

**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 July 21, 2026.

Christopher Fiore,

Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
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 July 21, 2026.

Christopher Fiore,

Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF THE PUBLIC MEETING
OF JUNE 16, 2026**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Public Meetings for their review and approval.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that these Minutes be approved as presented.

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated July 21, 2026

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

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF EXECUTIVE SESSION OF THE
PUBLIC MEETING OF JUNE 16, 2026**

WHEREAS, the Board of Commissioners approved going into closed session at their meeting of June 16, 2026; and

WHEREAS, the following issues were discussed: 1) litigation

2) contract negotiations

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Public Meeting be approved as presented.

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated July 21, 2026

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

Regular Meeting
July 21, 2026

A G E N D A

ALL REDEVELOPMENT AREAS- Board authorization is requested to authorize the use of competitive contracting to procure a qualified consultant to provide the Agency with technical expertise, management approach, and cost factors, to ensure that the most qualified and cost effective services are obtained

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

Jesamil Lozano

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

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 a qualified consultant to perform an economic analysis and provide advisory services with the goal of recommending financially viable inclusionary zoning and financial incentives on an area-by-area basis throughout the City that will maximize the construction of new affordable housing units (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 July 21, 2026.

Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

Regular Meeting
July 21, 2026

A G E N D A

ALL REDEVELOPMENT AREAS- Board authorization is requested to authorize the use of competitive contracting to procure a qualified consultant to provide the Agency with construction advisory and project support services for various redevelopment projects

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

Jesamil Lozano

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

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 a qualified consultant to provide the Agency with construction advisory and project support services for various redevelopment projects and other redevelopment activities in all redevelopment areas in the City (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 July 21, 2026.

Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

Regular Meeting
July 21st, 2026

A G E N D A

Grand Jersey Redevelopment Area– Board authorization is requested to approve Contract No. 26-07-VB6 with Brownfield Redevelopment Solutions, Inc., our prequalified environmental firm. The contract will provide professional environmental services for in-situ soil sampling as part of the Self-Implementing Plan at the Mill Creek site, located at Block 15801, Lots 77.01, 77.02, 77.03, 77.04, 73.01, and 73.02 within the Grand Jersey Redevelopment Area. The Agency wishes to award this contract for a total amount not to exceed \$103,708.00, with a duration of 12 months.

**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**

Victoria Bonners

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

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 Redevelopment Law, the City designated that certain area known as the Grand Jersey Redevelopment Area (the “**Redevelopment Area**”) and enacted a redevelopment plan entitled the “Grand Jersey Redevelopment Plan” in order to effectuate the redevelopment of the Redevelopment Area (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, the Redevelopment Area contains Brownfield sites in the vicinity of Mill Creek which is comprised of property located on Jersey Avenue and identified as Block 15801, Lots 77.01, 77.02, 77.03, 77.04, 73.01, and 73.02 (the “**Mill Creek Site**”); and

WHEREAS, remediation of upland soils on the northern part of the Mill Creek Site is required pursuant to a remediation plan identified as a Self-Implementing Plan approved by the U.S. Environmental Protection Agency (the “**SIP**”); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Redevelopment Plan and of the SIP, the Agency requires environmental services, including, but not limited to, inspection services, coordination and preparation for the remediation work, engineering oversight, and assessment support (the “**Services**”); and

WHEREAS, on September 2, 2025, the Agency issued a Request for Qualifications for Environmental Services within all project areas (the “**RFQ**”); and

WHEREAS, on October 21, 2025, by Resolution No. 25-10-7, after review of the qualification statements received in response to the RFQ, the Agency approved a qualified pool of twenty-three (23) firms to provide professional environmental services, including one from Brownfield Redevelopment Solutions, Inc. (“**BRS**”); and

WHEREAS, on July 9, 2026, BRS submitted a proposal to the Agency for the provision of the Services and a cost proposal (the “**Proposal**”); and

WHEREAS, the Agency desires to enter into Professional Services Contract No. 26-07-VB6 with BRS (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 One Hundred Three Thousand Seven Hundred Eight Dollars (\$103,708.00), payable in accordance with the rates set forth in the Proposal; and

WHEREAS, the Agency certifies that funds are available for the Contract; and

WHEREAS, the Agency is authorized pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”) to enter into contracts as deemed necessary for the efficient operation of the Agency; and

WHEREAS, the Services are considered professional services within the definition contained in *N.J.S.A. 40A:11-1 et seq.* of the LPCL; and

WHEREAS, the RFQ was issued in compliance with the New Jersey Pay-to-Play Law, *N.J.S.A. 19:44A-20.4, et seq.* (the, “**Pay-to-Play Law**”), through a fair and open process, and, having been qualified by the Agency through such fair and open process, BRS is eligible to be awarded the Contract; 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)* of the LPCL,

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 BRS, 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 Three Thousand Seven Hundred Eight Dollars (\$103,708.00), and subject to the terms and conditions set forth in the Agency’s form agreement, together with any such additions, deletions, and/or 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 held on July 21, 2026.

Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

Regular Meeting
July 21st, 2026

A G E N D A

Grand Jersey Redevelopment Area – Board authorization is requested to award 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 and 77, within the Grand Jersey Redevelopment Area. The contract amount will be increased by an additional \$77,300 for a new total of \$245,300, and the term will be extended by 30 days.

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

Victoria Bonners

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

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 Redevelopment Law, the City designated that certain area known as the Grand Jersey Redevelopment Area (the “**Redevelopment Area**”) and enacted a redevelopment plan entitled the “Grand Jersey Redevelopment Plan” in order to effectuate the redevelopment of the Redevelopment Area (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, the Redevelopment Area contains Brownfield sites in the vicinity of Mill Creek which is comprised of the property identified as Block 15801, Lots 73.01, 73.02, 77.01, 77.02, 77.03 and 77.04 (the “**Mill Creek Site**”); and

WHEREAS, remediation of upland soils on the northern part of the Mill Creek Site is required pursuant to a remediation plan identified as a Self-Implementing Plan approved by the U.S. Environmental Protection Agency (the “**SIP**”); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Redevelopment Plan and of the SIP, the Agency requires professional environmental services for remedial compliance, reporting and oversight services performed by a licensed site remediation professional (“**LSRP**”) at the excavation and disposal phase of PCB-contaminated soils at the Mill Creek Site (the “**LSRP Services**”); and

WHEREAS, on October 9, 2025, Dresdner Robin Environmental Management, Inc. (“**Dresdner**”) submitted a proposal to the Agency to provide the LSRP Services (the “**Proposal**”) and on October 21, 2025, by Resolution No. 25-10-8, the Agency authorized Professional Services Contract No. 25-10-VB11 with Dresdner (the “**Contract**”) to perform the LSRP Services at the Mill Creek Site for an amount not to exceed One Hundred Sixty-Eight Thousand Dollars (\$168,000.00) (the “**Initial Contract Amount**”); and

WHEREAS, the remediation contractor performing the remediation at the Mill Creek Site requires additional time to perform the field work, thus the LSRP Services will be required for a longer period of time than that which was projected and accounted for in the Contract; and

WHEREAS, on July 6, 2026, Dresdner provided a detailed proposal to the Agency (the “**Supplemental Proposal**”) to continue to perform the LSRP Services for an additional term of thirty (30) business days (the “**Additional Term**”) for an additional fee of Seventy-Seven Thousand Three Hundred Dollars (\$77,300.00); and

WHEREAS, the Agency wishes to authorize a change order (“**Change Order No. 1**”), a copy of which is on file with the Agency, for the Additional Term in an amount not to exceed Seventy-Seven Thousand Three Hundred Dollars (\$77,300.00) and for a total Contract amount of Two Hundred Forty-Five Thousand Three Hundred Dollars (\$245,300.00), payable at the rates set forth in the Proposal in accordance with the cost breakdown set forth in the Supplemental Proposal; and

WHEREAS, the Agency is authorized pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”) to enter into contracts as deemed necessary for the efficient operation of the Agency; and

WHEREAS, the LSRP Services are considered professional services within the definition contained in *N.J.S.A. 40A:11-2(6)* of the LPCL and Change Order No. 1 is authorized pursuant to *N.J.A.C. 5:30-11.6*, which governs change orders for professional services contracts; and

WHEREAS, the Agency certifies that funds are available for Change Order No. 1; and

WHEREAS, notice of the award of Change Order No. 1 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. Change Order No. 1 authorizing Dresdner to continue to perform the LSRP Services for the Additional Term, for an additional amount not to exceed Seventy-Seven Thousand Three Hundred Dollars (\$77,300.00), and for a total Contract amount of Two Hundred Forty-Five Thousand Three Hundred Dollars (\$245,300.00), payable at the rates set forth in the Proposal in accordance with the cost breakdown set forth in the Supplemental Proposal is hereby approved.

Section 3. The Chair, Vice-Chair, Acting Executive Director and/or the Secretary of the Agency are each hereby authorized to execute Change Order No. 1, and any and all other

documents necessary to effectuate this resolution, together with such additions, deletions and/or modifications as deemed necessary or desirable in consultation with Counsel.

Section 4. The Agency shall publish notice of the award of the Change Order No. 1 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 held on July 21, 2026.

Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

REVISIONS			
DATE	BY	DESCRIPTION	SCALE
05/20/24	EDC	100'	1.0"
05/20/24	EDC	100'	1.0"
05/20/24	EDC	100'	1.0"
05/20/24	EDC	100'	1.0"
05/20/24	EDC	100'	1.0"
05/20/24	EDC	100'	1.0"
05/20/24	EDC	100'	1.0"
05/20/24	EDC	100'	1.0"
05/20/24	EDC	100'	1.0"
05/20/24	EDC	100'	1.0"

DETAIL "A"
SCALE: 1" = 20'

DETAIL "B"
SCALE: 1" = 20'

DETAIL "C"
SCALE: 1" = 20'



158.05

TAX MAP
CITY OF JERSEY CITY
ED CLAY

DATE: 11/15/2023
SCALE: 1" = 100'

THIS MAP AND ALL INFORMATION CONTAINED HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

158.05

Reso No.: 26-07__

Regular Meeting
July 21, 2026

A G E N D A

Jackson Hill Redevelopment Area - Board authorization is requested to approve the lease renewals with the tenants at the Veterans Residential Housing Development in Honor of Jaime Vazquez (665 Ocean Avenue). Map is attached.

**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**

Robert G. Napiorski

**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**

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 enacted a redevelopment plan entitled the “Jackson Hill Redevelopment Plan,” (as amended and as may be further amended and supplemented from time to time, the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of certain property within the City designated as the Jackson Hill Redevelopment Area (the “**Redevelopment Area**”); and

WHEREAS, the Agency is the owner of the Veterans Residential Housing Development in Honor of Jaime Vazquez which is located on property identified as Block 22602, Lot 6 and commonly known by the street address 665 Ocean Avenue within the Redevelopment Area, which houses formerly homeless veterans (the “**Development**”); and

WHEREAS, the Agency wishes to renew the residential lease agreements with the following tenants: Willie Williams, Edwin Vazquez, Gary Pavlak, Daniel Chillers, Irving Peoples, and Carlos Ramos (collectively, the “**Tenants**”); and

WHEREAS, on October 21, 2025, by Resolution No. 25-10-9, the Agency authorized lease agreements with the Tenants; and

WHEREAS, the Agency and the Tenants have agreed to renew the lease agreements authorized by Resolution No. 25-10-9 for the monthly lease amount and lease term referenced below (the “**Leases**”) conditioned on the approval by the Board of Commissioners as follows:

Tenant Name	Monthly Lease Amount	Lease Term
Willie Williams	\$1,405	August 1, 2026-July 31, 2027

Edwin Vazquez	\$1,405	August 1, 2026-July 31, 2027
Gary Pavlak	\$1,405	August 1, 2026-July 31, 2027
Daniel Chillers	\$1,405	August 1, 2026-July 31, 2027
Irving Peoples	\$1,405	August 1, 2026-July 31, 2027
Carlos Ramos	\$1,405	August 1, 2026-July 31, 2027

WHEREAS, the Agency wishes to authorize the Leases,

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 hereby authorized to execute the Leases 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 take all actions and to execute any and all other documents necessary to effectuate this Resolution, in consultation with Counsel.

Section 4. This resolution shall take effect immediately.

Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on July 21, 2026.

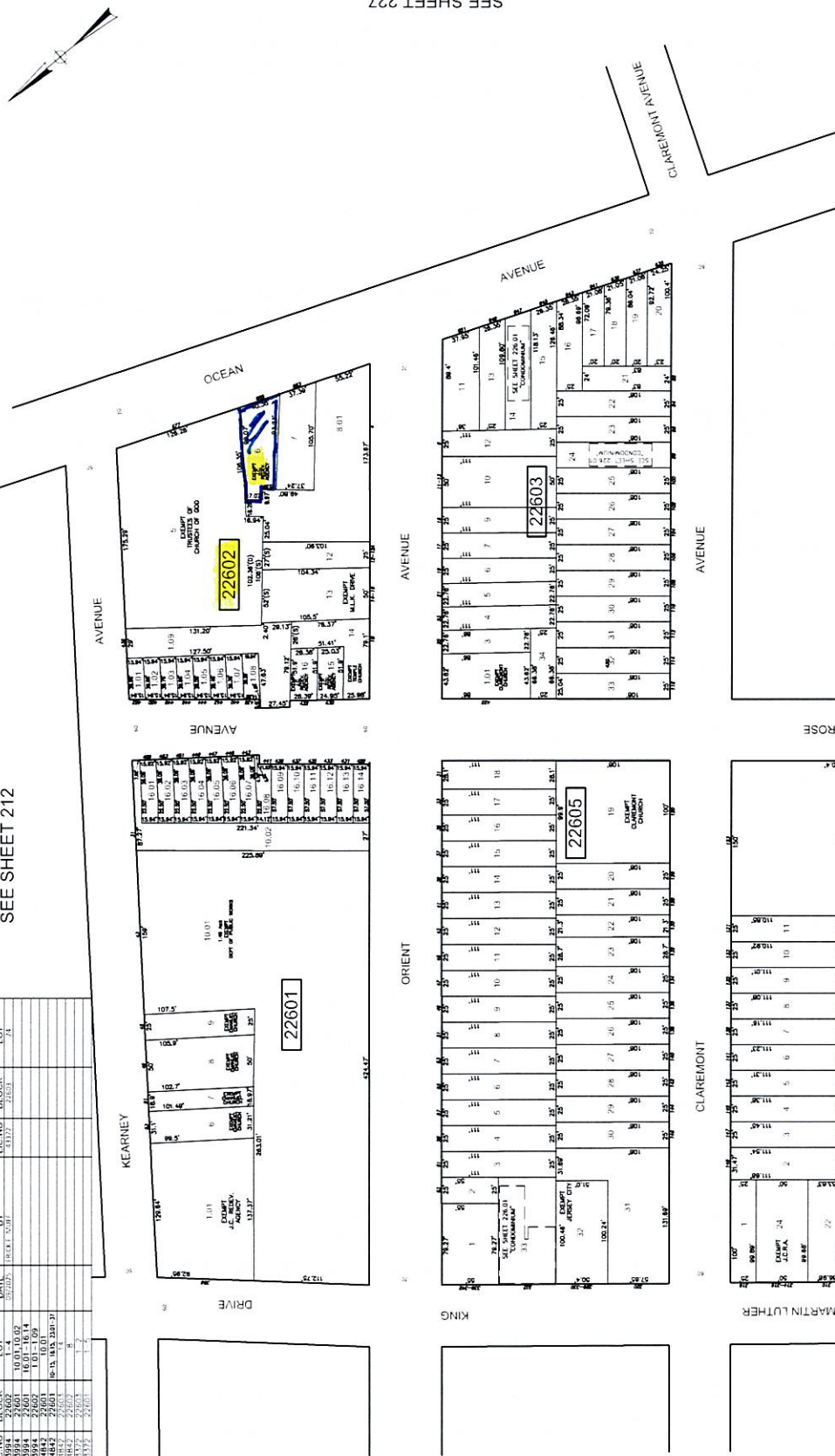
Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

[illegible]

SEE SHEET 227



SEE SHEET 231

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING DESIGN (CADD) AND COORDINATE GEOMETRY

TAX MAP

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

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1"=50' AUGUST, 2006
RICHARD A. MORALLE, P.E., P.L.S.
T&M ASSOCIATES
11 THURGOOD ALCOCK BUILDING, TOWNSHIP

JPH - COA#24GA27973300

SEE SHEET 232

Reso No.: 26-07-_____

Regular Meeting
July 21, 2026

A G E N D A

Journal Square 2060 Redevelopment Plan Area - Board authorization is requested to authorize a First Amendment to the Redevelopment Agreement with Lott Street Assemblage, LLC for the property at 8-16 Lott Street and 625-629 Newark Avenue. The amendment will address provisions regarding mortgagee rights, update the project details as reflected in the Site Plan Approval, and include a community benefit payment.

