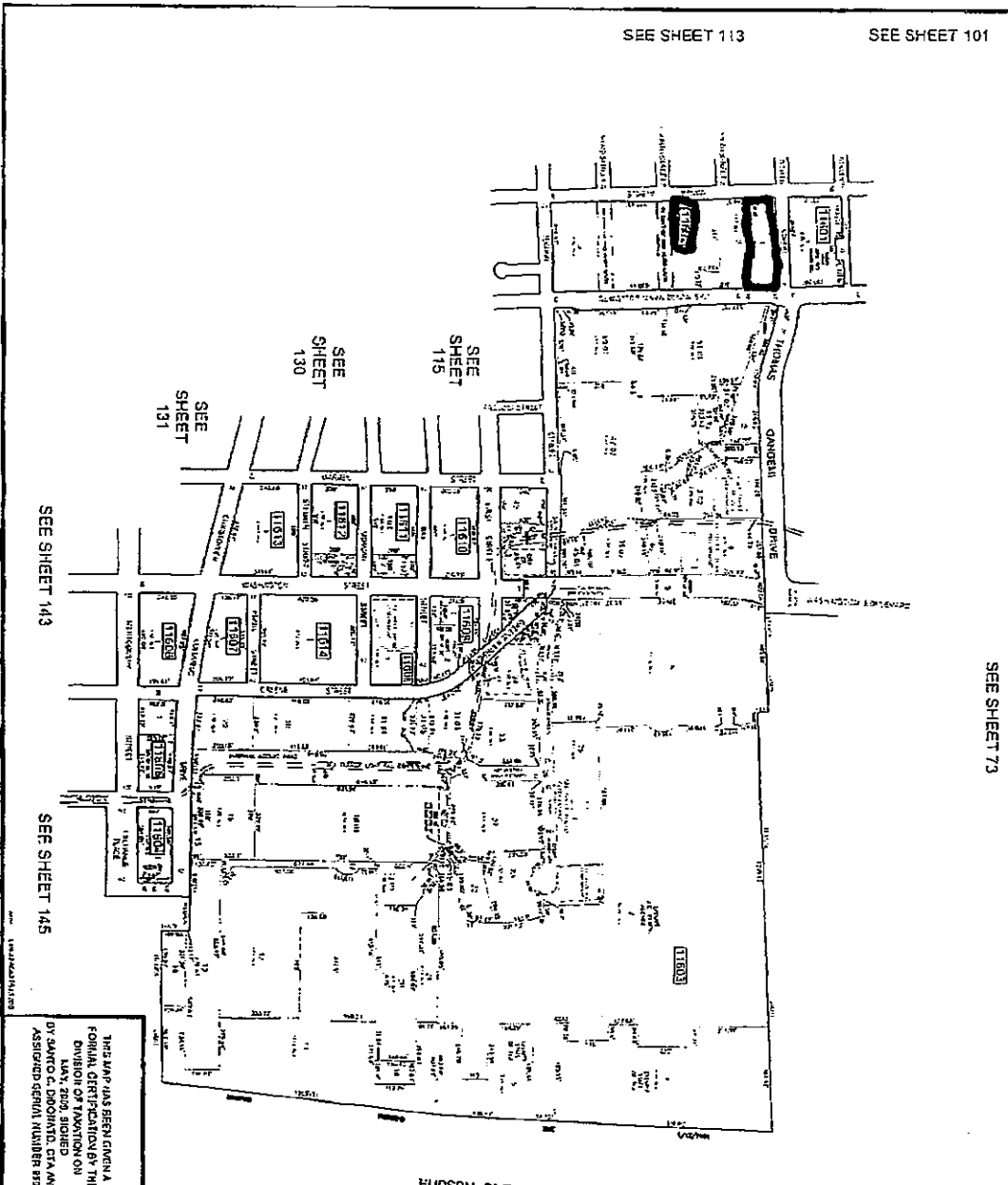
\_\_\_\_\_  
 Christopher Fiore  
 Acting Executive Director and Secretary

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

\*Resolutions require 4 affirmative votes to pass

SEE SHEET 113

SEE SHEET 101

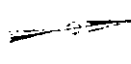


SEE SHEET 73

THIS MAP HAS BEEN GIVEN A  
 FORMAL CERTIFICATION BY THE  
 DIVISION OF TAXATION ON  
 MAY 2002, SIGNED  
 BY JAYCO C. DRONHOFF, CTA AND  
 ASSIGNED SERIAL NUMBER 893

**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 RICHARD A. MORALE, P.E., P.L.S.  
 31 HIRSHLIP WAY, NEWARK, NJ 07102

Map	Scale	1:100
Projection	North	
Units	Feet	
Color	Black	
Material	Plotting	
Author	City of Jersey City	
Editor	Richard A. Morale	
Reviewer	Jayco C. Dronhoff	
Checker	Jayco C. Dronhoff	
Approver	Jayco C. Dronhoff	
Date	May 2002	
Serial	893	



ERIKSHOLE REPORT

**Regular Meeting**  
**June 16<sup>th</sup>, 2026**

**A G E N D A**

**Bayfront I Redevelopment Area-** Board authorization is requested to award Professional Services Contract No. 26-06-VB5 with Potomac Hudson Environmental, Inc. (PHE) for environmental consulting and licensed site remediation services in connection with the Bayfront I Redevelopment Area. The Agency intends to award this contract to PHE, who is currently serving as the Licensed Site Remediation Professional (LSRP) for the site. The contract will be for a duration of 12 months, with a total not-to-exceed amount of \$99,800.

**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**

**Victoria Bonners**

**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**

**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**, the City adopted a redevelopment plan known as the Bayfront I Redevelopment Plan, as amended (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 the services of an experienced and qualified Environmental Consulting and Licensed Site Remediation Professional to provide environmental consulting, site remediation, regulatory compliance, and related environmental services for the Redevelopment Area (the “**Services**”); and

**WHEREAS**, on June 1, 2026, Potomac Hudson Environmental, Inc. (“**PHE**”) 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**, PHE possesses the skills and expertise to perform the Services and PHE previously provided such Services to the Agency pursuant to prior contracts; and

**WHEREAS**, the Agency desires to enter into Professional Services Contract No. 26-06-VB5 with PHE (the “**Contract**”), a copy of which is on file with the Agency, to perform the Services as outlined in the Proposal, for a term of twelve (12) months and for a total amount not to exceed Ninety-Nine Thousand Eight Hundred Dollars (\$99,800.00), for the tasks listed in the Proposal, payable in accordance with the rates set forth in the Proposal; and

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

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

**WHEREAS**, the LSRP Services provided by PHE are professional services within the definition contained in *N.J.S.A. 40A:11-2* of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (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, Acting Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with PHE to perform and complete the Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier, payable at the rates set forth in the Proposal for a total amount not to exceed Ninety-Nine Thousand Eight Hundred Dollars (\$99,800.00), 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, Acting Executive Director and/or the Secretary of the Agency are hereby authorized to take all actions and to execute any and all other documents and to take any and all actions 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 June 16, 2026.**

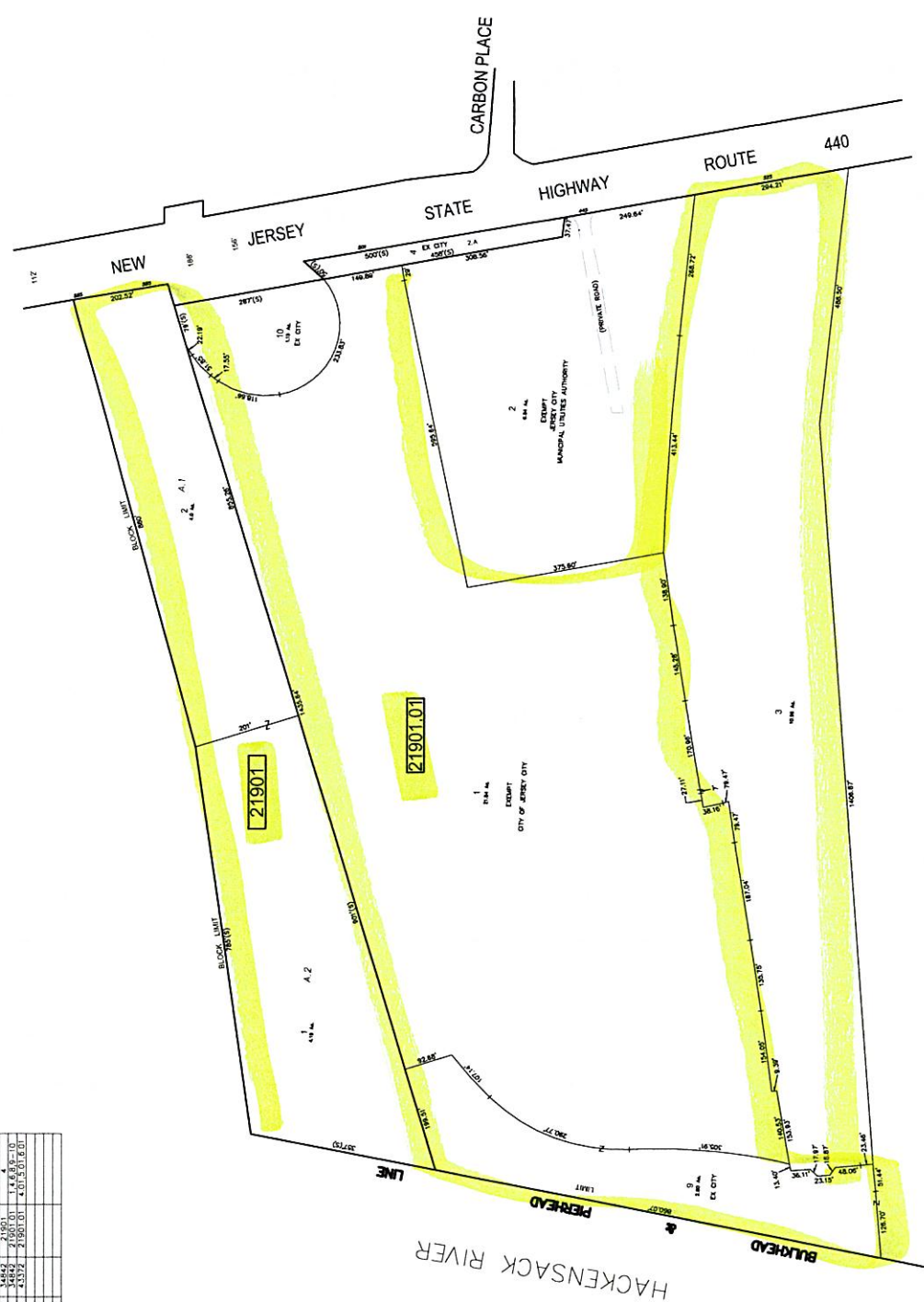
\_\_\_\_\_  
 Christopher Fiore,  
 Acting Executive Director and Secretary

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

\*Resolutions require 4 affirmative votes to pass.

DATE	BY	LIC NO	BLOCK	LOT
10/24/09	CHARLES A. ANDERSON	33974	21901	4
07/27/11	ED. CHAI	34842	21901.01	1, 2, 3, 5, 6, 7, 8, 9, 10
02/26/12	ERIC E. WUFF	43372	21901.01	1, 2, 3, 5, 6, 7, 8, 9, 10

SEE SHEET 160



SEE SHEET 220

SEE SHEET 261

THIS MAP HAS BEEN DRAWN USING DATA FROM THE AERIAL PHOTOGRAPHY PROVIDED BY THE CITY OF JERSEY CITY AND COORDINATE GEOMETRY.

