

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 Session to allow for input, questions, and comments from members of the public.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated November 17, 2025

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

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.



Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated November 17, 2025

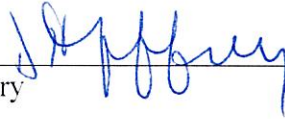
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci	✓			
Victor Negron, Jr.				✓
Mary Pat Noonan	✓			
Darwin R. Ona				✓
Mira Prinz-Arey	✓			
Denise Ridley				✓
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE PUBLIC MEETING OF
OCTOBER 21, 2025**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency has received copies of the Minutes from the Public Meeting 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 November 17, 2025

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE SESSION
OF THE PUBLIC MEETING OF OCTOBER 21, 2025**

WHEREAS, the Board of Commissioners approved going into closed session at the meeting of October 21, 2025; 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 Special 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 November 17, 2025

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY FOR PROPERTY IDENTIFIED AS BLOCK 11401, LOT 13.01, AND LOT 14 COMMONLY KNOWN BY THE STREET ADDRESS 174 NEWARK AVENUE, AND 247 1ST STREET WITHIN THE 174 NEWARK AVENUE REHABILITATION 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 enacted a redevelopment plan entitled the “174 Newark Avenue 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 borders of the City designated as the 174 Newark Avenue Rehabilitation Area (the “**Rehabilitation Area**”); and

WHEREAS, the Agency owns the real property identified as Block 11401, Lot 13.01 and Lot 14, and commonly known by the street address 174 Newark Avenue and 247 1st street (the “**Property**”); and

WHEREAS, the Agency now wishes to authorize the execution of a cooperation agreement with the City authorizing the City to use the Property as parking lot (the “**Cooperation Agreement**”),

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

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

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are each hereby authorized to execute and deliver the Cooperation Agreement, in substantially the form on file with the Agency, together with such additions, deletions and/or modifications as deemed necessary or desirable, by the Executive Director, in consultation with Counsel, to effectuate this Resolution and the Cooperation Agreement.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are each hereby authorized to take all other actions and execute, deliver, and/or record any and all other documents, together with such additions, deletions and/or modifications as are necessary or desirable to effectuate this Resolution, in consultation with Counsel.

Section 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 November 17, 2025.


Diana H. Jeffrey, Secretary

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Mira Prinz-Arey	✓			
Douglas Carlucci	✓			
Victor Negron Jr.				✓
Mary Pat Noonan	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A COOPERATION AGREEMENT WITH THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY WITH RESPECT TO CERTAIN INFRASTRUCTURE IMPROVEMENTS WITHIN THE BAYFRONT I REDEVELOPMENT AREA

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

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

WHEREAS, the Bayfront I Redevelopment Area (“**Redevelopment Area**”) is located on the west side of the City bounded by Route 440 to the east, the Hackensack River to the west, Kellogg Street to the south and with the northly portion of the area containing the Culver Avenue interchange with Route 440, and, which consists of approximately ninety-five (95) acres with approximately seventy (70) acres of development parcels, and twenty-five (25) acres of public and/or open space; and

WHEREAS, on March 12, 2008, pursuant to Ordinance No. 08-025 and the Redevelopment Law, the City adopted a redevelopment plan known as the Bayfront I Redevelopment Plan, which was amended pursuant to Ordinance No. 21-009 and which resulted in the Bayfront I Redevelopment Plan Amended and Restated, dated February 24, 2021 (the “**Redevelopment Plan**”), to effectuate and regulate the redevelopment of the Redevelopment Area; and

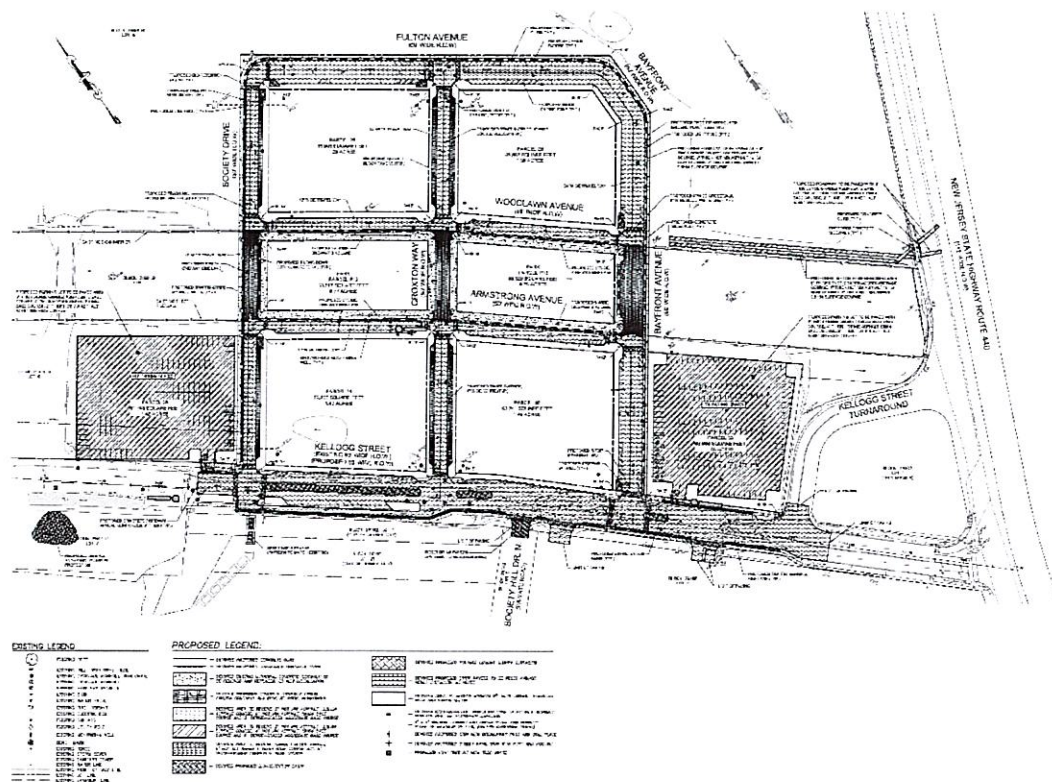
WHEREAS, as part of its work implementing the Redevelopment Plan, the Agency is providing for the planning and construction of certain water, wastewater, stormwater management, and streetscape infrastructure (the “**Phase I Bayfront Infrastructure**”), as depicted in **Exhibit 1** attached hereto, to effectuate the Redevelopment Plan; and

WHEREAS, the Jersey City Municipal Utilities Authority (the “**JCMUA**”) has agreed to provide its assistance and expertise in the development of the Phase I Bayfront Infrastructure including, the supervision, procurement, and construction of the Phase I Bayfront Infrastructure (collectively, the “**Work**”); and

WHEREAS, the Agency and the JCMUA wish to define their responsibilities related to the Work, and subject to the terms and conditions of a cooperation agreement between the Agency and the JCMUA (the “**Cooperation Agreement**”), a copy of which is on file with the Agency; and

Exhibit 1

Phase I Bayfront Infrastructure Plan



WHEREAS, the Agency wishes to enter into the Cooperation Agreement,

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

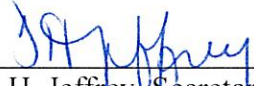
Section 1. The above recitals are hereby incorporated herein as if set forth at length.

Section 2. The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized and directed to execute the Cooperation Agreement in substantially the form on file with the Agency, together with such additions, deletions and/or modifications as may be deemed necessary or desirable by the Agency, in consultation with Counsel.

Section 3. The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions necessary to effectuate the Cooperation Agreement and 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 on November 17, 2025.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF PROJECT NOTES AND DETERMINING CERTAIN OTHER MATTERS RELATED THERETO IN CONNECTION WITH BAYFRONT I REDEVELOPMENT AREA

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

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") a public body corporate and politic constituting an instrumentality of the State of New Jersey (the "**State**") 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 Bayfront I Redevelopment Area (the "**Redevelopment Area**") is located on the west side of the City bounded by Route 440 to the east, the Hackensack River to the west, Kellogg Street to the south and with the northly portion of the area contain the Culver Avenue interchange with Route 440, and, which consists of approximately ninety-five (95) acres with approximately seventy (70) acres of development parcels, and twenty-five (25) acres of public and/or open space; and

WHEREAS, on December 21, 2021, the Agency adopted a resolution entitled, "Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency Authorizing the Issuance of Revenue Bonds and/or Project Notes in Connection with the Bayfront Redevelopment Project Located at Block 21901.01, Lots 1 Through 9, and Determining Certain Other Matters Related Thereto, Within the Bayfront Redevelopment Area" (the "**Original Bond Resolution**"), providing for the issuance of revenue bonds and/or project notes in an amount not to exceed \$169,810,000 (the "**Agency Obligations**") for the purpose of financing costs associated with (i) the acquisition of the property identified as Block 21901.01, Lots 1, 4, 6, 8 and 9, and Block 21901, Lot 4, from the City (collectively, the "**Property**"), (ii) the demolition of existing buildings and structures located thereon, (iii) the construction of open space and certain public infrastructure improvements, (iv) certain environmental and other obligations set forth in the purchase and sale agreement between the City and the original owner of the Property, and (v) all work and materials necessary therefor and incidental thereto (collectively, the "**Redevelopment Project**"); and

WHEREAS, the Property is being remediated and will ultimately be redeveloped with mixed-income residential communities surrounded by parks and waterfront amenities, with access to nearby light rail facilities (the "**Bayfront Project**"); and

WHEREAS, the Agency intends to ultimately sell (or otherwise convey) the Property in phases to various redevelopers who will undertake the redevelopment of the Bayfront Project thereon; and

WHEREAS, the Agency will use the proceeds from such conveyances of the Property to pay outstanding Bayfront Project debt or the bonds or notes issued to refinance such debt; and

WHEREAS, in order to further secure the interests of the holders of the Agency Obligations, on December 15, 2021, the City Council of the City, adopted an ordinance entitled, "Ordinance of the City of Jersey City, in the County of Hudson, New Jersey Authorizing the Execution and Delivery of a Subsidy Agreement with the Jersey City Redevelopment Agency to Secure the Payment of Principal of and Interest on up to \$169,810,000 Bonds and/or Project Notes to be Issued by Said Agency in Connection with the Implementation of the Bayfront Redevelopment Project" obligating the City to make any required payments to the Agency out of the first funds becoming legally available to the City and to provide the funds for such payments to the Agency, if not otherwise available, from the levy of *ad valorem* taxes upon all the taxable property in the City, without limitation as to rate or amount; and

WHEREAS, the City and the Agency executed a Subsidy Agreement, dated as of January 1, 2022 (the "**Subsidy Agreement**"), providing for and relating to the obligation of the City to pay to the Agency such sums of money as are necessary to secure the Agency Obligations, provided that said amounts shall be repaid to the City pursuant to the terms of the Subsidy Agreement; and

WHEREAS, the Agency Obligations are secured by an assignment and pledge of the Agency's rights to receive payments from the City pursuant to the Subsidy Agreement; and

WHEREAS, on January 11, 2022, pursuant to the Original Bond Resolution and a Trust Indenture, dated as of January 1, 2022 (the "**Original Indenture**"), by and between the Agency and U.S. Bank Trust Company, National Association (as successor in interest to U.S. Bank National Association) (the "**Trustee**"), as trustee, the Agency issued its: (i) \$54,135,000 Revenue Bonds, Series 2022 (Bayfront Redevelopment Project) (City Guaranteed) (Tax-Exempt) (the "**2022 Bonds**"); (ii) \$52,370,000 Project Note, Series 2022A (Bayfront Redevelopment Project) (City Guaranteed) (Tax-Exempt) (the "**2022A Note**"); and (iii) \$15,000,000 Project Note, Series 2022B (Bayfront Redevelopment Project) (City Guaranteed) (Federally Taxable) (the "**2022B Note**"; and together with the 2022 Bonds and the 2022A Note, the "**2022 Obligations**"), and the Bonds mature December 15, 2031, the 2022A Note matured on December 15, 2024, and the 2022B Note matured on January 11, 2023; and

WHEREAS, on December 21, 2023, pursuant to the Original Bond Resolution, as amended and supplemented by a resolution adopted by the Agency on October 17, 2023, and the Original Indenture, as supplemented by a Second Supplemental Indenture, dated as of December 1, 2023, by and between the Agency and the Trustee, the Agency issued its: (i) \$7,500,000 Revenue Bonds, Series 2023 (Bayfront Redevelopment Project) (City Guaranteed) (Federally Taxable) (the "**2023 Bonds**"); (ii) \$7,930,000 Project Note, Series 2023A (Bayfront Redevelopment Project) (City Guaranteed) (Tax-Exempt) (the "**2023A Note**"); and (iii) \$9,570,000 Project Note, Series 2023B (Bayfront Redevelopment Project) (City Guaranteed) (Federally Taxable) (the "**2023B Note**"; and together with the 2023 Bonds and the 2023A Note, the "**2023 Obligations**"), and the 2023A Note and the 2023B Note matured on December 13, 2024; and

WHEREAS, on December 12, 2024, pursuant to the Original Bond Resolution, as amended and supplemented by a resolution adopted by the Agency on October 15, 2024, and the Original Indenture, as supplemented by a Third Supplemental Indenture, dated as of December 1, 2024, by and between the Agency and the Trustee, the Agency issued its: (i) \$59,980,000 Project Note, Series 2024A (Bayfront Redevelopment Project) (City Guaranteed) (Tax-Exempt) (the "**2024A Note**"); and (iii) \$9,625,000 Project Note, Series 2024B (Bayfront Redevelopment Project) (City Guaranteed) (Federally Taxable) (the "**2024B Note**"; and together 2024A Note, the "**2024 Notes**"), for the purposes of (i) currently refunding, at or prior to their maturity, the principal of and interest on the 2022A Note, the 2023A Note and the 2023B Note; (ii) financing additional costs associated with the Redevelopment Project; (iii) funding capitalized interest on the 2024 Notes; and (iv) paying certain administrative costs of the Agency and the City, including costs and expenses associated with the issuance of the 2024 Notes; and

WHEREAS, the 2024 Notes mature on December 11, 2025; and

WHEREAS, the Agency has determined to issue supplemental project notes (the "**2025 Notes**"), in one or more series, for the purposes of: (i) currently refunding and redeeming the principal of and interest on the 2024 Notes, together with a principal paydown in the amount of \$1,185,000; (ii) financing additional costs associated with the Redevelopment Project; (iii) funding capitalized interest on the 2025 Notes; and (iv) paying certain administrative costs of the Agency and the City, including costs and expenses associated with the issuance of the 2025 Notes; and

WHEREAS, the 2025 Notes may be issued on a tax-exempt and/or taxable basis; and

WHEREAS, the holders of the 2025 Notes will be entitled to the benefits of the pledges described herein, including those relating to the Subsidy Agreement; and

WHEREAS, the Agency wishes to provide terms and conditions with respect to such 2025 Notes in addition to those that have been previously established under and pursuant to the Original Bond Resolution and delegate the sale of such 2025 Notes to the Chairperson, Vice Chairperson and Executive Director of the Agency; and

WHEREAS, in connection with the issuance of the 2025 Notes, the Agency desires to authorize the execution of a supplemental indenture (the "**Supplemental Indenture**"), along with other agreements, documents, certificates, opinions and other instruments, including, but not limited to, a note purchase contract and a continuing disclosure agreement, as are deemed necessary and appropriate in connection with the issuance of the 2025 Notes; and

WHEREAS, toward those ends, the Agency desires to adopt this resolution to supplement the Original Bond Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY, AS FOLLOWS:

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

Section 2. Capitalized terms used but not defined herein shall have the meanings set forth in the Original Indenture.

Section 3. The terms and conditions with respect to the 2025 Notes shall be as substantially set forth in the Supplemental Indenture to be placed on file with the Executive Director of the Agency, together with such changes, insertions and modifications as approved by the Authorized Agency Representative, in consultation with the Agency's General Counsel and Bond Counsel, as are hereby approved and made a part of this resolution.

Section 4. The Authorized Agency Representative or a duly appointed Agency designee is hereby authorized to prepare and release a preliminary official statement and an official statement and to execute such other agreements, documents, certificates, opinions and other instruments, including, but not limited to, the Supplemental Indenture, the note purchase contract and the continuing disclosure agreement, as are deemed necessary and appropriate in connection with the issuance of the 2025 Notes.

Section 5. This resolution shall take effect immediately and the Secretary of the Agency shall cause a copy to be filed for public inspection in the offices of the Agency and the Clerk of the City.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency authorized at its Regular Meeting of November 17, 2025.


Diana H. Jeffrey, Secretary

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



SEE SHEET 219

SEE SHEET 261

REVISIONS			
DATE	BY	DESCRIPTION	LOT

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DESIGNING (CAD) SOFTWARE.
DATE: 05/03/2009
DRAWN BY: J. MUFF
CHECKED BY: J. MUFF
SCALE: 1" = 100'
TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
ERICK E. MUFF
MAY, 2009, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 959

SEE SHEET 261

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH MONTGOMERY GREENE OWNER LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 11606, LOT 1, AND COMMONLY KNOWN BY THE STREET ADDRESS 72 MONTGOMERY STREET WITHIN THE BLOCK 11606 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; and

WHEREAS, in accordance with the Redevelopment Law, the City established an area in need of redevelopment designated as the Block 11606 Redevelopment Plan Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area, entitled the Block 11606 Redevelopment Plan (formerly a part of the Paulus Hook 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, Montgomery Greene Owner LLC (“**Montgomery Greene**”) is the contract purchaser of a portion of the property identified as Block 11606, Lot 1, and commonly known by the street address 72 Montgomery Street (the whole property is referred to as, the “**Property**”); and

WHEREAS, the Property has been subdivided into two parcels: 0.647 acres in the East District of the Redevelopment Area (the “**Project Site**”) and 1.248 acres located in the West District of the Redevelopment Area (the “**West District Property**”); and

WHEREAS, the contract seller (the “**Seller**”) of the Project Site is the owner of the Property and will retain ownership of the West District Property; and

WHEREAS, the Property includes the site of Battery View Tower, a 15-story residential building containing two hundred thirty-seven (237) rental units for senior citizens and a vacant lot; and

WHEREAS, Montgomery Greene proposes to develop on the Project Site a fifty seven (57) story mixed use building with approximately six hundred (600) residential units, of which fifteen percent (15%) or ninety (90) units will be set aside as affordable housing for thirty (30) years, and certain improvements including approximately three thousand (3,000) square feet of ground floor commercial space, a parking garage with approximately one hundred eighty (180)

parking spaces, and approximately three thousand five hundred (3,500) square feet of publicly and privately-owned space, Montgomery Greene will also construct a new twenty (20) foot wide driveway to provide access to the parking garage to and from Christopher Columbus Drive and Montgomery Street (the “**East District Component**”); and

WHEREAS, as a condition of Site Plan Approval, and to qualify for the density bonus in the Redevelopment Plan, Montgomery Greene shall demolish a portion of a surface parking lot located on the West District Property and replace it with a new, approximately eleven thousand five hundred (11,500) square foot publicly accessible, privately-owned and operated open space area that shall include an approximately a two thousand five hundred (2,500) square foot dog park, and construct a new private service driveway to connect the remaining portion of the surface parking lot and loading areas on the West District Property to the new driveway on the Project Site (the “**West District Component**”, together with the East District Component, the “**Project**”); and

WHEREAS, as part of the Project, Montgomery Greene shall replace between sixty-one (61) and eighty-five (85) parking spaces located within a demolished surface parking lot on the West District Property, and relocate those spaces to be within the parking garage in the East District Component; and

WHEREAS, on June 18, 2024, by Resolution No. 24-06-3, the Agency conditionally designated Montgomery Greene for the Property; and

WHEREAS, on October 29, 2024, by Resolution No. SP24-10-10, the Agency was authorized to enter into a redevelopment agreement with Montgomery Greene (the “**Redevelopment Agreement**”) for the construction the Project on the Property, a copy of which is on file with the Agency and

WHEREAS, on November 19, 2024, the Agency and Montgomery Greene executed the Redevelopment Agreement with the condition that the Redevelopment Agreement would be held in escrow and not recorded until Montgomery Greene closed on the acquisition of the Project Site (the “**Closing**”); and

WHEREAS, the Redevelopment Agreement provides that the Closing will take place by April 15, 2025; and

WHEREAS, Montgomery Greene obtained from the Jersey City Planning Board (the “**Planning Board**”), final, non-appealable approval of its site plan, and final, non-appealable approval to subdivide the Property to create the Project Site and the West District Property; and

WHEREAS, Montgomery Greene and the Seller anticipate that the Closing shall occur no later than November 20, 2025; and

WHEREAS, on November 4, 2025, Montgomery Greene filed an application, as amended, with the Agency requesting an amendment to the Redevelopment Agreement (the “**First Amendment**”), a copy of which is on file with the Agency, in order to: i) authorize the Redeveloper (defined below) to acquire the Project Site as tenants in common; and ii) amend certain dates contained in **Schedule C Development Timetable** to the Redevelopment Agreement

and add a requirement to enter into all agreements required by the Planning Board in connection with the approval of the site plan application for the Project (the "**Amended Development Timetable**"); and

WHEREAS, Montgomery Greene is an affiliate of KRE Acquisition Corp. ("**KRE**") and is controlled by KRE's principals; and

WHEREAS, Montgomery Greene has requested that the Agency permit the Project Site be acquired by Montgomery Greene, Montgomery Greene Owner II LLC, and Montgomery Greene Owner III LLC as tenants in common (collectively, the "**Redeveloper**") and jointly and severally serve as the designated redeveloper of the Property pursuant to the Redevelopment Agreement and Montgomery Greene will serve as the manager under the tenancy in common management agreement among the entities that comprise the Redeveloper; and

WHEREAS, Majic Investment Corp. ("**Majic**") will continue to act as the manager of Montgomery Greene, and will also serve as the manager of the Redeveloper; and

WHEREAS, the Amended Development Timetable : (i) extends the Closing Date for the Property from April 15, 2025 to December 31, 2025; (ii) reflects that the Redeveloper has obtained final unappealable site plan approval; (iii) extends the date by which the Redeveloper must execute an affordable housing agreement with the City of Jersey City Division of Affordable Housing from one hundred and eighty (180) days after final unappealable site plan approval to two hundred and eighty (280) days after final unappealable site plan approval; (iv) extends the date by which Redeveloper must obtain a building permit from August 15, 2025 to May 4, 2026; (iv) extends the date by which Redeveloper must commence construction from September 30, 2025 to June 17, 2026; and (v) extends the date by which Redeveloper must complete construction and obtain a temporary certificate of occupancy from November 30, 2028 to August 17, 2029; and

WHEREAS, the Agency and the Redeveloper wish to enter into the First Amendment,

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

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

Section 2. The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to enter into and execute the First 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, Executive Director and/or Secretary of the Agency are hereby authorized to execute all other documents necessary and/or desirable to effectuate this Resolution and to undertake all actions necessary to effectuate this Resolution, in consultation with Counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting on November 17, 2025.