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

Victoria Bonners

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

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 Plan 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, Lott Street Assemblage, LLC (the “**Redeveloper**”) is the contract purchaser of certain property located within the Redevelopment Area 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 (the “**Property**”); and

WHEREAS, on March 18, 2025, by Resolution No. 25-03-8, the Agency authorized the execution of a redevelopment agreement with the Redeveloper for the redevelopment of the Property (the “**Redevelopment Agreement**”), which was subsequently entered into on November 24, 2025; and

WHEREAS, pursuant to the Redevelopment Agreement, the Redeveloper proposed to develop, finance and construct on the Property a 47-story mixed-use building with one thousand one hundred fifty-one (1,151) residential units (inclusive of one hundred fifteen (115) affordable units), consisting of approximately two hundred fifty-three (253) studio units, seven hundred forty-eight (748) alcove studio units, fifty-eight (58) one-bedroom units, forty-eight (48) two-bedroom units, and forty-four (44) three-bedroom units, and with approximately three thousand (3,000) square feet of retail space and approximately twenty-five thousand (25,000) square feet of office space (collectively, the “**Original Project**”); and

WHEREAS, on June 9, 2026, the Redeveloper received site plan approval by the Jersey City Planning Board (the “**Site Plan Approval**”) for a 47-story mixed-use building with one

thousand forty-nine (1,049) residential units (inclusive of one hundred five (105) affordable units), consisting of approximately three hundred thirty-four (334) studio units, four hundred thirty (430) alcove studio units, one hundred seventy-nine (179) one-bedroom units, eighty-two (82) two-bedroom units, and twenty-four (24) three-bedroom units, and with approximately two thousand three hundred ninety-two (2,392) square feet of retail space and twenty-six (26) hotel rooms, together with certain onsite and offsite improvements, all in accordance with the Redevelopment Plan and the Redevelopment Agreement (collectively, the “**Project**”); and

WHEREAS, on June 23, 2026, the Redeveloper submitted a request to the Agency for a first amendment to the Redevelopment Agreement to (i) amend provisions related to the rights of mortgagees, and (ii) reflect the Project as provided in the Site Plan Approval, and (iii) provide for a community benefit payment (the “**First Amendment**”), a copy of which is on file with the Agency; and

WHEREAS, the Agency now wishes to authorize the execution of the First Amendment in accordance with this Resolution,

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

Section 1. The recitals hereto are 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 the First Amendment in substantially the form as is 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 and take any and all other actions necessary and/or desirable 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 July 21, 2026.

Christopher Fiore,
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

Regular Meeting
July 21st, 2026

A G E N D A

Journal Square 2060 Redevelopment Plan Area – Board approval is requested to execute a Redevelopment Agreement with 29 Van Reipen LLC for the property identified as Block 7904, Lot 1.03, known by the street address 29 Van Reipen Avenue within the Journal Square 2026 Redevelopment Plan Area. The redeveloper proposes to develop, finance, and construct a 27-story mixed-use building on the property, including approximately 689 residential units, 24 extended-stay hotel units, and 4,531 square feet of commercial space. The project also involves delivering the Homestead Place pedestrian street from Van Reipen Avenue to Pavonia Avenue, including widening the Homestead Place Extension.

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

Victoria Bonners

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

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

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Journal Square 2060 Redevelopment Plan 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, by Ordinance No. 17-174, the City Council amended the Redevelopment Plan to provide language for an incentive bonus involving the construction, implementation and maintenance of a pedestrian plaza and walkway from Cottage Street to and including Homestead Place (the “**Homestead Extension**”); and

WHEREAS, 29 Van Reipen LLC (the “**Redeveloper**”), a New York limited liability company, is the owner of the property identified as Block 7904, Lot 1.03, commonly known by the street address 29 Van Reipen Avenue (the “**Property**”) located within the Redevelopment Area and governed by the Redevelopment Plan; and

WHEREAS, on October 21, 2025, by Resolution No. 25-10-12, the Agency conditionally designated the Redeveloper as the redeveloper of the Property until October 31, 2026, and authorized a Funding Agreement between the Redeveloper and the Agency (the “**Funding Agreement**”) to defray the costs and expenses of the Agency in connection with pre-development activities, including negotiation of a redevelopment agreement; and

WHEREAS, the Redeveloper proposed to develop, finance and construct on the Property, a twenty-seven (27) story mixed-use building with approximately six hundred and eighty-nine (689) residential units, twenty-four (24) extended stay hotel units, and four thousand five hundred and thirty-one (4,531) SF of commercial space. The six hundred and eighty nine (689) residential units will be comprised of approximately three hundred and ninety-two (392) studio units, one hundred and eighty-six (186) Alcove Studios, eighty-three (83) one-bedroom units, eleven (11) two bedroom units and seventeen (17) three-bedroom units, and delivery of the Homestead Place

pedestrian street stretching from Van Reipen Avenue to Pavonia Avenue, including the expansion of the width of the Homestead Place Extension by dedicating seven (7) feet of private property along the western frontage for use as part of the Homestead Place Extension (the “**Project**”); and

WHEREAS, the Agency now wishes to designate the Redeveloper as the redeveloper of the Project and authorize the execution of a redevelopment agreement for the Project to be constructed on the Property in accordance with the Redevelopment Plan (the “**Redevelopment Agreement**”), 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 that:

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

Section 2. The Board of Commissioners hereby designates 29 Van Reipen 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 to take any other actions and execute any and all other documents necessary or desirable to effectuate this Resolution, all in consultation with Counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of July 21, 2026.

Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

Regular Meeting
July 21st, 2026

A G E N D A

Journal Square 2060 Redevelopment Plan Area – Board approval is requested to execute a Redevelopment Agreement with 612 Pavonia Owner LLC for the property identified as Block 7904, Lots 14 and 16, known by the street addresses 608 Pavonia Avenue and 612 Pavonia Avenue within the Journal Square 2026 Redevelopment Plan Area. The redeveloper plans to develop, finance, and construct a 27-story mixed-use building containing 437 residential units, along with expanding the Homestead Place Extension along the western side of the property.

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

Victoria Bonners

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

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

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Journal Square 2060 Redevelopment Plan 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, by Ordinance No. 17-174, the City Council amended the Redevelopment Plan to provide language for an incentive bonus involving the construction, implementation and maintenance of a pedestrian plaza and walkway from Cottage Street to and including Homestead Place (the “**Homestead Extension**”); and

WHEREAS, 612 Pavonia Owner LLC (the “**Redeveloper**”), a New York limited liability company, is the owner of the property identified as Block 7904, Lots 14 and 16, commonly known by the street addresses 608 Pavonia Avenue and 612 Pavonia Avenue (collectively, the “**Property**”) located within the Redevelopment Area and governed by the Redevelopment Plan; and

WHEREAS, on October 21, 2025, by Resolution No. 25-10-12, the Agency conditionally designated the Redeveloper as the redeveloper of the Property until October 31, 2026, and authorized a Funding Agreement between the Redeveloper and the Agency (the “**Funding Agreement**”) to defray the costs and expenses of the Agency in connection with pre-development activities, including negotiation of a redevelopment agreement; and

WHEREAS, the Redeveloper proposes to develop, finance and construct on the Property a twenty-seven (27) story mixed-use building with four hundred and thirty-seven (437) residential units to be comprised of approximately three hundred and twenty (320) studio units, seventy (70) alcove studio units, thirty-eight (38) one-bedroom units, and nine (9) three-bedroom units, approximately two thousand one hundred and fifty-three (2,153) square feet of retail space, and approximately seventeen thousand nine hundred and twenty-two (17,922) square feet of hotel use

consisting of twenty-three (23) rooms on the second and third floors, together with the expansion of the Homestead Place Extension along the western side of the Property by an average of approximately seven (7) feet (the “**Project**”); and

WHEREAS, the Agency now wishes to designate the Redeveloper as the redeveloper of the Project and authorize the execution of a redevelopment agreement for the Project to be constructed on the Property in accordance with the Redevelopment Plan (the “**Redevelopment Agreement**”), 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 that:

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

Section 2. The Board of Commissioners hereby designates 612 Pavonia Owner 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 to take any other actions and execute any and all other documents necessary or desirable to effectuate this Resolution, all in consultation with Counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of July 21, 2026.

Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

Reso No.: 26-07 _____

Regular Meeting
July 21, 2026

A G E N D A

Journal Square 2060 Redevelopment Area- Board authorization is requested to approve the fifth amendment to the Redevelopment Agreement with Homestead Assemblage LLC. The amendment includes the following to remove Phase 5(b) property and Phase 5(c) Property and their respective projects and amend Phase 6 Project as defined in the Redevelopment Agreement.

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

Victoria Bonners

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

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 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 Plan 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, Homestead Assemblage LLC and various affiliates (the “**Redeveloper**”) own certain parcels within the Redevelopment Area identified as Block 7902, Lot 43.01 (formerly known as Lots 43 and 44), commonly known as 26-28 Cottage Street (the “**Phase 1 Property**”); Block 7905, Lot 20.01 (formerly known as Lots 20, 21, 22 and 23), commonly known as 33-35 Van Reipen Avenue and 616-618 Pavonia Avenue (the “**Phase 2 Property**”); Block 7903, Lot 38.01 (formerly known as Lots 38 and 39), commonly known as 26-32 Van Reipen Avenue (the “**Phase 3 Property**”); Block 7903, Lot 17.01 (formerly known as Lots 17, 18 and 19), commonly known as 35 Cottage Street (the “**New Phase 4 Property**”); Block 7904, Lot 1.03, commonly known as 29 Van Reipen Avenue (the “**Phase 5(a) Property**”); Block 7904, Lots 5, 6, 7, and 8, commonly known as 555 Summit Avenue (the “**Phase 5(b) Property**”); Block 7904, Lots 9, 10, 11, and 12, commonly known as 547 Summit Avenue (the “**Phase 5(c) Property**”); Block 7902, Lots 22, 23, 24, 46, 47, 48, 49, and 50, commonly known as 32-40 Cottage Street/703-707 Newark Avenue (the “**Phase 6 Property**”); and Block 7904, Lot 14.02, commonly known as 610-612 Pavonia Avenue (the “**Phase 7 Property**”); and Block 7903, Lots 40, 41, 42, 43, 44, 45, 46 and 47, commonly known as 34-46 Van Reipen Avenue (the “**Phase 8 Property**”) (collectively, the “**Properties**”); and

WHEREAS, in connection with the redevelopment of the Properties, the Agency and the Redeveloper entered into an Amended and Restated Redevelopment Agreement dated February 24, 2021, which has been amended from time to time (the “**Redevelopment Agreement**”); and

WHEREAS, on June 25, 2026, the Redeveloper submitted a request to the Agency for a fifth amendment to the Redevelopment Agreement (the “**Fifth Amendment**”) in order to:

1. remove the Phase 5(b) Property and the Phase 5(c) Property and their respective projects from the Redevelopment Agreement;
2. amend the Phase 6 Project (as defined in the Redevelopment Agreement); and

WHEREAS, the Redevelopment Agreement will remain in effect as to the Phase 5(b) Property and the Phase 5(c) Property until the Agency enters into and fully executes a new redevelopment agreement with the redeveloper for those properties; and

WHEREAS, the Agency now wishes to authorize the execution of the Fifth Amendment, a copy of which is on file with the Agency, in accordance with this Resolution,

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

Section 1. The recitals hereto are 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 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 any and all documents and take any and all actions necessary and/or desirable 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 July 21, 2026.

Christopher Fiore,
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

Reso No.: 26-07_____

Regular Meeting
July 21, 2026

A G E N D A

Journal Square 2060 Redevelopment Area- Board authorization is requested to execute 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 by the street address 555 Summit Avenue and 547 Summit Avenue within the Journal Square 2060 Redevelopment Area. The Redeveloper for the Homestead project has submitted a request to amend the original agreement to remove these properties and establish a new plan to finance and construct the project in two phases.