**TAX MAP**

CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE 1" = 100'  
AUGUST 2008

RICHARD A. MORALLE, P.E., P.L.S.  
T & M ASSOCIATES  
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP  
NEW JERSEY, 07940

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

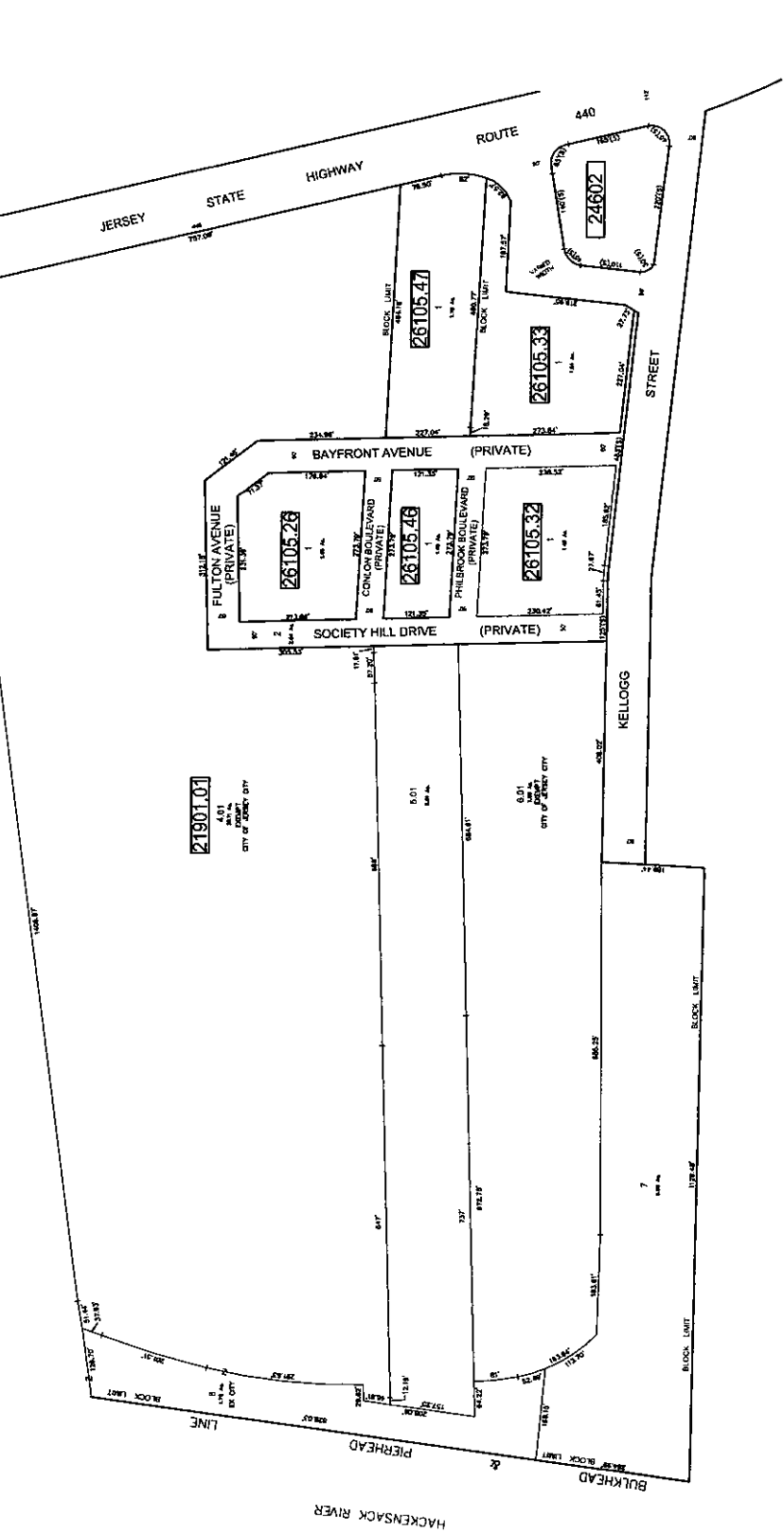
ARJ - COM/242/27/1300

SEE SHEET 246



SEE SHEET 219

REVISIONS		
DATE	BY	DESCRIPTION



SEE SHEET 261

THIS MAP HAS BEEN PREPARED, COMPILED, AND  
 DRAWN BY: JERRY J. COOPER, JR., P.E.  
 PLANNING DESIGN CONSULTANTS, INC.

**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 SCALE: 1" = 100'  
 JULY 2024  
**ERICK E. MUFF**  
 CITY CLERK  
 100 MARKET STREET, 10TH FLOOR  
 JERSEY CITY, NJ 07310  
 PHONE: (201) 731-1000  
 FAX: (201) 731-1001  
 EMAIL: erick.muff@jerseycitynj.gov

THIS MAP HAS BEEN GIVEN A  
 FORMAL CERTIFICATION BY THE  
 DIVISION OF TAXATION ON  
 MAY, 2025, SIGNED  
 BY SANTO C. DIDONATO, CTA AND  
 ASSIGNED SERIAL NUMBER 659

APR - COME24042973300

SEE SHEET 261

**Regular Meeting**  
**June 16<sup>th</sup>, 2026**

**A G E N D A**

**Canal Crossing Redevelopment Area** – Board authorization is requested to execute a Fifth Amendment to the Amended and Restated Redevelopment Agreement with Hampshire Urban Renewal Redevelopment, LLC, Garfield JC Partners, LLC, Garfield Phase 1A Urban Renewal LLC and Garfield Phase 1B Urban Renewal LLC. The Agency and the Redeveloper intend to clarify project details, extend the deadline for certain parcels, and revise the schedules for the project phases.

**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**

**Victoria Bonners**

**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**

**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 designated an area in need of redevelopment commonly known as the “Canal Crossing Redevelopment Area” (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Canal Crossing Redevelopment Plan” (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

**WHEREAS**, the Redevelopment Law authorizes the Agency to arrange or contract with a redeveloper for the planning, construction or undertaking of any project or redevelopment work in an area designated as an area in need of redevelopment; and

**WHEREAS**, the Agency, Hampshire Urban Renewal Redevelopment, LLC, and Garfield JC Partners, LLC previously entered into that certain Amended and Restated Redevelopment Agreement dated August 22, 2018 (as amended, the “**Redevelopment Agreement**”); and

**WHEREAS**, in accordance with the Redevelopment Agreement, the Agency has designated Hampshire Urban Renewal Redevelopment, LLC, Garfield JC Partners, LLC, Garfield Phase 1A Urban Renewal LLC, and Garfield Phase 1B Urban Renewal LLC (the “**Redeveloper**”); and

**WHEREAS**, the Redeveloper proposes to construct a new six-story mixed-use building on Block 21501.01, Lot 1, commonly known by the street address 850-870 Garfield Avenue (the “**Phase 1A Parcel**”) consisting of 215 residential rental units, including 43 affordable housing units (20% of the residential units) at or below 50 percent of Area Median Income, approximately 6,818 square feet of ground floor retail space, 68 parking spaces, designated bicycle parking, a comprehensive indoor and outdoor amenity package, all as set forth in further detail in the Redevelopment Agreement (the “**Phase 1A Project**”); and

**WHEREAS**, the Redeveloper also proposes to construct a new ten-story mixed-use

building on Block 21501.02, Lot 1.01 (f/k/a Lots 1 and 2), commonly known by the street address 874-902 Garfield Avenue (the “**Phase 1B Parcel**”) consisting of 293 residential rental units, including 59 affordable housing units (20% of the residential units) at or below 50 percent of Area Median Income, approximately 11,462 square feet of ground floor retail space, 212 parking spaces, designated bicycle parking, a comprehensive indoor and outdoor amenity package, all as set forth in further detail in the Redevelopment Agreement (collectively, the “**Phase 1B Project**”); and

**WHEREAS**, the Redeveloper proposes to construct Open Space Improvements (as defined in the Redevelopment Agreement) on Block 21501.01, Lot 2 and Block 21501.02, Lots 3 and 4 (collectively, the “**Public Space Parcels**”); and

**WHEREAS**, the Redeveloper contemplates constructing subsequent phases and sub-phases of development on Block 21501.03, Lot 1 (the “**Phase 2 Parcel**”) and on Block 21501.03, Lot 2 (the “**Phase 3 Parcel**”) and other properties that are subject to this Redevelopment Agreement; and

**WHEREAS**, the Redevelopment Agreement also includes obligations with respect to Block 21510, Lots 1, 2, 3, 4, 5, 11, and 39, (collectively and together with the Phase 1A Parcel, Phase 1B Parcel, Public Space Parcels, Phase 2 Parcel, and Phase 3 Parcel, the “**Project Premises**”); and

**WHEREAS**, the Agency and the Redeveloper wish to enter into a Fifth Amendment to the Redevelopment Agreement to clarify the scope and phasing of the Phase 1A Project, Phase 1B Project and Open Space Improvements, extend the Private Parcels Outside Closing Date related to the acquisition of certain parcels that are not a part of the Phase 1A Project or the Phase 1B Project, and update various Schedules, including: (i) Schedule A – Project Premises to describe the Project Premises; (ii) Schedule B – Concept Plans to reflect the revised Phase 1A Project, the revised Phase 1B Project, and the Open Space Improvements; (iii) Schedule C – Construction Timetable to reflect the revised redevelopment schedule for the Phase 1A Project, the Phase 1B Project, the Open Space Improvements, and subsequent phases; and (iv) Schedule F – Declaration of Covenants and Restrictions to account for the Phase 1A Project and the Phase 1B Project (the “**Fifth Amendment**”), a copy of which is on file with the Agency,

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

**Section 1.** The recitals above are hereby incorporated herein as if set forth at length.

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

**Section 3.** The Chair, Vice-Chair, Acting Executive Director and/or Secretary of the Agency are hereby authorized to execute all other documents necessary and/or desirable to

effectuate this Resolution and to undertake all actions necessary to effectuate this Resolution, in consultation with Counsel.

**Section 4.** This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of June 16, 2026.**

\_\_\_\_\_  
 Christopher Fiore  
 Acting Executive Director and Secretary

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

\*Resolutions require 4 affirmative votes to pass.



Reso No.: 26-06- 11

Regular Meeting  
June 16, 2026

A G E N D A

**Jackson Hill Redevelopment Area**- Board authorization is requested to approve the following:

- Settlement Agreement among RSM Palisade 461, LLC, PSA Partners, LLC, and the Jersey City Redevelopment Agency.
- Redevelopment Agreement between RSM Palisade 461, LLC, and the Jersey City Redevelopment Agency
- RSM Palisade 461 LLC is seeking designation as the Redeveloper for the property identified as Block 18503, Lot 33, commonly known by the street address 26 Seidler Street. The proposed redevelopment project consists of the construction of a three-unit condominium building for sale, with one private garage parking space allocated to each unit located within the Jackson Hill Redevelopment Area.

**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**

**Jessie Palacios**

**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**

**WHEREAS**, the City of Jersey City (the “City”) has placed the property located at 26 Seidler Street, Jersey City, New Jersey and identified on the City’s official tax map as Block 18503, Lot 33 (the “Property”) on the City’s abandoned property list in accordance with the requirements of New Jersey Urban Redevelopment Act, N.J.S.A. 55:19-20 et seq. (the “NJURA”), and the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et seq. (the “APRA”); and

**WHEREAS**, the Jersey City Redevelopment Agency (the “Agency”) was created in 1949 as an autonomous agency to serve as the City’s primary vehicle to eliminate blight, to create opportunities and to attract residential, commercial and industrial real estate projects; and

**WHEREAS**, the City has contracted with the Agency to serve as the City’s agent for purposes of designating and contracting with redevelopers for the rehabilitation of abandoned properties; and

**WHEREAS**, PSA Partners, LLC (“PSA”) is the owner of the Property; and

**WHEREAS**, the Agency took action to appraise the Property in 2023-2024 in anticipation of its potential condemnation of the Property and the potential conveyance of the Property to a designated redeveloper, but the Agency refrained from filing a condemnation action at that time based upon PSA’s representation that it was going to timely rehabilitate the Property itself; and

**WHEREAS**, when PSA failed to timely rehabilitate the Property, the Agency issued a letter to PSA on October 27, 2025 scheduling another appraisal inspection of the Property on November 13, 2025, and the JCRA subsequently expended professional fees relating to this potential condemnation; and

**WHEREAS**, in December of 2025, PSA entered into a contract to sell the Property to RSM Palisade 461, LLC (“RSM”); and

**WHEREAS**, PSA and RSM contacted the Agency in early 2026 to request that the Agency refrain from filing a condemnation action to take title to the Property and instead take such actions as are necessary in order to allow the sale of the Property from PSA to RSM to proceed; and

**WHEREAS**, RSM also submitted a redeveloper questionnaire to the Agency demonstrating its qualifications to serve as the redeveloper for this Property and has agreed to enter into a Redevelopment Agreement with the Agency in a form on file with the Agency; and

**WHEREAS**, PSA has agreed to reimburse the Agency for the fees that it expended relating to the proposed condemnation of the Property as set forth more fully in a Settlement Agreement between the Agency, PSA, and RSM which is on file with the Agency; and

**WHEREAS**, the Agency wishes to adopt this resolution in order to approve the execution of the Redevelopment Agreement between the Agency and RSM and the Settlement Agreement between the Agency, PSA, and RSM in the forms on file with the Agency. Parties wish to enter into this Agreement in order to memorialize the terms and conditions of their settlement.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Jersey City Redevelopment Agency hereby approves the Settlement Agreement between the Agency, PSA, and RSM, and the Redevelopment Agreement between the Agency and RSM, in substantially the forms on file with the Agency, and authorizes the Agency's Executive Director, Chairman, Vice Chairman and/or Secretary to execute the Settlement Agreement PSA and RSM, and the Redevelopment Agreement with RSM, on behalf of the Agency.

**BE IT FURTHER RESOLVED** that the Board Secretary is hereby directed to provide a certified copy of this resolution along with copies of the executed Redevelopment Agreement and Settlement Agreement, to the Agency's redevelopment counsel, David A. Clark, Esq., at Dilworth Paxson LLP, 4 Paragon Way, Suite 400, Freehold NJ 07728 and to the authorized representatives of the PSA and RSM.

**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 June 16, 2026.**

---

Christopher Fiore, Secretary

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

\*Resolutions require 4 affirmative votes to pass.