Diana H. Jeffrey Secretary

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

116

REVIEWS				
DATE	BY	IC NO	BLOCK	LOT
10/20/70	CHARLES A. ALMONSON	35942	11603	45
02/20/73	CHARLES A. ALMONSON	35944	11603	5101-5102
02/20/73	CHARLES A. ALMONSON	35944	11603	5101-5102
10/20/73	THOMAS E. MOFF	41375	11603	1603-1700
10/20/73	THOMAS E. MOFF	41375	11603	3102-3109



SEE SHEET 145

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1"=200
AUGUST 2006

RICHARD A. MORALLE, P.E., P.L.S.
T&M ASSOCIATES
11 HIGHLAND PARK, HIGHLAND PARK, NJ 07632
TEL: 201-761-1000 FAX: 201-761-1001
WWW.TM-ASSOCIATES.COM

TAX MAP

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EIGHTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH RWJBH CORPORATE SERVICES, INC. (F/K/A BARNABAS HEALTH, INC.) FOR PROPERTY IDENTIFIED AS BLOCK 15801 LOTS 3.02, 4.01 AND 5, LOCATED WITHIN THE GRAND JERSEY 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**") and operates pursuant to the provisions of the Redevelopment Law, with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment designated as the Grand Jersey Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the area entitled the Grand Jersey Redevelopment Plan (as amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, the Agency and RWJBH Corporate Services Inc. (F/K/A Barnabas Health, Inc.), a New Jersey nonprofit corporation (the "**Redeveloper**"), previously entered into that certain Redevelopment Agreement dated December 31, 2014 and recorded on July 10, 2017 in Book 9216, at Page 946 (the "**2014 Agreement**"), as amended by a first amendment to the 2014 Agreement dated December 15, 2015 and recorded on March 3, 2017 in Book 9184 at Page 356 (the "**First Amendment**"), as amended by a letter agreement dated December 21, 2015 (not recorded) (the "**2015 Letter Agreement**"), a second amendment to the 2014 Agreement dated January 27, 2016 and recorded on March 3, 2017 in Book 9184 at Page 360 (the "**Second Amendment**"), a third amendment to the 2014 Agreement dated November 30, 2016 and recorded on March 3, 2017 in Book 9184 at Page 365 (the "**Third Amendment**"), a fourth amendment to the 2014 Agreement dated December 16, 2016 and recorded on March 3, 2017 in Book 9184 at Page 372 (the "**Fourth Amendment**"), a fifth amendment to the 2014 Agreement dated June 27, 2017 and recorded on July 10, 2017 in Book 9216 at Page 940 (the "**Fifth Amendment**"), and a sixth amendment to the 2014 Agreement dated September 20, 2017 and recorded on April 4, 2019 in Book 9295 at Page 442 (the "**Sixth Amendment**"), and a seventh amendment to the 2014 Agreement dated March 18, 2025 and recorded on April 23, 2025 in Book 9895 at Page 618 (the "**Seventh Amendment**" and together with the 2014 Agreement, the First Amendment, the 2015 Letter Agreement, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, the Sixth Amendment, the "**Redevelopment Agreement**"); and

WHEREAS, on April 3, 2023, the Redeveloper filed with the Treasurer of the State of New Jersey, a Certificate of Amendment to the Certificate of Incorporation of Barnabas Health, Inc., a copy of which is on file with the Agency, which provides for a change of the name of the corporation from Barnabas Health, Inc., to RWJBH Corporate Services, Inc.; and

WHEREAS, the Redevelopment Agreement, as amended, provides for certain additional payments to the Agency; and

WHEREAS, the Redevelopment Agreement governed, among other things, the sale by the Agency, and the purchase and redevelopment by Redeveloper of a portion of the Redevelopment Area that previously constituted City-owned vacant land, and was then designated as a portion of Block 15801, Lot 3, and of the adjacent Block 15801, Lot 4; and

WHEREAS, on November 15, 2016, the City Planning Board approved the subdivision of Block 15801, Lot 3 and Block 15801, Lot 4 and the resulting in the creation of Block 15801, Lot 4.01 (the "**City Parcel**") recorded on July 10, 2017, in the Hudson County Clerk's Office in Deed Book 9216, Page 946; and

WHEREAS, the Agency conveyed the City Parcel to the Redeveloper on December 16, 2016, whereby Redeveloper made an initial payment in the amount of twenty-four million dollars (\$24,000,000.00) (the "**Initial Payment**"); and

WHEREAS, the Redeveloper's affiliate, Jersey City Medical Center, Inc., acquired Block 15801, Lot 5 (the "**Hospital Parcel**") by Deed from the New Jersey Economic Development Authority (the "**EDA**") dated August 24, 2001, and recorded in the Hudson County Clerk's Office on September 26, 2001 (the "**NJEDA Deed**"), in accordance with the terms and conditions of that certain Tri-Party Agreement dated October 21, 1994, and amended August 4, 1999 (the "**Tri-Party Agreement**"), (the Hospital Parcel, together with the City Parcel, are hereinafter referred to as the "**Existing Project Premises**"); and

WHEREAS, the Seventh Amendment added to the Redevelopment Agreement the property adjacent to the Existing Project Premises owned by the Agency identified as Block 15801, Lot 3.02, and commonly known by the street address 185 Monmouth Street, and generally located at the southerly terminus of the developed Monmouth Street, to the west of the Jersey City Medical Center, and to the east of Route 78, which property is located within the Redevelopment Area and is subject to the Redevelopment Plan ("**Agency Parcel**" and together with the Existing Project Premises, the "**Project Premises**"); and

WHEREAS, in the Seventh Amendment the Redeveloper and the Agency agreed on a schedule for the amount and timing of the additional payments due to the Agency for the Development Rights for the Existing Project Premises (as defined in the Redevelopment Agreement); and

WHEREAS, on November 7, 2025, the Redeveloper requested the Agency further amend the Redevelopment Agreement to revise the timing of the certain payments due to the Agency, including payments related to Development Rights and the payments for the purchase price of the Agency Parcel; and to extend the deadline to February 2, 2026 for the Redeveloper and the Agency to negotiate and seek approval from the Board of Commissioners to enter into a Purchase and Sale Agreement with the Redeveloper for the sale of the Agency Parcel (the "**Eighth Amendment**"); and

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

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

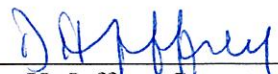
Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to enter into and execute the Eighth 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, Executive Director and/or Secretary of the Agency are hereby authorized to execute all other documents necessary and/or desirable to effectuate this Resolution, in consultation with counsel, and to undertake all actions necessary to effectuate this Resolution, in consultation with Counsel.

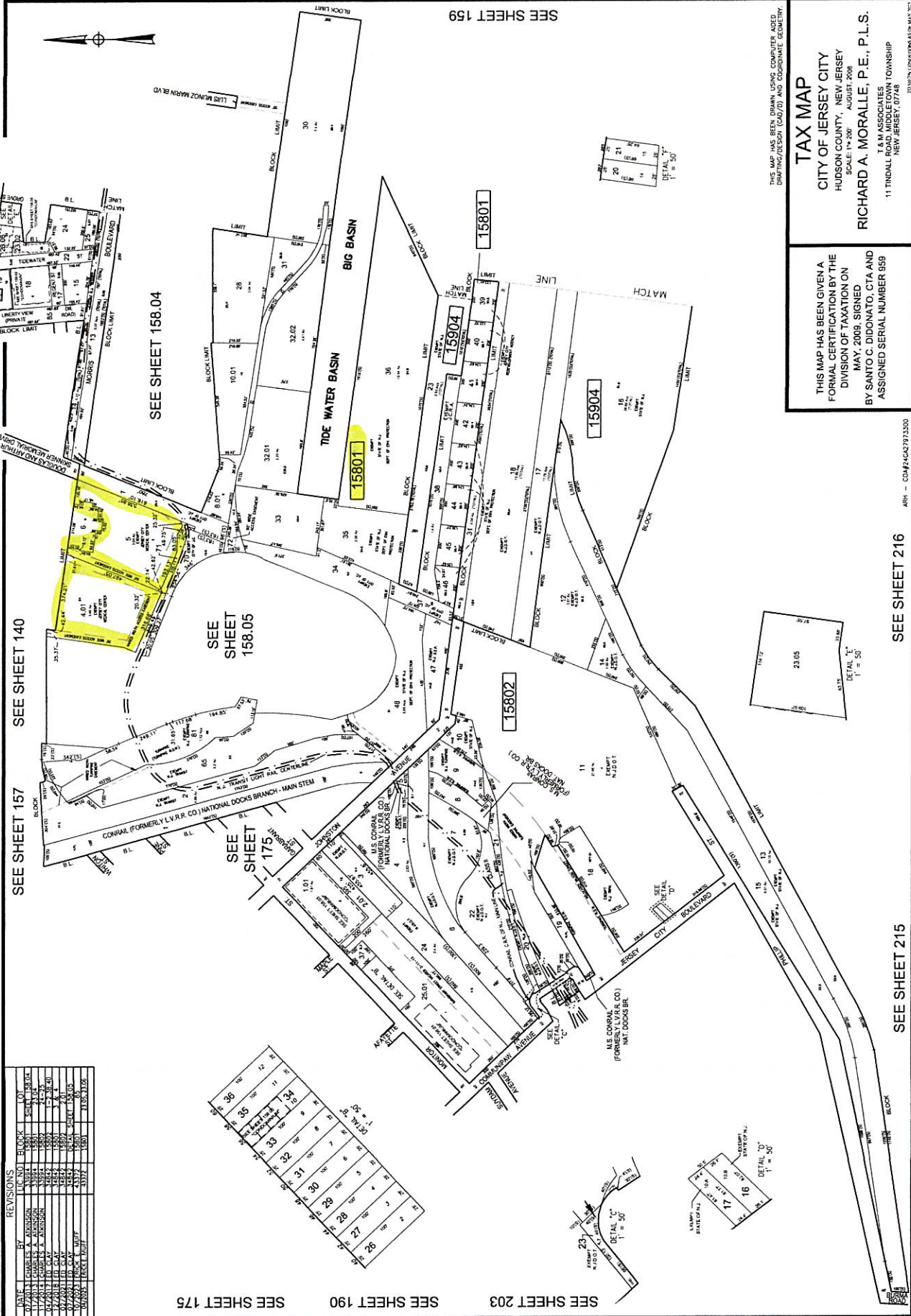
Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on November 17, 2025.


Diana H. Jeffrey, Secretary

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

DATE	BY	REVISIONS
11/20/11	CHANG & ASSOCIATES	1.0000
11/20/11	CHANG & ASSOCIATES	1.0001
11/20/11	CHANG & ASSOCIATES	1.0002
11/20/11	CHANG & ASSOCIATES	1.0003
11/20/11	CHANG & ASSOCIATES	1.0004
11/20/11	CHANG & ASSOCIATES	1.0005
11/20/11	CHANG & ASSOCIATES	1.0006
11/20/11	CHANG & ASSOCIATES	1.0007
11/20/11	CHANG & ASSOCIATES	1.0008
11/20/11	CHANG & ASSOCIATES	1.0009
11/20/11	CHANG & ASSOCIATES	1.0010
11/20/11	CHANG & ASSOCIATES	1.0011
11/20/11	CHANG & ASSOCIATES	1.0012
11/20/11	CHANG & ASSOCIATES	1.0013
11/20/11	CHANG & ASSOCIATES	1.0014
11/20/11	CHANG & ASSOCIATES	1.0015
11/20/11	CHANG & ASSOCIATES	1.0016
11/20/11	CHANG & ASSOCIATES	1.0017
11/20/11	CHANG & ASSOCIATES	1.0018
11/20/11	CHANG & ASSOCIATES	1.0019
11/20/11	CHANG & ASSOCIATES	1.0020



TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 50'
 AUGUST 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 T.A.M. ASSOCIATES, INC.
 11 TINDAL ROAD, MIDDLETOWN TOWNSHIP
 NEW JERSEY 07748

THIS MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION BY THE
 DIVISION OF TAXATION ON
 MAY 2, 2008, SIGNED
 BY SANTO C. DIDONATO, CTA AND
 ASSIGNED SERIAL NUMBER 859

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARING CONTRACT NO. 25-11-VB12 TO NORTHSTAR MARINE, INC. FOR REMEDIATION OF THE MILL CREEK SITE, IDENTIFIED AS BLOCK 15801, LOTS 73.01, 73.02, 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**”) and operates pursuant to the provisions of the Redevelopment Law, with 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 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, identified as Block 15801, Lots 73.01, 73.02, 77.03, and 77.04 (the “**Remediation Area**”), is required pursuant to a remediation plan identified as a Self-Implementing Plan approved by the U.S. Environmental Protection Agency (the “**Services**”); and

WHEREAS, on July 16, 2025, the Agency publicly advertised and solicited bids from qualified firms to perform the Services in the Remediation Area (the “**Bid Solicitation**”), in accordance with the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*; and

WHEREAS, on September 4, 2025, the Agency received and publicly opened three (3) bids submitted in response to the Bid Solicitation from Northstar Marine, Inc., AWT Environmental Services, Inc., and Vollers Excavating & Construction, Inc., copies of which are on file with the Agency; and

WHEREAS, after thorough review of the bids by the Agency, the Agency’s Counsel, and the Agency’s environmental consultant, Brownfield Redevelopment Solutions, Inc., the Agency determined that the bid of Northstar Marine, Inc. (“**Northstar**”) satisfies, in all material respects, the requirements of the bid documents and specifications and is the lowest responsive and responsible bid; and

WHEREAS, the Agency desires to award Contract 25-11-VB12 to Northstar to perform the Services in an amount not to exceed One Million Nine Hundred Seventy Seven Thousand Eight Hundred Four Dollars (\$1,977,804.00); and

WHEREAS, the Agency hereby certifies that funds are available through the following grants: the Hazardous Discharge Site Remediation Fund (“**HDSRF**”) Grant in the amount of Eight Hundred Eighty One Thousand Eight Hundred Twelve Dollars and Fifty Cents (\$881,812.50), the HDSRF Supplemental Grant in the amount of Five Hundred Eighteen Thousand Three Hundred Seventy Four Dollars and Eighty Cents (\$518,374.80), the U.S. Environmental Protection Agency Cleanup Grant in the amount of Two Hundred Ninety Five Thousand One Hundred Sixteen Dollars and Seventy Cents (\$295,116.70), and through the Agency’s Capital Funds in the amount of Two Hundred Eighty Two Thousand Five Hundred Dollars (\$282,500.00), for a total amount not to exceed One Million Nine Hundred Seventy Seven Thousand Eight Hundred Four Dollars (\$1,977,804.00),

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

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

Section 2. The Commissioners hereby find Northstar to be the lowest responsive and responsible bidder for Contract No. 25-11-VB12.

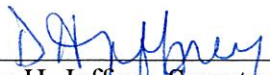
Section 3. The Commissioners hereby accept the bid of Northstar for One Million Nine Hundred Seventy-Seven Thousand Eight Hundred Four Dollars (\$1,977,804.00) for Contract No. 25-11-VB12.

Section 4. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver Contract No. 25-11-VB12 with Northstar to perform the Services for a term of twenty four (24) months for a total amount not to exceed One Million Nine Hundred Seventy Seven Thousand Eight Hundred Four Dollars (\$1,977,804.00) subject to the terms and conditions set forth in the Agency’s form agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with Counsel.

Section 5. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to take all actions and to execute any and all other documents necessary to effectuate this Resolution, in consultation with Counsel.

Section 6. This Resolution shall take effect immediately.

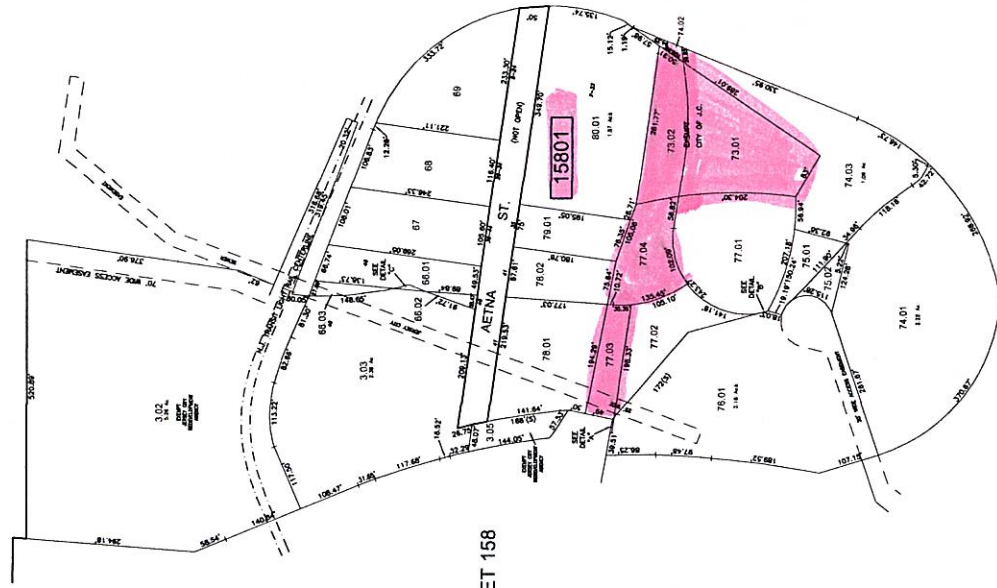
Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on November 17, 2025.