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

Victoria Bonners

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

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

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Journal Square 2060 Redevelopment Plan 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, Homestead Assemblage LLC and various affiliates (the “**Homestead Redeveloper**”) entered into an Amended and Restated Redevelopment Agreement with the Agency dated February 24, 2021, for certain parcels in the Redevelopment Area (as amended from time to time, the “**Original RDA**”); and

WHEREAS, on June 25, 2026, the Homestead Redeveloper submitted a request to the Agency for a fifth amendment to the Original RDA (the “**Fifth Amendment**”) to remove Block 7904, Lots 5, 6, 7, and 8, commonly known as 555 Summit Avenue (the “**Phase 5(b) Property**”) and Block 7904, Lots 9, 10, 11, and 12, commonly known as 547 Summit Avenue, (the “**Phase 5(c) Property**”, and collectively with the Phase 5(b) Property the “**Property**”) (and their respective projects) from the Original RDA and to enter into a new redevelopment agreement for the projects on the Phase 5(b) Property and the Phase 5(c) Property; and

WHEREAS, 547-555 Summit LLC, a Delaware limited liability company authorized to do business in the State of New Jersey (the “**Redeveloper**”) and is responsible for completing the Project (as defined herein); and

WHEREAS, 555 Summit LLC (the “**Phase 5(b) Owner**”) is the owner of the Phase 5(b) Property; and

WHEREAS, 547 Summit LLC (the “**Phase 5(c) Owner**”) is the owner of the Phase 5(c) Property; and

WHEREAS, the Phase 5(b) Owner and the Phase 5(c) Owner are the sole members of the Redeveloper; and

WHEREAS, the Redeveloper wishes to be designated as the redeveloper for the Property; and

WHEREAS, the Redeveloper proposes to finance and construct a project on the Property in two (2) phases:

1. On the Phase 5(b) Property, a (47) story, mixed-use building with approximately eight hundred seventy-four (874) residential units to be comprised of approximately three hundred seventy-two (372) studio units, two hundred twenty-six (226) alcove studio units, two hundred four (204) one-bedroom units, fifty-two (52) two-bedroom units and eighteen (18) three-bedroom units, thirty (30) Extended Stay Hotel Units, and three thousand four hundred fifty (3,450) square feet of retail/commercial space and a community benefit contribution to the Agency (the **"Phase 5(b) Project"**);
2. On the Phase 5(c) Property, a (47) story, mixed-use building with approximately seven hundred seventy-six (776) residential units to be comprised of approximately three hundred sixteen (316) studio units, three hundred six (306) alcove studio units, eighty (80) one-bedroom units, forty-eight (48) two-bedroom units and sixteen (16) three-bedroom units, and three thousand four hundred ten (3,410) square feet of retail/commercial space (the **"Phase 5(c) Project"** and, together with the Phase 5(b) Project, the **"Project"**); and

WHEREAS, the Original RDA will remain in effect as to the Property until the Redeveloper and the Agency enter into and fully execute and record a redevelopment agreement in accordance with the Fifth Amendment; and

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

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

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

Section 2. The Board of Commissioners hereby designates 547-555 Summit 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 to take any other actions and execute any and all other documents necessary or desirable to effectuate this Resolution, all in consultation with Counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of July 21, 2026.

Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

SEE DETAIL "1"

NEWARK

AVENUE

BROKEN
AVENUEBROKEN
AVENUE

KENNEDY

SEE SHEET 81

SEE SHEET 80

SEE SHEET 94

DETAIL "1"

SCALE: 1" = 5'

7901

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BEEN DRAWN USING COMPI

DESIGN (CAD/D) AND COORDINATION

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

DATE	BY	REVISIONS	
		IC NO	BLOCK
10/20/10	CHARLES A. AMMONSON	3394	
09/20/10	ED. CLAY	3442	7607
07/20/10	ED. CLAY	3442	7602
07/20/10	ED. CLAY	3442	7602
07/20/10	ED. CLAY	3442	7603
07/20/10	ED. CLAY	3442	7603
10/20/21	ED. CLAY	3442	7602
10/20/21	ED. CLAY	3442	7603
09/20/21	ED. CLAY	3442	7603
09/20/21	ED. CLAY	3442	7603
11/20/21	ED. CLAY	3442	7603

SEE SHEET 95

ARH - COA#24GA27973300

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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1"=50' AUGUST, 2006
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 THOMAL ROAD, MIDDLE TOWN TOWNSHIP

NEW JERSEY, 01/14/01

1,077,400

CONTINUED FROM PAGE 10

DISCUSSION

79

Reso No. 26-07__

Regular Meeting
July 21th, 2026

A G E N D A

Central Ave Block 2901 Redevelopment Area - Board authorization is requested to terminate the designation of GND Builders, LLC as the designated redeveloper for property identified as Block 15602, Lots 19 and 20, commonly known as 429–431 Pacific Avenue, located within the Lafayette Park Redevelopment Area.

**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**

Jessie Palacios

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

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 established an area in need of redevelopment commonly known as the Lafayette Park Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the area entitled the Lafayette Park Redevelopment Plan, as may be further amended and supplemented from time to time (the “**Redevelopment Plan**”); and

WHEREAS, the Agency previously owned property identified as Block 15602, Lots 20 and 19, and commonly known by the street address 429-431 Pacific Avenue (the “**Property**”), which is located within the Redevelopment Area and is governed by the Redevelopment Plan; and

WHEREAS, on January 29, 2009, the Agency and GND Builders, LLC (the “**Redeveloper**”) entered into a redevelopment agreement (the “**Redevelopment Agreement**”) to construct a two-family home (the “**Project**”); and

WHEREAS, the Agency conveyed the Property to the Redeveloper by deed dated April 13, 2017; and

WHEREAS, to date, the Redeveloper has not completed construction of the Project or performed its obligations to redevelop the Property in accordance with the Redevelopment Agreement; and

WHEREAS, on June 19, 2026, the Redeveloper requested that the Redevelopment Agreement be terminated in order for the Redeveloper to sell the Property to an entity that has expressed interest in redeveloping the Property in accordance with the Redevelopment Plan; and

WHEREAS, the Agency desires to terminate the Redevelopment Agreement and terminate the designation of the Redeveloper as redeveloper of the Property,

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

Section 1. The recitals are incorporated herein as though fully set forth at length.

Section 2. The Board of Commissioners authorizes the Agency to terminate the Redevelopment Agreement and terminate the designation of the Redeveloper as the redeveloper of the Property.

Section 3. No development of the Property shall be commenced without Agency designation of a redeveloper and that designated redeveloper's execution of a redevelopment agreement with the Agency.

Section 4. The Chair, Vice Chair, Acting Executive Director and/or Secretary of the Agency are hereby authorized to take all actions to terminate the Redevelopment Agreement and to clear title of the Property as may be necessary or desirable in consultation with Counsel.

Section 5. The Chair, Vice-Chair, Acting Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents and to take any action 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 held on July 21, 2026.

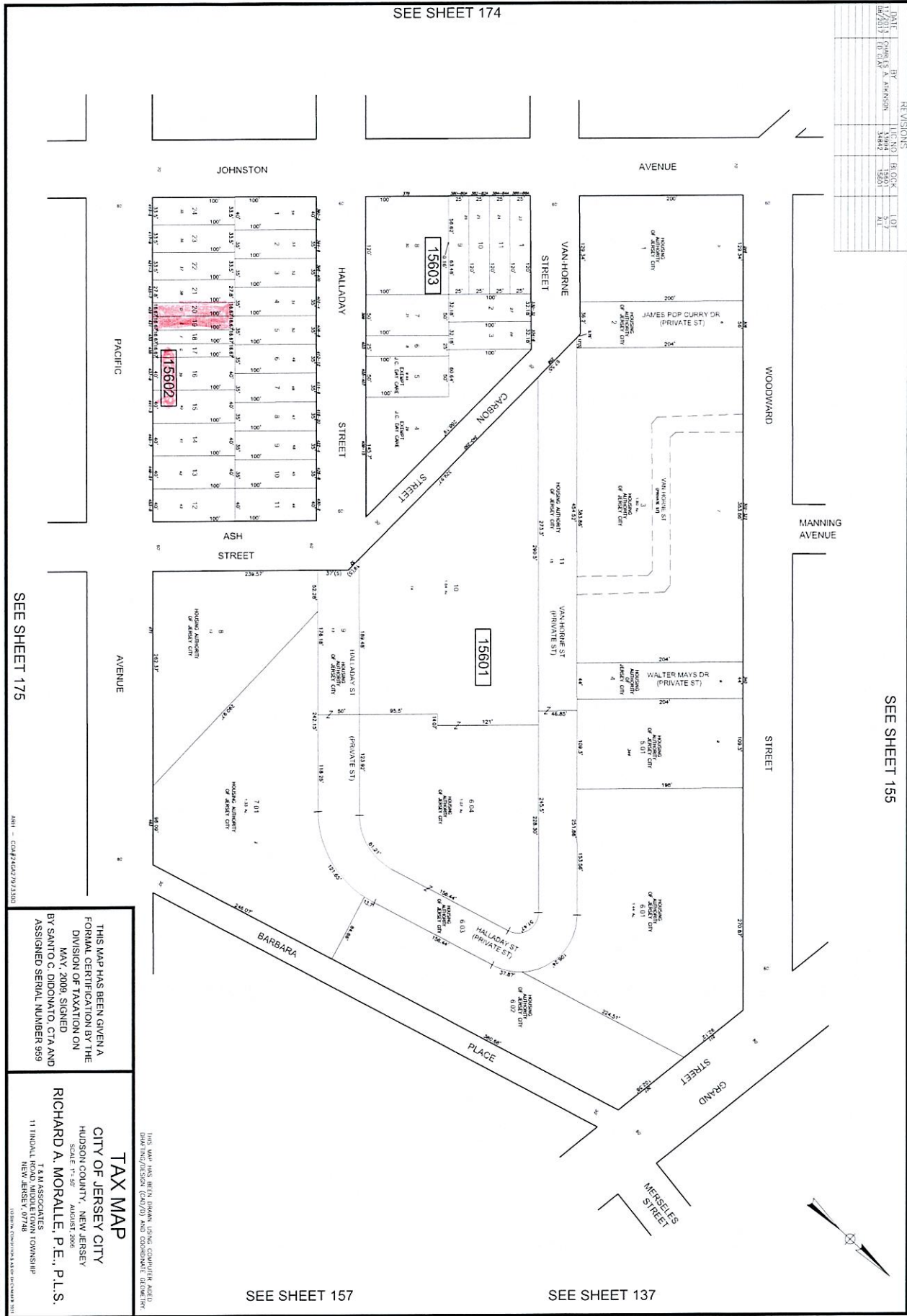
Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

DATE	BY	REVISION	LOT
11/7/2013	JOHN A. MORRIS	15601	101
11/7/2013	JOHN A. MORRIS	15602	101
11/7/2013	JOHN A. MORRIS	15603	101
11/7/2013	JOHN A. MORRIS	15604	101
11/7/2013	JOHN A. MORRIS	15605	101
11/7/2013	JOHN A. MORRIS	15606	101
11/7/2013	JOHN A. MORRIS	15607	101
11/7/2013	JOHN A. MORRIS	15608	101
11/7/2013	JOHN A. MORRIS	15609	101
11/7/2013	JOHN A. MORRIS	15610	101
11/7/2013	JOHN A. MORRIS	15611	101
11/7/2013	JOHN A. MORRIS	15612	101
11/7/2013	JOHN A. MORRIS	15613	101
11/7/2013	JOHN A. MORRIS	15614	101
11/7/2013	JOHN A. MORRIS	15615	101
11/7/2013	JOHN A. MORRIS	15616	101
11/7/2013	JOHN A. MORRIS	15617	101
11/7/2013	JOHN A. MORRIS	15618	101
11/7/2013	JOHN A. MORRIS	15619	101
11/7/2013	JOHN A. MORRIS	15620	101
11/7/2013	JOHN A. MORRIS	15621	101
11/7/2013	JOHN A. MORRIS	15622	101
11/7/2013	JOHN A. MORRIS	15623	101
11/7/2013	JOHN A. MORRIS	15624	101
11/7/2013	JOHN A. MORRIS	15625	101
11/7/2013	JOHN A. MORRIS	15626	101
11/7/2013	JOHN A. MORRIS	15627	101
11/7/2013	JOHN A. MORRIS	15628	101
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11/7/2013	JOHN A. MORRIS	15630	101
11/7/2013	JOHN A. MORRIS	15631	101
11/7/2013	JOHN A. MORRIS	15632	101
11/7/2013	JOHN A. MORRIS	15633	101
11/7/2013	JOHN A. MORRIS	15634	101
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11/7/2013	JOHN A. MORRIS	15641	101
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11/7/2013	JOHN A. MORRIS	15650	101
11/7/2013	JOHN A. MORRIS	15651	101
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11/7/2013	JOHN A. MORRIS	15660	101
11/7/2013	JOHN A. MORRIS	15661	101
11/7/2013	JOHN A. MORRIS	15662	101
11/7/2013	JOHN A. MORRIS	15663	101
11/7/2013	JOHN A. MORRIS	15664	101
11/7/2013	JOHN A. MORRIS	15665	101
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11/7/2013	JOHN A. MORRIS	15667	101
11/7/2013	JOHN A. MORRIS	15668	101
11/7/2013	JOHN A. MORRIS	15669	101
11/7/2013	JOHN A. MORRIS	15670	101
11/7/2013	JOHN A. MORRIS	15671	101
11/7/2013	JOHN A. MORRIS	15672	101
11/7/2013	JOHN A. MORRIS	15673	101
11/7/2013	JOHN A. MORRIS	15674	101
11/7/2013	JOHN A. MORRIS	15675	101
11/7/2013	JOHN A. MORRIS	15676	101
11/7/2013	JOHN A. MORRIS	15677	101
11/7/2013	JOHN A. MORRIS	15678	101
11/7/2013	JOHN A. MORRIS	15679	101
11/7/2013	JOHN A. MORRIS	15680	101
11/7/2013	JOHN A. MORRIS	15681	101
11/7/2013	JOHN A. MORRIS	15682	101
11/7/2013	JOHN A. MORRIS	15683	101
11/7/2013	JOHN A. MORRIS	15684	101
11/7/2013	JOHN A. MORRIS	15685	101
11/7/2013	JOHN A. MORRIS	15686	101
11/7/2013	JOHN A. MORRIS	15687	101
11/7/2013	JOHN A. MORRIS	15688	101
11/7/2013	JOHN A. MORRIS	15689	101
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11/7/2013	JOHN A. MORRIS	15692	101
11/7/2013	JOHN A. MORRIS	15693	101
11/7/2013	JOHN A. MORRIS	15694	101
11/7/2013	JOHN A. MORRIS	15695	101
11/7/2013	JOHN A. MORRIS	15696	101
11/7/2013	JOHN A. MORRIS	15697	101
11/7/2013	JOHN A. MORRIS	15698	101
11/7/2013	JOHN A. MORRIS	15699	101
11/7/2013	JOHN A. MORRIS	15700	101

SEE SHEET 155



SEE SHEET 175

15601

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY 2008, 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 2006
RICHARD A. MORALLE, P.E., P.L.S.
TAM ASSOCIATES
11 INDIAN ROAD, WOODBURY TOWNSHIP
NEW JERSEY, 07748

Reso No.: 26-07____

Regular Meeting
July 21, 2026

A G E N D A

Morris Canal Greenway - Board authorization is requested to approve Contract No. 26-07-RN13 with Suburban Consulting Engineers, Inc. (SCE) for an amount not to exceed \$90,835.00 for surveying services related to the construction of the Country Village segment of the Morris Canal Greenway. Map is attached.