**Regular Meeting**  
**June 16<sup>th</sup>, 2026**

**A G E N D A**

**Jersey Avenue Light Rail Redevelopment Area** – Board approval is requested to designate Namdar Group, LLC as the Redeveloper and execute a Redevelopment Agreement for the property located at Block 7104, Lot 3 commonly known by the street address 166 14<sup>th</sup> Street within the Jersey Avenue Light Rail Redevelopment Area. The Redeveloper intends to acquire, develop, finance, and build a 17-story mixed-use building that includes 344 residential units, of which 57 (16.6%) will be affordable housing units in line with the affordable bonus outlined in the Redevelopment Plan. The project will also feature 371 hotel rooms and approximately 4,270 square feet of retail space.

**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**

**Victoria Bonners**

**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**

**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 known as the Jersey Avenue Light Rail Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area, entitled the Jersey Avenue Light Rail 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**, Holland Tunnel Service Center, Inc. (the “**Owner**”) is the owner of certain property within the Redevelopment Area identified as Block 7104, Lot 3, commonly known by the street address, 597 Marin Boulevard also known as 166 14<sup>th</sup> Street (the “**Property**”); and

**WHEREAS**, on April 24, 2025, Namdar Group LLC (the “**Redeveloper**”) submitted a questionnaire to the Agency seeking to be designated as the Redeveloper for the Property (the “**Questionnaire**”); and

**WHEREAS**, on October 18, 2019, the Redeveloper entered into an agreement to purchase the Property from the Owner subject to obtaining the approvals necessary to develop the Property in accordance with the Redevelopment Plan; and

**WHEREAS**, on May 20, 2025, by Resolution No. 25-05-14, the Agency conditionally designated the Redeveloper as the redeveloper of the Property and authorized the execution of a funding agreement (the “**Funding Agreement**”) with the Redeveloper; and

**WHEREAS**, on June 6, 2025, the Redeveloper and the Agency entered into a Funding Agreement; and

**WHEREAS**, the Redeveloper originally proposed to acquire, develop, finance and construct a seventeen (17) story mixed-use building containing three hundred and seventy-eight (378) dwelling units (of which fifty-seven (57) or fifteen percent (15%) will be affordable housing

units in accordance with the affordable bonus in the Redevelopment Plan), as well as four hundred and seven (407) hotel rooms, approximately three thousand seven hundred and twelve (3,712) sq. ft. of retail space and other site improvements (collectively, the “**Original Project**”); and

**WHEREAS**, the Redeveloper has revised the Original Project description and now proposes to develop, finance and construct a seventeen (17) story mixed-use building containing three hundred and forty-four (344) residential units (of which fifty-seven (57) or sixteen and six tenths percent (16.6%), will be affordable housing units in accordance with the affordable bonus in the Redevelopment Plan), as well as three hundred and seventy-one (371) hotel rooms, approximately four thousand two hundred and seventy (4,270) sq. ft. of retail space and other site improvements (collectively, the “**Project**”); and

**WHEREAS**, the Agency wishes to designate the Redeveloper as the redeveloper of the Project and authorize the execution of a redevelopment agreement (the “**Redevelopment Agreement**”), a copy of which is on file with the Agency, for the Project to be constructed on the Property, all as further described in the Redevelopment Agreement and in accordance with the Redevelopment Plan,

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

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

**Section 2:** The Board of Commissioners hereby designates Namdar Group LLC as the Redeveloper of the Property.

**Section 3.** The Chair, Vice-Chair, Acting 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 Acting 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.** 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 June 16, 2026.**

\_\_\_\_\_  
Christopher Fiore  
Acting Executive Director and Secretary

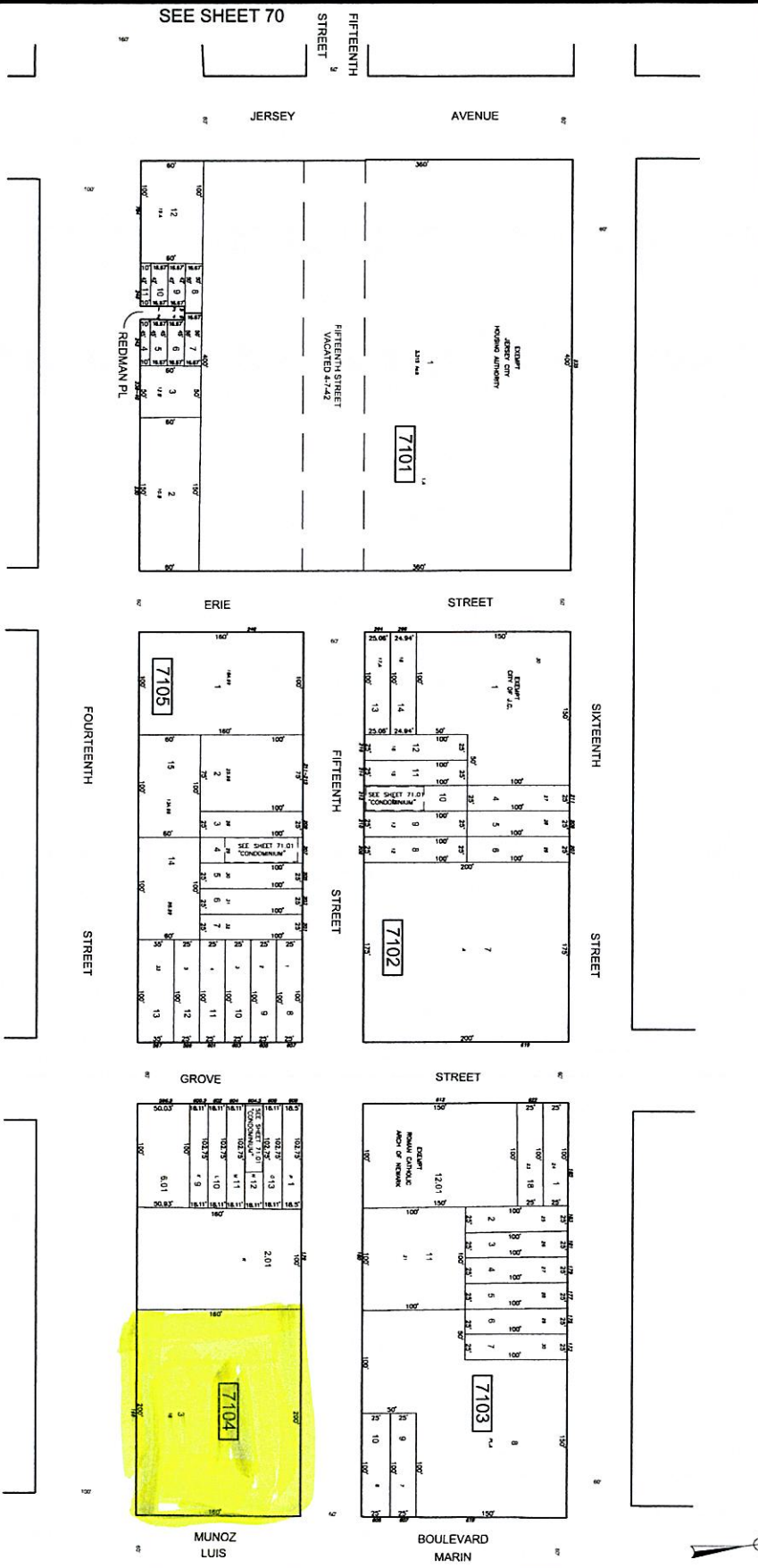
<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci				
Michael O. Griffin				
Victor Negron, Jr.				
Mary Pat Noonan				
Darwin R. Ona				
Mira Prinz-Arey				
Denise Ridley				

\*Resolutions require 4 affirmative votes to pass

DATE	BY	REVISIONS	TOWN	BLOCK	LOT
01/21/10	CHARES A. MORRISON				
07/21/10	REDACTED				
10/27/10	REDACTED				
04/25/11	REDACTED				

SEE SHEET 60

SEE SHEET 61



SEE SHEET 70

SEE SHEET 72

SEE SHEET 87

APN - 004726027971300

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY 1, 2009, SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 959

**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 SCALE: 1"=50' AUGUST, 2008

**RICHARD A. MORALLE, P.E., P.L.S.**  
 T.A.M. ASSOCIATES, INC.  
 11 TINDALL ROAD, SUITE 207  
 NEW JERSEY 07748

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

**Regular Meeting**  
**June 16<sup>th</sup>, 2026**

**AGENDA**

**Journal Square 2060 Redevelopment Area** – Board approval is requested to designate Namdar Group, LLC as the Redeveloper and execute a Funding Agreement for the property located at 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 plans 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, 1,483 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.

**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**

**Victoria Bonners**

**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**

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

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

**WHEREAS**, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Journal Square 2060 Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Journal Square 2060 Redevelopment Plan” (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

**WHEREAS**, Namdar Group LLC (the “**Redeveloper**”) is a foreign limited liability company authorized to do business in the State of New Jersey and the contract purchaser of the property owned by 3000 Kennedy Boulevard LLC, identified as Block 6502, Lot 13.02, and commonly known by the street address 3000 John F. Kennedy Boulevard (the “**Property**”); and

**WHEREAS**, on October 9, 2025, Redeveloper submitted a redeveloper questionnaire to the Agency seeking to become the designated redeveloper for the Property and thereafter amended its application; and

**WHEREAS**, the Redeveloper proposes to acquire, develop, finance and construct on the Property, a fifty-one (51) story mixed-use building containing six thousand three hundred eighteen (6,318) square feet of ground-floor retail/commercial space, thirty-four (34) hotel rooms, one thousand four hundred and eighty-three (1,483) residential units of which ten percent (10%) will be affordable units for a total of one hundred and forty-nine (149) affordable residential units, associated parking (a minimum of one hundred fifty (150) spaces) and related tenant amenity space (the “**Project**”); and

**WHEREAS**, as part of the Project, the Redeveloper shall provide a designated space for use by Hudson Pride Center, Inc., on an off-site location owned and operated by an affiliate of the

Redeveloper, subject to the terms and conditions to be set forth in a redevelopment agreement between the Agency and the Redeveloper; and

**WHEREAS**, the Agency and the Redeveloper intend to pursue pre-development activities, including negotiation of a redevelopment agreement and other related actions (the “**Pre-Development Activities**”); and

**WHEREAS**, the Redeveloper shall enter into a funding agreement with the Agency (the “**Funding Agreement**”), a copy of which is on file with the Agency, to effectuate the funding of an escrow account and procedures for the payment therefrom of moneys to pay the Agency’s costs and expenses incurred in undertaking the Pre-Development Activities for the Project,

**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.** Namdar Group LLC is hereby designated as the redeveloper of the Property, for a period commencing upon the effective date of this Resolution and ending on June 30, 2027, unless extended for an additional period of no more than one hundred eighty (180) days by the Acting Executive Director in the Acting Executive Director’s sole discretion, provided, however, that designation of the Redeveloper, as authorized hereunder, is conditional upon the Redeveloper’s full execution and funding of the Funding Agreement.

**Section 3.** If by June 30, 2027, or such later date as established by the Acting Executive Director in accordance with Section 2 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of the Redeveloper as the redeveloper of the Property shall automatically expire without any need for any further action of the Board.

**Section 4.** The Chair, Vice-Chair, Acting Executive Director, and/or Secretary of the Agency are hereby authorized to execute the Funding Agreement, substantially in the form on file with the Agency, together with such additions, deletions and/or modifications as deemed necessary or desirable, in consultation with Counsel.

**Section 5.** The Chair, Vice-Chair, Acting 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 6.** This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of June 16, 2026.**

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

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

\*Resolutions require 4 affirmative votes to pass.



**Regular Meeting**

**June 16<sup>th</sup>, 2026**

**A G E N D A**

**Journal Square 2060 Redevelopment Area** – Board authorization is requested to execute a Second Amendment to the Amended and Restated Lease Between the Jersey City Redevelopment Agency (JCRA) and Hudson County Community College (HCCC) for the Properties identified as Block 9501, Lot 21, commonly known by the street address 64-74 Sip Avenue and Block 10602, Lots 10, 11, 12, 13, 4, 15 and 16 commonly known by the Street Addresses 150-164 Sip Avenue and 28 Tonnelle Avenue within the Journal Square 2060 Redevelopment Area. The Agency and HCCC wish to extend the lease term, as mutually agreed upon, through July 1, 2027.

