ITEM #1
TABLED

ITEM #2
TABLED

ITEM #3 TABLED

Resolution No. 26-SP07-4

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 July 21, 2026 be approved as presented.

C. Fiore

Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners at their Special Meeting of July 27, 2026.

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

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 Devel	$6,406.00	$0.00		$6,406.00
CME ASSOCIATES	07/21/2026	06/29/2026	0400116	Site Engineering- Bayfront Devel	$3,571.50	$0.00		$3,571.50
				Totals for CME ASSOCIATES:	$9,977.50	$0.00		$9,977.50
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
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	$9,214.10	$0.00		$9,214.10
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
				Totals for POTOMAC HUDSON ENVIRONMENTAL I:	$6,684.04	$0.00		$6,684.04
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
				Totals for TREASURER - STATE OF NEW JERSEY:	$5,390.00	$0.00		$5,390.00
Wielkotz & Company, LLC.								
Wielkotz & Company, LLC.	07/21/2026	07/06/2026	1098	CFO Accounting Additional Servi	$2,587.50	$0.00		$2,587.50
				Totals for Wielkotz & Company, LLC.:	$2,587.50	$0.00		$2,587.50
				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 Avenu	$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 Liat	$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 Servic	$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-/	$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 T	$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 Paxson LLP								
Dilworth Paxson LLP	07/21/2026	06/15/2026	646990	Legal Services -26 Siedler Street-	$2,540.00	$0.00		$2,540.00
Dilworth Paxson LLP	07/21/2026	06/12/2026	646991	Legal Services -461 Palisade Ave	$1,147.50	$0.00		$1,147.50
Dilworth Paxson LLP	07/21/2026	06/12/2026	646992	Legal Services -428 Pacific Ave -	$385.00	$0.00		$385.00
				Totals for Dilworth Paxson 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#:2519	$350.00	$0.00		$350.00
El Especialito	07/21/2026	05/08/2026	158938	Legal Advertisement-Acct#:2519	$350.00	$0.00		$350.00
El Especialito	07/21/2026	05/08/2026	158939	Legal Advertisement-Acct#:2519	$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 dector	$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
				Totals for Kassim Handyman Service, LLC:	$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
				Totals for KINNEY LISOVICZ REILLY & WOLFF PC:	$200.00	$0.00		$200.00
Mandelbaum Barrett Pc								
Mandelbaum Barrett Pc	07/21/2026	03/30/2026	465861	Legal Services - JCRA vs. Grand Je	$7,515.00	$0.00		$7,515.00
Mandelbaum Barrett Pc	07/21/2026	04/23/2026	470677	Legal Services - JCRA vs. Grand Je	$10,455.00	$0.00		$10,455.00
Mandelbaum Barrett Pc	07/21/2026	05/19/2026	475487	Legal Services - JCRA vs. Grand Je	$31,107.50	$0.00		$31,107.50
Mandelbaum Barrett Pc	07/21/2026	06/11/2026	479011	Legal Services - JCRA vs. Grand Je	$50,505.75	$0.00		$50,505.75
				Totals for Mandelbaum Barrett Pc:	$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 Litigatioi	$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
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263196	Legal Services -650 Grove Street-	$14,501.00	$0.00		$14,501.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263199	Legal Services -107 Morgan - Svc	$5,935.00	$0.00		$5,935.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263202	Legal Services -Embankment/Alb	$1,223.00	$0.00		$1,223.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263204	Legal Services - KRE/JCMC- Svcs	$1,592.00	$0.00		$1,592.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263205	Legal Services -Point Capital Suy	$453.76	$0.00		$453.76
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263206	Legal Services - 115 Giles Ave. -	$740.00	$0.00		$740.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263207	Legal Services -597 Marin CMPNI	$2,329.00	$0.00		$2,329.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263211	Legal Services -2859-2873 JFK Bl	$8,199.00	$0.00		$8,199.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263212	Legal Services -414-420A Pacific	$2,565.00	$0.00		$2,565.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263216	Legal Services -3000 JFK- May.20	$613.00	$0.00		$613.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263223	Revised:Legal Services - Powerho	$665.00	$0.00		$665.00
MCMANIMON, SCOTLAND & BAUMANN	07/21/2026	06/08/2026	263224	Legal Services - Embankment(Bo	$992.00	$0.00		$992.00
MCMANIMON, SCOTLAND & BAUMANN	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								
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.								
Northstar Marine, Inc.	07/21/2026	06/08/2026	INV-1	Remedation 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. Fernicola & Associates, LLC								
Paul V. Fernicola & Associates, LLC	07/21/2026	07/02/2026	4959	Legal Services- 125 Monitor Stree	$2,730.00	$0.00		$2,730.00
Paul V. Fernicola & Associates, LLC	07/21/2026	07/02/2026	4958	Legal Services- 125 Monitor Stree	$2,931.46	$0.00		$2,931.46
				Totals for Paul V. Fernicola & Associates, LLC:	$5,661.46	$0.00		$5,661.46
PITNEY BOWES Global Financial Services								
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								
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								
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
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	04/06/2026	42-905-005-01	Gas & Electric - 168 Sip 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 Avenu	$110.58	$0.00		$110.58
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/22/2026	72-729-979-07	Gas & Electric - 665 Ocean Avenu	$157.12	$0.00		$157.12
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/22/2026	72-729-980-08	Gas & Electric - 665 Ocean Avenu	$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 Avenu	$165.15	$0.00		$165.15
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/23/2026	72-729-972-06	Gas & Electric - 665 Ocean Avenu	$132.77	$0.00		$132.77
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/23/2026	72-729-973-03	Gas & Electric - 665 Ocean Avenu	$26.05	$0.00		$26.05
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/23/2026	72-729-976-05	Gas & Electric - 665 Ocean Avenu	$19.64	$0.00		$19.64
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/23/2026	72-729-977-02	Gas & Electric - 665 Ocean Avenu	$26.17	$0.00		$26.17
PUBLIC SERVICE ELECTRIC & GAS	07/21/2026	06/23/2026	72-729-978-18	Gas & Electric - 665 Ocean Avenu	$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 Avenu	$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 Stre	$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

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
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
				Totals for Silagy Contracting, LLC.:	$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 Rede\	$595.00	$0.00		$595.00
Spiro Harrison & Nelson LLC	07/21/2026	07/07/2026	2026-JCRA.037-07	Legal Services - XRC Urban Rene\	$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
				Totals for Spiro Harrison & Nelson LLC:	$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
				Totals for STATE OF N.J. DEPT OF LABOR:	$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
				Totals for TOSHIBA FINANCIAL SERVICES:	$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.2	$545.90	$0.00		$545.90
				Totals for Toshiba GreatAmerica Financial Svcs.:	$545.90	$0.00		$545.90
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNTY	07/21/2026	07/07/2026	June.2026	Case/Property Mmgt Services at	$5,378.25	$0.00		$5,378.25
				Totals for UNITED WAY OF HUDSON COUNTY:	$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
				Totals for VERIZON:	$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
				Totals for W. B. MASON CO., INC.:	$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 Serv	$9,562.50	$0.00		$9,562.50
				Totals for Wielkotz & Company, LLC.:	$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
				Totals for WillScot:	$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 Reimbusement - Dent	$495.00	$0.00		$495.00
				Totals for Yvette Sanchez:	$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 No. 26-SP07-5

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.

C. Fiore

Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners at their Special Meeting of July 27, 2026.

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