**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**

Robert G. Napiorski

**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**

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 undertake a project to redevelop certain properties throughout the City with an aim to develop the route of the historic Morris Canal, once a freight corridor that connected the Delaware and Hudson Rivers, into a 111-mile continuous pedestrian and bicycle trail (the “**Morris Canal Greenway**”); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, including *N.J.S.A. 40A:12A-22(k)*, the Agency requires general civil engineering services including surveying services (the “**Services**”) to assist the Agency in redeveloping a portion of the Morris Canal Greenway identified as Block 27804, Lot 13 and Block 28401, Lot 40 on the City’s tax maps, and commonly known as the Country Village Segment (Segment 3); and

WHEREAS, on May 20, 2025, by Resolution No. 25-05-25, the Agency authorized Professional Services Contract No. 25-05-RN17 with Suburban Consulting Engineers, Inc. (“**SCE**”) to provide the Services to the Agency for a term of twelve (12) months and for a total amount not to exceed One Hundred Thirty-Three Thousand Six Hundred Dollars (\$133,600.00) (the “**2025 Contract**”); and

WHEREAS, the 2025 Contract is set to expire, and of the amount previously authorized by the Agency there remains an unexpended balance of Ninety Thousand Eight Hundred Thirty Five Dollars (\$90,835.00); and

WHEREAS, on July 2, 2026, SCE submitted a proposal to continue to provide the Services (the “**Proposal**”), including a fee schedule with rates set forth in the Proposal; and

WHEREAS, SCE possesses the skills and expertise to perform and complete the Services; and

WHEREAS, the Agency desires to enter into Professional Services Contract No. 26-07-RN13 with SCE (the “**Contract**”), a copy of which is on file with the Agency, to perform and complete the Services in accordance with the Proposal, for a term of twelve (12) months, commencing upon the 2025 Contract’s expiration, and for a total amount not to exceed Ninety Thousand Eight Hundred Thirty Five Dollars (\$90,835.00), representing the unexpended balance remaining under the 2025 Contract to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, the Agency certifies it has funds available for the costs of the Contract; and

WHEREAS, the Agency is authorized pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”) to enter into contracts as deemed necessary for the efficient operation of the Agency; and

WHEREAS, the Services are considered professional services within the definition contained in *N.J.S.A. 40A:11-1 et seq.* of the LPCL; and

WHEREAS, the RFQ was issued in compliance with the New Jersey Pay-to-Play Law, *N.J.S.A. 19:44A-20.4, et seq.* (the, “**Pay-to-Play Law**”), through a fair and open process, and, having been qualified by the Agency through such fair and open process, SCE is eligible to be awarded the Contract; 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)* of the LPCL,

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 SCE, 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, for an amount not to exceed Ninety Thousand Eight Hundred Thirty-Five Dollars (\$90,835.00), representing the unexpended balance remaining under the 2025 Contract to be paid in accordance with the rates set forth in the Proposal, 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 July 21, 2026.

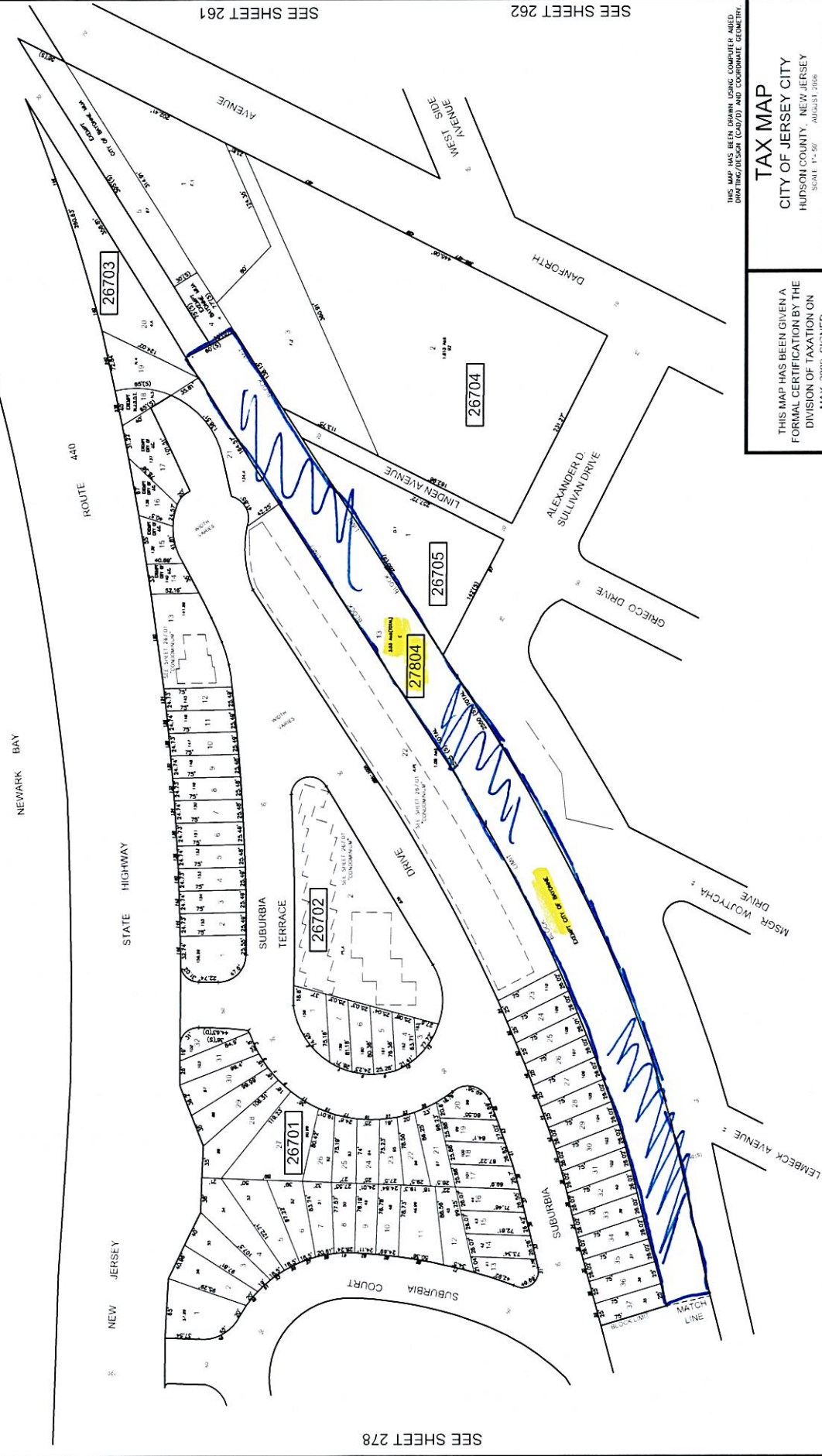
Christopher Fiore,
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

REVISIONS			
DATE	BY	CHK NOT BLOCK	LOT
10/2018	CHARLES A. ATKINSON	33994	

SEE SHEET 261



SEE SHEET 278

SEE SHEET 261

SEE SHEET 262

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

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 THURGOOD LAWSON TOWNSHIP
NEW JERSEY 07741

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 279

SEE SHEET 268

ARI - COM24027913500

REVISIONS			
DATE	BY	LOC NO	LOT
10/20/05	COMPLES A. ATKINSON	33924	28404
09/20/07	10.10.01	33924	28404

SEE SHEET 283

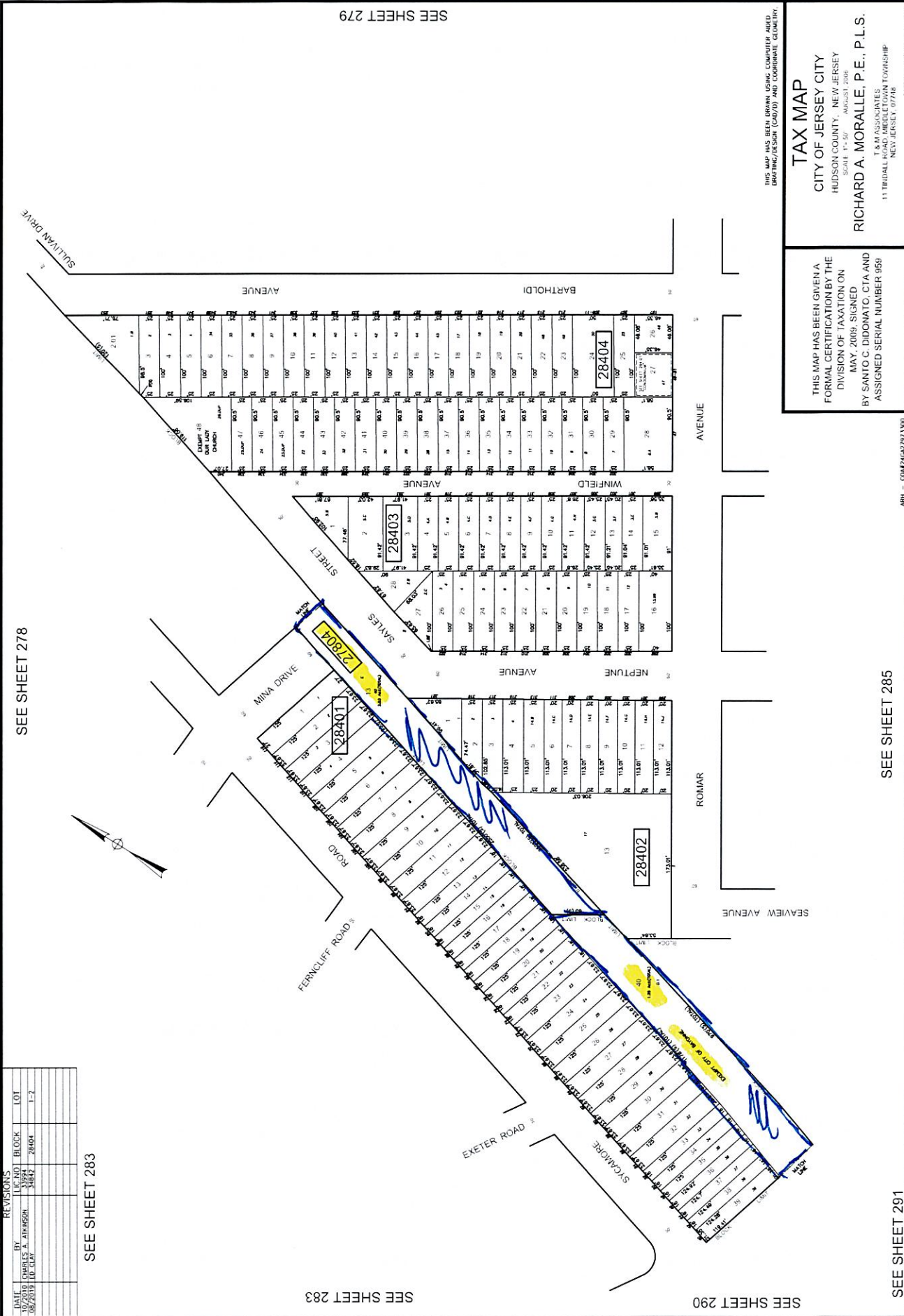
SEE SHEET 278

SEE SHEET 283

SEE SHEET 290

SEE SHEET 291

SEE SHEET 285



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

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 TRIDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07466

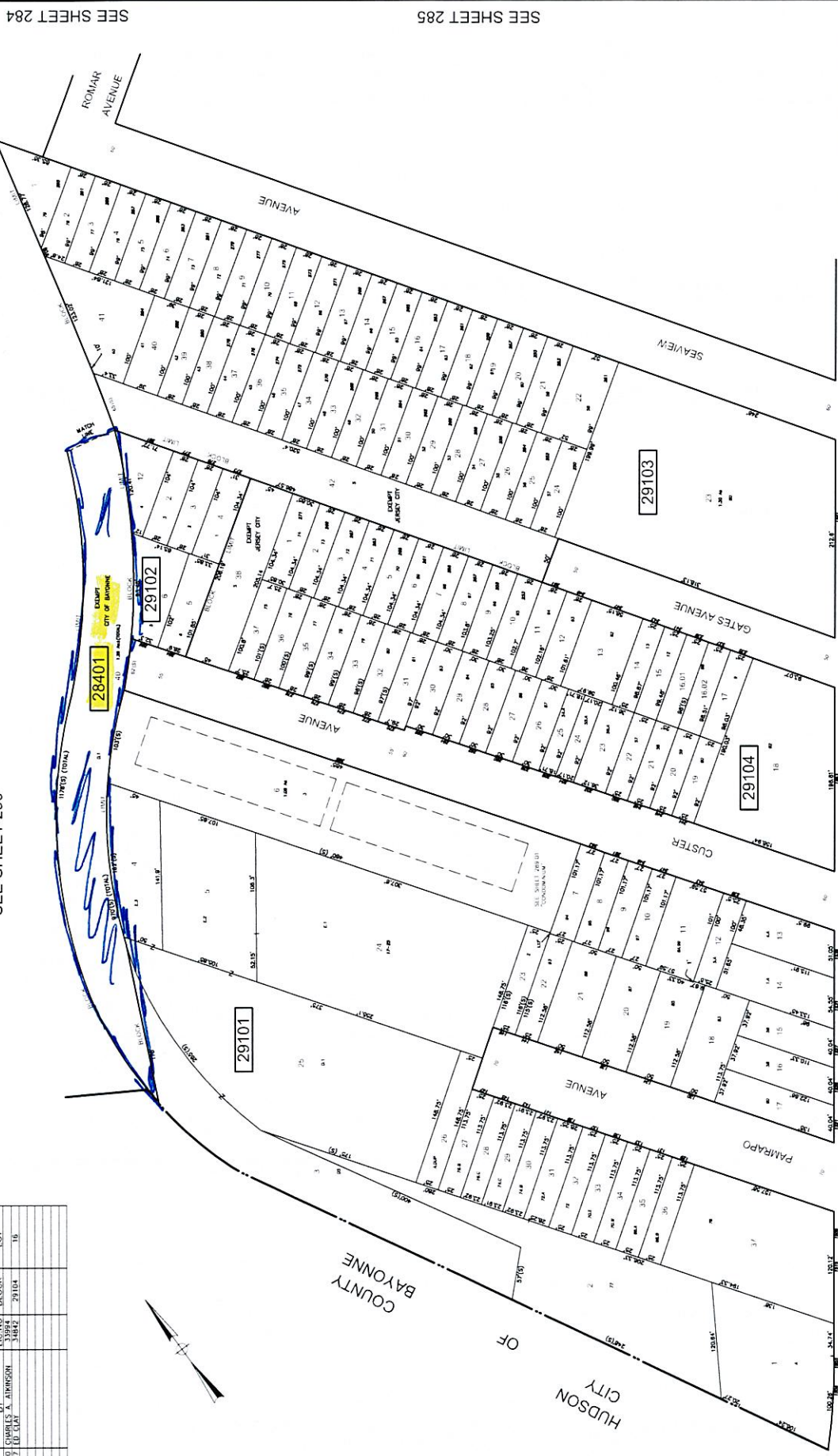
THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 959

APP - C04240279/1300

REVISIONS				
DATE	BY	REVISION	LOT	LOT
10/2010	CHARLES A. ARNESON	33984	29104	15
04/2017	ED LAY	34842	29104	15

SEE SHEET 290

SEE SHEET 284



SEE SHEET 285

SEE SHEET 284

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

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 TRIBALL ROAD, JERSEY CITY, NJ 07310
NEW JERSEY, 07408

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 302 SEE SHEET 299 SEE SHEET 298 SEE SHEET 297 SEE SHEET 296

Reso No.: 26-07____

Regular Meeting
July 21, 2026

A G E N D A

Morris Canal Redevelopment Area - Board authorization is requested to approve Contract No. 26-07-RN12 with Brownfield Redevelopment Solutions, Inc. (BRS) for an amount not to exceed \$29,683.00 for environmental services related to the redevelopment of the property at 408-420 Communipaw Avenue. Map is attached.