**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**

**Victoria Bonners**

**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**

**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 designated as the Journal Square 2060 Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area, entitled the Journal Square 2060 Redevelopment Plan, in order to effectuate the redevelopment of the Redevelopment Area (as has been further amended and supplemented from time to time, the “**Redevelopment Plan**”); and

**WHEREAS**, Hudson County Community College (“**HCCC**”) was the owner of the property identified as Block 9501, Lot 21, commonly known by the street address 68-74 Sip Avenue (“**Parcel A**”), and the property identified as Block 10602, Lots 10, 11, 12, 13, 14, 15 and 16, commonly known by the street addresses 150-164 Sip Avenue and 28 Tonnelles Avenue (“**Parcel B**”, and together with Parcel A, the “**Properties**”) within the Redevelopment Area; and

**WHEREAS**, on April 13, 2022, in furtherance of the Redevelopment Plan, the Agency acquired the Properties from HCCC to facilitate the redevelopment of the Properties pursuant to the Redevelopment Law; and

**WHEREAS**, on April 13, 2022, the Agency and HCCC entered into a lease agreement (the “**Lease Agreement**”) that allowed HCCC to continue to use the Properties for three (3) years following acquisition by the Agency; and

**WHEREAS**, on April 1, 2024, the Agency and HCCC entered into the Amended and Restated Lease (the “**A&R Lease**”) providing for: 1) an extension of the Lease Term for Parcel A

until December 31, 2026; and 2) an extension of the Lease Term for Parcel B until May 12, 2025; and

**WHEREAS**, on June 26, 2024, the Agency transferred title to Parcel A to the City; and

**WHEREAS**, on June 17, 2025, by Resolution No. 25-06-12, the Agency and HCCC entered into a first amendment to the A&R Lease (the “**First Amendment**”) which: (i) extended the lease term for Parcel B through June 1, 2026; and (ii) required HCCC to pay the Agency Six Thousand Dollars (\$6,000.00) per month for use of the parking lot located on Parcel B through the expiration of the extended lease term for Parcel B; and

**WHEREAS**, on June 3, 2026, HCCC requested that the Agency enter into a second amendment to the A&R Lease to: (i) extend the lease term for Parcel B through July 1, 2027; and (ii) provide for a monthly payment in the amount of Six Thousand Dollars (\$6,000.00) by HCCC to the Agency for use of the parking lot located on Parcel B through the expiration of the extended lease term for Parcel B (the “**Second Amendment**”), a copy of which is on file with the Agency; and

**WHEREAS**, the Agency wishes to enter into the Second Amendment,

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

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

**Section 2.** The Chair, Vice-Chair, Acting Executive Director, and/or Secretary of the Agency are each hereby authorized to execute and deliver the Second Amendment, together with such additions, deletions and/or modifications as are necessary and desirable in consultation with Counsel to the Agency.

**Section 3.** The Chair, Vice-Chair, Acting Executive Director and/or Secretary of the Agency are hereby authorized to execute any documents or undertake any actions necessary to effectuate this resolution, in consultation with Counsel to the Agency.

**Section 4.** This resolution shall take effect immediately.

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of June 16, 2026.**

\_\_\_\_\_  
 Christopher Fiore  
 Acting Executive Director and Secretary

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

\*Resolutions require 4 affirmative votes to pass

DATE	BY	REVISIONS	LOT
01/27/07	BRUCE A. ANDERSON		53, 59
02/27/07	ED. CLAY		10601
03/27/07	ED. CLAY		4
04/27/07	ED. CLAY		31
05/27/07	ED. CLAY		10601
06/27/07	ED. CLAY		10601
07/27/07	ED. CLAY		10601
08/27/07	ED. CLAY		10601
09/27/07	ED. CLAY		10601
10/27/07	ED. CLAY		10601
11/27/07	ED. CLAY		10601
12/27/07	ED. CLAY		10601

SEE SHEET 94



SEE SHEET 105

SEE SHEET 95

**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 SCALE: 1"=50' AUGUST, 2008  
 RICHARD A. MORALLE, P.E., P.L.S.  
 T & M ASSOCIATES  
 11 TINDALL ROAD, HOBOKEN TOWNSHIP  
 NEW JERSEY 07030  
 TOWNSHIP COORDINATES: 44.85 106462.33

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

SEE SHEET 121

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

SEE SHEET 120

ARH - COM24247973300  
 VAN RYPEN AVENUE

**Regular Meeting**  
June 16, 2026

**A G E N D A**

**Journal Square 2060 Redevelopment Area** - Board authorization is requested to use Competitive Contracting for procurement of community event management services at the Loew's Jersey Theatre. The contract will ensure the Theatre provides programming and activities that support local arts and produce local, community-related, multi-cultural and affordable shows, events and activities. Map is attached.

**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**

**Robert G. Napiorski**

**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**

**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 City owns the historic Loew's Jersey Theatre (the "**Theatre**") together with certain property within the Redevelopment Area upon which the Theatre is situated, identified as Block 10601, Lot 41 and commonly known as Loew's Jersey Theatre and by the street address 54 Journal Square Plaza (the "**Property**"), which Property is located within the Redevelopment Area and is subject to the Redevelopment Plan; and

**WHEREAS**, in order to ensure that the Theatre continues to provide programming and activities that support local arts and produce local, community-related, multi-cultural and affordable shows, events and activities (the "**Community Events**"), on August 14, 2024, the Agency entered into a license agreement governing the operation and use of the Theatre, pursuant to which the Agency may utilize the Theatre for Community Events on no less than fifty-five (55) days during each calendar year; and

**WHEREAS**, pursuant to the goals and objectives of the Redevelopment Law, the Agency desires to procure community recreational event management services for the Community Events, including event planning, coordination, communications, scheduling, operational oversight, and related services (the "**Services**"); and

**WHEREAS**, the Agency is authorized pursuant to the Local Public Contracts Law, *N.J.S.A.* 40A:11-1 *et seq.* (the "**LPCL**"), specifically *N.J.S.A.* 40A:11-4.1(b)(2), to utilize the competitive contracting provisions of the LPCL in lieu of public bidding for the procurement of the Services for a term not to exceed five (5) years; and

**WHEREAS**, *N.J.S.A.* 40A:11-4.3(a) of the LPCL requires the adoption of a resolution authorizing the use of competitive contracting to procure the Services; and

**WHEREAS**, competitive contracting will allow the Agency to evaluate proposals based on weighted criteria including technical expertise, management approach, and cost factors, to ensure that the most qualified and cost effective services are obtained,

**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 as if set forth at length.

**Section 2.** Pursuant to the LPCL, the use of the competitive contracting process is hereby authorized for procuring the Services.

**Section 3.** The Agency’s Acting Executive Director is hereby authorized and directed to proceed with the solicitation and evaluation of proposals for the Services in accordance with the LPCL.

**Section 4.** The Chair, Vice-Chair, Acting Executive Director and/or Secretary of the Agency is hereby authorized to execute any documents or undertake any actions necessary to effectuate this resolution, in consultation with Counsel to the Agency.

**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 June 16, 2026.**

\_\_\_\_\_  
Christopher Fiore  
Acting Executive Director and Secretary

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

\*Resolutions require 4 affirmative votes to pass

DATE	BY	REVISIONS	LOT
07/2013	CHRISTOPHER A. MORALLE	1.00	53, 54, 55
07/2013	ED. CLAY	1.00	10601
07/2013	ED. CLAY	1.00	10602
07/2013	ED. CLAY	1.00	10603
07/2013	ED. CLAY	1.00	10604
07/2013	ED. CLAY	1.00	10605

SEE SHEET 94



SEE SHEET 95

**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 31-041 1-50 AUGUST 2009  
**RICHARD A. MORALLE, P.E., P.L.S.**  
 T & M ASSOCIATES  
 11 TRIDALE ROAD, LITTLETON TOWNSHIP  
 NEW JERSEY 07746  
 (908) 261-1234

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

SEE SHEET 121

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

APR - COM#2462/7913300

SEE SHEET 120

Reso No.: 26-06- 16

**Regular Meeting**  
June 16, 2026

**A G E N D A**

**Morris Canal Greenway** - Board authorization is requested to execute Contract No. 26-06-RN11 with Gallagher Bassett Technical Services, Inc. (GBTS), for an amount to exceed \$56,126.00. The contract is for Licensed Site Remediation Professional (LSRP) consultation services, which GBTS currently provide, related to the construction of the Morris Canal Greenway at the neighborhood known as Country Village. Map is attached.

**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**

**Robert G. Napiorski**

**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**

**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 City and the Agency have determined to participate in a project to develop certain properties throughout the City along the route of the historic Morris Canal, once a freight corridor that connected the Delaware and Hudson Rivers, into a continuous pedestrian and bicycle trail (the “**Morris Canal Greenway**”); and

**WHEREAS**, the Agency previously acquired certain portions of the Morris Canal Greenway including property identified as Block 28401, Lot 40 and Block 27804, Lot 13, which is part of the Morris Canal Greenway and is referred to as the Country Village Portion (Segment 3) of the Morris Canal Greenway (collectively the “**Property**”); and

**WHEREAS**, in furtherance of the goals and objectives of the Redevelopment Law, specifically *N.J.S.A. 40A:12A-22(k)*, the Agency from time to time requires a Licensed Site Remediation Professional in connection with the preparation of a Remedial Action Workplan, Quality Assurance Project Plan and Remedial Action Report (the “**LSRP Services**”); and

**WHEREAS**, Gallagher Bassett Technical Services, Inc. (“**GBTS**”) has provided LSRP Services for the Agency at the Property since 2024 pursuant to previous contracts authorized by the Agency; and

**WHEREAS**, the prior contract with GBTS dated July 21, 2025, has an unexpended balance of Fifty-Six Thousand One Hundred and Twenty-Six Dollars (\$56,126.00); and

**WHEREAS**, on June 2, 2026, GBTS submitted a proposal to the Agency to continue to provide the LSRP Services utilizing the remaining balance under the prior contract (the "**Proposal**"), including a fee schedule with rates set forth in the Proposal; and

**WHEREAS**, GBTS possesses the skills and expertise to perform and complete the LSRP Services on the Property; and

**WHEREAS**, the Agency desires to enter into a Professional Services Contract No. 26-06-RN11 with GBTS (the "**Contract**"), a copy of which is on file with the Agency, to continue to perform and complete the LSRP Services, as outlined in the Proposal, for a term of twelve (12) months and for a total amount not to exceed Fifty-Six Thousand One Hundred and Twenty-Six Dollars (\$56,126.00) 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**, GBTS 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 GBTS from making any reportable contributions through the term of the Contract; and

**WHEREAS**, the LSRP Services provided by GBTS are professional services within the definition contained in *N.J.S.A.* 40A:11-2 of the Local Public Contracts Law, *N.J.S.A.* 40A:11-1 *et seq.* (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, Acting Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with GBTS to perform and complete the LSRP Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier, payable at the rates set forth in the Proposal for a total amount not to exceed Fifty-Six Thousand One Hundred and Twenty-Six Dollars (\$56,126.00), 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, Acting Executive Director and/or the Secretary of the Agency are hereby authorized to execute any and all other documents and to take any and all actions 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 June 16, 2026.**

