

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
July 21, 2026

1. Meeting to Order.
 2. Quorum.
 3. Chairwoman Ridley- Pledge of Allegiance.
 4. Executive Director - In accordance with the "Open Public Meetings Act," notice of today's meeting was published as required by law. Notice of this meeting was published on the homepage of the Agency's official website which is accessible to the public free of charge. The notice was also posted at the Agency's offices at 4 Jackson Square and sent to the City Clerk for the public's review and information.
 5. PRESENTATIONS-
 6. Chairwoman Ridley STATUS OF PROJECTS
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| Item #1 | Approval to enter Open Public Comment Session |
| Item #2 | Approval to enter Executive Session |
| Item #3 | Approval of the Minutes of the Regular Meeting of June 16, 2026 |
| Item #4 | Approval of the Minutes of the Executive Session dated June 16, 2026 |
| Item #5 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE USE OF COMPETITIVE CONTRACTING FOR THE PROCUREMENT OF ECONOMIC ANALYSIS AND ADVISORY SERVICES WITHIN ALL REDEVELOPMENT AREAS |
| Item #6 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE USE OF COMPETITIVE CONTRACTING FOR THE PROCUREMENT OF CONSTRUCTION ADVISORY SERVICES WITHIN ALL REDEVELOPMENT AREAS |

- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 26-07-VB6 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC., TO PROVIDE ENVIRONMENTAL SERVICES AT THE MILL CREEK SITE LOCATED ON JERSEY AVENUE AT BLOCK 15801, LOTS 77.01, 77.02, 77.03, 77.04, 73.01, AND 73.02 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 1 TO PROFESSIONAL SERVICES CONTRACT NO. 25-10-VB11 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. TO PROVIDE ENVIRONMENTAL SERVICES OVERSEEN BY A LICENSED SITE REMEDIATION PROFESSIONAL AT THE MILL CREEK SITE LOCATED ON JERSEY AVENUE AT BLOCK 15801, LOTS 73.01, 73.02, 77.01, 77.02, 77.03, AND 77.04, WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING LEASE RENEWALS WITH TENANTS AT THE VETERANS RESIDENTIAL HOUSING DEVELOPMENT IN HONOR OF JAIME VAZQUEZ AT THE PROPERTY IDENTIFIED AS BLOCK 22602, LOT 6, COMMONLY KNOWN AS 665 OCEAN AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH LOTT STREET ASSEMBLAGE, LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 8001, LOTS 16, 17, 18, 19, 20, 21, 22 AND 23, AND COMMONLY KNOWN BY THE STREET ADDRESSES 8-16 LOTT STREET AND 625-629 NEWARK AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 29 VAN REIPEN LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 7904, LOT 1.03, COMMONLY KNOWN BY THE STREET ADDRESS 29 VAN REIPEN AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 612 PAVONIA OWNER LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 7904, LOTS 14 AND 16, COMMONLY KNOWN BY THE STREET ADDRESSES 608 PAVONIA AVENUE AND 612 PAVONIA AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIFTH AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH HOMESTEAD ASSEMBLAGE LLC WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 547-555 SUMMIT LLC FOR THE PROPERTIES IDENTIFIED AS BLOCK 7904, LOTS 5 6, 7, 8, 9, 10, 11, AND 12, COMMONLY KNOWN AS 555 SUMMIT AVENUE AND 547 SUMMIT AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY TERMINATING THE REDEVELOPMENT AGREEMENT WITH GND BUILDERS, LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 15602, LOTS 20 AND 19, AND COMMONLY KNOWN BY THE STREET ADDRESS 429-431 PACIFIC AVENUE, WITHIN THE LAFAYETTE PARK REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 26-07-RN13 WITH SUBURBAN CONSULTING ENGINEERS, INC. FOR SURVEYING SERVICES FOR THE PROPERTIES IDENTIFIED AS BLOCK 27804, LOT 13 AND BLOCK 28401, LOT 40 AND COMMONLY KNOWN AS THE COUNTRY VILLAGE SEGMENT (SEGMENT 3) OF THE MORRIS CANAL GREENWAY IN THE CITY OF JERSEY CITY
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 26-07-RN12 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR ENVIRONMENTAL SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 20001, LOTS 18, 19, 20, 21 AND 22, AND COMMONLY KNOWN BY THE STREET ADDRESS 408-420 COMMUNIPAW AVENUE, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH RAMNARAYANA PROPERTIES, LLC WITH RESPECT TO CERTAIN PROPERTIES LOCATED AT BLOCK 17505, LOTS 10 AND 11 COMMONLY KNOWN AS 307 PINE STREET AND 326-328 JOHNSTON AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPOINTING CHRIS BATTAGLIA AS THE QUALIFIED PURCHASING AGENT
- Item #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING THE ANNUAL REPORT OF AUDIT FOR 2024

- Item #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE 2026 ANNUAL BUDGET AND CAPITAL BUDGET FOR THE FISCAL YEAR JANUARY 1, 2026 TO DECEMBER 21, 2026
- Item #22 Approval of Accounts Payable List as of July 21, 2026
- Item #23 Approval of the Personnel List as of July 21, 2026

NEXT REGULAR MEETING: TUESDAY, AUGUST 18, 2026