Diana H. Jeffrey, Secretary

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

REVISIONS			
DATE	BY	DESCRIPTION	LO
02/28/14	16544 E. BURT	LICNO BLOCK 15801	3/04/03

SEE SHEET 140



SEE SHEET 158

SEE SHEET 158.04

SEE SHEET 158

SEE SHEET 158

DETAIL "A"
SCALE: 1" = 20'



DETAIL "B"
SCALE: 1" = 20'



DETAIL "C"
SCALE: 1" = 20'



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

TAX MAP
CITY OF JERSEY CITY
Hudson County
SCALE: 1" = 100'
DATE: FEBRUARY 4, 2014
ED CLAY
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 34842
HAMILTON, NEW JERSEY 08611
CLAY SURVEYING, INC.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE APPLICATION FOR AND ACCEPTANCE OF A SUPPLEMENTAL GRANT FROM THE NEW JERSEY HAZARDOUS DISCHARGE SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR REMEDIATION AT THE MILL CREEK SITE LOCATED ON JERSEY AVENUE AND IDENTIFIED AS 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 the 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, New Jersey’s Hazardous Discharge Site Remediation Fund (the “**HDSRF**”) provides grants to municipalities and qualifying agencies environmental remediation; and

WHEREAS, there is a need to perform environmental investigation and remediation of the Mill Creek Site prior to redevelopment (the “**Remediation Services**”); and

WHEREAS, the Agency was approved for an initial 75% Brownfield Development Area Remediation Grant (“**HDSRF Grant**”) in the amount of One Million One Hundred Thirty Six Thousand One Hundred Ninety Six Dollars and Ninety Cents (\$1,136,196.90) for the Remediation Services from the HDSRF Municipal Grant Program through the New Jersey Department of Environmental Protection (the “**NJDEP**”) and the New Jersey Economic Development Authority (the “**NJEDA**”) in March of 2025; and

WHEREAS, on July 16, 2025, the Agency solicited bids for the Remediation Services and on September 4, 2025, the Agency received three bids in response to its solicitation; and

WHEREAS, the lowest responsible bidder submitted a bid that was higher than the cost estimate used in the original Mill Creek Uplands RA HDSRF application; and

WHEREAS, the Agency is committed to a comprehensive development plan for the Mill Creek Site, has designated a redeveloper, and finds that a realistic opportunity exists for the redevelopment of the Mill Creek Site within a three-year period after the completion of the Remediation Services; and

WHEREAS, the Agency applied for the HDSRF Grant administered by the NJDEP and the NJEDA to cover up to 75% of the difference between the original HDSRF award and the lowest responsible bid for the Remediation Services; and

WHEREAS, the Agency has received notification that the NJDEP has reviewed the technical aspects of the supplemental application for the HDSRF Grant and has recommended approval of the application to accept the HDSRF Grant for an amount not to exceed Five Hundred Eighteen Thousand Three Hundred Seventy-Four Dollars and Eighty Cents (\$518,374.80); and

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

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

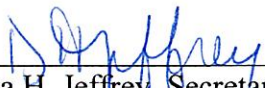
Section 2. The Executive Director, as the representative for the Agency, is hereby authorized to apply for and accept the HDSRF Grant for remediation of the Mill Creek Site and to execute grant documents as the representative for the Agency in consultation with Counsel.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to undertake all actions and to execute any and all other documents necessary to effectuate the HDSRF Grant and this Resolution, as may be deemed necessary in consultation with Counsel, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

Section 4. A certified copy of this Resolution shall be forwarded to the NJDEP and NJEDA.

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 November 17, 2025.


Diana H. Jeffrey, Secretary

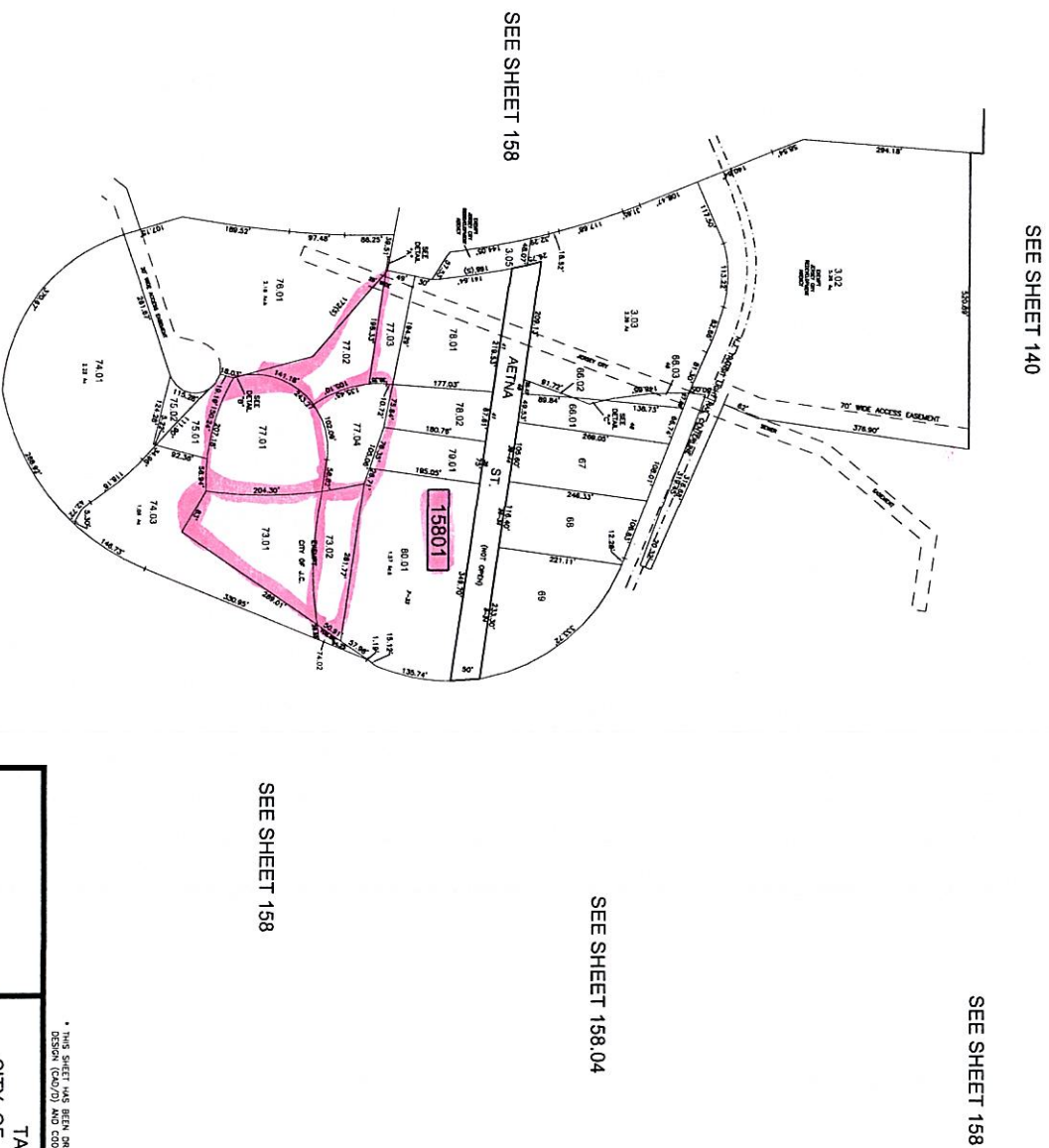
RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mira Prinz-Arey	✓			
Douglas Carlucci	✓			
Victor Negron, Jr.				✓
Mary Pat Noonan	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

REVISIONS			
DATE	BY	REASON	REVISION
05/20/21	EDC	15801	1.01
05/20/21	EDC	15801	1.02
05/20/21	EDC	15801	1.03
05/20/21	EDC	15801	1.04
05/20/21	EDC	15801	1.05
05/20/21	EDC	15801	1.06
05/20/21	EDC	15801	1.07
05/20/21	EDC	15801	1.08
05/20/21	EDC	15801	1.09
05/20/21	EDC	15801	1.10

DETAIL "A"
SCALE: 1" = 20'

DETAIL "B"
SCALE: 1" = 20'

DETAIL "C"
SCALE: 1" = 20'



SEE SHEET 158

SEE SHEET 158

SEE SHEET 158.04

SEE SHEET 158

TAX MAP

CITY OF JERSEY CITY

ED CLAY

PROFESSIONAL LAND SURVEYOR

NO. 15801

DATE: 05/20/21

SCALE: 1" = 100'

HARRISON TOWNSHIP

NO. 15801

DATE: 05/20/21

SCALE: 1" = 100'

* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (CGCS)

158.05

158.05

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH HS-8 HOLDING CO., LLC FOR A PORTION OF THE PROPERTIES IDENTIFIED AS BLOCK 11603, LOTS 18.02 AND 18.03, COMMONLY KNOWN BY THE STREET ADDRESS HARBORSIDE PLACE, BLOCK 11603, LOT 22, COMMONLY KNOWN BY THE STREET ADDRESS 3 SECOND STREET (REAR), BLOCK 11603, LOT 27, COMMONLY KNOWN AS HARBORSIDE 8, AND BY THE STREET ADDRESS 242 HUDSON STREET, AND BLOCK 11603, LOT 19.02, COMMONLY KNOWN BY THE STREET ADDRESS HARBORSIDE PLACE, WITHIN THE HARSIMUS COVE STATION 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**”), 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 Harsimus Cove Station Redevelopment Area (the “**Redevelopment Area**”) and adopted and subsequently amended a redevelopment plan for the area entitled the Harsimus Cove Redevelopment Plan, dated May 13, 2015, as may be further amended and supplemented from time to time (the “**Redevelopment Plan**”); and

WHEREAS, the Agency has previously entered into a redevelopment agreement (the “**Prior Agreement**”) with Plaza VIII & IX Associates, L.L.C. (“**Plaza**”) with respect to a portion of the Redevelopment Area identified as Block 11603, Lot 22, commonly known by the street address 3 Second Street (rear), and Block 11603, Lot 27, commonly known as Harborside 8 and by the street address 242 Hudson Street (collectively, the “**Plaza Properties**”); and

WHEREAS, Plaza proposes to consolidate the Plaza Properties with certain property located within the Redevelopment Area owned by VRPLP Services L.L.C. (“**VRPLP**”), identified as Block 11603, Lots 18.02 and 18.03, commonly known by the street address Harborside Place (collectively, the “**VRPLP Properties**”), and with certain additional property located within the Redevelopment Area owned by Cali Harborside (Fee) Associates, L.P. (“**Cali**”), identified as Block 11603, Lot 19.02, commonly known by the street address Harborside Place (the “**Cali Property**”), and together with the Plaza Properties and the VRPLP Properties, the “**Consolidated Properties**”); and

WHEREAS, Plaza, VRPLP, and Cali propose that concurrently with consolidation of the Consolidated Properties, a condominium regime will be implemented thereon creating two master condominium units, one with respect to the project to be known as "**Harborside 8**", which is the subject of this Resolution (the "**Harborside 8 Unit**"), and one with respect to the project to be known as "**Harborside 9**" (the "**Harborside 9 Unit**"); and

WHEREAS, HS-8 Holding Co., LLC (the "**Redeveloper**") is a limited liability company in the State of Delaware authorized to do business in the State of New Jersey and is the contract purchaser of the portion of the Consolidated Properties that will constitute the Harborside 8 Unit (the "**Harborside 8 Property**"); and

WHEREAS, pursuant to a preliminary and final site plan approval granted by the Jersey City Planning Board on February 18, 2020 (Case No. P19-153), extended by Resolutions dated March 10, 2023 (Case No. 22-018) and December 10, 2024 (Case No. 2024-16), the Redeveloper proposes to acquire, finance and develop a sixty-eight (68) story mixed use residential tower containing six hundred and eighty (680) rental units, as well as approximately 18,662 sq. ft. of commercial space, five hundred and five (505) parking spaces (comprised of three hundred and twenty-nine (329) garage spaces and a parking lot containing one hundred and seventy-six (176) surface spaces), a revised layout for the existing Lutze Biergarten, and other additional amenities and site improvements (collectively, the "**Project**"); and

WHEREAS, Plaza, as the party to the Prior Agreement, requested that the Agency consider designation of Redeveloper as the redeveloper for the Harborside 9 Property and negotiate a new redevelopment agreement with Redeveloper therefor; and

WHEREAS, on September 16, 2025, by Resolution No. 25-09-8, the Agency conditionally designated Redeveloper as the redeveloper for the Harborside 8 Property; and

WHEREAS, on September 25, 2025, the Agency and the Redeveloper entered into a Funding Agreement (the "**Funding Agreement**"), to fund the costs incurred by the Agency to negotiate the Redevelopment Agreement, a copy of which is on file with the Agency; and

WHEREAS, the Agency's Board of Commissioners wishes to authorize the execution of a Redevelopment Agreement (the "**Redevelopment Agreement**") with the Redeveloper for the Project to be constructed on the Harborside 8 Property, all as further described in the Redevelopment Agreement and in accordance with the Redevelopment Plan; and

WHEREAS, the Agency's Board of Commissioners wishes to authorize the execution of a Termination Agreement with Plaza, terminating the Prior Agreement as to the Harborside 9 Property (the "**Termination Agreement**").

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 HS-8 Holding Co., LLC as the Redeveloper of the Harborside 8 Property, in accordance with the Redevelopment Law, subject to their acquisition of the Harborside 8 Property and subject to the terms and conditions set forth in the Redevelopment Agreement.

Section 3. The Chair, Vice-Chair, 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 Executive Director, and take any other actions and execute any and all other documents necessary or desirable to effectuate this Resolution, all in consultation with Counsel.

Section 4. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver the Termination 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 Executive Director, and take any other actions and execute any and all other documents necessary or desirable to effectuate this Resolution, all in consultation with Counsel.

Section 5. The Redevelopment Agreement and the Termination Agreement shall take effect concurrently with the acquisition of the Harborside 8 Property by Redeveloper. If, by December 31, 2025, the Redevelopment Agreement and the Termination Agreement have not been executed, and/or the Redeveloper has not acquired title to the Harborside 8 Property, the designation of the Redeveloper may be terminated by the Redeveloper or the Agency without any need for further action of the Agency's Board of Commissioners.

Section 6. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of November 17, 2025.

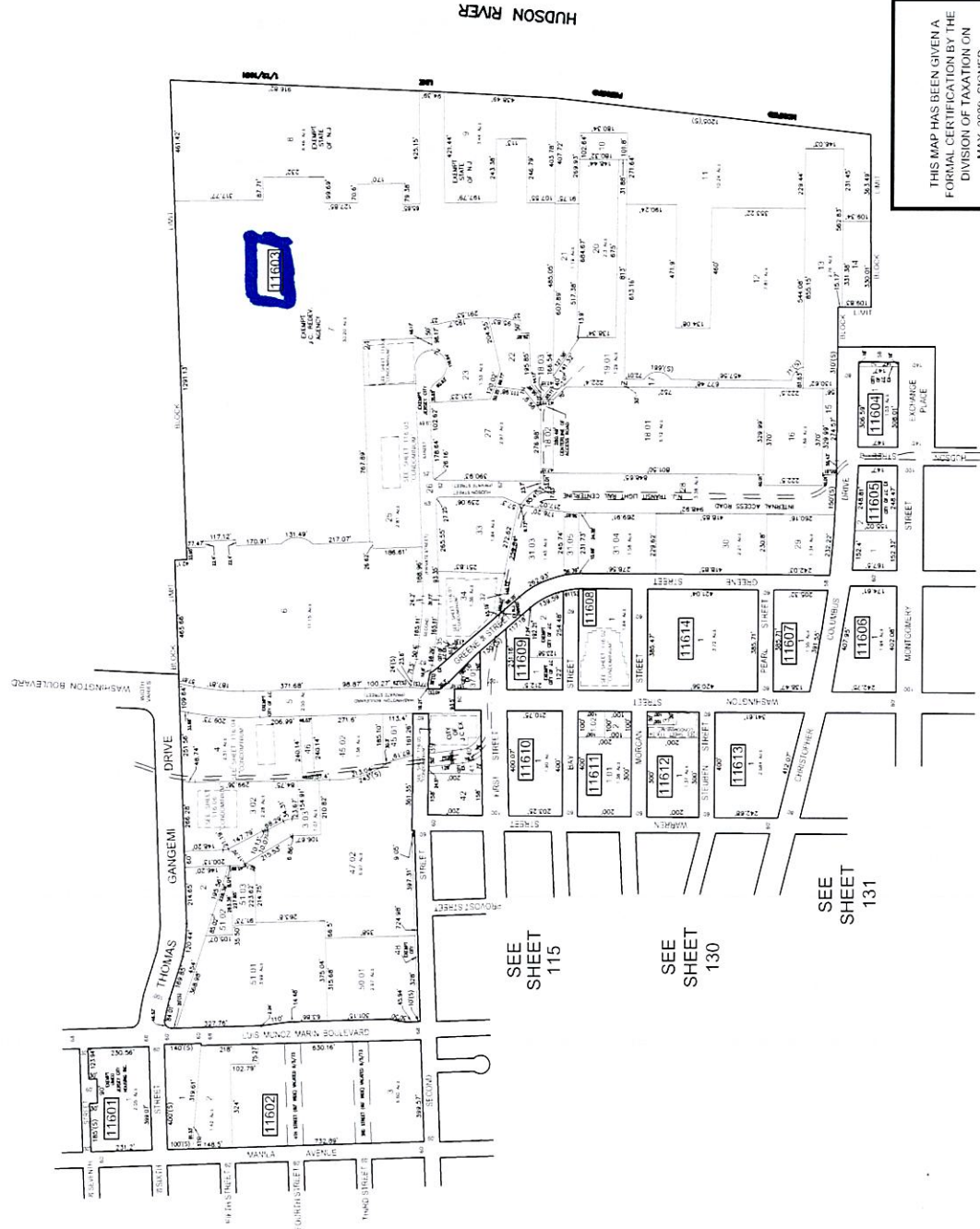

Diana H. Jeffrey, Secretary

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

SEE SHEET 101

SEE SHEET 73

REVISIONS		DATE	BY	DESCRIPTION
1	11601	01/20/10	CHARLES A. ALKINSON	11601
2	11602	01/20/10	CHARLES A. ALKINSON	11602
3	11603	01/20/10	CHARLES A. ALKINSON	11603
4	11604	01/20/10	CHARLES A. ALKINSON	11604
5	11605	01/20/10	CHARLES A. ALKINSON	11605
6	11606	01/20/10	CHARLES A. ALKINSON	11606
7	11607	01/20/10	CHARLES A. ALKINSON	11607
8	11608	01/20/10	CHARLES A. ALKINSON	11608
9	11609	01/20/10	CHARLES A. ALKINSON	11609
10	11610	01/20/10	CHARLES A. ALKINSON	11610
11	11611	01/20/10	CHARLES A. ALKINSON	11611
12	11612	01/20/10	CHARLES A. ALKINSON	11612
13	11613	01/20/10	CHARLES A. ALKINSON	11613
14	11614	01/20/10	CHARLES A. ALKINSON	11614
15	11615	01/20/10	CHARLES A. ALKINSON	11615
16	11616	01/20/10	CHARLES A. ALKINSON	11616
17	11617	01/20/10	CHARLES A. ALKINSON	11617
18	11618	01/20/10	CHARLES A. ALKINSON	11618
19	11619	01/20/10	CHARLES A. ALKINSON	11619
20	11620	01/20/10	CHARLES A. ALKINSON	11620



SEE SHEET 143

SEE SHEET 145

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1" = 200' AUGUST 2006
RICHARD A. MORALE, P.E., P.L.S.
T & M ASSOCIATES, INC.
11 INDEPENDENCE BOULEVARD
NEW JERSEY 07102

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH HS-9 HOLDING CO., LLC FOR A PORTION OF THE PROPERTIES IDENTIFIED AS BLOCK 11603, LOTS 18.02 AND 18.03, COMMONLY KNOWN BY THE STREET ADDRESS HARBORSIDE PLACE, BLOCK 11603, LOT 22, COMMONLY KNOWN BY THE STREET ADDRESS 3 SECOND STREET (REAR), AND BLOCK 11603, LOT 27, COMMONLY KNOWN AS HARBORSIDE 9, AND BY THE STREET ADDRESS 242 HUDSON STREET, AND BLOCK 11603, LOT 19.02, COMMONLY KNOWN BY THE STREET ADDRESS HARBORSIDE PLACE, WITHIN THE HARSIMUS COVE STATION 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**”), 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 Harsimus Cove Station Redevelopment Area (the “**Redevelopment Area**”) and adopted and subsequently amended a redevelopment plan for the area entitled the Harsimus Cove Redevelopment Plan, dated May 13, 2015, as may be further amended and supplemented from time to time (the “**Redevelopment Plan**”); and

WHEREAS, the Agency has previously entered into a redevelopment agreement (the “**Prior Agreement**”) with Plaza VIII & IX Associates, L.L.C. (“**Plaza**”) with respect to a portion of the Redevelopment Area identified as Block 11603, Lot 22, commonly known by the street address 3 Second Street (rear), and Block 11603, Lot 27, commonly known as Harborside 9 and by the street address 242 Hudson Street (collectively, the “**Plaza Properties**”); and