**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**

Robert G. Napiorski

**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**

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

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Morris Canal Redevelopment Plan Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area, entitled the Morris Canal 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, the Agency is the owner of certain property identified as Block 20001, Lots 18, 19, 20, 21 and 22 commonly known by the street address 408-420 Communipaw Avenue (the “**Property**”) which is located within the Redevelopment Area and subject to the Redevelopment Plan; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency requires environmental investigation, remediation support and related environmental compliance services (the “**Services**”) in order to prepare the Property for future redevelopment; and

WHEREAS, on October 21, 2025, by Resolution No. 25-10-7, the Agency qualified and approved Brownfield Redevelopment Solutions, Inc. (“**BRS**”) to provide environmental services to the Agency; and

WHEREAS, on July 16, 2026, BRS submitted a detailed proposal to the Agency, including a fee schedule with rates set forth therein (the “**Proposal**”) to provide the Services; and

WHEREAS, the Agency finds BRS to possess the skills and expertise to perform the Services, and finds the Proposal to be fair and equitable; and

WHEREAS, the Agency desires to enter into Professional Services Contract No. 26-07-RN12 with BRS (the "**Contract**"), a copy of which is on file with the Agency, to provide the Services in accordance with the Proposal, for a term of twelve (12) months and for a total amount not to exceed Twenty-Nine Thousand Six Hundred Eighty-Three Dollars (\$29,683.00), to be paid in accordance with the rates set forth in the Proposal; and

WHEREAS, the Agency certifies that funds are available for the costs of the Contract; and

WHEREAS, the Agency is authorized pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "**LPCL**") to enter into contracts as deemed necessary for the efficient operation of the Agency; and

WHEREAS, the Services are considered professional services within the definition contained in *N.J.S.A. 40A:11-1 et seq.* of the LPCL; and

WHEREAS, BRS submitted all disclosures required pursuant to New Jersey Pay-to-Play Law, *N.J.S.A. 19:44A-20.4, et seq.* and is eligible to be awarded the Contract; 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 the LPCL,

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 BRS to perform 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, for an amount not to exceed Twenty-Nine Thousand Six Hundred Eighty-Three Dollars (\$29,683.00), to be paid in accordance with the rates set forth in the Proposal, 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 July 21, 2026.

Christopher Fiore,
Acting Executive Director and Secretary

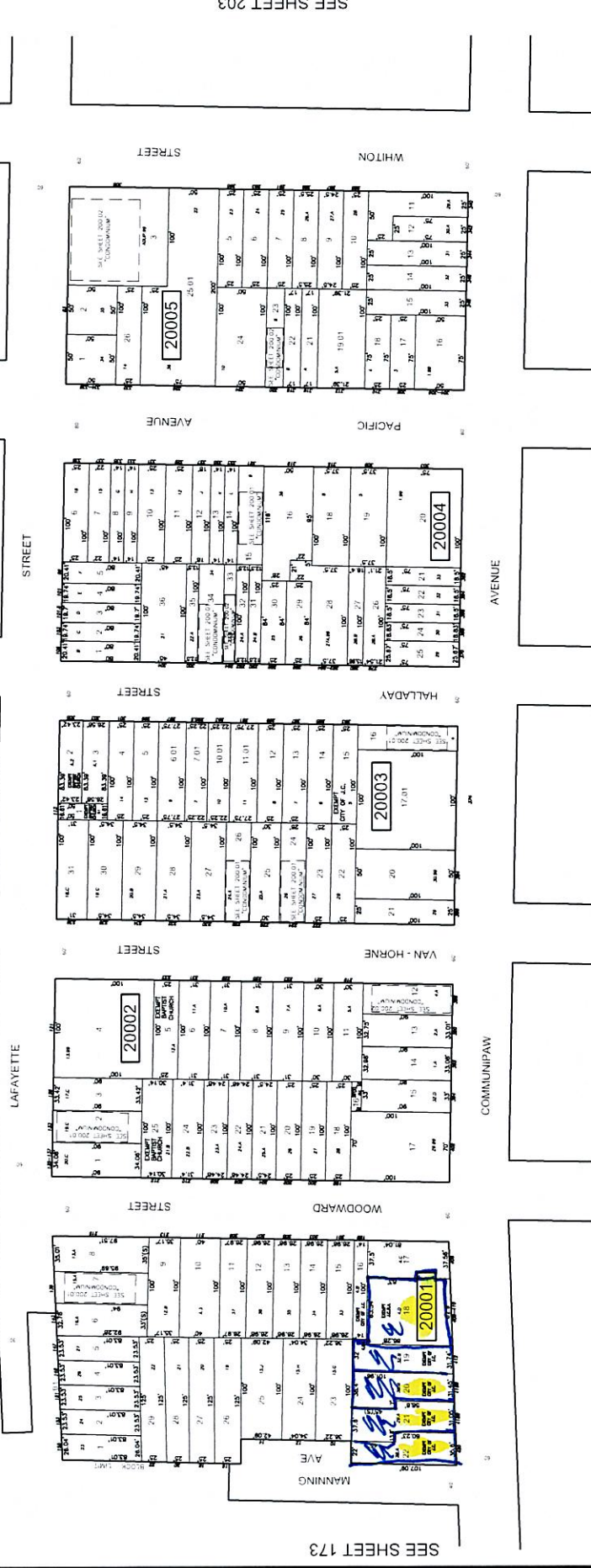
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci				
Michael O. Griffin				
Victor Negron, Jr.				
Mary Pat Noonan				
Darwin R. Ona				
Mira Prinz-Arey				
Denise Ridley				

*Resolutions require 4 affirmative votes to pass.

REVISIONS			
DATE	BY	DESCRIPTION	LOT
11/7/2012	CHARLES A. ANDERSON	20003	6-17/10-11
07/2/2017	ED. CLAY	20003	3
07/2/2017	ED. CLAY	20005	17-23/9
07/2/2017	ED. CLAY	20005	4,25
12/7/2022	ERICK E. MUFF	20005	23
02/2/2024	ERICK E. MUFF	20004	13

SEE SHEET 174

SEE SHEET 190



SEE SHEET 203

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
SCA11 1'-5-50 APR 2017 2008
RICHARD A. MORALLE, P.E., P.L.S.
T&M ASSOCIATES
11 TRIDELL ROAD, JERSEY CITY, NJ 07310
NEW JERSEY 07745

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 202

SEE SHEET 201

SEE SHEET 189

APR - C042402/9/13300

Reso No.: 26-07-_____

Regular Meeting
July 21, 2026

A G E N D A

Morris Canal Redevelopment - Board authorization is requested to authorize a second amendment of the Redeveloper Agreement with Ramnarayana Properties, LLC for property located on Block 17505, Lots 10 and 11, commonly known as 307 Pine Street within the Morris Canal Redevelopment Area. The Second amendment includes a decrease in retail space from 1,868 to 1076 square feet, along with revised benchmarks to the Schedule C requiring commencement of construction six (6) months from the effective date of the Second Amendment and completion of project no later than twenty four (24) months from the effective date of commencement of construction.

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

Jessie Palacios Sanchez

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

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("**Redevelopment Law**"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment with a designated private redeveloper; and

WHEREAS, pursuant to the Redevelopment Law, the Jersey City Redevelopment Agency ("**Agency**") is established as an instrumentality of the City of Jersey City ("**City**"), with the responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-5, the City designated a delineated area as an area in need of redevelopment known as the Morris Canal Redevelopment Area and adopted the Morris Canal Redevelopment Plan, as amended, which is on file with the Office of the City Clerk; and

WHEREAS, on June 18, 2019, pursuant to Resolution No. 19-06-13, the Agency conditionally designated Ramnarayana Properties, LLC ("**Redeveloper**") as the Redeveloper of Block 17505, Lots 10 and 11 (307 Pine Street and 326-328 Johnston Avenue) (the "**Property**") located in the Morris Canal Redevelopment Area; and

WHEREAS, on October 15, 2019, pursuant to Resolution No. 19-10-18, the Agency extended the conditional designation of the Redeveloper; and

WHEREAS, on March 1, 2021, pursuant to Resolution No. 19-11-14 adopted on November 18, 2019, the Agency entered into a Redevelopment Agreement with the Redeveloper ("**Redevelopment Agreement**") for the construction of a five-story, mixed-use building with mezzanine penthouses containing 20 residential units, including 2 affordable housing units, ground floor retail/commercial space, and two parking spaces (the "**Project**") in accordance with the Morris Canal Redevelopment Plan; and

WHEREAS, on June 18, 2024, pursuant to Resolution No. 24-6-15, the Agency authorized a First Amendment to the Redevelopment Agreement increasing the Project's density to consist of 6 stories and 10 additional units for a total of 30, among other amendments; and

WHEREAS, on July 16, 2024, pursuant to Resolution No. 24-07-15, the Agency authorized a Corrective Amendment to the First Amendment to the Redevelopment Agreement to increase the number of affordable units to be developed as part of the Project from two to three; and

WHEREAS, the Redeveloper has requested an amendment to the Project Schedule attached as **Exhibit B** to the Redevelopment Agreement to alter several milestones in the construction schedule; and

WHEREAS, the Redeveloper has requested an amendment to the scope of the Project set forth in Section 2.2 of the Redevelopment Agreement to decrease the amount of retail space from 1,862 square feet to 1,076 square feet to conform to the Preliminary and Final Major Site Plan Approval granted by the City Planning Board on February 25, 2025; and

WHEREAS, the Agency has reviewed the requested amendments and finds them to be reasonable based on the circumstances presented.

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

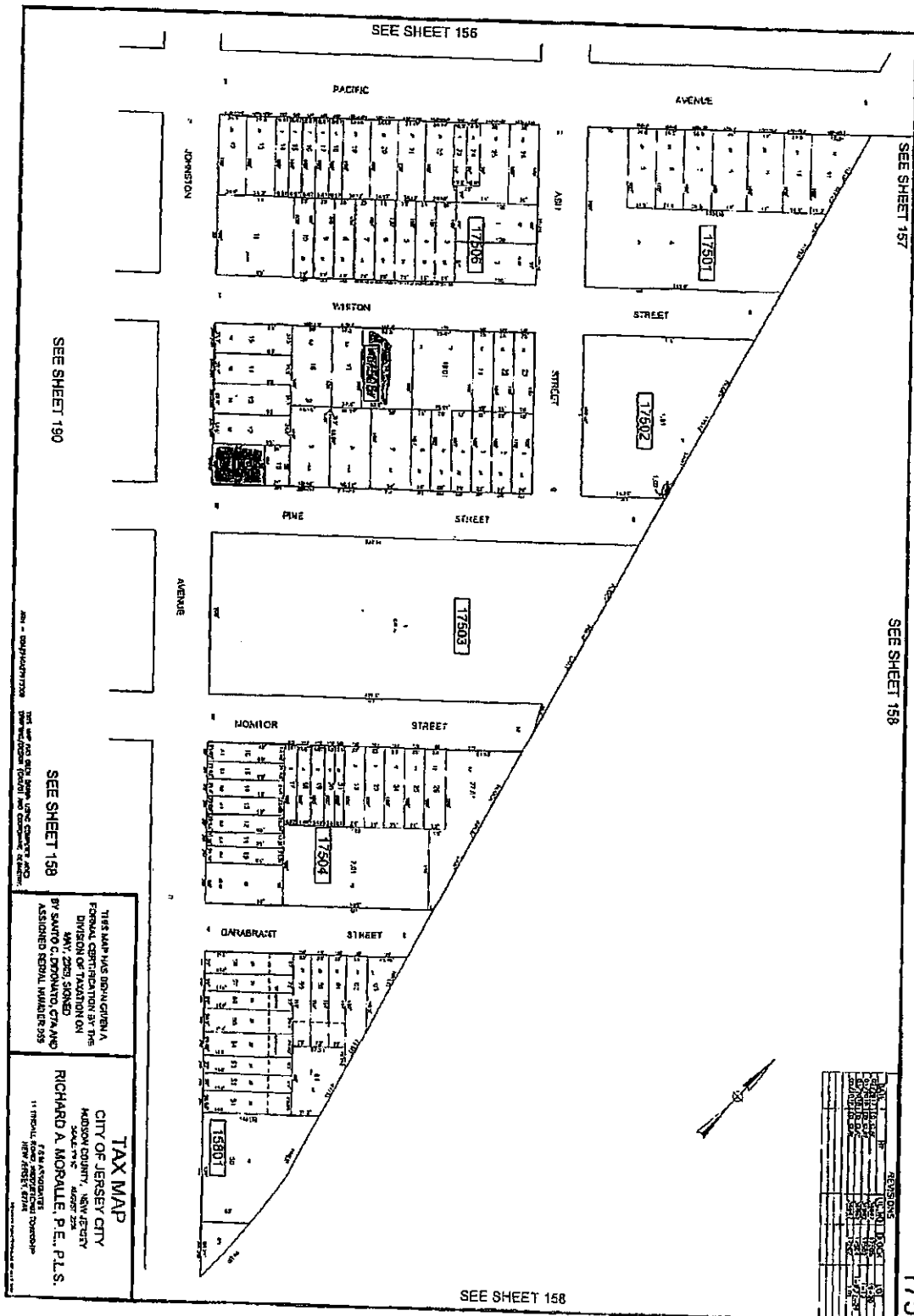
Section 1. The recitals hereto are incorporated herein as if set forth at length.