\_\_\_\_\_  
 Christopher Fiore  
 Acting Executive Director and Secretary

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

\*Resolutions require 4 affirmative votes to pass

SEE SHEET 261

REVISIONS			
DATE	BY	LIC. NO.	BLOCK LOT
10/2019	CHARLES A. HIRSHEN	33984	



NEWARK BAY

ROUTE 440

STATE HIGHWAY

NEW JERSEY

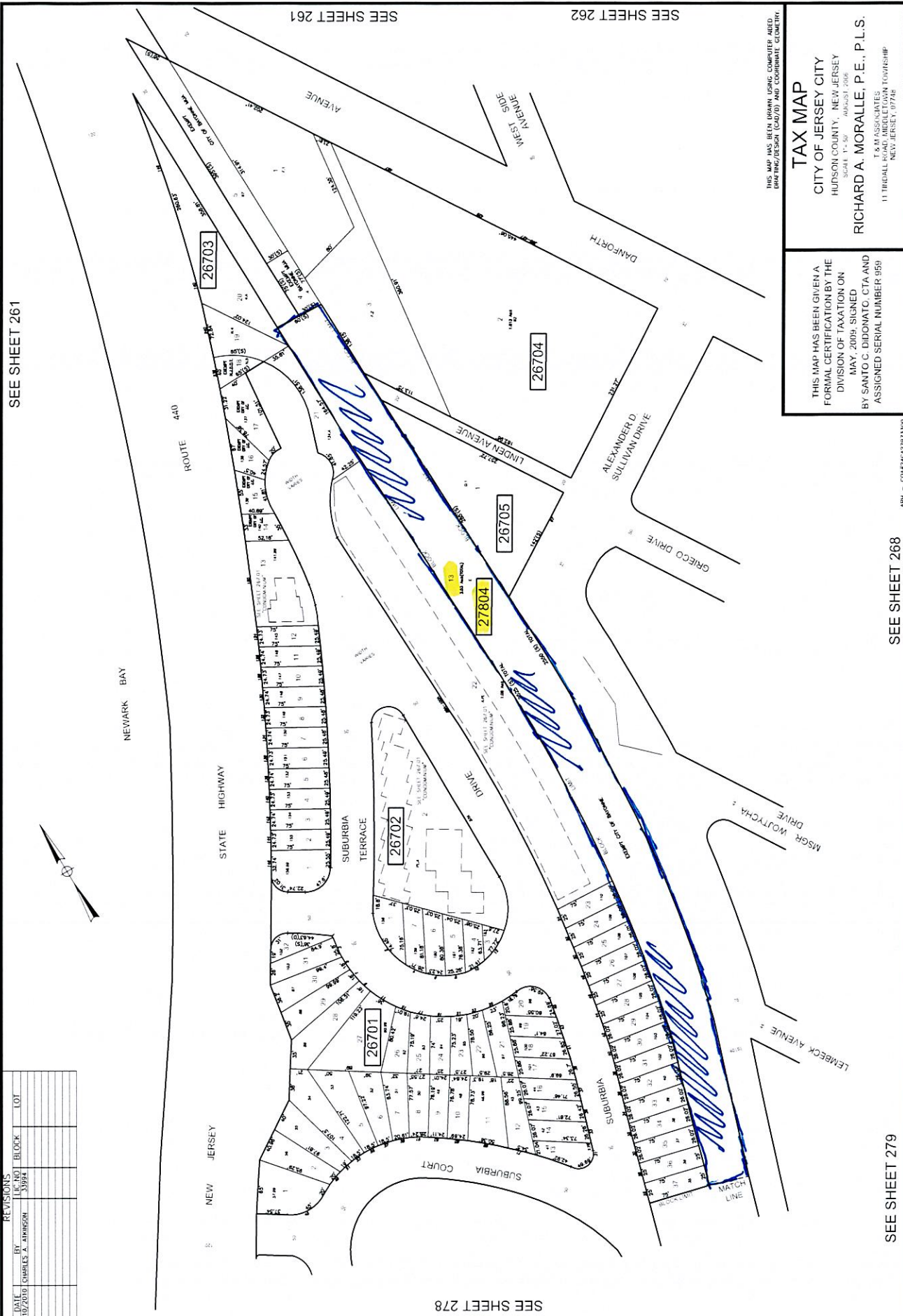
SEE SHEET 261

SEE SHEET 262

SEE SHEET 278

SEE SHEET 268

SEE SHEET 279



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' ADAPTED 2008

RICHARD A. MORALLE, P.E., P.L.S. T & M ASSOCIATES 11 THIRDAL ROAD, BRIDGELEDGE TOWNSHIP NEW JERSEY 07746

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

APP. - COMP24627913300

REVISIONS			
DATE	BY	LUK NOT BLOCK	LOT
10/20/09	CHARLES A. AMERSON	33994	3
02/21/11	LUKE W. BLOTT	33994	3

SEE SHEET 261

NEWARK BAY

ROUTE 440



SEE SHEET 283

SEE SHEET 284

SEE SHEET 279

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

### TAX MAP

CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE: 1"=50' APR 2011 2006

RICHARD A. MORALLE, P.E., P.L.S.  
I & M ASSOCIATES  
11 THIRDAVENUE, SUITE 100  
NEW JERSEY, 07102

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

AW - 00474047973300

SEE SHEET 284

DATE	BY	REVISIONS	LOT
10/20/2010	CHARLES A. JARVIS	3384	16
04/20/2017	ED CLAY	3484	16

SEE SHEET 290

SEE SHEET 284

SEE SHEET 285



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"=50' ADJUSTED 2009  
 RICHARD A. MORALLE, P.E., P.L.S.  
 T & M ASSOCIATES  
 11 THE FALLS, NEW JERSEY 07748

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

SEE SHEET 296

SEE SHEET 297

SEE SHEET 298

SEE SHEET 299

SEE SHEET 302

APR - COM 2427973300



TECHNICAL SERVICES

June 2, 2026  
GBTS Project No. 19-12158CM

Mr. Robert G. Napiorski  
Project Manager  
**Jersey City Redevelopment Agency**  
4 Jackson Square (39 Kearney Avenue)  
Jersey City, NJ 07305

**Re:** Country Village Site - Morris Canal Greenway – Segment 3  
Reauthorized GBTS Contract No.: 25-05-RN16

Dear Mr. Napiorski:

Please allow this letter to serve as a request for a **one-year extension** of the above-referenced contract; from 7/21/2026 to 7/21/2027. As of our last invoice against this contract, we have a remaining balance of \$56,126. The previously revised proposal and contract (which has not yet been completed) and will be invoiced (as completed) against the contract balance of \$56,126.

This is time only extension, no additional funds are required for the continuation of LSRP services under this contract for the Morris Canal Greenway Project at Segment 3.

Please note that GBTS reserves the right to request a change order(s) or award of a new contract (as directed by the JCRA), for any additional work which is outside of the scope of the original contract.

Respectfully submitted,  
Gallagher Bassett Technical Services, Inc.

A handwritten signature in blue ink, appearing to read 'Eric M. Telemaque'.

Eric M. Telemaque  
SVP EH&S

c. Files

450 Seventh Avenue, Suite 1300  
New York, NY 10123-1390  
O: 212.631.9000  
[www.gallagherbassett.com](http://www.gallagherbassett.com)

**Regular Meeting**  
June 16, 2026

**A G E N D A**

**Morris Canal Redevelopment Area** - Board authorization is requested to approve the application for and acceptance of a grant from the New Jersey Hazardous Discharge Site Remediation Fund (HDSRF) Public Entity program through the New Jersey Department of Environmental Protection (NJDEP). The grant will cover 100% of the cost up to \$224,782.67 and will be used for the environmental remediation at 408-420 Communipaw Avenue. Map is attached.

**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**

**Robert G. Napiorski**

**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**

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

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

**WHEREAS**, in accordance with the criteria set forth in the Redevelopment Law, the City adopted a redevelopment plan known as the Morris Canal Redevelopment Plan (the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the Morris Canal Redevelopment Area (the “**Redevelopment Area**”); and

**WHEREAS**, the Agency owns certain real property identified as Block 20001, Lots 18, 19, 20, 21, and 22, commonly known as 408-420 Communipaw Avenue, within the Redevelopment Area (the “**Property**”); and

**WHEREAS**, there is a need to perform environmental remediation of the Property prior to redevelopment; and

**WHEREAS**, the Agency is committed to a Comprehensive Development Plan for the Property, has designated a redeveloper, and finds that a realistic opportunity exists for redevelopment within a three-year period after the completion of remediation of the Property; and

**WHEREAS**, New Jersey’s Hazardous Discharge Site Remediation Fund (the “**HDSRF**”) provides grants to municipalities and qualifying agencies for environmental investigation and remediation; and

**WHEREAS**, the Agency has applied for a PA/SI/RI Grant (“**HDSRF Grant**”) from the HDSRF Municipal Grant Program through the New Jersey Department of

Environmental Protection (the "NJDEP") and the New Jersey Economic Development Authority (the "NJEDA") covering one hundred percent (100%) of the remedial investigation costs; and

**WHEREAS**, the Agency has received notification that the NJDEP has reviewed the technical aspects of the application for a remedial investigation grant of up to two hundred twenty-four thousand seven hundred eighty-two dollars and sixty-seven cents (\$224,782.67) through the HDSRF Municipal Grant Program for the Property and has recommended approval of the application to accept the grant (the "**HDSRF Grant**"); and

**WHEREAS**, one hundred percent (100%) of the remedial investigation costs for contaminated media identified on the Property will be covered by the HDSRF Grant.

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

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

**Section 2.** The Agency is committed to a Comprehensive Development Plan for the Property, has designated a redeveloper, and finds that a realistic opportunity exists for redevelopment within a three-year period after the completion of remediation of the Property.

**Section 3.** The Acting Executive Director is hereby authorized to apply for and accept the HDSRF Grant for remedial investigation on the Property and to execute grant documents as the representative for the Agency.

**Section 4.** The Chair, Vice-Chair, Acting Executive Director, and/or Secretary are hereby authorized and directed to execute all grant documents, grant agreements and grant reports necessary to secure and administer the HDSRF Grant and to effectuate this Resolution in consultation with Counsel.

**Section 5.** The Chair, Vice-Chair, Acting Executive Director and/or Secretary of the Agency are hereby authorized to undertake all actions and to execute any and all other documents necessary to effectuate the HDSRF Grant and this Resolution, as may be deemed necessary in consultation with Counsel, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

**Section 6.** A certified copy of this Resolution shall be forwarded to the NJDEP and NJEDA.

**Section 7.** 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 June 16, 2026.**

\_\_\_\_\_  
 Christopher Fiore  
 Acting Executive Director and Secretary

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

\*Resolutions require 4 affirmative votes to pass



**Regular Meeting**  
**June 16, 2026**

**A G E N D A**

**Miscellaneous** - Board authorization is requested to adopt the Agency's 2026 Annual and Capital Budget/Program.

**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**

Jesamil Lozano

**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**

WHEREAS, the Jersey City Redevelopment Agency (the “Agency”) is required to prepare an operating and capital budget on an annual basis; and

WHEREAS, pursuant to N.J.A.C. 5:31-2.3 said budget is required to be introduced no later than sixty (60) days prior to the commencement of the Agency's fiscal year; and

WHEREAS, the Jersey City Redevelopment Agency's budget for the fiscal year 2026 was re-introduced on the 16<sup>th</sup> day of June 2026 and shall be adopted on the 21<sup>st</sup> day of July 2026; and

WHEREAS, the Division of Local Government Services requires that the Agency set forth the reason(s) for any delay in the required budget information

NOW, THEREFORE, BE IT RESOLVED in accordance with the requirements of the Division that the record show that the Agency delayed the introduction and adoption of the Budget for the following reasons:

1. The Agency was required to re-introduce its budget due to amended amounts being presented subsequent to introduction and prior to adoption.

BE IT FURTHER RESOLVED that the Director of the Division of Local Government Services accept the Jersey City Redevelopment Agency’s 2026 budget which was introduced on June 16, 2026, and shall be adopted on July 21, 2026.

\_\_\_\_\_  
(Secretary’s Signature)

\_\_\_\_\_  
(Date)

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

**Regular Meeting**  
**June 16, 2026**

**A G E N D A**

**Miscellaneous** - Board authorization requested to reintroduce the 2026 Annual Budget

**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**

Jesamil Lozano

## **2026 AGENCY BUDGET RESOLUTION**

**Jersey City Redevelopment Agency**

**FISCAL YEAR: January 01, 2026 to December 31, 2026**

WHEREAS, the Annual Budget for the Jersey City Redevelopment Agency for the fiscal year beginning January 01, 2026 was introduced at its open public meeting of October 21, 2025; and

WHEREAS, the Annual Budget for the Jersey City Redevelopment Agency for the fiscal year beginning January 01, 2026 required certain changes prior to adoption which require re-introduction at its open public meeting of June 16, 2026; and

WHEREAS, the Annual Budget as re-introduced reflects Total Revenues of \$9,498,500, Total Appropriations including any Accumulated Deficit, if any, of \$9,369,638, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as re-introduced reflects Total Capital Appropriations of \$23,000,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Agency, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Agency's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing for the purposes described in this section of the budget must be granted elsewhere; by agreement or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Jersey City Redevelopment Agency, at an open public meeting held on June 16, 2026 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Jersey City Redevelopment Agency for the fiscal year beginning January 01, 2026 and ending December 31, 2026, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Agency's outstanding debt obligations; and

BE IT FURTHER RESOLVED, that the governing body of the Jersey City Redevelopment Agency will consider the Annual Budget and Capital Budget/Program for Adoption on July 21, 2026.

**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 June 16, 2026.**

\_\_\_\_\_  
(Secretary's Signature)

\_\_\_\_\_  
(Date)

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST  
AS OF JUNE 16, 2026**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of June 16, 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 June 16, 2026 approved as presented.

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 June 16, 2026.