WHEREAS, Plaza proposes to consolidate the Plaza Properties with certain property located within the Redevelopment Area owned by VRPLP Services L.L.C. (“**VRPLP**”), identified as Block 11603, Lots 18.02 and 18.03, commonly known by the street address Harborside Place (collectively, the “**VRPLP Properties**”), and with certain additional property located within the Redevelopment Area owned by Cali Harborside (Fee) Associates, L.P. (“**Cali**”), identified as Block 11603, Lot 19.02, commonly known by the street address Harborside Place (the “**Cali Property**”), and together with the Plaza Properties and the VRPLP Properties, the “**Consolidated Properties**”); and

WHEREAS, Plaza, VRPLP, and Cali propose that concurrently with consolidation of the Consolidated Properties, a condominium regime will be implemented thereon creating two master condominium units, one with respect to the project to be known as “**Harborside 8**” (the “**Harborside 8 Unit**”), and one with respect to the project to be known as “**Harborside 9**”, which is the subject of this Resolution (the “**Harborside 9 Unit**”); and

WHEREAS, HS-9 Holding Co., LLC (the “**Redeveloper**”) is a limited liability company in the State of Delaware authorized to do business in the State of New Jersey and is the contract purchaser of the portion of the Consolidated Properties that will constitute the Harborside 9 Unit (the “**Harborside 9 Property**”); and

WHEREAS, pursuant to a preliminary and final site plan approval granted by the Jersey City Planning Board on August 6, 2024, the Redeveloper proposes to acquire, finance and develop a fifty-seven (57) story mixed use residential tower containing five hundred and seventy-nine (579) residential units (of which four hundred and ninety-two (492) will be market-rate units and eighty-seven (87) will be affordable housing units), as well as approximately 14,840 sq. ft. of commercial space, and five hundred and fifty-five (555) parking spaces (300 of which are allocated to be used by the Plaza X building at 3 Second Street), loading bays and other additional amenities and site improvements (collectively, the “**Project**”); and

WHEREAS, Plaza, as the party to the Prior Agreement, requested that the Agency consider designation of Redeveloper as redeveloper for the Harborside 9 Property and negotiate a new redevelopment agreement with Redeveloper therefor; and

WHEREAS, on September 16, 2025, by Resolution No. 25-09-9, the Agency conditionally designated Redeveloper as the redeveloper for the Harborside 9 Property and authorized a Funding Agreement to defray the Agency’s costs and expenses in connection with pre-development activities relating to the Harborside 9 Property, including the negotiation of this Agreement; and

WHEREAS, on October 24, 2025, the Agency and the Redeveloper entered into a Funding Agreement (the “**Funding Agreement**”), to fund the costs incurred by the Agency to negotiate the Redevelopment Agreement, a copy of which is on file with the Agency; and

WHEREAS, the Agency’s Board of Commissioners wishes to authorize the execution of a Redevelopment Agreement (the “**Redevelopment Agreement**”) with the Redeveloper for the Project to be constructed on the Harborside 9 Property, all as further described in the Redevelopment Agreement and in accordance with the Redevelopment Plan; and

WHEREAS, the Agency’s Board of Commissioners wishes to authorize the execution of a Termination Agreement with Plaza, terminating the Prior Agreement as to the Harborside 9 Property (the “**Termination Agreement**”),

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 HS-9 Holding Co., LLC as the Redeveloper of the Harborside 9 Property, in accordance with the Redevelopment Law, subject to their acquisition of the Harborside 9 Property and subject to the terms and conditions set forth in the Redevelopment Agreement.

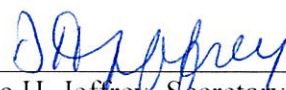
Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver the Redevelopment Agreement in substantially the form on file with the Agency, together with such additions, deletions and/or modifications as deemed necessary or desirable by the Executive Director, and take any other actions and execute any and all other documents necessary or desirable to effectuate this Resolution, all in consultation with Counsel.

Section 4. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver the Termination 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 Executive Director, and take any other actions and execute any and all other documents necessary or desirable to effectuate this Resolution, all in consultation with Counsel.

Section 5. The Redevelopment Agreement and the Termination Agreement shall take effect concurrently with the acquisition of the Harborside 9 Property by Redeveloper. If, by December 31, 2025, the Redevelopment Agreement and/or the Termination Agreement have not been executed, and/or the Redeveloper has not acquired title to the Harborside 9 Property, the designation of the Redeveloper may be terminated by the Redeveloper or the Agency without any need for further action of the Agency's Board of Commissioners.

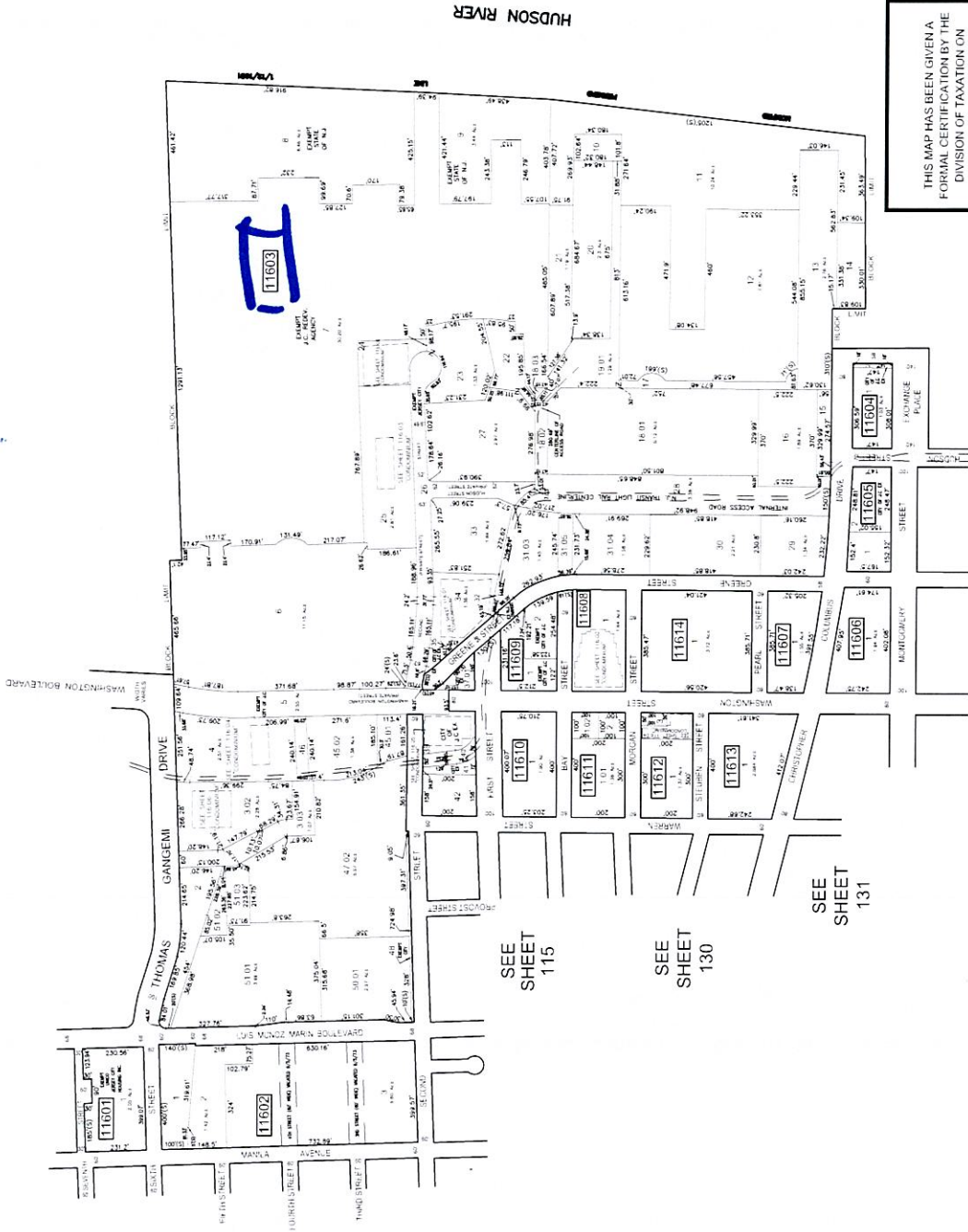
Section 6. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of November 17, 2025.


Diana H. Jeffrey, Secretary

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

DATE	BY	LC NO	H OKK	LOT
10/20/2010	CHARLES A. ALMONSON	33954	17603	45
12/29/2010	CHARLES A. ALMONSON	33994	17603	M 01 31 03
02/26/2011	JOE C. ALLEN	34442	17603	27-36
03/23/2011	JOE C. ALLEN	34442	17603	27-36
03/23/2011	JOE C. ALLEN	43132	17603	18 01 12 03
03/23/2011	JOE C. ALLEN	43132	17603	31 04 33 02



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

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1"=200' AUGUST, 2006

RICHARD A. MORALLE, P.E., P.L.S.
SCALE: 1" = 200'
AUGUST 2, 2006
T & M ASSOCIATES
11 HINDALL ROAD, MIDDLE TOWN TOWNSHIP
NEW JERSEY, 07748

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 145

SEE SHEET 143

A001 - COA#24GA27973300

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT 25-11-RN27 WITH UNITED WAY OF HUDSON COUNTY FOR PROPERTY MANAGEMENT AND SOCIAL SERVICES FOR THE VETERANS RESIDENTIAL HOUSING IN HONOR OF JAIME VAZQUEZ PURSUANT TO THE COMPETITIVE CONTRACTING PROVISION OF THE LOCAL PUBLIC CONTRACT LAW, N.J.S.A. 40A:11-4.1, ET. SEQ. FOR THE PROPERTY IDENTIFIED AS BLOCK 22602, LOT 6, AND COMMONLY KNOWN BY THE STREET ADDRESS 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 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 Jackson Hill Redevelopment Area (the “**Redevelopment Area**”) and enacted a redevelopment plan for the Redevelopment Area, entitled the Jackson Hill Redevelopment Plan in order to effectuate the redevelopment of the Redevelopment Area, (the “**Redevelopment Plan**”) and as the Redevelopment Plan has been further amended and supplemented from time to time; and

WHEREAS, the Agency is the owner of the Veterans Residential Housing 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 (the “**Development**”); and

WHEREAS, in furtherance of the goals and objectives of Redevelopment Law and Redevelopment Plan, the Agency requires property management and social services for the operation of the Development (the “**Services**”); and

WHEREAS, the Agency, as a public body corporate and politic of the State of New Jersey, is authorized pursuant to the Redevelopment Law to use competitive contracting as set forth in the Local Public Contracts Law, *N.J.S.A. 40A:11-4.1 et seq.* (the “**LPCL**”) including but not limited to *N.J.S.A. 40A:11-4.3*, to procure the Services; and

WHEREAS, on September 16, 2025, by Resolution No. 25-09-11, the Agency authorized the use of competitive contracting to procure the Services pursuant to the LPCL; and

WHEREAS, on October 17, 2025, the Agency issued a request for proposals for the Services (the "**RFP**") pursuant to the competitive contracting process set forth in the LPCL, which RFP fully described the scope of the Services required by the Agency, a copy of which is on file with the Agency; and

WHEREAS, the Agency received one (1) proposal in response to the RFP from United Way of Hudson County ("**United Way**") dated November 7, 2025, and a supplemental fee proposal dated November 14, 2025 (collectively, "**Proposal**"), copies of which are on file with the Agency; and

WHEREAS, the Agency formed an evaluation committee (the "**Evaluation Committee**") for the purpose of reviewing the Proposal; and

WHEREAS, the Evaluation Committee reviewed the Proposal and Counsel for the Agency prepared a report in accordance with *N.J.S.A.* 40A:11-4.5(d) (the "**Evaluation Report**") containing the Evaluation Committee's findings; and

WHEREAS, in accordance with the RFP terms and the findings in the Evaluation Report, the Evaluation Committee recommended awarding a contract for the Services to United Way; and

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

WHEREAS, the Agency wishes to enter into Contract No. 25-11-RN27 with United Way (the "**Contract**") to perform the Services as outlined in the Proposal, for an amount not to exceed Sixty-Four Thousand Five Hundred and Thirty-Nine Dollars (\$64,539.00) for a term of one (1) year, which may be extended at the Agency's option for up to four (4) additional one year terms, and for which contract amount shall increase as agreed upon by United Way and the Agency, commencing on November 28, 2025, a copy of which on file with the Agency; and

WHEREAS, the Agency certifies that funds are available to pay the fees set forth in the Contract; and

WHEREAS, United Way has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the City in the previous year, and acknowledges that the Contract will prohibit United Way from making any reportable contributions through the term of the Contract, a copy of which is on file with the Agency; and

WHEREAS, notice of the award of the Contract shall be published in accordance with *N.J.S.A.* 40A:11-4.5(g),

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.

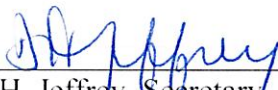
Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with United Way, for a term of one (1) year, to perform and complete the Services as outlined in the Proposal, for an amount not to exceed Sixty-Four Thousand Five Hundred and Thirty-Nine Dollars (\$64,539.00) for the first year, which may be extended at the Agency's option for up to four (4) additional one-year terms, and for which the contract amount shall increase as agreed upon by United Way and the Agency, subject to the terms and conditions set forth in the Contract, together with any such additions, deletions, and/or modifications as may be necessary or desirable in consultation with Counsel.

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

Section 4. The Agency shall publish notice of the award of the Contract in accordance with *N.J.S.A.* 40A:11-4.5(g).

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 November 17, 2025.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH TAG DEVELOPMENT, LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 10602, LOTS 10, 11, 12, 13, 14, 15, AND 16, AND COMMONLY KNOWN BY THE STREET ADDRESS 168 SIP AVENUE, 150-164 SIP AVENUE AND 28 TONNELE AVENUE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

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

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) was established as an instrumentality of the City of Jersey City (the “**City**”) pursuant to the provisions of the Redevelopment Law, and has 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 known as the Journal Square 2060 Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area, entitled the Journal Square 2060 Redevelopment Plan, 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 the following Lots on Block 10602, all located in the Redevelopment Area: Lot 10 (commonly known as 150-154 Sip Avenue), Lot 11 (commonly known as 152 Sip Avenue), Lot 12 (commonly known as 154 Sip Avenue), Lot 13 (commonly known as 156 Sip Avenue), Lot 14 (commonly known as 158 Sip Avenue), Lot 15 (commonly known as 160-164 Sip Avenue) and Lot 16 (commonly known as 28 Tonnele Avenue) and collectively known as 168 Sip Avenue (the “**Property**”); and

WHEREAS, on December 17, 2024, by Resolution 24-12-12, the Agency designated TAG Development, LLC, a New Jersey limited liability company having a principal office at 913 Elizabeth Avenue, Elizabeth, New Jersey 07201 (the “**Redeveloper**”) as the conditional redeveloper of the Property, and authorized a Funding Agreement between the Redeveloper and the Agency (the “**Funding Agreement**”), a copy of which is on file with the Agency; and

WHEREAS, on April 15, 2025, by Resolution No. 25-04-9, the Agency designated the Redeveloper as the redeveloper of the Property and authorized the execution of a redevelopment agreement, and a purchase and sale agreement for the Property between the Redeveloper and the Agency; and

WHEREAS, on July 7, 2025, the Agency and the Redeveloper executed a redevelopment agreement (the “**RDA**”) for the development of the Project which was recorded with the office of the Hudson County Register at Book 9917, Page 1, and a purchase and sale agreement to convey the Property to the Redeveloper (the “**PSA**”); and

WHEREAS, the RDA provided that the Redeveloper was to develop, finance and construct on the Property a thirty (30) story mixed-use project consisting of approximately six hundred sixty four thousand seven hundred ninety two (664,792) total square feet and including approximately seven hundred thirteen (713) rental apartments, of which ten percent (10%) will be affordable units (seventy two (72) units), as further described herein, for a term of forty (40) years comprised of one hundred eighty seven (187) studios, three hundred ninety three (393) one-bedrooms, one hundred one (101) two-bedrooms and thirty two (32) three-bedrooms, twenty seven thousand seven hundred twenty (27,720) square feet of retail space, and one hundred eighteen (118) parking spaces, together with onsite and offsite improvements, all as further described on Schedule B of the RDA (collectively, the “**Original Project**”); and

WHEREAS, on September 24, 2025, the Redeveloper requested that the Agency enter a First Amendment to the RDA and PSA (the “**First RDA and PSA Amendment**”), a copy of which is on file with the Agency, with the Redeveloper for the development of the Project on the Property in order to modify the Original Project description, terms of Sale of the Property, and Schedule B – Project Schedule; and

WHEREAS, the First RDA and PSA Amendment provides that the Redeveloper will develop, finance and construct on the Property a 45-story mixed-use project consisting of approximately 773,508 total square feet and including approximately seven hundred thirty-eight (738) rental apartments, of which 10% will be affordable units (seventy-four 74 units), as further described herein, for a term of forty (40) years, 7,710 square feet of retail space, and 256 parking spaces, together with onsite and offsite improvements, all as further described on the revised Schedule B to the RDA (the “**Project**”); and

WHEREAS, the Agency and the Redeveloper wish to enter into the First RDA and PSA Amendment,

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

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

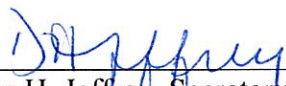
Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the First RDA and PSA Amendment in substantially the form on file with the Agency, together with such additions, deletions and/or modifications as deemed necessary or desirable by the Executive Director, and any and all other documents necessary or desirable to effectuate this Resolution, in consultation with Counsel.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver the First RDA and PSA Amendment, along with any other necessary documents and/or agreements, between the Redeveloper and/or the Agency and/or

the City, together with such additions, deletions, and/or modifications as deemed necessary or desirable by the Executive Director, in consultation with counsel, or any other party to such agreements, and any and all other documents necessary 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 on November 17, 2025.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING NAMDAR GROUP LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR THE PROPERTY IDENTIFIED AS BLOCK 6502, LOT 13.02, AND COMMONLY KNOWN BY THE STREET ADDRESS 3000 JOHN F. KENNEDY BOULEVARD WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT 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, Namdar Group LLC, (the “**Redeveloper**”) is a foreign limited liability company authorized to do business in the State of New Jersey and the contract purchaser of the property owned by 3000 Kennedy Boulevard LLC, identified as Block 6502, Lot 13.02, and commonly known by the street address 3000 John F. Kennedy Boulevard (the “**Property**”); and

WHEREAS, on October 9, 2025, Redeveloper submitted a redeveloper questionnaire to the Agency seeking to become the designated redeveloper for the Property, a copy of which is on file with the Agency; and

WHEREAS, the Redeveloper proposes to acquire, develop, finance and construct on the Property, a fifty one (51) story mixed-use building containing ground floor retail space, thirty four (34) hotel rooms on the second and third floors, one thousand five hundred and ninety nine (1,599) residential units of which ten percent (10%) will be affordable units for a total of one hundred and sixty (160) affordable residential units, associated parking and related tenant amenity space (the “**Project**”); and

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

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

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

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

Section 2. Namdar Group LLC is hereby conditionally designated as the Redeveloper of the Property, for a period commencing upon the effective date of this Resolution and ending on November 30, 2026, unless extended for an additional period of no more than one hundred eighty (180) days by the Executive Director in her sole discretion, provided, however, that designation of Redeveloper, as authorized hereunder, is conditional upon Redeveloper’s full execution and funding of the Funding Agreement.

Section 3. If by November 30, 2026, or such later date as established by the Executive Director in accordance with Section 2 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of the Redeveloper as the redeveloper of the Property shall automatically expire without any need for any further action of the Board.

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

Section 5. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to take all actions and to execute any and all other documents necessary to effectuate this Resolution, in consultation with Counsel.

Section 6. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency ~~adopted~~ at its Regular Meeting of November 17, 2025.