Section 2. The Chair, Vice Chair, Acting Executive Director and/or Secretary of the Agency are hereby authorized to execute the Second Amendment, in substantially the form as is 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. This Resolution shall take effect immediately.

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
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



THIS MAP WAS REPRODUCED FROM
 THE OFFICIAL RECORDS OF THE
 DIVISION OF TAXATION ON
 MAY 22ND, 1980
 BY SAURO C. DIORANTO, C.T.A. AND
 ASSIGNED SERIAL NUMBER 295

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE 1" = 400' ±
 RICHARD A. MORALLE, P.E., P.L.S.
 11 TROTT ROAD, NEWARK, N.J. 07102

DATE	BY	REVISION
10/1/80	SAURO C. DIORANTO	1
11/1/80	SAURO C. DIORANTO	2
12/1/80	SAURO C. DIORANTO	3
1/1/81	SAURO C. DIORANTO	4
2/1/81	SAURO C. DIORANTO	5
3/1/81	SAURO C. DIORANTO	6
4/1/81	SAURO C. DIORANTO	7
5/1/81	SAURO C. DIORANTO	8
6/1/81	SAURO C. DIORANTO	9
7/1/81	SAURO C. DIORANTO	10
8/1/81	SAURO C. DIORANTO	11
9/1/81	SAURO C. DIORANTO	12
10/1/81	SAURO C. DIORANTO	13
11/1/81	SAURO C. DIORANTO	14
12/1/81	SAURO C. DIORANTO	15
1/1/82	SAURO C. DIORANTO	16
2/1/82	SAURO C. DIORANTO	17
3/1/82	SAURO C. DIORANTO	18
4/1/82	SAURO C. DIORANTO	19
5/1/82	SAURO C. DIORANTO	20
6/1/82	SAURO C. DIORANTO	21
7/1/82	SAURO C. DIORANTO	22
8/1/82	SAURO C. DIORANTO	23
9/1/82	SAURO C. DIORANTO	24
10/1/82	SAURO C. DIORANTO	25
11/1/82	SAURO C. DIORANTO	26
12/1/82	SAURO C. DIORANTO	27
1/1/83	SAURO C. DIORANTO	28
2/1/83	SAURO C. DIORANTO	29
3/1/83	SAURO C. DIORANTO	30
4/1/83	SAURO C. DIORANTO	31
5/1/83	SAURO C. DIORANTO	32
6/1/83	SAURO C. DIORANTO	33
7/1/83	SAURO C. DIORANTO	34
8/1/83	SAURO C. DIORANTO	35
9/1/83	SAURO C. DIORANTO	36
10/1/83	SAURO C. DIORANTO	37
11/1/83	SAURO C. DIORANTO	38
12/1/83	SAURO C. DIORANTO	39
1/1/84	SAURO C. DIORANTO	40
2/1/84	SAURO C. DIORANTO	41
3/1/84	SAURO C. DIORANTO	42
4/1/84	SAURO C. DIORANTO	43
5/1/84	SAURO C. DIORANTO	44
6/1/84	SAURO C. DIORANTO	45
7/1/84	SAURO C. DIORANTO	46
8/1/84	SAURO C. DIORANTO	47
9/1/84	SAURO C. DIORANTO	48
10/1/84	SAURO C. DIORANTO	49
11/1/84	SAURO C. DIORANTO	50
12/1/84	SAURO C. DIORANTO	51
1/1/85	SAURO C. DIORANTO	52
2/1/85	SAURO C. DIORANTO	53
3/1/85	SAURO C. DIORANTO	54
4/1/85	SAURO C. DIORANTO	55
5/1/85	SAURO C. DIORANTO	56
6/1/85	SAURO C. DIORANTO	57
7/1/85	SAURO C. DIORANTO	58
8/1/85	SAURO C. DIORANTO	59
9/1/85	SAURO C. DIORANTO	60
10/1/85	SAURO C. DIORANTO	61
11/1/85	SAURO C. DIORANTO	62
12/1/85	SAURO C. DIORANTO	63
1/1/86	SAURO C. DIORANTO	64
2/1/86	SAURO C. DIORANTO	65
3/1/86	SAURO C. DIORANTO	66
4/1/86	SAURO C. DIORANTO	67
5/1/86	SAURO C. DIORANTO	68
6/1/86	SAURO C. DIORANTO	69
7/1/86	SAURO C. DIORANTO	70
8/1/86	SAURO C. DIORANTO	71
9/1/86	SAURO C. DIORANTO	72
10/1/86	SAURO C. DIORANTO	73
11/1/86	SAURO C. DIORANTO	74
12/1/86	SAURO C. DIORANTO	75
1/1/87	SAURO C. DIORANTO	76
2/1/87	SAURO C. DIORANTO	77
3/1/87	SAURO C. DIORANTO	78
4/1/87	SAURO C. DIORANTO	79
5/1/87	SAURO C. DIORANTO	80
6/1/87	SAURO C. DIORANTO	81
7/1/87	SAURO C. DIORANTO	82
8/1/87	SAURO C. DIORANTO	83
9/1/87	SAURO C. DIORANTO	84
10/1/87	SAURO C. DIORANTO	85
11/1/87	SAURO C. DIORANTO	86
12/1/87	SAURO C. DIORANTO	87
1/1/88	SAURO C. DIORANTO	88
2/1/88	SAURO C. DIORANTO	89
3/1/88	SAURO C. DIORANTO	90
4/1/88	SAURO C. DIORANTO	91
5/1/88	SAURO C. DIORANTO	92
6/1/88	SAURO C. DIORANTO	93
7/1/88	SAURO C. DIORANTO	94
8/1/88	SAURO C. DIORANTO	95
9/1/88	SAURO C. DIORANTO	96
10/1/88	SAURO C. DIORANTO	97
11/1/88	SAURO C. DIORANTO	98
12/1/88	SAURO C. DIORANTO	99
1/1/89	SAURO C. DIORANTO	100

Reso No.: 26-07-_____

Regular Meeting
July 21, 2026

A G E N D A

Miscellaneous - Board authorization is requested to appoint Chris Battaglia as Qualified Purchasing Agent. A Qualified Purchasing Agent will permit the Agency to take advantage of the higher bid threshold,

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY
CITY REDEVELOPMENT AGENCY APPOINTING CHRIS BATTAGLIA
AS QUALIFIED PURCHASING AGENT**

Jesamil Lozano

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPOINTING CHRIS
BATTAGLIA AS THE QUALIFIED PURCHASING AGENT**

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

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

WHEREAS, the Agency desires to appoint a Qualified Purchasing Agent (“**QPA**”) to exercise the duties of a purchasing agent in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), which will permit the Agency to take advantage of the higher bid threshold pursuant to *N.J.S.A. 40A:11-3*; and

WHEREAS, *N.J.A.C. 5:34-5 et seq.* establishes the criteria for qualifying as a Qualified Purchasing Agent; and

WHEREAS, Chris Battaglia possesses the qualifications of a QPA as issued by the Director of the Division of Local Government Services in accordance with *N.J.A.C. 5:34-5.1 et seq.*; and

WHEREAS, appointing a QPA will enable the Agency to utilize a higher bid threshold in accordance with *N.J.S.A. 40A:11-3* of the LPCL,

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

Section 1. The recitals are incorporated herein as though fully set forth at length.

Section 2. The Board of Commissioners hereby appoints Chris Battaglia as the Qualified Purchasing Agent and authorizes him to exercise the duties of a purchasing agent in accordance with the LPCL, with specific relevance to the authority, responsibility, and accountability of the purchasing activity of the contracting unit and, as permitted by law, the Agency also hereby authorizes and confirms that, with Chris Battaglia as its Qualified Purchasing Agent, the Agency will take advantage of the higher bid threshold pursuant to *N.J.S.A. 40A:11-3*.

Section 3. The Chair, Vice-Chair, Acting Executive Director and/or the Secretary of the Agency are hereby authorized to execute any and all documents and 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 July 21, 2026.

Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

Regular Meeting
July 21, 2026

A G E N D A

Miscellaneous - Board authorization requested to indicate that the JCRA is in compliance with N.J.S.A. 40A:5A-17, the Annual Report of Audit for 2024.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING THE
ANNUAL REPORT OF AUDIT FOR 2024**

Jesamil Lozano

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING THE
ANNUAL REPORT OF AUDIT FOR 2024**

WHEREAS, the Local Authorities Fiscal Control Law, specifically, *N.J.S.A. 40A:5A-15*, requires that each local authority make an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit of the Jersey City Redevelopment Agency (the “**Agency**”) for the year 2024 has been filed by a Registered Municipal Accountant with the Secretary of the Agency as required by law, and a copy has been received by each member of the Agency’s Board of Commissioners; and

WHEREAS, in accordance with *N.J.S.A. 40A:5A-17* and regulations of the Local Finance Board in the Division of Local Government Services, Department of Community Affairs, the Board of Commissioners must enact a resolution certifying to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed the annual audit report, and specifically the sections of the audit report entitled Schedule of Findings and Questioned Costs and General Comments and Recommendations, and must also execute an affidavit with respect thereto,

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

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

Section 2. The Annual Report of Audit for the year 2024 is hereby accepted.

Section 3. The Agency hereby affirms that the members of the Agency’s Board of Commissioners have reviewed the Annual Report of Audit, and specifically the sections of the audit report entitled Schedule of Findings and Questioned Costs and General Comments and Recommendations.

Section 4. The Secretary of the Agency is hereby authorized and directed to submit a certified copy of this Resolution and the required affidavit to the Division of Local Government Services of the State of New Jersey.

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 July 21, 2026.**

Christopher Fiore, Secretary

**Governing Body Recorded
Vote**

Member	Aye	Nay	Abstain	Absent
Hon. Denise Ridley, Chairwoman				
Douglas Carlucci, Vice Chair				
Michael O. Griffin, Commissioner				
Victor Negron Jr., Commissioner				
Mary Patricia Noonan, Commissioner				
Darwin R. Ona, Commissioner				
Mira Prinz-Arey, Commissioner				

**CERTIFICATION OF GOVERNING BODY OF THE ANNUAL
AUDIT
GROUP AFFIDAVIT FORM**

STATE OF NEW JERSEY
COUNTY OF HUDSON

We, the members of the Board of Commissioners of the Jersey City Redevelopment Agency, in the City of Jersey City and the County of Hudson, being duly sworn according to law, upon our oath depose and say:

1. We are duly appointed members of the Board of Commissioners of the Jersey City Redevelopment Agency in the City of Jersey City and the County of Hudson;
2. In the performance of our duties, and in accordance with N.J.S.A. 40A:5A-15 and N.J.S.A. 40A:5-17, we have familiarized ourselves with the contents of the Annual Report of Audit filed with the Secretary of the Agency for the year 2024;
3. We certify that we have personally reviewed and are familiar with, at a minimum, the sections of the Annual Report of Audit entitled Schedule of Findings and Questioned Costs and General Comments and Recommendations.

(L.S.) Hon. Denise Ridley

(L.S.) Douglas Carlucci

(L.S.) Michael O. Griffin

(L.S.) Victor Negrón Jr.

(L.S.) Mary Patricia Noonan

(L.S.) Darwin R. Ona

(L.S.) Mira Prinz-Arey

Sworn to and subscribed before me this
_____ day of _____, 2026.
Notary Public of New Jersey

The Secretary of the Jersey City Redevelopment Agency shall set forth the reason for the absence of signature of any members of the governing body.

IMPORTANT: This certificate must be sent to the Bureau of Financial Regulation and Assistance, Division of Local Government Services, P.O. Box 803, Trenton, New Jersey 08625.

Reso. 26-07-_____

Regular Meeting
July 21, 2026

A G E N D A

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE RE-INTRODUCED 2025 ANNUAL
BUDGET AND CAPITAL BUDGET FOR THE FISCAL YEAR JANUARY 1, 2026, TO
DECEMBER 21, 2026**

Jesamil Lozano

2026 AGENCY BUDGET RESOLUTION

Jersey City Redevelopment Agency

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

WHEREAS, the Annual Budget and Capital Budget/Program for Jersey City Redevelopment Agency for the fiscal year beginning January 01, 2026 and ending December 31, 2026 has been presented for adoption before the governing body of the Jersey City Redevelopment Agency at its open public meeting on July 21st, 2026; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$9,498,500, Total Appropriations including any Accumulated Deficit, if any, of \$9,369,638, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$23,000,000 and Total Unrestricted Net Position utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Jersey City Redevelopment Agency at an open public meeting held on July 21st, 2026 that the Annual Budget 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 adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

(Secretary's Signature)

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Hon. Denise Ridley, Chairwoman				
Douglas Carlucci, Vice Chair				
Michael O. Griffin, Commissioner				
Victor Negron Jr., Commissioner				
Mary Patricia Noonan, Commissioner				
Darwin R. Ona, Commissioner				
Mira Prinz-Arey Commissioner				

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF
JULY 21, 2026**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of July 21, 2026

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of be July 21, 2026 approved as presented.