\_\_\_\_\_

Christopher Fiore,

Acting Executive Director and Secretary

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

\*Resolutions require 4 affirmative votes to pass

# Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>HUDSON COUNTY REGISTER</b>								
HUDSON COUNTY REGISTER	06/16/2026	05/06/2026	581524	Legal Services - Bayfront General	\$33.00	\$0.00		\$33.00
				Totals for HUDSON COUNTY REGISTER:	\$33.00	\$0.00		\$33.00
<b>MCMANIMON, SCOTLAND &amp; BAUMANN, LLC</b>								
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261519	Legal Services - Bayfront General	\$4,381.00	\$0.00		\$4,381.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$4,381.00	\$0.00		\$4,381.00
<b>POTOMAC-HUDSON ENVIRONMENTAL I</b>								
POTOMAC-HUDSON ENVIRONMENTAL I	06/16/2026	06/03/2026	26627.48	Professional Services - Bayfront-5	\$11,541.93	\$0.00		\$11,541.93
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$11,541.93	\$0.00		\$11,541.93
<b>Spiro Harrison &amp; Nelson LLC</b>								
Spiro Harrison & Nelson LLC	06/16/2026	05/11/2026	2026-JCRA.045-05	Legal Services - Bayfront Redevel	\$525.00	\$0.00		\$525.00
				Totals for Spiro Harrison & Nelson LLC:	\$525.00	\$0.00		\$525.00
<b>US Bank</b>								
US Bank	06/16/2026	12/24/2025	8012085	Revenue Bonds-Annual Administ	\$2,500.00	\$0.00		\$2,500.00
US Bank	06/16/2026	12/24/2025	8055810	Revenue Bonds-Annual Administ	\$2,500.00	\$0.00		\$2,500.00
				Totals for US Bank:	\$5,000.00	\$0.00		\$5,000.00
<b>Wielkocz &amp; Company, LLC.</b>								
Wielkocz & Company, LLC.	06/16/2026	05/31/2026	1007	CFO Accounting Additional Servi	\$2,531.25	\$0.00		\$2,531.25
				Totals for Wielkocz & Company, LLC.:	\$2,531.25	\$0.00		\$2,531.25
				<b>GRAND TOTALS:</b>	<b>\$24,012.18</b>	<b>\$0.00</b>		<b>\$24,012.18</b>

# Jersey City Redevelopment Agency Cash Requirements Report

## Criteria

Report name: Bayfront-June 2026 Board Meeting-pt2

Show invoices open as of today

Do not include invoices scheduled to be generated

Calculate discounts as of today

Include all invoice dates

Include all post dates

Include these due dates: 6/16/2026 to 6/16/2026

Include all Post Statuses

Include all Invoices

Include all Vendors

Include these Banks: Investors - Bayfront

Include all Invoice Attributes

Include all Vendor Attributes

# Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>ADVANCED SCAFFOLD SERVICES LLC</b>								
ADVANCED SCAFFOLD SERVICES LLC	06/16/2026	06/01/2026	91	Scaffold Services at 84 Slip Avenue	\$1,200.00	\$0.00		\$1,200.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	\$1,200.00	\$0.00		\$1,200.00
<b>AFLAC</b>								
AFLAC	06/16/2026	06/01/2026	Jun.2026	Employee Deductions per Payroll	\$501.72	\$0.00		\$501.72
				Totals for AFLAC:	\$501.72	\$0.00		\$501.72
<b>AFS Insurance</b>								
AFS Insurance	06/16/2026	05/22/2026	23943	Renewal General Liability Policy	\$339,853.00	\$0.00		\$339,853.00
				Totals for AFS Insurance:	\$339,853.00	\$0.00		\$339,853.00
<b>Apruzzese, McDermott, Mastro &amp; Murphy</b>								
Apruzzese, McDermott, Mastro & Murphy	06/16/2026	05/22/2026	2379411	Legal Services - General Labor- S	\$490.00	\$0.00		\$490.00
				Totals for Apruzzese, McDermott, Mastro & Murphy:	\$490.00	\$0.00		\$490.00
<b>Bianca Torrez</b>								
Bianca Torrez	06/16/2026	06/10/2026	Jun.10.26	Expense Reimbursement-Travel t	\$184.04	\$0.00		\$184.04
				Totals for Bianca Torrez:	\$184.04	\$0.00		\$184.04
<b>BROWN - BROWN METRO INC.</b>								
BROWN - BROWN METRO INC.	06/16/2026	04/24/2026	24625090	Renew Policy- #SU4195461-Insur	\$1,195.00	\$0.00		\$1,195.00
				Totals for BROWN - BROWN METRO INC.:	\$1,195.00	\$0.00		\$1,195.00
<b>BROWNFIELD REDEVELOPMENT SOLUTIONS</b>								
BROWNFIELD REDEVELOPMENT SOLUTIONS	06/16/2026	03/13/2026	8390F	Oversight & Mgmt Services for E	\$557.94	\$0.00		\$557.94
BROWNFIELD REDEVELOPMENT SOLUTIONS	06/16/2026	03/13/2026	8392F	Oversight & Mgmt Services- EPA	\$2,485.85	\$0.00		\$2,485.85
BROWNFIELD REDEVELOPMENT SOLUTIONS	06/16/2026	03/13/2026	8394F	Support Services - Grand Jersey-	\$2,057.51	\$0.00		\$2,057.51
BROWNFIELD REDEVELOPMENT SOLUTIONS	06/16/2026	03/13/2026	8389F	Misc Non-Grant Support Services	\$1,640.64	\$0.00		\$1,640.64
BROWNFIELD REDEVELOPMENT SOLUTIONS	06/16/2026	03/13/2026	8500	Oversight & Mgmt Services- EPA	\$7,463.19	\$0.00		\$7,463.19
BROWNFIELD REDEVELOPMENT SOLUTIONS	06/16/2026	04/17/2026	8504	Misc Non-Grant Support Services	\$2,137.50	\$0.00		\$2,137.50
BROWNFIELD REDEVELOPMENT SOLUTIONS	06/16/2026	05/18/2026	8600	Support Services - Grand Jersey-I	\$870.50	\$0.00		\$870.50
BROWNFIELD REDEVELOPMENT SOLUTIONS	06/16/2026	05/18/2026	8603	Oversight & Mgmt Services- EPA	\$1,977.90	\$0.00		\$1,977.90
BROWNFIELD REDEVELOPMENT SOLUTIONS	06/16/2026	05/18/2026	8604	Oversight & Mgmt Services for E	\$916.50	\$0.00		\$916.50
BROWNFIELD REDEVELOPMENT SOLUTIONS	06/16/2026	05/31/2026	8634	Owner's Rep Mill Creek- Svcs. M.	\$13,031.12	\$0.00		\$13,031.12
BROWNFIELD REDEVELOPMENT SOLUTIONS	06/16/2026	05/29/2026	8651	LNAPL Investigation- Svcs Mar 16	\$2,404.56	\$0.00		\$2,404.56
BROWNFIELD REDEVELOPMENT SOLUTIONS	06/16/2026	05/18/2026	8601	Oversight & Mgmt Svcs for EPA	\$841.00	\$0.00		\$841.00
BROWNFIELD REDEVELOPMENT SOLUTIONS	06/16/2026	05/18/2026	6102	Misc Non-Grant Support Services	\$420.00	\$0.00		\$420.00
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$36,804.21	\$0.00		\$36,804.21

# Jersey City Redevelopment Agency

## Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>CASH</b>								
	06/16/2026	06/04/2026	June 2026	Petty Cash Replenishment	\$150.00	\$0.00		\$150.00
				Totals for CASH:	\$150.00	\$0.00		\$150.00
<b>CHRISTOPHER FIORE</b>								
CHRISTOPHER FIORE	06/16/2026	05/21/2026	May 26	Expense Reimbursement- Agency	\$87.70	\$0.00		\$87.70
CHRISTOPHER FIORE	06/16/2026	05/27/2026	May 26	Expense Reimbursement - Zoom	\$102.09	\$0.00		\$102.09
CHRISTOPHER FIORE	06/16/2026	05/28/2026	May 26	Expense Reimbursement- JCRA E	\$116.60	\$0.00		\$116.60
CHRISTOPHER FIORE	06/16/2026	06/04/2026	Jun. 26	Expense Reimbursement-Parking	\$30.00	\$0.00		\$30.00
CHRISTOPHER FIORE	06/16/2026	06/10/2026	Jun. 26	Expense Reimbursement - Travel	\$21.97	\$0.00		\$21.97
CHRISTOPHER FIORE	06/16/2026	06/11/2026	Jun. 26	Expense Reimbursement- Lunch	\$95.49	\$0.00		\$95.49
CHRISTOPHER FIORE	06/16/2026	06/01/2026	\$40.47	Expense Reimbursement- Public	\$40.47	\$0.00		\$40.47
				Totals for CHRISTOPHER FIORE:	\$494.32	\$0.00		\$494.32
<b>CITY OF JERSEY CITY</b>								
CITY OF JERSEY CITY	06/16/2026	06/02/2026	June 2026	Lien Redemption - 428 Pacific	\$16,552.27	\$0.00		\$16,552.27
				Totals for CITY OF JERSEY CITY:	\$16,552.27	\$0.00		\$16,552.27
<b>COMCAST</b>								
COMCAST	06/16/2026	06/01/2026	8499 05 354 4361702	Internet Service at 39 Kearney Av	\$732.44	\$0.00		\$732.44
COMCAST	06/16/2026	05/16/2026	8499 05 354 3248876	Internet Service at 665 Ocean Av	\$240.03	\$0.00		\$240.03
				Totals for COMCAST:	\$972.47	\$0.00		\$972.47
<b>COUNTY OF HUDSON</b>								
COUNTY OF HUDSON	06/16/2026	06/01/2026	June 2026	County Planning Board - Applical	\$300.00	\$0.00		\$300.00
				Totals for COUNTY OF HUDSON:	\$300.00	\$0.00		\$300.00
<b>DELTA STORAGE</b>								
DELTA STORAGE	06/16/2026	06/01/2026	June 2026	Storage Unit - Size: 10x30, Unit #	\$1,110.00	\$0.00		\$1,110.00
DELTA STORAGE	06/16/2026	06/01/2026	June 2026	Storage Unit - Size: 10x30, Unit #	\$1,174.00	\$0.00		\$1,174.00
				Totals for DELTA STORAGE:	\$2,284.00	\$0.00		\$2,284.00
<b>Dilworth Passon LLP</b>								
Dilworth Passon LLP	06/16/2026	05/11/2026	644826	Legal Services- 26 Siedler Street-	\$1,460.00	\$0.00		\$1,460.00
Dilworth Passon LLP	06/16/2026	05/08/2026	644827	Legal Services- 461 Palisade Ave	\$694.29	\$0.00		\$694.29
Dilworth Passon LLP	06/16/2026	05/08/2026	644828	Legal Services- 428 Pacific Ave -	\$945.00	\$0.00		\$945.00
				Totals for Dilworth Passon LLP:	\$3,099.29	\$0.00		\$3,099.29
<b>DRESDNER ROBIN ENVIRON MGMT</b>								
DRESDNER ROBIN ENVIRON MGMT	06/16/2026	05/18/2026	27105	Professional Service- Dec 2025-N	\$2,430.00	\$0.00		\$2,430.00
				Totals for DRESDNER ROBIN ENVIRON MGMT:	\$2,430.00	\$0.00		\$2,430.00

# Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>Economic Project Solutions, Inc.</b>								
Economic Project Solutions, Inc.	06/16/2026	05/31/2026	14515	Constru. Phase- Loews- Svcs May	\$20,919.00	\$0.00		\$20,919.00
Economic Project Solutions, Inc.	06/16/2026	05/31/2026	14516	Owner's Rep- Powerhouse- Svcs	\$7,002.00	\$0.00		\$7,002.00
				<i>Totals for Economic Project Solutions, Inc.:</i>	\$27,921.00	\$0.00		\$27,921.00
<b>ERIC M. BERNSTEIN &amp; ASSOCIATES, LLC</b>								
ERIC M. BERNSTEIN & ASSOCIATES, LLC	06/16/2026	04/01/2026	98114	Legal Services - Svcs 3/2/2026	\$101.76	\$0.00		\$101.76
ERIC M. BERNSTEIN & ASSOCIATES, LLC	06/16/2026	04/01/2026	98115	Legal Services - OPRA- Svcs Marc	\$460.00	\$0.00		\$460.00
				<i>Totals for ERIC M. BERNSTEIN &amp; ASSOCIATES, LLC:</i>	\$561.76	\$0.00		\$561.76
<b>FEDERAL EXPRESS</b>								
FEDERAL EXPRESS	06/16/2026	05/04/2026	9-280-61280	Overnight Deliveries	\$216.78	\$0.00		\$216.78
FEDERAL EXPRESS	06/16/2026	05/11/2026	9-290-26832	Overnight Deliveries	\$105.38	\$0.00		\$105.38
FEDERAL EXPRESS	06/16/2026	05/25/2026	9-311-04031	Overnight Deliveries	\$151.48	\$0.00		\$151.48
FEDERAL EXPRESS	06/16/2026	05/18/2026	9-301-17718	Overnight Deliveries	\$47.50	\$0.00		\$47.50
				<i>Totals for FEDERAL EXPRESS:</i>	\$521.14	\$0.00		\$521.14
<b>Gordon Rees Scully Mansukhani, LLP</b>								
Gordon Rees Scully Mansukhani, LLP	06/16/2026	05/16/2026	22187296	Legal Services - Suazo Vs. JCRA	\$5,577.00	\$0.00		\$5,577.00
Gordon Rees Scully Mansukhani, LLP	06/16/2026	05/07/2026	22123711	Legal Services - Suazo Vs. JCRA	\$6,787.00	\$0.00		\$6,787.00
Gordon Rees Scully Mansukhani, LLP	06/16/2026	01/28/2026	22099060	Legal Services - Suazo Vs. JCRA	\$2,981.00	\$0.00		\$2,981.00
				<i>Totals for Gordon Rees Scully Mansukhani, LLP:</i>	\$15,345.00	\$0.00		\$15,345.00
<b>HUDSON COUNTY REGISTER</b>								
HUDSON COUNTY REGISTER	06/16/2026	05/12/2026	582296	Recording Fee -RDA-GIC Daily N	\$33.00	\$0.00		\$33.00
				<i>Totals for HUDSON COUNTY REGISTER:</i>	\$33.00	\$0.00		\$33.00
<b>INTEGRA REALTY RESOURCES - NORTHERN NJ</b>								
INTEGRA REALTY RESOURCES - NORTHERN NJ	06/16/2026	05/08/2026	204-2026-0118	Appraisal Fee- 125 Monitor Stree	\$5,677.50	\$0.00		\$5,677.50
				<i>Totals for INTEGRA REALTY RESOURCES - NORTHERN NJ:</i>	\$5,677.50	\$0.00		\$5,677.50
<b>JC MUNICIPAL UTILITIES AUTHORITY</b>								
JC MUNICIPAL UTILITIES AUTHORITY	06/16/2026	04/10/2026	30302282340000	Water & Sewer - 407 Ocean Ave-	\$92.01	\$0.00		\$92.01
JC MUNICIPAL UTILITIES AUTHORITY	06/16/2026	05/05/2026	30306348540000	Water & Sewer - 665 Ocean Ave	\$118.81	\$0.00		\$118.81
JC MUNICIPAL UTILITIES AUTHORITY	06/16/2026	05/18/2026	3030328234000	Water & Sewer - 405 Ocean Ave-	\$79.29	\$0.00		\$79.29
				<i>Totals for JC MUNICIPAL UTILITIES AUTHORITY:</i>	\$290.11	\$0.00		\$290.11
<b>JESAMIL LOZANO</b>								
JESAMIL LOZANO	06/16/2026	06/03/2026	June.2026	Employee Reimbursement-Civil S	\$35.00	\$0.00		\$35.00
				<i>Totals for JESAMIL LOZANO:</i>	\$35.00	\$0.00		\$35.00

# Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>Kassim Handyman Service, LLC</b>								
Kassim Handyman Service, LLC	06/16/2026	06/01/2026	086804	Board up Ground Level Windows	\$600.00	\$0.00		\$600.00
Kassim Handyman Service, LLC	06/16/2026	04/15/2026	088432	Maintaining Building- 405-407 O	\$1,847.00	\$0.00		\$1,847.00
			<i>Totals for Kassim Handyman Service, LLC:</i>		\$2,447.00	\$0.00		\$2,447.00
<b>KINNEY LISOVICZ REILLY &amp; WOLFF PC</b>								
KINNEY LISOVICZ REILLY & WOLFF PC	06/16/2026	04/16/2026	49676	Legal Services - Grand Jersey Gro	\$6,010.54	\$0.00		\$6,010.54
KINNEY LISOVICZ REILLY & WOLFF PC	06/16/2026	04/16/2026	49675	Legal Services - 665 Ocean Aven	\$1,140.00	\$0.00		\$1,140.00
KINNEY LISOVICZ REILLY & WOLFF PC	06/16/2026	05/13/2026	49931	Legal Services - Grand Jersey Gro	\$1,783.00	\$0.00		\$1,783.00
KINNEY LISOVICZ REILLY & WOLFF PC	06/16/2026	04/04/2026	49596	Legal Services - 406-408 Commu	\$700.00	\$0.00		\$700.00
KINNEY LISOVICZ REILLY & WOLFF PC	06/16/2026	05/09/2026	49895	Legal Services - 406-408 Commu	\$440.00	\$0.00		\$440.00
			<i>Totals for KINNEY LISOVICZ REILLY &amp; WOLFF PC:</i>		\$10,073.54	\$0.00		\$10,073.54
<b>MCMANIMON, SCOTLAND &amp; BAUMANN, LLC</b>								
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261509	Legal Services- Loew's - Svcs Api	\$4,700.00	\$0.00		\$4,700.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261510	Legal Services- Berry Lane Park-;	\$380.00	\$0.00		\$380.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261511	Legal Services- Liberty Science C	\$2,940.00	\$0.00		\$2,940.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261512	Legal Services- 125 Monitor Stre	\$2,030.00	\$0.00		\$2,030.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261513	Legal Services- Argent //Johnstor	\$1,750.00	\$0.00		\$1,750.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261516	Legal Services- Jersey Avenue St	\$11,025.00	\$0.00		\$11,025.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261517	Legal Services- Power Plant Projr	\$360.00	\$0.00		\$360.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261518	Legal Services- 8 Aetna - April. 20	\$455.00	\$0.00		\$455.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261520	Legal Services- General Litigatio	\$2,550.00	\$0.00		\$2,550.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261522	Legal Services- Hampshire- April	\$1,013.00	\$0.00		\$1,013.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261523	Legal Services- Grand Jersey - M	\$6,575.00	\$0.00		\$6,575.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261527	Legal Services- -975 Garfield Ave-	\$919.00	\$0.00		\$919.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261529	Legal Services- General Counsel-	\$36,836.96	\$0.00		\$36,836.96
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261531	Legal Services- Cole Street Park I	\$7,556.00	\$0.00		\$7,556.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261533	Legal Services- - Morris Canal Gre	\$980.00	\$0.00		\$980.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261536	Legal Services- Bayfront- Pennro	\$1,225.00	\$0.00		\$1,225.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261537	Legal Services- Bayfront - BRP D.	\$2,930.88	\$0.00		\$2,930.88
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261540	Legal Services- -612-618 Commu	\$746.00	\$0.00		\$746.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261541	Legal Services- -174 Newark Ave I	\$674.00	\$0.00		\$674.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261543	Legal Services- -808 Pavonia. Svcs	\$5,423.00	\$0.00		\$5,423.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261544	Legal Services- - Hudson Exchang	\$105.00	\$0.00		\$105.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261546	Legal Services- Grand Jersey/Mor	\$1,018.00	\$0.00		\$1,018.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261549	Legal Services -33 Pacific- April 2	\$162.00	\$0.00		\$162.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261550	Legal Services- NJEDA App--14-1	\$138.00	\$0.00		\$138.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261554	Legal Services- -72 Montgomery. :	\$4,081.00	\$0.00		\$4,081.00

# 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
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261555	Legal Services -107 Morgan - Svc	\$525.00	\$0.00		\$525.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261558	Legal Services- Embankment- At	\$626.00	\$0.00		\$626.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261561	Legal Services - Grand Jersey - M	\$3,325.00	\$0.00		\$3,325.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261564	Legal Services -597 Marin CMPNI	\$1,645.00	\$0.00		\$1,645.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261568	Legal Services -2859-2873 JFK Bk	\$12,432.64	\$0.00		\$12,432.64
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261569	Legal Services -136 Halladay -Api	\$582.00	\$0.00		\$582.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261572	Legal Services -626-630 Commur	\$657.00	\$0.00		\$657.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261577	Legal Services -Johnston/Comm	\$506.00	\$0.00		\$506.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261581	Legal Services -Scitech/EdgeWor	\$385.00	\$0.00		\$385.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261583	Legal Services - 269-273 Commu	\$595.00	\$0.00		\$595.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261584	Legal Services - Embankment(Boi	\$1,319.00	\$0.00		\$1,319.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261585	Revised:Legal Services - G&S Gra	\$431.00	\$0.00		\$431.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	262003	Revised:Legal Services - Powerho	\$910.00	\$0.00		\$910.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	262001	Revised:Legal Services - NJ Highl	\$382.00	\$0.00		\$382.00
MCMANIMON, SCOTLAND & BAUMANN	06/16/2026	05/11/2026	261526	Legal Services -400 7th Street-App	\$932.00	\$0.00		\$932.00
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:					\$121,825.48	\$0.00		\$121,825.48
<b>Mobile Mini Storage Solutions</b>								
Mobile Mini Storage Solutions	06/16/2026	05/01/2026	9026105036	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	06/16/2026	05/11/2026	9026105028	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	06/16/2026	04/15/2026	9025990461	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	06/16/2026	05/11/2026	9025735940	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	06/16/2026	03/16/2026	9025790179	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	06/16/2026	03/16/2026	9025790173	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	06/16/2026	03/06/2026	9025735932	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	06/16/2026	03/17/2026	9025798134	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	06/16/2026	03/17/2026	9025798129	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Mobile Mini Storage Solutions	06/16/2026	02/18/2026	9025623611	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
Totals for Mobile Mini Storage Solutions:					\$2,992.80	\$0.00		\$2,992.80
<b>NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY (NJEDA)</b>								
NEW JERSEY ECONOMIC DEVELOPMENT	06/16/2026	05/11/2026	Jun 2026	Application Fee-HDSRF Municipa	\$500.00	\$0.00		\$500.00
Totals for NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY (NJEDA):					\$500.00	\$0.00		\$500.00
<b>NW FINANCIAL GROUP, LLC</b>								
NW FINANCIAL GROUP, LLC	06/16/2026	04/30/2026	34512	Financial Advisory - 900 Garfield	\$562.50	\$0.00		\$562.50
NW FINANCIAL GROUP, LLC	06/16/2026	04/30/2026	34513	Financial Advisory - Bayfront BRP	\$500.00	\$0.00		\$500.00
Totals for NW FINANCIAL GROUP, LLC:					\$1,062.50	\$0.00		\$1,062.50

# 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
Porcello Engineering, Inc.	06/16/2026	05/15/2026	2605001	Professional Svcs-Condition Inspr	\$55,000.00	\$0.00		\$55,000.00
				Totals for Porcello Engineering, Inc.:	\$55,000.00	\$0.00		\$55,000.00
<b>POTOMAC-HUDSON ENVIRONMENTAL I</b>								
POTOMAC-HUDSON ENVIRONMENTAL I	06/16/2026	06/03/2026	2659738	Professional Services - 125 Month	\$23,116.21	\$0.00		\$23,116.21
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$23,116.21	\$0.00		\$23,116.21
<b>PRECISION REPORTING SERVICE</b>								
PRECISION REPORTING SERVICE	06/16/2026	06/03/2026	Jun.26	Stenographer Services- City Plan	\$500.00	\$0.00		\$500.00
				Totals for PRECISION REPORTING SERVICE:	\$500.00	\$0.00		\$500.00
<b>PRIMO BRANDS</b>								
PRIMO BRANDS	06/16/2026	05/29/2026	16E6703492330	Water & Dispenser - Service 4/2	\$286.00	\$0.00		\$286.00
				Totals for PRIMO BRANDS:	\$286.00	\$0.00		\$286.00
<b>PUBLIC SERVICE ELECTRIC &amp; GAS</b>								
PUBLIC SERVICE ELECTRIC & GAS	06/16/2026	05/14/2026	42-497-031-18	Gas & Electric - 25 Journal Squar	\$962.05	\$0.00		\$962.05
PUBLIC SERVICE ELECTRIC & GAS	06/16/2026	05/20/2026	70-455-651-00	Gas & Electric - 405 Ocean Ave -	\$8.06	\$0.00		\$8.06
PUBLIC SERVICE ELECTRIC & GAS	06/16/2026	05/20/2026	70-451-417-18	Gas & Electric - 407 Ocean Ave -	\$8.94	\$0.00		\$8.94
PUBLIC SERVICE ELECTRIC & GAS	06/16/2026	05/21/2026	72-357-632-05	Gas & Electric - 292 MLK Dr - Flo	\$31.02	\$0.00		\$31.02
PUBLIC SERVICE ELECTRIC & GAS	06/16/2026	05/21/2026	72-729-965-01	Gas & Electric - 665 Ocean Aven	\$190.44	\$0.00		\$190.44
PUBLIC SERVICE ELECTRIC & GAS	06/16/2026	05/21/2026	72-729-979-07	Gas & Electric - 665 Ocean Aven	\$195.84	\$0.00		\$195.84
PUBLIC SERVICE ELECTRIC & GAS	06/16/2026	05/21/2026	72-729-980-08	Gas & Electric - 665 Ocean Aven	\$565.39	\$0.00		\$565.39
PUBLIC SERVICE ELECTRIC & GAS	06/16/2026	05/21/2026	72-729-971-09	Gas & Electric - 665 Ocean Aven	\$266.34	\$0.00		\$266.34
PUBLIC SERVICE ELECTRIC & GAS	06/16/2026	05/21/2026	72-729-972-06	Gas & Electric - 665 Ocean Aven	\$196.88	\$0.00		\$196.88
PUBLIC SERVICE ELECTRIC & GAS	06/16/2026	05/21/2026	72-729-973-03	Gas & Electric - 665 Ocean Aven	\$85.52	\$0.00		\$85.52
PUBLIC SERVICE ELECTRIC & GAS	06/16/2026	05/21/2026	72-729-974-00	Gas & Electric - 665 Ocean Aven	\$155.42	\$0.00		\$155.42
PUBLIC SERVICE ELECTRIC & GAS	06/16/2026	05/21/2026	72-729-975-08	Gas & Electric - 665 Ocean Aven	\$48.45	\$0.00		\$48.45
PUBLIC SERVICE ELECTRIC & GAS	06/16/2026	05/21/2026	72-729-976-05	Gas & Electric - 665 Ocean Aven	\$206.22	\$0.00		\$206.22
PUBLIC SERVICE ELECTRIC & GAS	06/16/2026	05/21/2026	72-729-977-02	Gas & Electric - 665 Ocean Aven	\$81.92	\$0.00		\$81.92
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$3,002.49	\$0.00		\$3,002.49
<b>ROBERT NAPIORSKI</b>								
ROBERT NAPIORSKI	06/16/2026	06/01/2026	Jun.2026	Employee Reimbursement-Certif	\$26.08	\$0.00		\$26.08
				Totals for ROBERT NAPIORSKI:	\$26.08	\$0.00		\$26.08
<b>Schenck Price Smith &amp; King, LLP</b>								
Schenck Price Smith & King, LLP	06/16/2026	05/13/2026	1312719	Legal Services - 106-126 Halladay	\$1,155.00	\$0.00		\$1,155.00
Schenck Price Smith & King, LLP	06/16/2026	05/13/2026	1311111	Legal Services - Lease Agreement	\$330.75	\$0.00		\$330.75
				Totals for Schenck Price Smith & King, LLP:	\$1,485.75	\$0.00		\$1,485.75

# Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>Silagy Contracting, LLC.</b>								
Silagy Contracting, LLC.	06/16/2026	06/01/2026	151186-1	Lawn Maintenance & Trash Remc	\$300.00	\$0.00		\$300.00
Silagy Contracting, LLC.	06/16/2026	06/01/2026	151186-2	Lawn Maintenance & Trash Remc	\$400.00	\$0.00		\$400.00
Silagy Contracting, LLC.	06/16/2026	06/01/2026	151186-3	Lawn Maintenance & Trash Remc	\$440.00	\$0.00		\$440.00
Silagy Contracting, LLC.	06/16/2026	06/01/2026	151186-4	Lawn Maintenance & Trash Remc	\$290.00	\$0.00		\$290.00
Silagy Contracting, LLC.	06/16/2026	06/01/2026	151186-5	Lawn Maintenance & Trash Remc	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	06/16/2026	06/01/2026	151186-6	Lawn Maintenance & Trash Remc	\$780.00	\$0.00		\$780.00
Silagy Contracting, LLC.	06/16/2026	06/01/2026	151186-7	Lawn Maintenance & Trash Remc	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	06/16/2026	06/01/2026	151186-8	Lawn Maintenance & Trash Remc	\$680.00	\$0.00		\$680.00
Silagy Contracting, LLC.	06/16/2026	06/01/2026	151186-9	Lawn Maintenance & Trash Remc	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC.	06/16/2026	06/01/2026	151186-10	Lawn Maintenance & Trash Remc	\$680.00	\$0.00		\$680.00
Silagy Contracting, LLC.	06/16/2026	06/01/2026	151186-11	Lawn Maintenance & Trash Remc	\$200.00	\$0.00		\$200.00
Silagy Contracting, LLC.	06/16/2026	06/01/2026	151186-12	Lawn Maintenance & Trash Remc	\$200.00	\$0.00		\$200.00
<b>Totals for Silagy Contracting, LLC.:</b>					<b>\$4,690.00</b>	<b>\$0.00</b>		<b>\$4,690.00</b>
<b>Spiro Harrison &amp; Nelson LLC</b>								
Spiro Harrison & Nelson LLC	06/16/2026	05/11/2026	2026-JCRA.021-05	Legal Services - General-Svcs-Ma	\$175.00	\$0.00		\$175.00
Spiro Harrison & Nelson LLC	06/16/2026	05/11/2026	2026-JCRA.037-05	Legal Services - XRC Urban Rene	\$385.00	\$0.00		\$385.00
Spiro Harrison & Nelson LLC	06/16/2026	06/01/2026	2026-JCRA.043-05	Legal Services - NJCU West Cam	\$420.00	\$0.00		\$420.00
Spiro Harrison & Nelson LLC	06/16/2026	05/11/2026	2026-JCRA.046-05	Legal Services - SciTech City(LSC)	\$1,505.00	\$0.00		\$1,505.00
Spiro Harrison & Nelson LLC	06/16/2026	05/11/2026	2026-JCRA.006-05	Legal Services - 118 - 128 Monitc	\$560.00	\$0.00		\$560.00
Spiro Harrison & Nelson LLC	06/16/2026	06/01/2026	2026-JCRA.001-06	Legal Services-Bates Street Rede	\$945.00	\$0.00		\$945.00
Spiro Harrison & Nelson LLC	06/16/2026	06/01/2026	2026-JCRA.006-06	Legal Services - 118 - 128 Monitc	\$245.00	\$0.00		\$245.00
Spiro Harrison & Nelson LLC	06/16/2026	06/01/2026	2026-JCRA.037-06	Legal Services - XRC Urban Rene	\$455.00	\$0.00		\$455.00
Spiro Harrison & Nelson LLC	06/16/2026	06/01/2026	2026-JCRA.046-06	Legal Services - SciTech City(LSC)	\$2,310.00	\$0.00		\$2,310.00
<b>Totals for Spiro Harrison &amp; Nelson LLC.:</b>					<b>\$7,000.00</b>	<b>\$0.00</b>		<b>\$7,000.00</b>
<b>STAPLES INC.</b>								
STAPLES INC.	06/16/2026	05/31/2026	6065239192	Office Supplies - Various	\$378.17	\$0.00		\$378.17
STAPLES INC.	06/16/2026	05/31/2026	6065239791	Office Supplies - Various	\$96.09	\$0.00		\$96.09
<b>Totals for STAPLES INC.:</b>					<b>\$474.26</b>	<b>\$0.00</b>		<b>\$474.26</b>
<b>Suburban Consulting Engineers, Inc</b>								
Suburban Consulting Engineers, Inc	06/16/2026	04/09/2026	84983	Morris Canal - Greenway Segmer	\$13,599.00	\$0.00		\$13,599.00
Suburban Consulting Engineers, Inc	06/16/2026	05/06/2026	85578	Morris Canal - Greenway Segmer	\$10,097.49	\$0.00		\$10,097.49
Suburban Consulting Engineers, Inc	06/16/2026	06/03/2026	86209	Morris Canal - Greenway Segmer	\$1,156.25	\$0.00		\$1,156.25
<b>Totals for Suburban Consulting Engineers, Inc.:</b>					<b>\$24,852.74</b>	<b>\$0.00</b>		<b>\$24,852.74</b>

# Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Sylvia Henry	06/16/2026	03/20/2026	Mar 26	Employee Reimbursement-Civil S	\$35.00	\$0.00		\$35.00
				Totals for Sylvia Henry:	\$35.00	\$0.00		\$35.00
<b>T&amp;M ASSOCIATES</b>								
T&M ASSOCIATES	06/16/2026	05/04/2026	IAF507271	Engineering Services- Morris Gre	\$141.00	\$0.00		\$141.00
				Totals for T&M ASSOCIATES:	\$141.00	\$0.00		\$141.00
<b>Toshiba- GreatAmerica Financial Svcs.</b>								
Toshiba- GreatAmerica Financial Svcs.	06/16/2026	06/01/2026	Apr.2026	Payment for Copier Lease-May 21	\$545.90	\$0.00		\$545.90
				Totals for Toshiba - GreatAmerica Financial Svcs.:	\$545.90	\$0.00		\$545.90
<b>UNITED WAY OF HUDSON COUNTY</b>								
UNITED WAY OF HUDSON COUNTY	06/16/2026	06/01/2026	May 2026	Case/Property Mngt 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
<b>US Bank</b>								
US Bank	06/16/2026	01/23/2026	8053490	Project Series 2024-Admin Fee 1/	\$2,500.00	\$0.00		\$2,500.00
				Totals for US Bank:	\$2,500.00	\$0.00		\$2,500.00
<b>VERIZON</b>								
VERIZON	06/16/2026	05/23/2026	6144418908	Agency Cell Phone Bill---Apr 24,2	\$253.91	\$0.00		\$253.91
				Totals for VERIZON:	\$253.91	\$0.00		\$253.91
<b>VICTORIA BONNERS</b>								
VICTORIA BONNERS	06/16/2026	06/02/2026	June 2026	Employee Reimbursement- Dent	\$442.00	\$0.00		\$442.00
				Totals for VICTORIA BONNERS:	\$442.00	\$0.00		\$442.00
<b>W. B. MASON CO., INC.</b>								
W. B. MASON CO., INC.	06/16/2026	05/22/2026	262142676	Office Supplies	\$630.62	\$0.00		\$630.62
				Totals for W. B. MASON CO., INC.:	\$630.62	\$0.00		\$630.62
<b>Wielkatz &amp; Company, LLC.</b>								
Wielkatz & Company, LLC.	06/16/2026	06/01/2026	1006	CFO Accounting Services Render	\$8,000.00	\$0.00		\$8,000.00
Wielkatz & Company, LLC.	06/16/2026	05/31/2026	1008	CFO Accounting Additional Servi	\$8,212.50	\$0.00		\$8,212.50
				Totals for Wielkatz & Company, LLC.:	\$16,212.50	\$0.00		\$16,212.50
				<b>GRAND TOTALS:</b>	<b>\$742,368.86</b>	<b>\$0.00</b>		<b>\$742,368.86</b>

# Jersey City Redevelopment Agency Cash Requirements Report

## Criteria

- Report name: JCRA May 2026 Board Meeting
- Show invoices open as of today
- Do not include invoices scheduled to be generated
- Calculate discounts as of today
- Include all invoice dates
- Include all post dates
- Include these due dates: 6/16/2026 to 6/16/2026
- Include all Post Statuses
- Include all Invoices
- Include all Vendors
- Include all Banks
- Include all Invoice Attributes
- Include all Vendor Attributes

**Regular Meeting**  
**June 16<sup>th</sup>, 2026**

**AGENDA**

**Bayfront I Redevelopment Area** – Board approval is requested to award Contract No. 26-07-VB1 to Conti Civil, LLC, for infrastructure improvements related to the redevelopment of Phase 1A of the Bayfront Redevelopment Area. The Agency plans to award this contract to the lowest responsible bidder for an amount not to exceed \$20,288,442.00.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDED 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**

**Victoria Bonners**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARING 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**

**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**, the City adopted a redevelopment plan known as the Bayfront I Redevelopment Plan, as amended (the “**Redevelopment Plan**”), to effectuate and regulate the redevelopment of the Redevelopment Area; and

**WHEREAS**, on October 10, 2018, the City adopted an ordinance (the “**City Ordinance**”) authorizing public financing for the acquisition of approximately 70 acres of development lots and for the construction and oversight of public infrastructure for the first phase of redevelopment of the Redevelopment Area (the “**Phase I Infrastructure**”); and

**WHEREAS**, pursuant to that certain Cooperation Agreement authorized on October 16, 2018 by Resolution No. 18-10-4, the Agency is acting as the City’s agent in connection with the redevelopment of the Redevelopment Area and is assisting in the procurement and implementation of the Phase I Infrastructure; and

**WHEREAS**, in connection with the Phase I Infrastructure, it was necessary to procure a firm to conduct certain infrastructure improvement work and in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”); and

**WHEREAS**, on May 6, 2026, the Agency issued a solicitation for bids (the “**Bid Solicitation**”) for the Bayfront I Redevelopment – Phase 1A Development Infrastructure Improvements (the “**Infrastructure Project**”); and

**WHEREAS**, on June 10, 2026, the Agency conducted a bid opening and received four (4) bids from interested firms in response to the Bid Solicitation (the “**Bids**”); and

**WHEREAS**, having reviewed the Bids, the Agency determined that the bid submitted by Conti Civil, LLC (the "**Conti**") for the Infrastructure Project, was the lowest responsible bid; and

**WHEREAS**, the Agency wishes to award Contract No. 26-07-VB1 to Conti (the "**Contract**"), a copy of which is on file with the Agency, for a term of twelve (12) months or upon completion of the Infrastructure Project and all related tasks for a total amount not to exceed Twenty Million Two Hundred Eighty Eight Thousand Four Hundred Forty Two Dollars (\$20,288,442.00); and

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

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

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

**Section 2.** The Chair, Vice-Chair, Acting Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with Conti Civil, LLC for the Infrastructure Project set forth in the bid submitted by Conti, for a term to expire upon the completion of the Infrastructure Project and all related tasks, or twelve (12) months after the effective date of the Contract, which is earlier payable at the rates set forth in the bid submitted by Conti for a total amount not to exceed Twenty Million Two Hundred Eighty Eight Thousand Four Hundred Forty Two Dollars (\$20,288,442.00), 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, Acting Executive Director and/or the Secretary of the Agency are hereby authorized to execute any and all other documents and to take any and all actions necessary to effectuate this Resolution, in consultation with Counsel.

**Section 4.** This Resolution shall take effect immediately.

**Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on June 16, 2026.**

\_\_\_\_\_  
 Christopher Fiore  
 Acting Executive Director and Secretary

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

\*Resolutions require 4 affirmative votes to pass



Reso No.: 26-06- A

Regular Meeting  
June 16, 2026

A G E N D A

INFORMATIONAL ITEM

**Luis Munoz Marin Boulevard (Henderson Street) Redevelopment Area** - the 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”.

**Jessie Palacios**