Considered


Diana H. Jeffrey, Secretary

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

SEE SHEET 64

SEE SHEET 78

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

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 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY 07041

NRH - COA#24GA27975300

SEE SHEET 79

[illegible]

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING NAMDAR GROUP LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR THE PROPERTY IDENTIFIED AS BLOCK 8001, LOTS 24, 25, 26, 27, 28 AND 29, AND COMMONLY KNOWN BY THE STREET ADDRESS 544-558 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 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, Namdar Group LLC, (the “**Redeveloper**”) is a foreign limited liability company authorized to do business in the State of New Jersey and the contract purchaser of the property, identified as Block 8001, Lots 24, 25, 26, 27, 28 and 29, and commonly known by the street address 544-558 Summit Avenue (the “**Property**”); and

WHEREAS, on October 9, 2025, Redeveloper submitted a redeveloper questionnaire to the Agency seeking to become the designated redeveloper for the Property, a copy of which is on file with the Agency; and

WHEREAS, the Redeveloper proposes to acquire, develop, finance and construct on the Property, a forty seven (47) story mixed-use building containing ground floor retail space, twenty five (25) hotel rooms on the second and third floors, nine hundred and eighty three (983) residential units on the floors above of which ten percent (10%) will be affordable units for a total of ninety eight (98) affordable residential units, and related tenant amenity space (the “**Project**”); and

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

WHEREAS, the Redeveloper shall enter into a funding agreement with the Agency (the “**Funding Agreement**”), a copy of which is on file with the Agency, to effectuate the funding of

an escrow account and procedures for the payment therefrom of moneys to pay the Agency's costs and expenses incurred in undertaking the Pre-Development Activities for the Project,

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

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

Section 2. Namdar Group LLC is hereby conditionally designated as the Redeveloper of the Property, for a period commencing upon the effective date of this Resolution and ending on November 30, 2026, unless extended for an additional period of no more than one hundred eighty (180) days by the Executive Director in her sole discretion, provided, however, that designation of Redeveloper, as authorized hereunder, is conditional upon Redeveloper's full execution and funding of the Funding Agreement.

Section 3. If by November 30, 2026, or such later date as established by the Executive Director in accordance with Section 2 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of the Redeveloper as the redeveloper of the Property shall automatically expire without any need for any further action of the Board.

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

Section 5. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to take all actions and to execute any and all other documents necessary to effectuate this Resolution, in consultation with Counsel.

Section 6. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency ~~adopted~~ *considered* at its Regular Meeting of November 17, 2025.


Diana H. Jeffrey, Secretary

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Mira Prinz-Arey	✓			
Douglas Carlucci	✓			
Victor Negron, Jr.				✓
Mary Pat Noonan		✓		
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING NAMDAR GROUP LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR THE PROPERTY IDENTIFIED AS BLOCK 6701, LOT 6.01, AND COMMONLY KNOWN BY THE STREET ADDRESS 416-424 HOBOKEN 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, Namdar Group LLC, (the “**Redeveloper**”) is a foreign limited liability company authorized to do business in the State of New Jersey and the contract purchaser of the property owned by 416 Hoboken Avenue LLC, identified as Block 6701, Lot 6.01 (f/k/a Lots 6, 7, 8, 9, 10, 11, and 12), and commonly known by the street address 416-424 Hoboken Avenue (the “**Property**”); and

WHEREAS, on October 9, 2025, Redeveloper submitted a redeveloper questionnaire to the Agency seeking to become the designated redeveloper for the Property, a copy of which is on file with the Agency; and

WHEREAS, the Redeveloper proposes to acquire, develop, finance and construct on the Property, a fifty one (51) story mixed-use building containing ground floor retail space, one thousand five hundred and eighteen (1,518) residential units of which ten percent (10%) will be affordable units for a total of one hundred and fifty two (152) affordable residential units, and one hundred and fifty (150) public parking spaces (the “**Project**”); and

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

WHEREAS, the Redeveloper shall enter into a funding agreement with the Agency (the “**Funding Agreement**”), a copy of which is on file with the Agency, to effectuate the funding of

an escrow account and procedures for the payment therefrom of moneys to pay the Agency's costs and expenses incurred in undertaking the Pre-Development Activities for the Project,

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

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

Section 2. Namdar Group LLC is hereby conditionally designated as the Redeveloper of the Property, for a period commencing upon the effective date of this Resolution and ending on November 30, 2026, unless extended for an additional period of no more than one hundred eighty (180) days by the Executive Director in her sole discretion, provided, however, that designation of Redeveloper, as authorized hereunder, is conditional upon Redeveloper's full execution and funding of the Funding Agreement.

Section 3. If by November 30, 2026, or such later date as established by the Executive Director in accordance with Section 2 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of the Redeveloper as the redeveloper of the Property shall automatically expire without any need for any further action of the Board.

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

Section 5. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to take all actions and to execute any and all other documents necessary to effectuate this Resolution, in consultation with Counsel.

Section 6. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency ~~adopted~~ at its Regular Meeting of November 17, 2025.

Considered


Diana H. Jeffrey, Secretary

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Mira Prinz-Arey	✓			
Douglas Carlucci	✓			
Victor Negron, Jr.				✓
Mary Pat Noonan		✓		
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

Amended

Resolution No. 25-11-19

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH ASH STREET PROPERTY LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 17506, LOT 2, AND COMMONLY KNOWN BY THE STREET ADDRESS 17A-19 ASH STREET WITHIN THE LAFAYETTE PARK 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; and

WHEREAS, pursuant to the Redevelopment Law, the City adopted a redevelopment plan known as the Lafayette Park Redevelopment Plan (as may be further amended and supplemented from time to time, the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the area designated by the City as the Lafayette Park Redevelopment Plan Area (the “**Redevelopment Area**”); and

WHEREAS, by Resolution No. 17-11-11 adopted November 21, 2017, the Agency designated Ash Street Property LLC (the “**Redeveloper**”) as the redeveloper of property identified as Block 17506, Lot 2, and commonly known by the street address 17A-19 Ash Street (the “**Property**”); and

WHEREAS, by Resolution No. 18-05-08 adopted on May 15, 2018, the Agency authorized the execution of a redevelopment agreement with the Redeveloper, dated July 10, 2018 and recorded on August 14, 2018 in Book 9332 at Page 1 (the “**Redevelopment Agreement**”); and

WHEREAS, pursuant to the Redevelopment Agreement, the Redeveloper proposes to construct a six (6) story, fifty-nine (59) feet tall, multi-family building with twenty-five (25) residential units, of which four (4) residential units shall be maintained and deed-restricted as Moderate Income Housing (as defined in the Redevelopment Agreement), with eight (8) parking spaces (the “**Project**”); and

WHEREAS, by Resolution No. 24-09-16 adopted on September 17, 2024, the Agency authorized the execution of a first amendment to the Redevelopment Agreement, dated October 28, 2024 and recorded on January 21, 2025 in Book 9873 at Page 743 (the “**First Amendment**”); and

WHEREAS, the First Amendment amended the Project Schedule; and

WHEREAS, on November 3, 2025, the Redeveloper submitted a request to the Agency to further amend the Redevelopment Agreement, and the Agency now wishes to authorize the execution of a second amendment to the Redevelopment Agreement to revise the dates for completion of construction and occupancy of units within Schedule C – Development Timetable as reflected in **Exhibit 1**, attached hereto (the “**Second Amendment**”); and

WHEREAS, the Agency now wishes to authorize the Second Amendment.

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

EXHIBIT 1

**SECOND AMENDED SCHEDULE C
DEVELOPMENT TIMETABLE**

<u>Tasks</u>	<u>Completion</u>
1. Site Plan/Government Approval	October 30, 2018
2. Obtain Construction Permits	November 16, 2020
3. Commencement of Construction	December 14, 2020
4. Completion of Construction	March 31, 2026
5. Occupancy of Units	12 months after completion of construction

The Parties hereto acknowledge that the dates set forth in this Development Timetable are outside dates and shall in no way prohibit the Redeveloper from completing the actions set forth herein prior to the respective deadlines.

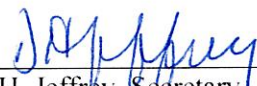
Section 1. The recitals hereto are incorporated herein as if set forth at length.

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are each hereby authorized to execute and deliver the Second Amendment, in substantially the form on file with the Agency, together with such additions, deletions and/or modifications as deemed necessary or desirable, by the Executive Director, in consultation with Counsel, to effectuate this Resolution and the Second Amendment.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are each hereby authorized to take all other actions and execute, deliver, and/or record any and all other documents, together with such additions, deletions and/or modifications as are necessary or desirable to effectuate this Resolution, in consultation with Counsel.

Section 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 November 17, 2025.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING PACIFIC OPPORTUNITY FUND LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR THE PROPERTY IDENTIFIED AS BLOCK 17506, LOTS 12 AND 13, AND COMMONLY KNOWN BY THE STREET ADDRESSES 414-414A PACIFIC AVENUE AND 420-420A PACIFIC AVENUE WITHIN THE LAFAYETTE PARK 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**”) and operates pursuant to the provisions of the Redevelopment Law, with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, pursuant to the Redevelopment Law, the City adopted a redevelopment plan known as the “Lafayette Park Redevelopment Plan” (as may be further amended and supplemented from time to time, the “**Redevelopment Plan**”) to effectuate and regulate the redevelopment of the area designated by the City as the Lafayette Park Redevelopment Plan Area (the “**Redevelopment Area**”); and

WHEREAS, Pacific Opportunity Fund LLC (the “**Redeveloper**”) is a limited liability company in the State of New Jersey and owner of the property identified as Block 17506, Lot 12 and commonly known by the street address 414-414A Pacific Avenue and the contract purchaser of the property identified as Block 17506, Lot 13 and commonly known by the street address 420-420A Pacific Avenue (the “**Property**”); and

WHEREAS, on July 28, 2025, Redeveloper submitted a redeveloper questionnaire to the Agency seeking to become the designated redeveloper for the Property, a copy of which is on file with the Agency; and

WHEREAS, the Redeveloper proposes to develop, finance and construct an eight (8) story mixed-use building containing fifty two (52) dwelling units (of which nine (9) bedrooms of six (6) units or 15% will be affordable housing units), as well as four (4) residential parking space, twenty seven (27) bicycle spaces, and approximately 1,818 sq. ft. of retail space on the ground floor and other site improvements to the Property (collectively, the “**Project**”); and

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

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

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. Pacific Opportunity Fund LLC is hereby conditionally designated as the Redeveloper of the Property, for a period commencing upon the effective date of this Resolution and ending on November 30, 2026, unless extended for an additional period of no more than one hundred eighty (180) days by the Executive Director in her sole discretion, provided, however, that designation of Redeveloper as authorized hereunder is conditional upon Redeveloper's full execution and funding of the Funding Agreement.

Section 3. If, by November 30, 2026, or such later date as established by the Executive Director in accordance with Section 2 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of the Redeveloper as the redeveloper of the Property shall automatically expire without any need for any further action of the Board.

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

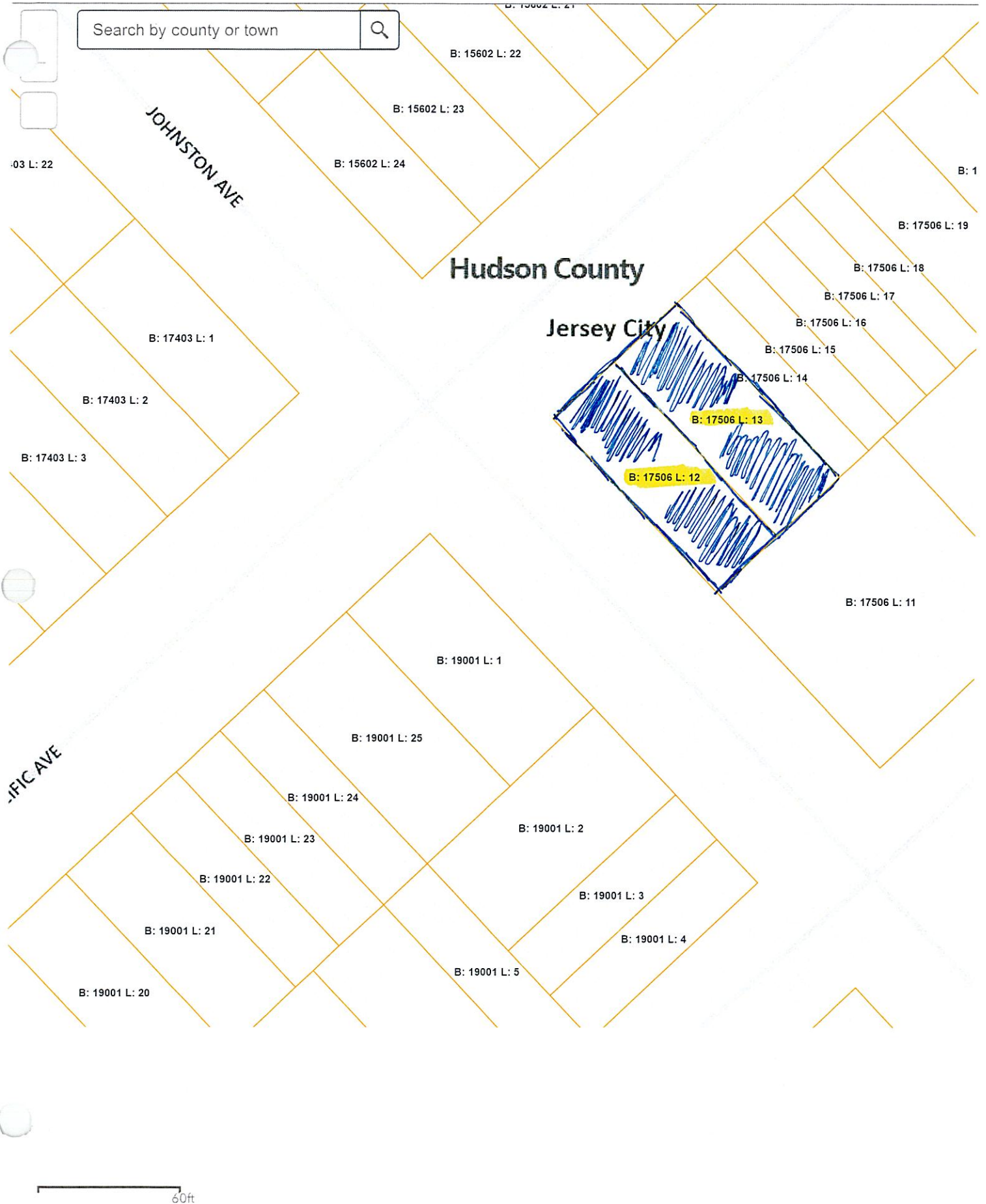
Section 5. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to take all actions and to execute any and all other documents necessary to effectuate this Resolution, in consultation with Counsel.

Section 6. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of November 17, 2025.


Diana H. Jeffrey, Secretary

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



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A NINTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 201 GROVE STREET LLC FOR PROPERTY IDENTIFIED AS BLOCK 15801, LOT 24.01, AND COMMONLY KNOWN BY THE STREET ADDRESS 201 GROVE STREET LOCATED WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

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

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

WHEREAS, pursuant to the Redevelopment Law, the City designated an area in need of redevelopment commonly known as the Liberty Harbor North Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Liberty Harbor North Redevelopment Plan” (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, the Agency and Peter Mocco (“**Mocco**”); Liberty Harbor North, Inc. (“**LHNI**”), a corporation of the State of New Jersey; Grand & Jersey, LLC; Grand & Liberty, LLC; Jersey & Morris, LLC; Liberty Harbor North Condominium Urban Renewal 4, LLC; Liberty Harbor North Condominium Urban Renewal 5.5, LLC; Liberty Harbor North Brownstone Condominium Urban Renewal, LLC; 30 Regent Street LLC F/K/A Morris Boulevard II, LLC; 50 Regent Street, LLC; and 333 Grand Street, LLC (“**333 Grand**”) (collectively, the “**Co-Redevelopers**”), all limited liability companies of the State of New Jersey, are parties to that certain Contract for Sale of Land for Private Redevelopment, dated February 14, 1985, which was recorded on March 6, 1987, in Book 3708, Page 1 (“**Original RDA**”) on the properties then identified as all lots within Blocks 233 and 268; and

WHEREAS, the Agency and the Co-Redevelopers executed and entered into that certain First Amendment to the Original RDA on February 27, 1987 (the “**First Amendment**”), and the First Amendment was recorded in Book 3708, Page 63; and

WHEREAS, the parties to the Original RDA were parties to an amended Final Judgment filed on September 28, 1998 in *Liberty Harbor North v. City of Jersey City, et al.*, United States District Court for the District of New Jersey, C.A. No. 94-4262 (GEB); and

WHEREAS, the Agency and the Co-Redevelopers executed and entered into that certain Second Amendment to the Original RDA on October 28, 2004 (the "**Second Amendment**"), and the Second Amendment was recorded on October 29, 2004, in Book 7388, Page 167; and

WHEREAS, the Agency and the Co-Redevelopers executed and entered into that certain Third Amendment to the Original RDA on February 21, 2006 (the "**Third Amendment**"), and the Third Amendment was recorded on February 22, 2006, in Book 7823, Page 188; and

WHEREAS, the Agency and the Co-Redevelopers executed and entered into that certain Restated Third Amendment to the Original RDA on March 10, 2006 (the "**Restated Third Amendment**"), and the Restated Third Amendment was recorded on March 16, 2006, in Book 7842, Page 224; and

WHEREAS, the Agency and the Co-Redevelopers executed and entered into that certain Fourth Amendment to the Original RDA on June 3, 2008 (the "**Fourth Amendment**"), and the Fourth Amendment was recorded on June 26, 2008, in Book 7842, Page 224; and

WHEREAS, the Agency and the Co-Redevelopers executed and entered into that certain Fifth Amendment to the Original RDA on June 22, 2015 (the "**Fifth Amendment**"), and the Fifth Amendment was recorded on June 29, 2015, in Book 9047, Page 612; and

WHEREAS, the Agency and the Co-Redevelopers executed and entered into that certain Sixth Amendment to the Original RDA on June 25, 2019 (the "**Sixth Amendment**"), and the Sixth Amendment was recorded on July 1, 2019, in Book 9413, Page 723 and on July 29, 2019, in Book 9420, Page 495; and

WHEREAS, the Agency and the Co-Redevelopers executed and entered into that certain Seventh Amendment to the Original RDA on September 24, 2024 (the "**Seventh Amendment**"), and the Seventh Amendment was recorded on September 30, 2024, in Book 9851, Page 133; and

WHEREAS, the Agency and the Co-Redevelopers executed and entered into that certain Amended Seventh Amendment to the Original RDA on March 18, 2025 (the "**Amended Seventh Amendment**"), and the Amended Seventh Amendment was recorded on March 27, 2025, in Book 9851, Page 133; and

WHEREAS, the Agency and the Co-Redevelopers executed and entered into that certain Eighth Amendment to the Original RDA on September 24, 2024 (the "**Eighth Amendment**") and the Eighth Amendment was recorded on September 30, 2024, in Book 9851, Page 164 (the Original RDA as amended is herein referred to as the "**RDA**"), a copy of each of the foregoing is on file with the Agency; and

WHEREAS, in accordance with the Eighth Amendment, 201 Grove Street LLC (the “**201 Grove Redeveloper**”) became a Co-Redeveloper with Mocco, LHNI and 333 Grand under the RDA solely with respect to the property identified as Block 15801, Lot 24.01 (formerly known as Block 15801, Lot 24, formerly known as Block 60.09, Lot 1) (the “**201 Grove Property**”) and the 201 Grove Redeveloper was authorized to construct a project on the 201 Grove Street Property in accordance with the project description attached to the Eighth Amendment as **Schedule A** (together, the “**201 Grove Project**”); and

WHEREAS, pursuant to the Eighth Amendment, Mocco, LHNI, and 333 Grand remain primarily liable for the obligations under the RDA for the development of the 201 Grove Project on the 201 Grove Property; and

WHEREAS, the 201 Grove Property is currently owned by 333 Grand and in accordance with the Eighth Amendment, 333 Grand intends to convey the 201 Grove Property to the 201 Grove Redeveloper for the construction of the 201 Grove Project; and

WHEREAS, the Eighth Amendment provides that Block 15801, Lot 24.02, which is a portion of the improved Regent Steet (the “**Regent Street Parcel**”), will continue to be owned by 333 Grand but, if construction on the 201 Grove Project has not commenced within six (6) months of perfection of the Redeveloper’s subdivision of the 201 Grove Property, the 201 Grove Redeveloper is required to petition the City to dedicate the Regent Street Parcel to the City in accordance with its site plan approval; and

WHEREAS, in accordance with the Eighth Amendment, the Co-Redevelopers were authorized to obtain construction financing in the amount of Seventy-Nine Million Seven Hundred Thousand Dollars (\$79,700,000.00) from Goldman Sachs Bank USA (“**Goldman Sachs**”) on the 201 Grove Property in order to fund 201 Grove Project, in accordance with the RDA and the Redevelopment Plan; and

WHEREAS, the Co-Redevelopers and Goldman Sachs have agreed to amend the terms of the construction financing to increase the construction mortgage on the 201 Grove Property for the construction of the 201 Grove Project to Ninety-Five Million Dollars (\$95,000,000.00) (the “**Loan Amendment**”); and

WHEREAS, Section 4.4 of the RDA requires the Agency to review and approve the site plans, subdivision plat, and construction plans approved for the 201 Grove Property (the “**Project Plans**”); and

WHEREAS, on August 22, 2025, the Co-Redevelopers submitted a request to the Agency to enter into a ninth amendment to the RDA (the “**Ninth Amendment**”), a copy of which is on file with the Agency, to memorialize the Agency’s consent to the Loan Amendment, to deem the Agency’s obligation to review and approve the Project Plans satisfied, to authorize a modification to the organizational chart for the 201 Grove Redeveloper, and to authorize a revised **Schedule C-Development Timetable** for the 201 Grove Property; and

WHEREAS, the Ninth Amendment authorizes the 201 Grove Redeveloper to enter into the Loan Amendment; and

WHEREAS, the Ninth Amendment acknowledges that the Agency's obligation in Section 4.4 of the RDA to review and approve the Project Plans is deemed satisfied; and

WHEREAS, the Ninth Amendment memorializes the Agency's consent to a modification of the organization structure of 201 Grove Redeveloper, as reflected in the updated organizational chart attached to the Ninth Amendment as **Exhibit A**, which replaces and supersedes the ownership structure in the RDA, in accordance with the Article VIII, Section 8.2 of the RDA; and

WHEREAS, the Ninth Amendment authorizes a revised **Schedule C** of the RDA Development Timetable for the 201 Grove Project to extend the following timeframes: the time to obtain building permits is extended from February 28, 2025 to December 1, 2025; and the time to complete construction is extended from January 31, 2028 to June 30, 2028; and

WHEREAS, the Agency wishes to authorize the Ninth Amendment,

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

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

Section 2. The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to enter into and execute the Ninth 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. None of the consents granted hereunder shall be effective unless and until the Ninth Amendment is executed by both Parties and is effective.