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated July 21, 2026

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

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CME ASSOCIATES								
CME ASSOCIATES	07/21/2026	06/15/2026	0399461	Site Engineering- Bayfront Develc	\$6,406.00	\$0.00		\$6,406.00
CME ASSOCIATES	07/21/2026	06/29/2026	0400116	Site Engineering- Bayfront Develc	\$3,571.50	\$0.00		\$3,571.50
				<i>Totals for CME ASSOCIATES:</i>	<u>\$9,977.50</u>	<u>\$0.00</u>		<u>\$9,977.50</u>
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263168	Legal Services - Bayfront General	\$9,214.10	\$0.00		\$9,214.10
			<i>Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:</i>		<u>\$9,214.10</u>	<u>\$0.00</u>		<u>\$9,214.10</u>
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMENTAL I	07/21/2026	07/02/2026	26.627.49	Professional Services- Bayfront	\$6,684.04	\$0.00		\$6,684.04
			<i>Totals for POTOMAC-HUDSON ENVIRONMENTAL I:</i>		<u>\$6,684.04</u>	<u>\$0.00</u>		<u>\$6,684.04</u>
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JERSEY	07/21/2026	06/21/2026	260596120	Site Remediation - Permit Fee-Dr	\$1,900.00	\$0.00		\$1,900.00
TREASURER - STATE OF NEW JERSEY	07/21/2026	06/21/2026	260595000	Site Remediation - Permit Fee-JC	\$3,490.00	\$0.00		\$3,490.00
			<i>Totals for TREASURER - STATE OF NEW JERSEY:</i>		<u>\$5,390.00</u>	<u>\$0.00</u>		<u>\$5,390.00</u>
Wielkottz & Company, LLC.								
Wielkottz & Company, LLC.	07/21/2026	07/06/2026	1098	CFO Accounting Additional Servi	\$2,587.50	\$0.00		\$2,587.50
			<i>Totals for Wielkottz & Company, LLC.:</i>		<u>\$2,587.50</u>	<u>\$0.00</u>		<u>\$2,587.50</u>
			GRAND TOTALS:		\$33,853.14	\$0.00		\$33,853.14

Jersey City Redevelopment Agency

Cash Requirements Report

Criteria

- Report name: Bayfront-July 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: 7/21/2026 to 7/21/2026
- 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
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES LLC	07/21/2026	06/28/2026	92	Scaffold Services at 84 Sip Avenue	\$1,200.00	\$0.00		\$1,200.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	\$1,200.00	\$0.00		\$1,200.00
AFLAC								
AFLAC	07/21/2026	07/13/2026	536440	Employee Deductions per Payroll	\$752.58	\$0.00		\$752.58
				Totals for AFLAC:	\$752.58	\$0.00		\$752.58
AFS Insurance								
AFS Insurance	07/21/2026	06/12/2026	23946	Renewal General Liability Policy -	\$21,177.00	\$0.00		\$21,177.00
AFS Insurance	07/21/2026	06/15/2026	23945	Renewal General Liability Policy -	\$32,961.00	\$0.00		\$32,961.00
AFS Insurance	07/21/2026	06/12/2026	23947	Renewal General Liability Policy -	\$2,700.00	\$0.00		\$2,700.00
AFS Insurance	07/21/2026	04/17/2026	23914	New Property Policy-General Liab	\$250.00	\$0.00		\$250.00
				Totals for AFS Insurance:	\$57,088.00	\$0.00		\$57,088.00
Battaglia Associates, LLC								
Battaglia Associates, LLC	07/21/2026	06/14/2026	2026-4	Professional Services-QPA Service	\$200.00	\$0.00		\$200.00
				Totals for Battaglia Associates, LLC:	\$200.00	\$0.00		\$200.00
Bianca Torrez								
Bianca Torrez	07/21/2026	06/15/2026	June 2026	Employee Reimbursement-Civil S	\$35.00	\$0.00		\$35.00
Bianca Torrez	07/21/2026	07/06/2026	July 2026	Employee Reimbursement-Denta	\$330.60	\$0.00		\$330.60
				Totals for Bianca Torrez:	\$365.60	\$0.00		\$365.60
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT SOLUTIC	07/21/2026	06/18/2026	8661	Misc Non-Grant Support Services	\$2,647.00	\$0.00		\$2,647.00
BROWNFIELD REDEVELOPMENT SOLUTIC	07/21/2026	06/18/2026	8662	Oversight & Mgmt Svcs for EPA (	\$1,944.50	\$0.00		\$1,944.50
BROWNFIELD REDEVELOPMENT SOLUTIC	07/21/2026	06/18/2026	8663	Oversight & Mgmt Services- EPA	\$4,116.41	\$0.00		\$4,116.41
BROWNFIELD REDEVELOPMENT SOLUTIC	07/21/2026	06/18/2026	8664	Oversight & Mgmt Services for El	\$2,963.50	\$0.00		\$2,963.50
BROWNFIELD REDEVELOPMENT SOLUTIC	07/21/2026	06/18/2026	8665	Support Services - Grand Jersey-4	\$3,584.00	\$0.00		\$3,584.00
BROWNFIELD REDEVELOPMENT SOLUTIC	07/21/2026	06/30/2026	8687	LNAPL Investigation- Svcs Apr 13	\$7,800.00	\$0.00		\$7,800.00
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$23,055.41	\$0.00		\$23,055.41
CASH								
CASH	07/21/2026	07/09/2026	July 2026	Petty Cash Replenishment	\$250.00	\$0.00		\$250.00
				Totals for CASH:	\$250.00	\$0.00		\$250.00
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	07/21/2026	06/15/2026	June 2026	Expense Reimbursement - Travel	\$41.90	\$0.00		\$41.90
CHRISTOPHER FIORE	07/21/2026	06/18/2026	Jun.26	Expense Reimbursement- Staff Tr	\$75.92	\$0.00		\$75.92
CHRISTOPHER FIORE	07/21/2026	06/27/2026	Jun.2026	Expense Reimbursement - Zoom	\$102.09	\$0.00		\$102.09

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CHRISTOPHER FIORE	07/21/2026	07/09/2026	July 2026	Expense Reimbursement - Travel	\$41.90	\$0.00		\$41.90
				Totals for CHRISTOPHER FIORE:	\$261.81	\$0.00		\$261.81
COMCAST								
COMCAST	07/21/2026	05/26/2026	8499 05 354 4361702	Internet Service at 39 Kearney Av	\$734.44	\$0.00		\$734.44
COMCAST	07/21/2026	06/16/2026	8499 05 354 3248876	Internet Service at 665 Ocean Av	\$230.68	\$0.00		\$230.68
				Totals for COMCAST:	\$965.12	\$0.00		\$965.12
DELTA STORAGE								
DELTA STORAGE	07/21/2026	07/09/2026	002109534	Storage Unit - Size: 10x30, Unit #	\$1,194.00	\$0.00		\$1,194.00
DELTA STORAGE	07/21/2026	07/09/2026	002109534	Storage Unit - Size: 10x30, Unit #	\$1,159.00	\$0.00		\$1,159.00
				Totals for DELTA STORAGE:	\$2,353.00	\$0.00		\$2,353.00
Dilworth Paxon LLP								
Dilworth Paxon LLP	07/21/2026	06/15/2026	646990	Legal Services -26 Siedler Street-	\$2,540.00	\$0.00		\$2,540.00
Dilworth Paxon LLP	07/21/2026	06/12/2026	646991	Legal Services -461 Palisade Ave	\$1,147.50	\$0.00		\$1,147.50
Dilworth Paxon LLP	07/21/2026	06/12/2026	646992	Legal Services -428 Pacific Ave -	\$385.00	\$0.00		\$385.00
				Totals for Dilworth Paxon LLP:	\$4,072.50	\$0.00		\$4,072.50
Donohue, Gironda, Doria & Tomkins, LLC.								
Donohue, Gironda, Doria & Tomkins, LLC.	07/21/2026	06/24/2026	26-111	Annual Independent Audit yr enc	\$37,500.00	\$0.00		\$37,500.00
				Totals for Donohue, Gironda, Doria & Tomkins, LLC.:	\$37,500.00	\$0.00		\$37,500.00
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGMT	07/21/2026	06/15/2026	2724	Professional Service- May.2026 F	\$20,803.26	\$0.00		\$20,803.26
				Totals for DRESDNER ROBIN ENVIRON MGMT:	\$20,803.26	\$0.00		\$20,803.26
DRIVE NEW JERSEY INSURANCE COM								
DRIVE NEW JERSEY INSURANCE COM	07/21/2026	07/03/2026	4259621	Renewal Auto Insurance Policy-C	\$2,749.00	\$0.00		\$2,749.00
				Totals for DRIVE NEW JERSEY INSURANCE COM:	\$2,749.00	\$0.00		\$2,749.00
Economic Project Solutions, Inc.								
Economic Project Solutions, Inc.	07/21/2026	06/30/2026	14519	Constru. Phase- Loews- Svcs June	\$20,919.00	\$0.00		\$20,919.00
Economic Project Solutions, Inc.	07/21/2026	06/30/2026	14520	Owner's Rep- Powerhouse- Svcs	\$7,560.00	\$0.00		\$7,560.00
				Totals for Economic Project Solutions, Inc.:	\$28,479.00	\$0.00		\$28,479.00
El Especialito								
El Especialito	07/21/2026	05/08/2026	158937	Legal Advertisement-Acct#-25198	\$350.00	\$0.00		\$350.00
El Especialito	07/21/2026	05/08/2026	158938	Legal Advertisement-Acct#-25198	\$350.00	\$0.00		\$350.00
El Especialito	07/21/2026	05/08/2026	158939	Legal Advertisement-Acct#-25198	\$900.00	\$0.00		\$900.00
				Totals for El Especialito:	\$1,600.00	\$0.00		\$1,600.00

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
ERIC M. BERNSTEIN & ASSOCIATES, LLC								
ERIC M. BERNSTEIN & ASSOCIATES, LLC	07/21/2026	07/01/2026	99644	Legal Services - OPRA - Svcs-May	\$1,260.00	\$0.00		\$1,260.00
ERIC M. BERNSTEIN & ASSOCIATES, LLC	07/21/2026	06/01/2026	99169	Legal Services - OPRA - Svcs-May	\$640.00	\$0.00		\$640.00
				Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC:	\$1,900.00	\$0.00		\$1,900.00
FEDERAL EXPRESS								
FEDERAL EXPRESS	07/21/2026	06/08/2026	9-721-13688	Overnight Deliveries - Late Fee	\$20.58	\$0.00		\$20.58
FEDERAL EXPRESS	07/21/2026	06/22/2026	9-348-35787	Overnight Deliveries	\$49.67	\$0.00		\$49.67
FEDERAL EXPRESS	07/21/2026	06/15/2026	9-721-66156	Overnight Deliveries - Late Fee	\$9.60	\$0.00		\$9.60
				Totals for FEDERAL EXPRESS:	\$79.85	\$0.00		\$79.85
FUSION CREATIVE								
FUSION CREATIVE	07/21/2026	06/22/2026	3337	JCRA Website Support & Tech Su	\$4,050.00	\$0.00		\$4,050.00
				Totals for FUSION CREATIVE:	\$4,050.00	\$0.00		\$4,050.00
Gordon Rees Scully Mansukhani, LLP								
Gordon Rees Scully Mansukhani, LLP	07/21/2026	06/19/2026	22212281	Legal Services - Suazo Vs. JCRA	\$1,221.00	\$0.00		\$1,221.00
				Totals for Gordon Rees Scully Mansukhani, LLP:	\$1,221.00	\$0.00		\$1,221.00
H2M Associates, Inc.								
H2M Associates, Inc.	07/21/2026	07/02/2026	259766	Professional Services - Survey of	\$2,949.04	\$0.00		\$2,949.04
				Totals for H2M Associates, Inc.:	\$2,949.04	\$0.00		\$2,949.04
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	07/21/2026	05/06/2026	581524	Recording Fee -First Amendment	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	07/21/2026	06/10/2026	590197	Recording Fee -Deed-Monmouth	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	07/21/2026	07/01/2026	595125	Recording Fee -Historic Preser. 2	\$33.00	\$0.00		\$33.00
				Totals for HUDSON COUNTY REGISTER:	\$99.00	\$0.00		\$99.00
JAMES F WADDLETON								
JAMES F WADDLETON	07/21/2026	07/15/2026	July 2026	Employee Reimbursement-Denta	\$660.00	\$0.00		\$660.00
				Totals for JAMES F WADDLETON:	\$660.00	\$0.00		\$660.00
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	07/21/2026	06/11/2026	3030328234000	Water & Sewer - 405 Ocean Ave-	\$89.90	\$0.00		\$89.90
JC MUNICIPAL UTILITIES AUTHORITY	07/21/2026	06/02/2026	30308307348913	Water & Sewer -84 Sip (25 Journ	\$200.41	\$0.00		\$200.41
JC MUNICIPAL UTILITIES AUTHORITY	07/21/2026	06/02/2026	30306348540000	Water & Sewer - 665 Ocean Ave	\$178.67	\$0.00		\$178.67
JC MUNICIPAL UTILITIES AUTHORITY	07/21/2026	06/11/2026	30302282340000	Water & Sewer - 407 Ocean Ave-	\$37.21	\$0.00		\$37.21
JC MUNICIPAL UTILITIES AUTHORITY	07/21/2026	07/02/2026	30307758540000	Water & Sewer - 292 MLK Drive(I	\$122.69	\$0.00		\$122.69
				Totals for JC MUNICIPAL UTILITIES AUTHORITY:	\$628.88	\$0.00		\$628.88

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
Kassim Handyman Service, LLC								
Kassim Handyman Service, LLC	07/21/2026	05/29/2026	086801	Replace Refrigerator- 665 Ocean	\$1,020.00	\$0.00		\$1,020.00
Kassim Handyman Service, LLC	07/21/2026	06/24/2026	086828	Install Batteries 30 Smoke detector	\$2,000.00	\$0.00		\$2,000.00
Kassim Handyman Service, LLC	07/21/2026	05/18/2026	086798	Install fire Etinguisher - 292 MLk	\$185.00	\$0.00		\$185.00
Kassim Handyman Service, LLC	07/21/2026	06/03/2026	086806	Service Call - Troubleshoot front	\$175.00	\$0.00		\$175.00
Kassim Handyman Service, LLC	07/21/2026	05/12/2026	086794	Repair Dishwasher drain tail pipe	\$285.00	\$0.00		\$285.00
Kassim Handyman Service, LLC	07/21/2026	07/01/2026	086811	Repair & Repalce drywall & paint	\$875.00	\$0.00		\$875.00
				<i>Totals for Kassim Handyman Service, LLC:</i>	\$4,540.00	\$0.00		\$4,540.00
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLFF PC	07/21/2026	06/05/2026	50442	Legal Services - 406-408 Commu	\$200.00	\$0.00		\$200.00
				<i>Totals for KINNEY LISOVICZ REILLY & WOLFF PC:</i>	\$200.00	\$0.00		\$200.00
Mandelbaum Barrett Pc								
Mandelbaum Barrett Pc	07/21/2026	03/30/2026	465861	Legal Services - JCRA vs. Grand Jc	\$7,515.00	\$0.00		\$7,515.00
Mandelbaum Barrett Pc	07/21/2026	04/23/2026	470677	Legal Services - JCRA vs. Grand Jc	\$10,455.00	\$0.00		\$10,455.00
Mandelbaum Barrett Pc	07/21/2026	05/19/2026	475487	Legal Services - JCRA vs. Grand Jc	\$31,107.50	\$0.00		\$31,107.50
Mandelbaum Barrett Pc	07/21/2026	06/11/2026	479011	Legal Services - JCRA vs. Grand Jc	\$50,505.75	\$0.00		\$50,505.75
				<i>Totals for Mandelbaum Barrett Pc:</i>	\$99,583.25	\$0.00		\$99,583.25
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263160	Legal Services - Loew's - Svcs Ma	\$2,114.00	\$0.00		\$2,114.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263161	Legal Services - Liberty Science C	\$720.00	\$0.00		\$720.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263162	Legal Services - 125 Monitor Stre	\$3,360.00	\$0.00		\$3,360.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263163	Legal Services - Argent /Johnstor	\$2,676.00	\$0.00		\$2,676.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263165	Legal Services - Argent- Aetna M	\$1,995.00	\$0.00		\$1,995.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263169	Legal Services - General Litigation	\$4,872.00	\$0.00		\$4,872.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263172	Legal Services - Hampshire- May	\$15,867.00	\$0.00		\$15,867.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263173	Legal Services - Grand Jersey - M	\$4,009.00	\$0.00		\$4,009.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263174	Legal Services -701 Newark Ave -	\$709.00	\$0.00		\$709.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263179	Legal Services - General Counsel-	\$31,347.75	\$0.00		\$31,347.75
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263181	Legal Services - 374 Communipa	\$455.00	\$0.00		\$455.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263184	Legal Services - Morris Canal Gre	\$1,720.00	\$0.00		\$1,720.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263186	Legal Services - Bayfront - BRP D.	\$1,011.00	\$0.00		\$1,011.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263187	Legal Services - 408 -420 Commu	\$1,925.00	\$0.00		\$1,925.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263190	Legal Services -174 Newark Ave l	\$1,749.67	\$0.00		\$1,749.67
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263192	Legal Services -808 Pavonia. Svcs	\$3,922.00	\$0.00		\$3,922.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263193	Legal Services -107 Morgan TIC -	\$460.00	\$0.00		\$460.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263194	Legal Services -Grand Jersey/Mor	\$896.75	\$0.00		\$896.75