Section 3. The Chair, Vice Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute all other documents necessary and/or desirable to effectuate this Resolution and to undertake all actions necessary to effectuate this Resolution, in consultation with Counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting on November 17, 2025


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIFTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH SCITECH SCITY LLC FOR THE PROPERTIES IDENTIFIED AS BLOCK 21504, LOTS 4.03, 4.04, 4.05, AND 4.06, COMMONLY KNOWN BY THE STREET ADDRESSES 179 PHILLIP STREET, 189 PHILLIP STREET AND 251 & 285 PHILLIP STREET, FORMERLY IDENTIFIED AS BLOCK 21504, LOTS 4.01, 5, 6 AND 7, FORMERLY KNOWN BY THE STREET ADDRESSES 115 JERSEY CITY BOULEVARD, 101 PHILLIP STREET, 65 PHILLIP STREET AND OLIVER STREET; AND DESIGNATING EDGE WORKS SIC LLC AS A CO-REDEVELOPER OF A PORTION THEREOF, ALL WITHIN THE LIBERTY HARBOR 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**”) and operates pursuant to the provisions of the Redevelopment Law, with 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 designated that certain area known as the Liberty Harbor Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area, entitled the “Liberty Harbor 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 designated a non-profit affiliate of the Liberty Science Center, Scitech Scity LLC (the “**Master Redeveloper**”), as redeveloper of the Properties, as further described in that certain redevelopment agreement by and between the Agency and the Master Redeveloper dated as of May 2, 2017, recorded on August 25, 2017 in the Office of the Hudson County Register in Book 9232, Page 511, as amended by that certain First Amendment to the Redevelopment Agreement dated as of February 27, 2018, recorded on April 3, 2018 in the Office of the Hudson County Register in Book 9294, Page 913, as amended by that certain Second Amendment to Redevelopment Agreement dated as of May 18, 2022, recorded on December 28, 2022 in the Office of the Hudson County Register in Book 9717, Page 773, as amended by that certain Third Amendment to Redevelopment Agreement dated as of August 5, 2024, recorded on August 28, 2024 in the Office of the Hudson County Register in Book 9844, Page 305, and as amended by that certain Fourth Amendment to Redevelopment Agreement dated as of December 10, 2024,

recorded on December 18, 2024 in the Office of the Hudson County Register in Book 9867, Page 509 (as amended, the "**Master RDA**"); and

WHEREAS, Master Redeveloper effectuated a subdivision for the premises, which was perfected by plat filed with the Office of the Hudson County Register on November 7, 2022 as Instrument #20221107130000130 (the "**Subdivision**"), thereby creating Block 21504, Lots 4.03, 4.04, 4.05, and 4.06; and

WHEREAS, the Master Redeveloper, together with Edge Works SIC LLC (the "**Edge Works Entity**"), submitted an application to the Agency (the "**Application**"), a copy of which is on file with the Agency, requesting that the Edge Works Entity be designated as co-redeveloper together with Master Redeveloper for Block 21504, Lots 4.03 and 4.05 (collectively, the "**Edge Works Site**"); and

WHEREAS, the Edge Works Entity is a limited liability company formed by Master Redeveloper, into which it is anticipated that the New Jersey Economic Development Authority (the "**NJEDA**") will be admitted as a member in order to implement and finance the Edge Works Project, as defined below; and

WHEREAS, on December 7, 2021, Master Redeveloper received Preliminary and Final Site Plan Approval with "c" deviations from the Jersey City Planning Board to construct "Edge Works", which will be the business innovation hub of SciTech Scity, and which shall include an eight (8) story, 120,000 square foot, mixed use building that will feature the Co-Creation Center, a 40,000 square feet conference center and The Works, 60,000 square feet of R&D labs, workspaces, and co-working desks for startups and entrepreneurs plus innovation outposts (such as product showcases, consumer testing spaces, and skunkworks operations) for established companies and institutions, with the remainder of the building being a ground floor lobby and restaurant and a tech exhibition gallery, and with the Edge Works Site also to include a plaza, a proposed interim parking lot for overflow parking, and related improvements (collectively, and together with other obligations related to the Edge Works Site under the Redevelopment Agreement, the "**Edge Works Project**"); and

WHEREAS, the Master Redeveloper, the Agency, and the Edge Works Entity desire to enter into a Fifth Amendment to the Master RDA ("**Fifth Amendment**"), a copy of which is on file with the Agency, and to authorize the designation of the Edge Works Entity as a co-redeveloper with Master Redeveloper of the Edge Works Project upon the Edge Works Site,

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 Board of Commissioners hereby authorizes the Fifth Amendment as set forth herein.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are each hereby authorized to execute and deliver the Fifth Amendment to Redevelopment Agreement, in substantially the form on file with the Agency, together with such additions, deletions and modifications as deemed necessary or desirable by the Executive Director in consultation with counsel, and any and all other documents necessary or desirable to effectuate this Resolution and the Fifth Amendment, including but not limited to an amended Declaration of Covenants and Restrictions, in consultation with counsel.

Section 4. The Agency hereby designates Scitech Scity LLC and Edge Works SIC LLC as co-redevelopers of the Edge Works Project, subject to and in accordance with the Fifth Amendment.

Section 5. The Agency hereby authorizes the admission of the New Jersey Economic Development Authority as a member in Edge Works SIC LLC, and a partial transfer of membership interests in Edge Works SIC LLC from Scitech Scity LLC to the New Jersey Economic Development Authority in connection with the same.

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 November 17, 2025.


Diana H. Jeffrey, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING PARK AVENUE LANDING, LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR THE PROPERTY IDENTIFIED AS PARCEL 17 IN THE REDEVELOPMENT PLAN FOR THE LIBERTY HARBOR NORTH 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, pursuant to the Redevelopment Law, the City designated an area in need of redevelopment commonly known as the Liberty Harbor North Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Liberty Harbor North Redevelopment Plan” (the “**Redevelopment Plan**”) and as the Redevelopment Plan has been further amended and supplemented from time to time; and

WHEREAS, Park Avenue Landing, LLC (the “**Redeveloper**”) is a foreign limited liability company authorized to do business in the State of New Jersey and the owner of a portion of the property identified as Parcel 17 in the Redevelopment Plan (the “**Property**”); and

WHEREAS, Liberty Harbor Holding, LLC (the “**Adjoining Landowner**”, together with the Redeveloper, the “**Parties**”) is the owner of the adjacent portion of the Property; and

WHEREAS, the Redeveloper is negotiating an exchange of property with the Adjoining Landowner subject to the terms and conditions of an agreement between the Redeveloper and the Adjoining Landowner (the “**Escrow Agreement**”); and

WHEREAS, it is anticipated that pursuant to the Escrow Agreement, the Redeveloper and the Adjoining Landowner will cause to be prepared the metes and bounds description of the parcel that the Redeveloper will transfer to the Adjoining Landowner (the “**Redeveloper Trade Parcel**”) and the metes and bounds description of the parcel that the Adjoining Landowner will transfer to the Redeveloper (the “**Adjoining Landlord Trade Parcel**” collectively with Redeveloper Trade Parcel, the “**Parcels**”) and the transfer will be memorialized in the Escrow Agreement and redevelopment agreements for the Parcels; and

WHEREAS, on October 14, 2025, Redeveloper submitted a redeveloper questionnaire to the Agency seeking to become the designated redeveloper for the Property (the “**Proposal**”), a copy of which is on file with the Agency which was later supplemented on October 30, 2025,

Redeveloper by an Addendum to the Proposal requesting that the Agency consent to the transfer of the Parties' respective parcels (the "**Addendum**"), a copy of which is on file with the Agency; and

WHEREAS, upon completion of the Parcel Exchange, the Redeveloper proposes to develop, finance and construct on the Property, a one million and fifty five thousand (1,055,000) square foot Residential space consisting of up to one thousand (1000) residential units, a two hundred and twenty thousand (220,000) square foot parking garage, a Retail frontage, a Daycare, School or Civic use space, a pocket park at Avenue G, a twelve (12) feet wide pedestrian walkway at Jersey Avenue, and other public roadways and utilities installation (the "**Project**"); and

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

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

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

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

Section 2. Park Avenue Landing, LLC is hereby conditionally designated as the Redeveloper of the Property, for a period commencing upon the effective date of this Resolution and ending on November 30, 2026, unless extended for an additional period of no more than one hundred eighty (180) days by the Executive Director in her sole discretion, provided, however, that designation of Redeveloper, as authorized hereunder, is conditional upon Redeveloper's full execution and funding of the Funding Agreement.

Section 3. If by November 30, 2026, or such later date as established by the Executive Director in accordance with Section 2 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of the Redeveloper as the redeveloper of the Property shall automatically expire without any need for any further action of the Board.

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

Section 5. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to take all actions and to execute any and all other documents necessary to effectuate this Resolution, in consultation with Counsel.

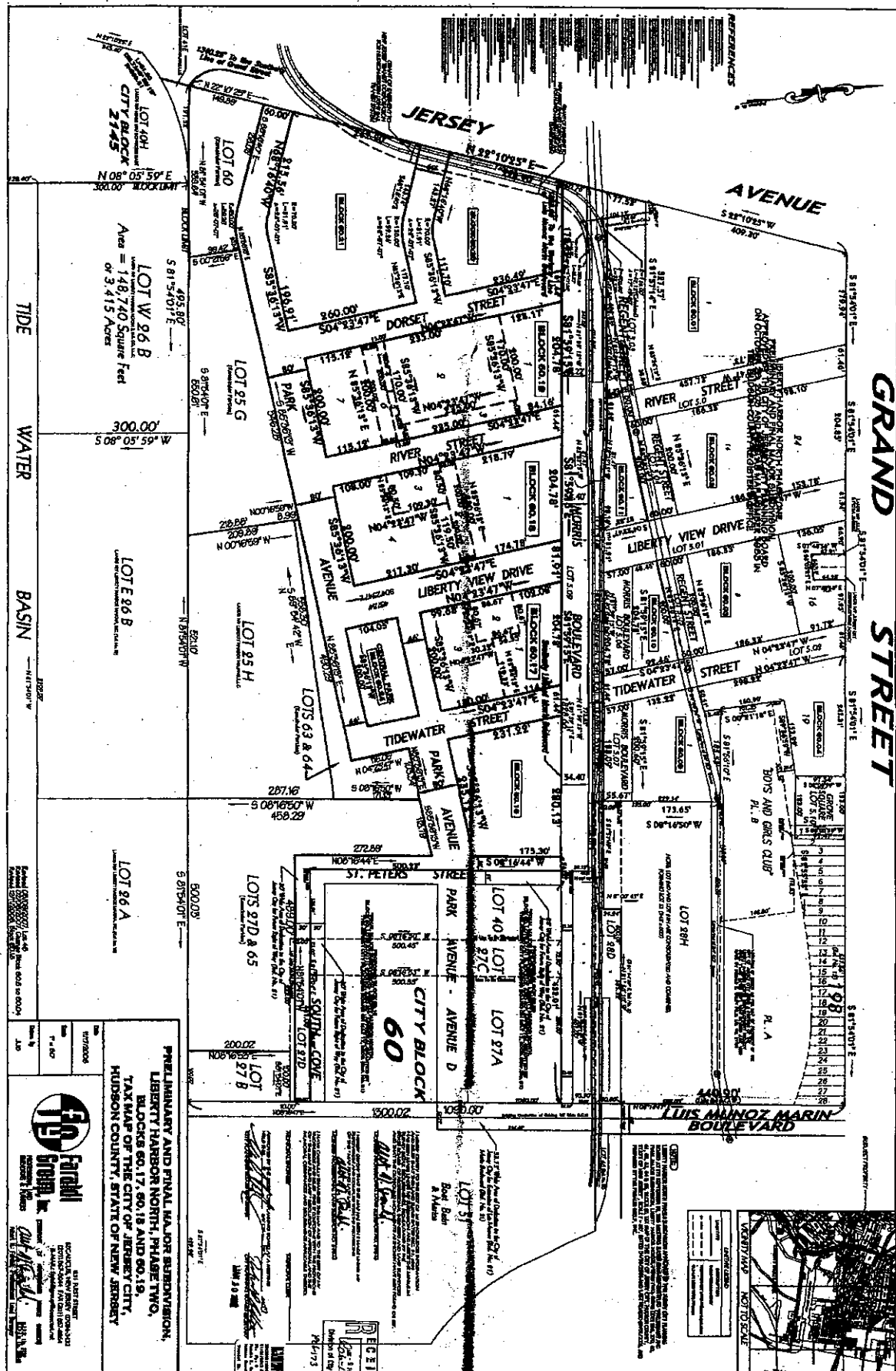
Section 6. This Resolution shall take effect immediately.

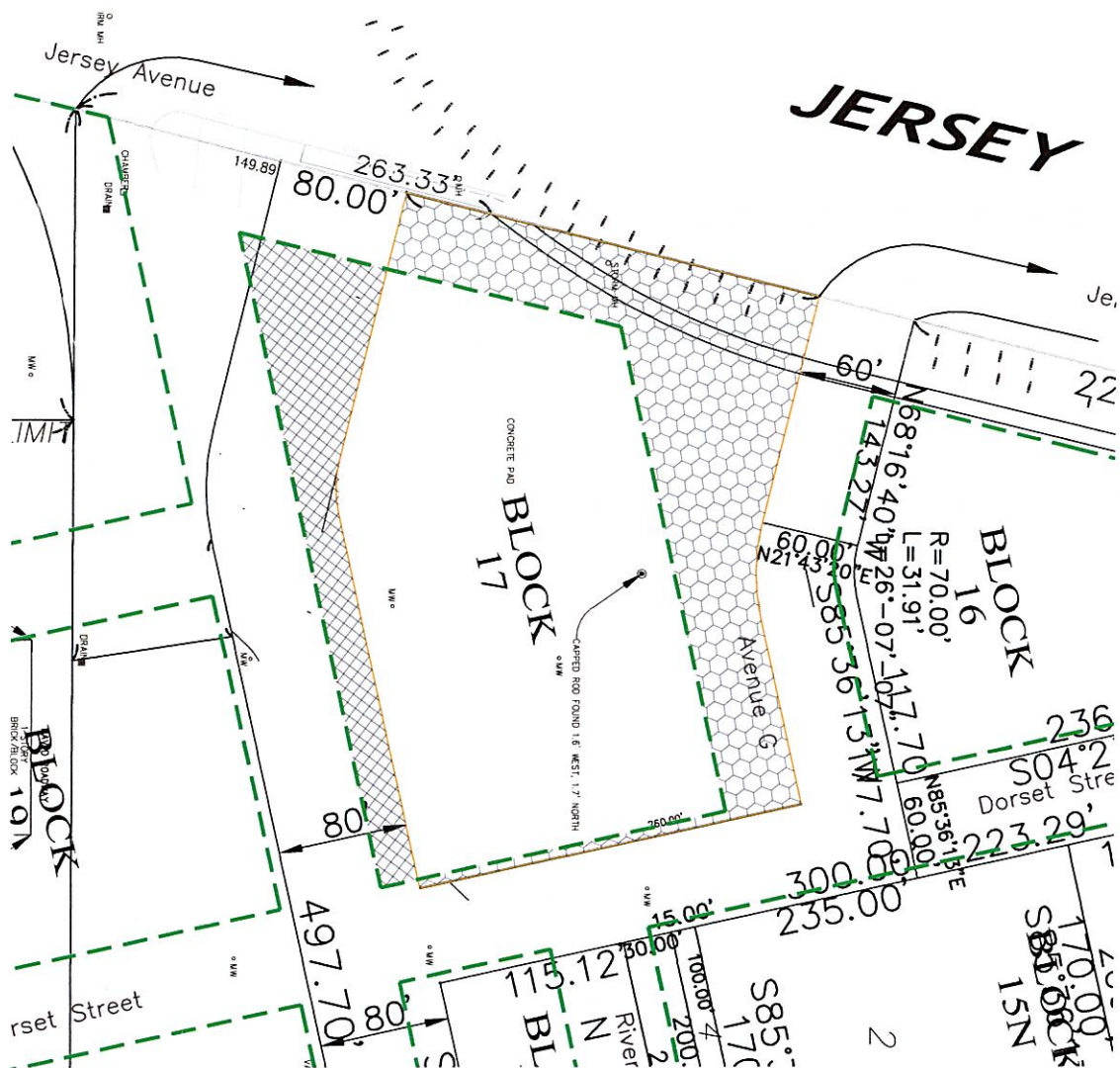
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of November 17, 2025.



Diana H. Jeffrey, Secretary

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





LEGEND

LAND TO BE TRANSFERRED FROM LIBERTY HARBOR TO HUDCO NEW (APPROX. 0.33 AC.)

LAND TO BE TRANSFERRED FROM HUDCO NEW TO LIBERTY HARBOR (APPROX. 0.73 AC.)

NOTICE TO CONTRACTORS

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MATRIX NEW WORLD ENGINEERING, P.C. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MATRIX NEW WORLD ENGINEERING, P.C. ANY VIOLATION OF THIS NOTICE SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ENGINEERING ACT AND MAY BE SUBJECT TO PROSECUTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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OVERLAY EXHIBIT - BLOCK 17 FILED SUBDIVISION PLAN VS. PROPOSED LAYOUT		MATRIXNEWORLD Engineering Progress Matrix New World Engineering, Land Surveying and Landscape Architecture P.C. 442 State Route 35, Second Floor Easton, New Jersey 07824 Tel: 732-565-2999 Fax: 732-565-1818 www.matrixnewworld.com		SEAN M. SAVAGE, P.E. NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. JAE04851818																					
PROJECT NUMBER: 144831 DATE: 09/27/2018 SCALE: 1" = 20'		NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 2462796202		SHEET 1 OF 1																					
NJDEP PERMITTING PLANS LIBERTY HARBOR NORTH PHASE II AND III SUBMITTED BY: CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY		<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>BY</th> <th>APP</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				REVISION	DATE	BY	APP																
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RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FUNDING AGREEMENT WITH JERSEY CITY EMBANKMENT ASSOCIATES LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 11602, LOT 1; BLOCK 11304, LOT 1; BLOCK 11204, LOTS 1 AND 24; BLOCK 11211, LOT 1; BLOCK 11210, LOT 1; BLOCK 9906, LOT 1; BLOCK 9804, LOTS 2, 3, 4, 5, 6, AND 7; AND BLOCK 10901, LOT 120.01, AND COMMONLY KNOWN AS THE 6TH STREET EMBANKMENT WITHIN THE LUIS MUNOZ MARIN BOULEVARD 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**”) and operates pursuant to the provisions of the Redevelopment Law, with 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 Luis Munoz Marin Boulevard (Henderson Street) Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the Luis Munoz Marin Boulevard (Henderson Street) Redevelopment Plan (as amended, and as may be further amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, Jersey City Embankment Associates LLC (the “**Redeveloper**”) is the contract purchaser of certain property within the Redevelopment Area, identified as: (1) Block 11602, Lot 1, and commonly known by the street address 437 Marin Boulevard (“**Block 1**”); (2) Block 11304, Lot 1, and commonly known by the street address 441-7 Manila Avenue (“**Block 2**”); (3) Block 11204, Lot 1 and 24, and commonly known by the street addresses 626 and 618.5 Jersey Avenue (“**Block 3**”); (4) Block 11211, Lot 1, and commonly known by the street address 621-27 Jersey Avenue (“**Block 4**”); (5) Block 11210, Lot 1, and commonly known by the street address 99 Coles Street (“**Block 5**”); (6) Block 9906, Lot 1, and commonly known by the street address 449 Monmouth Street (“**Block 6**”); (7) Block 9804, Lots 2, 3, 4, 5, 6, and 7, and commonly known by the street address 353-363 Sixth Street (“**Block 7**”); and (8) Block 10901, Lot 120.01, and commonly known by the street address 363 Newark Avenue (“**Block 8**”) (collectively, the “**Property**”), and intends to construct a mixed-use building on Block 1 which is located on Sixth Street between Marin Boulevard and Manila Avenue, identified as District 2 in the Redevelopment Plan; and

WHEREAS, the Property is presently owned by various limited liability companies under common management and control (the “**LLCs**”); and

WHEREAS, Blocks 2, 3, 4, 5, 6, 7, and 8 (the “**Park Parcels**”) will be provided to the City by a conveyance of a Quitclaim deed from the LLCs (this deed is an exhibit to the Settlement Agreement) for public purposes, recreational, open space, and light rail/trail uses; and

WHEREAS, the Redeveloper proposes to acquire and develop a single tower on Block 1 containing up to six hundred four (604) residential units, where fifteen percent (15%) of the number of units above four hundred four (404) units shall constitute the Affordable Housing Units (i.e., if six hundred four (604) residential units then fifteen percent (15%) of the two hundred (200) converted hotel units (thirty (30) units), shall be affordable); and to improve Block 1 and the Park Parcels by the construction of right of way improvements for a future light rail connection, the construction an ADA compliant public elevator provide access to the right of way from 6th Street, the construction of a pedestrian bridge on Block 2, the construction of a grand staircase at least fifteen feet wide at the corner of 6th Street and Marin Boulevard which will contain a “bike chute”, the construction of two (2) ADA compliant public bathrooms, and the construction of street level sidewalks around Block 1 (the “**Project**”); and

WHEREAS, on November 18, 2024, by Resolution No. 24-11-9, the Agency designated Redeveloper as the redeveloper of the Project; and

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

WHEREAS, the Redeveloper shall enter into a funding agreement with the Agency (the “**Funding Agreement**”), a copy of which is on file with the Agency, to effectuate the funding of an escrow account in the amount of Twenty-Five Thousand Dollars (\$25,000.00) and procedures for the payment therefrom of moneys to pay the Agency's costs and expenses incurred in undertaking the Pre-Development Activities,

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

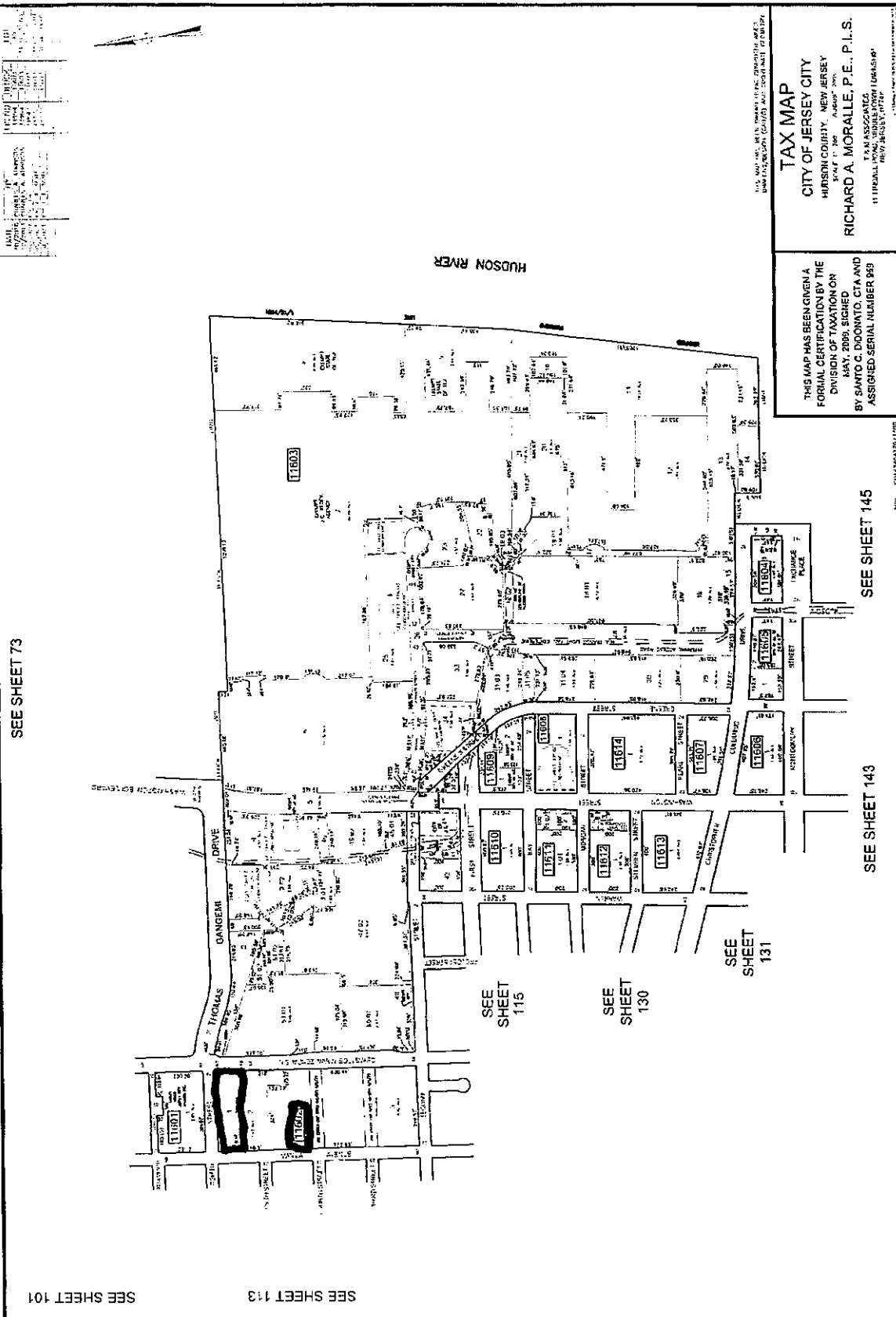
Section 3. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to take all actions and to execute any and all other documents necessary to effectuate this Resolution, in consultation with Counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of November 17, 2025.


Diana H. Jeffrey, Secretary

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



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 25-11-RN26 WITH GALLAGHER BASSETT TECHNICAL SERVICES, INC. FOR LICENSED SITE REMEDIATION PROFESSIONAL SERVICES FOR THE PROPERTIES IDENTIFIED AS BLOCK 27804, LOT 13 AND BLOCK 28401, LOT 40 AND COMMONLY KNOWN AS THE COUNTRY VILLAGE PORTION (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 the responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

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

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, specifically *N.J.S.A. 40A:12A-22(k)*, the Agency from time to time requires the consultant services of a Licensed Site Remediation Professional (the “**LSRP Services**”); and

WHEREAS, Gallagher Bassett Technical Services, Inc. (“**GBTS**”) has provided LSRP Services for the Property since 2024, as first authorized by Contract No. 24-04-RN7; and

WHEREAS, on April 16, 2024, by Resolution No. 24-04-17, the Agency authorized Contract No. 24-04-RN7 with GBTS to perform the LSRP Services for a total amount not to exceed Thirty-Two Thousand One Hundred Seventy Dollars (\$32,170.00) (the “**2024 Contract**”); and

WHEREAS, on October 1, 2024, GBTS submitted a proposal to the Agency (the “**Amended 2024 Proposal**”), a copy of which is on file with the Agency, to collect, analyze, review, and summarize results of soil samples on six lots, which work was beyond the scope of the 2024 Contract (the “**Additional LSRP Services**”); and

WHEREAS, on October 29, 2024, by Resolution No. SP24-10-23, the Agency authorized an amendment to the 2024 Contract to include the Additional LSRP Services for a total additional amount not to exceed Twenty-Two Thousand One Hundred Twenty-Two Dollars (\$22,122.00), and the total of the 2024 Contract together with the Additional LSRP Services not to exceed Fifty-Four Thousand Two Hundred Ninety-Two Dollars (\$54,292.00); and

WHEREAS, the 2024 Contract expires on December 16, 2025, and of the amount authorized by the Agency, Five Thousand Nine Hundred Fifty-Nine Dollars and Forty Five Cents (\$5,959.45) remains on the 2024 Contract; and

WHEREAS, on October 15, 2025, GBTS submitted a proposal to the Agency to continue to provide the LSRP Services including the addition of work required by the New Jersey Department of Environmental Protection for an amount not to exceed Thirty-Four Thousand Seven Hundred Forty Dollars (\$34,740.00) (the "**Proposal**"), a copy of which is on file with the Agency; and

WHEREAS, the LSRP Services provided by GBTS are professional services within the definition contained in *N.J.S.A. 40A:11-2* of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "**LPCL**"), and are exempt from public bidding; and

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

WHEREAS, the Agency desires to enter into Contract 25-11-RN26 with GBTS for the continuation and completion of the LSRP Services in accordance with the Proposal for a term of twelve (12) months, commencing upon the 2024 Contract's expiration, for an amount not to exceed Thirty Four Thousand Seven Hundred Forty Dollars (\$34,740.00) and the remaining balance of the 2024 Contract for an amount not to exceed Five Thousand Nine Hundred Fifty-Nine Dollars and Forty Five Cents (\$5,959.45), together for a total amount not to exceed Forty Thousand Six Hundred Ninety-Nine Dollars and Forty-Five Cents (\$40,699.45) (the "**Contract**"), a copy of which is on file with the Agency; and

WHEREAS, the Additional LSRP Services will be initially paid for by the Agency, but the Agency will be reimbursed by a Hazardous Discharge Site Remediation Fund (HDSRF) Grant; and

WHEREAS, GBTS has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the City in the previous year, and acknowledging that the Contract will prohibit GBTS from making any reportable contributions through the term of the reauthorized Contract; and

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

WHEREAS, notice of the award of the Contract shall be published in a newspaper of general circulation 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, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract, for a term of up to twelve (12) months, commencing upon the expiration of the 2024 Contract with GBTS to continue to perform and complete the LSRP Services set forth in the Proposal for an amount not to exceed Thirty Four Thousand Seven Hundred Forty Dollars (\$34,740.00) and the remaining balance of the 2024 Contract for an amount not to exceed Five Thousand Nine Hundred Fifty-Nine Dollars and Forty Five Cents (\$5,959.45), together for a total amount not to exceed Forty Thousand Six Hundred Ninety-Nine Dollars and Forty-Five Cents (\$40,699.45), 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, Executive Director and/or the Secretary of the Agency are hereby authorized to take all actions and to execute any and all other documents necessary to effectuate this Resolution, in consultation with Counsel.

Section 4. The Agency shall publish notice of the award of the Contract in accordance with *N.J.S.A.* 40A:11-5(1)(a)(i) of 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 November 17, 2025.


Diana H. Jeffrey, Secretary

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

SEE SHEET 261

SEE SHEET 261

SEE SHEET 262

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

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 TINDALL ROAD, MIDDLETOWN TOWNSHIP

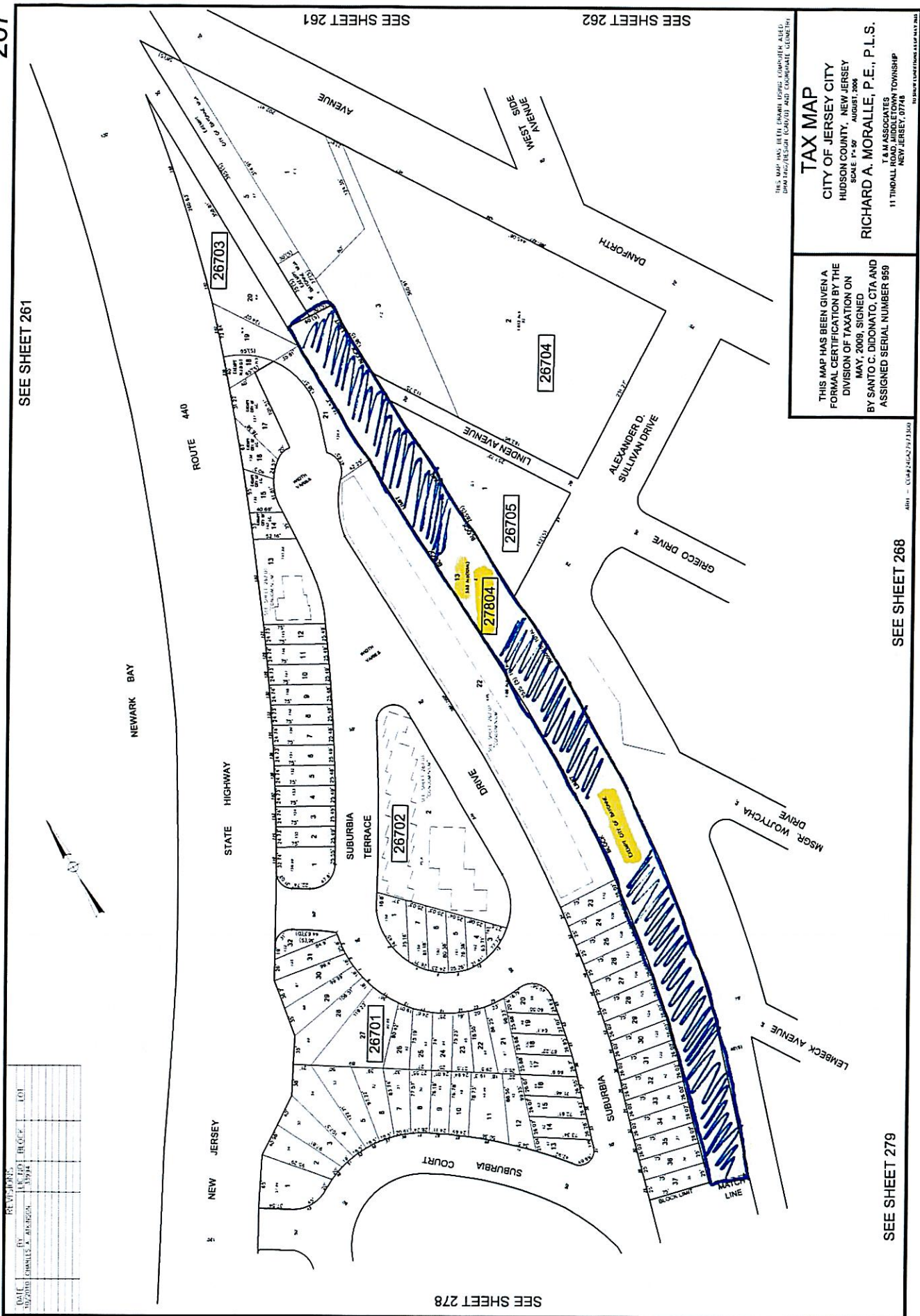
THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2008, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 959

SEE SHEET 268

SEE SHEET 279

DOI: 10.1002/2462.7971.1.820

267



DATE	BY	REVISIONS	DATE	BY	REVISIONS
02/20/2010	CHARLES A. ANDERSON	10041	02/20/2010	CHARLES A. ANDERSON	10041
02/20/2010	LEE CLAY	10042	02/20/2010	LEE CLAY	10042

SEE SHEET 283

SEE SHEET 283

SEE SHEET 290

SEE SHEET 291

SEE SHEET 278

SEE SHEET 279

SULLY DRIVE



AVENUE

FERNCIFF ROAD

EXETER ROAD

BARTHOLDI

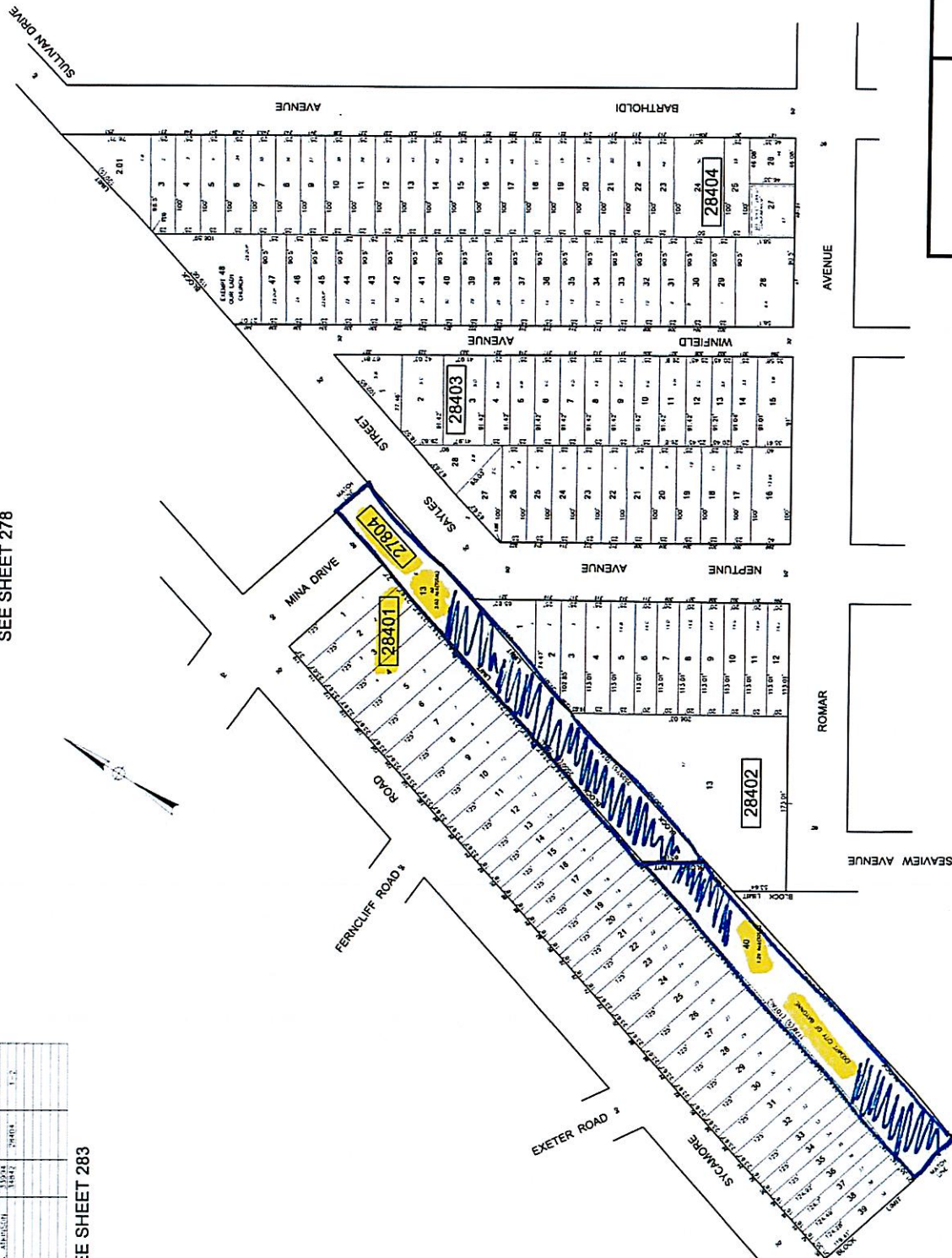
NEPTUNE

WINFIELD

ROMAR

SEAVIEW AVENUE

AVENUE



TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
DATE 1-1-2008
AUGUST 2008
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY 07748