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
New Jersey Historic Trust	07/21/2026	06/08/2026	263196	Legal Services -650 Grove Street-	\$14,501.00	\$0.00		\$14,501.00
	07/21/2026	06/08/2026	263199	Legal Services -107 Morgan - Svc	\$5,935.00	\$0.00		\$5,935.00
	07/21/2026	06/08/2026	263202	Legal Services -Embankment/Alb	\$1,223.00	\$0.00		\$1,223.00
	07/21/2026	06/08/2026	263204	Legal Services - KRE/JCMC- Svcs	\$1,592.00	\$0.00		\$1,592.00
	07/21/2026	06/08/2026	263205	Legal Services -Point Capital Suye	\$453.76	\$0.00		\$453.76
	07/21/2026	06/08/2026	263206	Legal Services - 115 Giles Ave. - P	\$740.00	\$0.00		\$740.00
	07/21/2026	06/08/2026	263207	Legal Services -597 Marin CMPNI	\$2,329.00	\$0.00		\$2,329.00
	07/21/2026	06/08/2026	263211	Legal Services -2859-2873 JFK Bl	\$8,199.00	\$0.00		\$8,199.00
	07/21/2026	06/08/2026	263212	Legal Services -414-420A Pacific .	\$2,565.00	\$0.00		\$2,565.00
	07/21/2026	06/08/2026	263216	Legal Services -3000 JFK- May.20	\$613.00	\$0.00		\$613.00
	07/21/2026	06/08/2026	263223	Revised:Legal Services - Powerho	\$665.00	\$0.00		\$665.00
	07/21/2026	06/08/2026	263224	Legal Services - Embankment(Boi	\$992.00	\$0.00		\$992.00
	07/21/2026	06/08/2026	261578	Legal Services -610-612 Pavonia .	\$595.00	\$0.00		\$595.00
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:				\$120,211.93	\$0.00		\$120,211.93	
New Jersey Historic Trust	07/21/2026	06/08/2026	Jul-26	Application Fee- 244 Bay Street-	\$7,000.00	\$0.00		\$7,000.00
	Totals for New Jersey Historic Trust:				\$7,000.00	\$0.00		\$7,000.00
Northstar Marine, Inc.	07/21/2026	06/08/2026	INV-1	Remediation For Mill Creek- Payr	\$128,485.00	\$0.00		\$128,485.00
	Totals for Northstar Marine, Inc.:				\$128,485.00	\$0.00		\$128,485.00
Paul V. Femicola & Associates, LLC	07/21/2026	07/02/2026	4959	Legal Services- 125 Monitor Street	\$2,730.00	\$0.00		\$2,730.00
	07/21/2026	07/02/2026	4958	Legal Services- 125 Monitor Street	\$2,931.46	\$0.00		\$2,931.46
Totals for Paul V. Femicola & Associates, LLC:				\$5,661.46	\$0.00		\$5,661.46	
PITNEY BOWES Global Financial Services	07/21/2026	05/30/2026	0010376920	Postage Machine -Professional In	\$239.97	\$0.00		\$239.97
	Totals for PITNEY BOWES Global Financial Services:				\$239.97	\$0.00		\$239.97
POTOMAC-HUDSON ENVIRONMENTAL I	07/21/2026	07/01/2026	26.0597.39	Professional Services - 125 Monit	\$26,185.21	\$0.00		\$26,185.21
	Totals for POTOMAC-HUDSON ENVIRONMENTAL I:				\$26,185.21	\$0.00		\$26,185.21
PRIMO BRANDS	07/21/2026	06/24/2026	06F6703492330	Water & Dispenser - Service 5/2	\$243.82	\$0.00		\$243.82
	Totals for PRIMO BRANDS:				\$243.82	\$0.00		\$243.82

Jersey City Redevelopment Agency

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PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	04/06/2026	42-905-005-01	Gas & Electric - 168 Slip Ave-Svcs	\$33,760.42	\$0.00		\$33,760.42
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/22/2026	70-455-651-00	Gas & Electric - 405 Ocean Ave -	\$8.16	\$0.00		\$8.16
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/22/2026	70-451-417-18	Gas & Electric - 407 Ocean Ave -	\$10.20	\$0.00		\$10.20
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/22/2026	72-729-965-01	Gas & Electric - 665 Ocean Avenit	\$110.58	\$0.00		\$110.58
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/22/2026	72-729-979-07	Gas & Electric - 665 Ocean Avenit	\$157.12	\$0.00		\$157.12
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/22/2026	72-729-980-08	Gas & Electric - 665 Ocean Avenit	\$479.28	\$0.00		\$479.28
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/22/2026	42-497-031-18	Gas & Electric - 25 Journal Squar	\$495.90	\$0.00		\$495.90
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/23/2026	72-357-631-08	Gas & Electric - 292 MLK Dr - Flo	\$62.80	\$0.00		\$62.80
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/23/2026	72-357-632-05	Gas & Electric - 292 MLK Dr - Flo	\$7.75	\$0.00		\$7.75
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/23/2026	72-729-971-09	Gas & Electric - 665 Ocean Avenit	\$165.15	\$0.00		\$165.15
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/23/2026	72-729-972-06	Gas & Electric - 665 Ocean Avenit	\$132.77	\$0.00		\$132.77
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/23/2026	72-729-973-03	Gas & Electric - 665 Ocean Avenit	\$26.05	\$0.00		\$26.05
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/23/2026	72-729-976-05	Gas & Electric - 665 Ocean Avenit	\$19.64	\$0.00		\$19.64
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/23/2026	72-729-977-02	Gas & Electric - 665 Ocean Avenit	\$26.17	\$0.00		\$26.17
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/23/2026	72-729-978-18	Gas & Electric - 665 Ocean Avenit	\$57.67	\$0.00		\$57.67
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/23/2026	72-357-633-02	Gas & Electric - 292-MLK Dr - HS	\$365.55	\$0.00		\$365.55
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/23/2026	72-729-975-08	Gas & Electric - 665 Ocean Avenit	\$60.78	\$0.00		\$60.78
Totals for PUBLIC SERVICE ELECTRIC & GAS:					\$35,945.99	\$0.00		\$35,945.99
ROYAL PRINTING SERVICE								
ROYAL PRINTING SERVICE	07/21/2026	06/08/2026	188518	Office Supplies- Business Cards	\$75.00	\$0.00		\$75.00
Totals for ROYAL PRINTING SERVICE:					\$75.00	\$0.00		\$75.00
Schenck Price Smith & King, LLP								
Schenck Price Smith & King, LLP	07/21/2026	06/12/2026	1316468	Legal Services - 142 Halladay Str	\$20,028.08	\$0.00		\$20,028.08
Totals for Schenck Price Smith & King, LLP:					\$20,028.08	\$0.00		\$20,028.08
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-1	Lawn Maintenance & Trash Remc	\$830.00	\$0.00		\$830.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-2	Lawn Maintenance & Trash Remc	\$690.00	\$0.00		\$690.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-3	Lawn Maintenance & Trash Remc	\$650.00	\$0.00		\$650.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-4	Lawn Maintenance & Trash Remc	\$550.00	\$0.00		\$550.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-5	Lawn Maintenance & Trash Remc	\$600.00	\$0.00		\$600.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-6	Lawn Maintenance & Trash Remc	\$500.00	\$0.00		\$500.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-7	Lawn Maintenance & Trash Remc	\$900.00	\$0.00		\$900.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-8	Lawn Maintenance & Trash Remc	\$100.00	\$0.00		\$100.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-9	Lawn Maintenance & Trash Remc	\$400.00	\$0.00		\$400.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-10	Lawn Maintenance & Trash Remc	\$350.00	\$0.00		\$350.00

Jersey City Redevelopment Agency

Cash Requirements Report

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Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-11	Lawn Maintenance & Trash Remc	\$200.00	\$0.00		\$200.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-12	Lawn Maintenance & Trash Remc	\$50.00	\$0.00		\$50.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-13	Lawn Maintenance & Trash Remc	\$400.00	\$0.00		\$400.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-14	Lawn Maintenance & Trash Remc	\$600.00	\$0.00		\$600.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-15	Lawn Maintenance & Trash Remc	\$600.00	\$0.00		\$600.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-16	Lawn Maintenance & Trash Remc	\$800.00	\$0.00		\$800.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-17	Lawn Maintenance & Trash Remc	\$200.00	\$0.00		\$200.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-18	Lawn Maintenance & Trash Remc	\$200.00	\$0.00		\$200.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-19	Lawn Maintenance & Trash Remc	\$200.00	\$0.00		\$200.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-20	Lawn Maintenance & Trash Remc	\$500.00	\$0.00		\$500.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-21	Lawn Maintenance & Trash Remc	\$300.00	\$0.00		\$300.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-22	Lawn Maintenance & Trash Remc	\$300.00	\$0.00		\$300.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-23	Lawn Maintenance & Trash Remc	\$400.00	\$0.00		\$400.00
Silagy Contracting, LLC.	07/21/2026	07/07/2026	151225-24	Lawn Maintenance & Trash Remc	\$400.00	\$0.00		\$400.00
<i>Totals for Silagy Contracting, LLC.:</i>					\$10,720.00	\$0.00		\$10,720.00
Spiro Harrison & Nelson LLC								
Spiro Harrison & Nelson LLC	07/21/2026	07/07/2026	2026-JCRA.001-07	Legal Services-Bates Street Redevel	\$595.00	\$0.00		\$595.00
Spiro Harrison & Nelson LLC	07/21/2026	07/07/2026	2026-JCRA.037-07	Legal Services - XRC Urban Renew	\$875.00	\$0.00		\$875.00
Spiro Harrison & Nelson LLC	07/21/2026	07/07/2026	2026-JCRA.046-07	Legal Services - SciTech City(LSC)	\$490.00	\$0.00		\$490.00
<i>Totals for Spiro Harrison & Nelson LLC:</i>					\$1,960.00	\$0.00		\$1,960.00
STATE OF N.J. DEPT OF LABOR								
STATE OF N.J. DEPT OF LABOR	07/21/2026	07/01/2026	EIN:0226002881	Labor & Workforce Development	\$163.38	\$0.00		\$163.38
<i>Totals for STATE OF N.J. DEPT OF LABOR:</i>					\$163.38	\$0.00		\$163.38
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	07/21/2026	06/06/2026	5039396702	Payment for Copier Lease-6/2-7/	\$1,091.38	\$0.00		\$1,091.38
<i>Totals for TOSHIBA FINANCIAL SERVICES:</i>					\$1,091.38	\$0.00		\$1,091.38
Toshiba- GreatAmerica Financial Svcs.								
Toshiba- GreatAmerica Financial Svcs.	07/21/2026	07/09/2026	June.2026	Payment for Copier Lease-June.21	\$545.90	\$0.00		\$545.90
<i>Totals for Toshiba- GreatAmerica Financial Svcs.:</i>					\$545.90	\$0.00		\$545.90
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNTY	07/21/2026	07/07/2026	June.2026	Case/Property Mmgt Services at i	\$5,378.25	\$0.00		\$5,378.25
<i>Totals for UNITED WAY OF HUDSON COUNTY:</i>					\$5,378.25	\$0.00		\$5,378.25
VERIZON								
VERIZON	07/21/2026	06/23/2026	August.2026	Agency Cell Phone Bill--- Aug -Se	\$253.91	\$0.00		\$253.91
<i>Totals for VERIZON:</i>					\$253.91	\$0.00		\$253.91

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
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	07/21/2026	06/01/2026	262277341	Office Supplies	\$510.69	\$0.00		\$510.69
W. B. MASON CO., INC.	07/21/2026	06/11/2026	262513987	Office Supplies	\$156.51	\$0.00		\$156.51
				<i>Totals for W. B. MASON CO., INC.:</i>	\$667.20	\$0.00		\$667.20
Wielkotz & Company, LLC.								
Wielkotz & Company, LLC.	07/21/2026	07/06/2026	1096	CFO Accounting Services Render	\$8,000.00	\$0.00		\$8,000.00
Wielkotz & Company, LLC.	07/21/2026	07/06/2026	1097	CFO Accounting Additional Servi	\$9,562.50	\$0.00		\$9,562.50
				<i>Totals for Wielkotz & Company, LLC.:</i>	\$17,562.50	\$0.00		\$17,562.50
WillScot								
WillScot	07/21/2026	06/10/2026	9026365071	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
WillScot	07/21/2026	06/09/2026	9026356520	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
WillScot	07/21/2026	06/09/2026	9026356515	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
WillScot	07/21/2026	06/08/2026	9026346932	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
WillScot	07/21/2026	06/08/2026	9026346934	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
WillScot	07/21/2026	06/26/2026	9026474625	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
WillScot	07/21/2026	06/26/2026	9026474616	40' Standard Storage Container-	\$299.28	\$0.00		\$299.28
				<i>Totals for WillScot:</i>	\$2,094.96	\$0.00		\$2,094.96
Yvette Sanchez								
Yvette Sanchez	07/21/2026	06/03/2026	Jun.26	Expense Reimbursement-Parking	\$50.45	\$0.00		\$50.45
Yvette Sanchez	07/21/2026	06/30/2026	June.2026	Employee Reimbursement - Dent	\$495.00	\$0.00		\$495.00
				<i>Totals for Yvette Sanchez:</i>	\$545.45	\$0.00		\$545.45
				GRAND TOTALS:	\$682,665.69	\$0.00		\$682,665.69

Jersey City Redevelopment Agency

Cash Requirements Report

Criteria

- Report name: JCRA July 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: 7/21/2026 to 7/21/2026
- Include all Post Statuses
- Include all Invoices
- Include all Vendors
- Include all Banks
- Include all Invoice Attributes
- Include all Vendor Attributes

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS OF JULY 21, 2026

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of July 21, 2026

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of July 21, 2026 be approved as presented.

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners adopted at their Meeting dated July 21, 2026

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