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

4501 - 0347-2402/7/11500

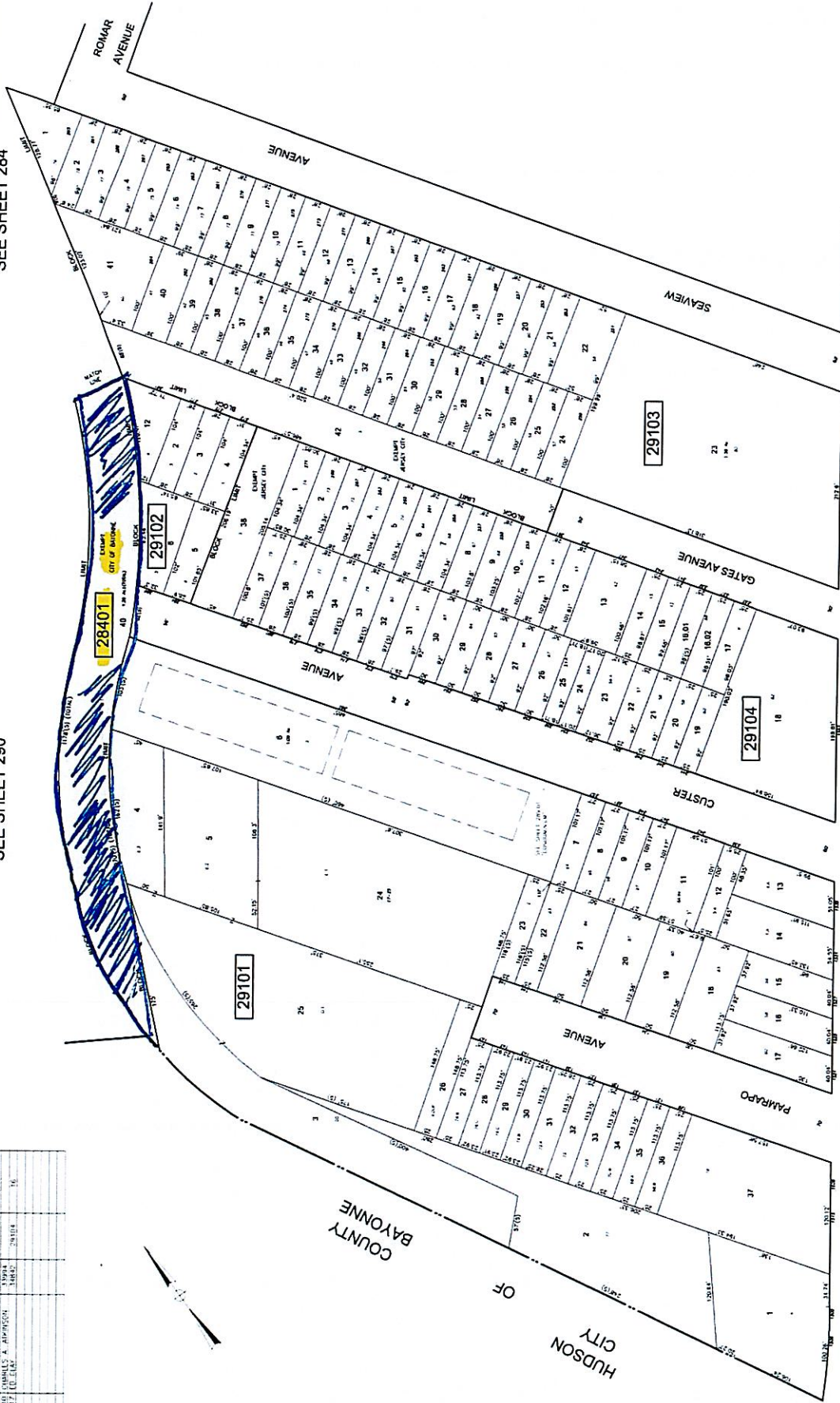
REVISIONS			
DATE	BY	DESCRIPTION	LOT
04/2012	CHARLES A. JARRESON	20104	16
04/2012	LOU LEE	20104	16

SEE SHEET 290

SEE SHEET 284

SEE SHEET 284

SEE SHEET 285



THIS MAP WAS PREPARED BY THE CITY OF JERSEY CITY, NEW JERSEY, USING THE LATEST AVAILABLE AERIAL PHOTOGRAPHY AND THE CITY'S RECORDS.

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1" = 40'
AUGUST, 2008

RICHARD A. MORALLE, P.E., P.L.S.
T.M. ASSOCIATES
11 THORNTON ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

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 859

BOULEVARD

KENNEDY

SEE SHEET 296

SEE SHEET 297

SEE SHEET 298

SEE SHEET 299

SEE SHEET 302

2008 - 10042701300

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING
DONOHUE, GIRONDA, DORIA & TOMKINS, LLC TO PROVIDE
PROFESSIONAL AUDITING SERVICES IN ALL PROJECT
AREAS**

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

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) was established as an instrumentality of the City of Jersey City (the “**City**”) and operates pursuant to the provisions of the Redevelopment Law, with 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 requires the services of a professional auditor in all redevelopment and project areas (the “**Auditing Services**”); and

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

WHEREAS, pursuant to the New Jersey Pay-to-Play Law, *N.J.S.A. 19:44A-20.4, et seq.* (the, “**Pay-to-Play Law**”), contracts, including professional services contracts, may be awarded through a “fair and open” process which includes solicitation of proposals or qualifications therefor; and

WHEREAS, on September 19, 2025, the Agency issued a publicly advertised Request for Qualifications for Professional Auditor Services (the “**RFQ**”), a copy of which is on file with the Agency, in accordance with the Pay-to-Play Law, seeking proposals from qualified accounting firms demonstrating their ability to provide the Auditing Services; and

WHEREAS, on November 7, 2025, the Agency received one (1) qualification statement in response to the RFQ, which was reviewed and evaluated by Agency staff who determined to qualify the responding firm; and

WHEREAS, the Agency desires to approve Donohue, Gironda, Doria & Tomkins, LLC (the “**Qualified Firm**”); and

WHEREAS, the qualification term for the Qualified Firm will be one (1) year, with fees for the Auditing Services varying from project to project, which will be subject to subsequent authorization by the Agency’s Board of Commissioners, if and as needed,

to enter into professional services agreement(s) to perform the Auditing Services as needed,

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 Qualified Firm is hereby approved and qualified for one (1) year from the date hereof to provide the Auditing Services, subject to subsequent authorization by the Agency's Board of Commissioners, if and as needed, to enter into a professional services agreement with the Agency to provide Auditing Services as identified in the RFQ.

Section 3. The Chairman, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution, in consultation with Counsel to the Agency, and to take all other actions necessary to effectuate this Resolution.

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 November 17, 2025.


Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PROFESSIONAL SERVICE CONTRACT NO. 25-11-JL5 WITH
DONOHUE, GIRONDA, DORIA & TOMKINS, LLC FOR
PROFESSIONAL AUDITING SERVICES IN ALL PROJECT
AREAS**

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

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) was established as an instrumentality of the City of Jersey City (the “**City**”) and operates pursuant to the provisions of the Redevelopment Law, with 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 requires the services of a professional auditor in all redevelopment and project areas (the “**Auditing Services**”); and

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

WHEREAS, pursuant to the New Jersey Pay-to-Play Law, *N.J.S.A. 19:44A-20.4, et seq.* (the, “**Pay-to-Play Law**”), contracts, including professional services contracts, may be awarded through a “fair and open” process which includes solicitation of proposals or qualifications therefor; and

WHEREAS, on September 19, 2025, the Agency issued a publicly advertised Request for Qualifications for Professional Auditor Services (the “**RFQ**”), a copy of which is on file with the Agency, in accordance with the Pay-to-Play Law, seeking proposals from qualified accounting firms demonstrating their ability to provide the Auditing Services; and

WHEREAS, in response to the RFQ “fair and open” procurement process employed by the Agency pursuant to the Pay-to-Play Law, one (1) firm submitted a qualification statement to perform the Auditing Services, a copy of which is on file with the Agency; and

WHEREAS, on November 6, 2025, Donohue, Gironda, Doria & Tompkins, LLC (“**DGDT**”) submitted a response to the RFQ and a fee proposal (the “**Proposal**”) to provide the Auditing Services, a copy of which is on file with the Agency; and

WHEREAS, after reviewing and evaluating DGDТ's response to the RFQ, the Agency determined that DGDТ possesses the requisite skills and expertise, and qualified DGDТ to perform the Auditing Services; and

WHEREAS, the Agency desires to enter into Professional Services Contract No. 25-11-JL5 with DGDТ (the "**Contract**"), a copy of which is on file with the Agency, to perform the Auditing Services for a term of one (1) year for a total amount not to exceed Thirty Seven Thousand Five Hundred Dollars (\$37,500.00), plus an additional fee of Five Thousand Dollars (\$5,000.00) for the Agency's note issue, for a total amount not to exceed Forty-Two Thousand Five Hundred Dollars (\$42,500.00); and

WHEREAS, having been qualified by the Agency through a "fair and open" process in accordance with the Pay to Play Law, DGDТ is eligible to be awarded the Contract; and

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

WHEREAS, notice of the award of the Contract shall be published in a newspaper of general circulation 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 aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Board of Commissioners hereby authorizes a professional services agreement with DGDТ to perform the Auditing Services, for an amount not to exceed Thirty Seven Thousand Five Hundred Dollars (\$37,500.00), plus an additional fee of Five Thousand Dollars (\$5,000.00) for the Agency's note issue, for a total amount not to exceed Forty-Two Thousand Five Hundred Dollars (\$42,500.00), and for a maximum term of twelve (12) months, all subject to the terms and conditions set forth in the Agency's form professional services agreement.

Section 3. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to take all actions and to execute the Contract and any and all other documents necessary to effectuate this Resolution, in consultation with Counsel.

Section 4. The notice of the award of the Contract shall be published in a newspaper of general circulation in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)*.

Section 5. This Resolution shall take effect in accordance with applicable law.

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 November 17, 2025.


Diana H. Jeffrey, Secretary

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Mira Prinz-Arey	✓			
Douglas Carlucci	✓			
Victor Negron, Jr.				✓
Mary Pat Noonan	✓			
Darwin R. Ona				✓
Denise Ridley				✓
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AWARDED
CONTRACT 25-11-KM1 TO BROWNFIELD REDEVELOPMENT
SOLUTIONS, INC. FOR GRANT WRITING AND
ENVIRONMENTAL SUPPORT SERVICES**

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 furtherance of the goals and objectives of the Redevelopment Law, the Agency from time to time requires the services of firms to provide grant writing and environmental support services in connection with establishing brownfield redevelopment programs throughout the City and obtaining and administering grants to support such program (the “**Services**”); and

WHEREAS, pursuant to the competitive contracting process set forth in the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), including but not limited to *N.J.S.A. 40A:11-4.3*, by Resolution No. 20-12-3 adopted on December 15, 2020, the Agency authorized the use of competitive contracting to engage a firm to perform the Services; and

WHEREAS, pursuant to the LPCL, on October 24, 2025, the Agency issued a Request for Proposals for Grant Writing and Environmental Support Services (the “**RFP**”); and

WHEREAS, the Agency received two (2) proposals in response to the RFP, copies of which are on file with the Agency, including a proposal from Brownfield Redevelopment Solutions, Inc. (“**BRS**”) dated November 12, 2025 (“**Proposal**”); and

WHEREAS, the Agency formed an evaluation committee (the “**Evaluation Committee**”) to review the proposals; and

WHEREAS, the Evaluation Committee reviewed the proposals and counsel for the Agency prepared a report in accordance with *N.J.S.A. 40A:11-4.5(d)* (the “**Evaluation Report**”) evaluating the proposals; and

WHEREAS, the Evaluation Report concludes, and the Evaluation Committee recommends, awarding a contract to BRS based on consideration of price and other factors; and

WHEREAS, the Agency desires to enter into Contract No. 25-11-KM1 with BRS (the "**Contract**") to perform the Services for an initial term of three (3) years commencing as of November 17, 2025 (the "**Initial Term**"), which may be extended at the Agency's option for up to two (2) additional periods of one (1) year each, for a total contract term not to exceed five (5) years; and

WHEREAS, the Contract shall be paid in accordance with the rates set forth in the proposal submitted by BRS in response to the RFP; and

WHEREAS, for the Initial Term, the Contract amount shall not exceed One Hundred Seventy-Five Thousand Dollars (\$175,000.00) per year for the Initial Term at the rates set forth in the Proposal; and

WHEREAS, if at the end of the Initial Term the Agency exercises its option to extend the Contract term as authorized herein, the Contract amount for the fourth year, and fifth year, if applicable, may be subject to an increase of no more than five percent (5%) per year; and

WHEREAS, the Agency hereby certifies that funds are available for the purpose of obtaining the Services for the first year of the Initial Term and the award of the Contract authorized herein is subject to the availability of funds in each subsequent year of the Initial Term; and

WHEREAS, notice of the award of the Contract shall be published 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 Board of Commissioners of the Agency hereby authorizes the award of the Contract to BRS to perform the Services.

Section 3. The Chairman, Vice-Chair, Executive Director and/or Secretary are hereby authorized to execute and deliver the Contract to provide the Services for the Initial Term, with the option to extend for up to two (2) additional periods of one (1) year each. The Contract shall be payable at the rates set forth in the proposal submitted by BRS in response to the RFP for an amount not to exceed One Hundred Seventy-Five Thousand Dollars (\$175,000.00) per year for the Initial Term, which totals Five Hundred Twenty-Five Thousand Dollars (\$525,000.00) for the entire Initial Term, subject to the terms and

conditions set forth in the Agency's form services agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with Counsel.

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

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on November 17, 2025.


Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AWARDING
CONTRACT 25-11-KM2 TO COLLIER ENGINEERING &
DESIGN, INC. FOR GRANT WRITING AND ENVIRONMENTAL
SUPPORT SERVICES**

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 furtherance of the goals and objectives of the Redevelopment Law, the Agency from time to time requires the services of firms to provide grant writing and environmental support services in connection with establishing brownfield redevelopment programs throughout the City and obtaining and administering grants to support such program (the “**Services**”); and

WHEREAS, pursuant to the competitive contracting process set forth in the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), including but not limited to *N.J.S.A. 40A:11-4.3*, by Resolution No. 20-12-3 adopted on December 15, 2020, the Agency authorized the use of competitive contracting to engage a firm to perform the Services; and

WHEREAS, pursuant to the LPCL, on October 24, 2025, the Agency issued a Request for Proposals for Grant Writing and Environmental Support Services (the “**RFP**”); and

WHEREAS, the Agency received two (2) proposals in response to the RFP, copies of which are on file with the Agency, including a proposal from Colliers Engineering & Design, Inc. (“**Colliers**”) dated November 13, 2025 (“**Proposal**”); and

WHEREAS, the Agency formed an evaluation committee (the “**Evaluation Committee**”) to review the proposals; and

WHEREAS, the Evaluation Committee reviewed the proposals and counsel for the Agency prepared a report in accordance with *N.J.S.A. 40A:11-4.5(d)* (the “**Evaluation Report**”) evaluating the proposals; and

WHEREAS, the Evaluation Report concludes, and the Evaluation Committee recommends, awarding a contract to Colliers based on consideration of price and other factors; and

WHEREAS, the Agency desires to enter into Contract No. 25-11-KM2 with Colliers (the "**Contract**") to perform the Services for an initial term of three (3) years commencing as of November 17, 2025 (the "**Initial Term**"), which may be extended at the Agency's option for up to two (2) additional periods of one (1) year each, for a total contract term not to exceed five (5) years; and

WHEREAS, the Contract shall be paid in accordance with the rates set forth in the proposal submitted by Colliers in response to the RFP; and

WHEREAS, for the Initial Term, the Contract amount shall not exceed One Hundred Seventy-Five Thousand Dollars (\$175,000.00) per year for the Initial Term at the rates set forth in the Proposal; and

WHEREAS, if at the end of the Initial Term the Agency exercises its option to extend the Contract term as authorized herein, the Contract amount for the fourth year, and fifth year, if applicable, may be subject to an increase of no more than five percent (5%) per year; and

WHEREAS, the Agency hereby certifies that funds are available for the purpose of obtaining the Services for the first year of the Initial Term and the award of the Contract authorized herein is subject to the availability of funds in each subsequent year of the Initial Term; and

WHEREAS, notice of the award of the Contract shall be published 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 Board of Commissioners of the Agency hereby authorizes the award of the Contract to Colliers to perform the Services.

Section 3. The Chairman, Vice-Chair, Executive Director and/or Secretary are hereby authorized to execute and deliver the Contract to provide the Services for the Initial Term, with the option to extend for up to two (2) additional periods of one (1) year each. The Contract shall be payable at the rates set forth in the proposal submitted by Colliers in response to the RFP for an amount not to exceed One Hundred Seventy-Five Thousand Dollars (\$175,000.00) per year for the Initial Term, which totals Five Hundred Twenty-Five Thousand Dollars (\$525,000.00) for the entire Initial Term, subject to the terms and conditions set forth in the Agency's form services agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with Counsel.

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

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on November 17, 2025.


Diana H. Jeffrey, Secretary

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

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
ACCOUNTS/INVOICES PAYABLE LIST AS OF
NOVEMBER 17, 2025**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of November 17, 2025

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of November 17, 2025, 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 November 17, 2025

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

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
Acrisure NJ Partners Insurance Services LLC								
Acrisure NJ Partners Insurance Services	11/17/2025	10/10/2025	43115	Annual Premium-Property Coverage-244 Bay	\$7,518.00	\$0.00		\$7,518.00
Acrisure NJ Partners Insurance Services	11/17/2025	11/10/2025	44947	Renewal of Property Insurance-51 Crescent-1	\$5,301.00	\$0.00		\$5,301.00
Acrisure NJ Partners Insurance Services	11/17/2025	11/10/2025	44948	Renewal of Property Insurance-4 Jackson Squ	\$1,042.00	\$0.00		\$1,042.00
				Totals for Acrisure NJ Partners Insurance Services LLC: 3 invoice(s) listed.	\$13,861.00	\$0.00		\$13,861.00
Acrisure NJ Partners Insurance Services LLC								
Acrisure NJ Partners Insurance Services	11/17/2025	9/3/2025	41057	Renewal General Liability-Rayfront Parcels-	\$1,664.00	\$0.00		\$1,664.00
				Totals for Acrisure NJ Partners Insurance Services LLC: 1 invoice(s) listed.	\$1,664.00	\$0.00		\$1,664.00
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES	11/17/2025	10/27/2025	84	Scaffold Services at 84 Sip Avenue- October .	\$1,200.00	\$0.00		\$1,200.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC: 1 invoice(s) listed.	\$1,200.00	\$0.00		\$1,200.00
AFLAC								
AFLAC	11/17/2025	11/11/2025	Nov. 2025	Employee Deductions per Payroll - November	\$789.78	\$0.00		\$789.78
				Totals for AFLAC: 1 invoice(s) listed.	\$789.78	\$0.00		\$789.78
Battaglia Associates, LLC								
Battaglia Associates, LLC	11/17/2025	11/3/2025	2025-9	Professional Services-QPA Services-Variou-S	\$850.00	\$0.00		\$850.00
				Totals for Battaglia Associates, LLC: 1 invoice(s) listed.	\$850.00	\$0.00		\$850.00
Brighthouse Financial -MetLife								
Brighthouse Financial -MetLife	11/17/2025	11/11/2025	Nov. 2025	Employer LD. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
Brighthouse Financial -MetLife	11/17/2025	11/11/2025	Nov. 2025	Employer LD. #03639 - Deferred Salary Per P	\$75.00	\$0.00		\$75.00
				Totals for Brighthouse Financial -MetLife: 2 invoice(s) listed.	\$150.00	\$0.00		\$150.00
CASH								
CASH	11/17/2025	11/11/2025	Nov. 2025	Petty Cash Replenishment	\$400.00	\$0.00		\$400.00
				Totals for CASH: 1 invoice(s) listed.	\$400.00	\$0.00		\$400.00
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	11/17/2025	10/14/2025	Oct. 2025	Expense Reimbursement-New Jersey League C	\$152.26	\$0.00		\$152.26

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	11/17/2025	10/21/2025	Oct.2025	Expense Reimbursement-Moto Vehicle Regis	\$53.18	\$0.00		\$53.18
CHRISTOPHER FIORE	11/17/2025	10/23/2025	Oct.2025	Expense Reimbursement-Team Meeting	\$48.33	\$0.00		\$48.33
CHRISTOPHER FIORE	11/17/2025	10/27/2025	Oct.2025	Expense Reimbursement - Zoom Acct.(Octob	\$102.13	\$0.00		\$102.13
CHRISTOPHER FIORE	11/17/2025	10/28/2025	October.2025	Expense Reimbursement-Travel in Uber for m	\$21.11	\$0.00		\$21.11
CHRISTOPHER FIORE	11/17/2025	10/30/2025	October.2025	Expense Reimbursement-New Jersey League F	\$140.00	\$0.00		\$140.00
				Totals for CHRISTOPHER FIORE: 6 invoice(s) listed.	\$317.01	\$0.00		\$317.01
COMCAST								
COMCAST	11/17/2025	10/26/2025	8499 05 354 4361702	Internet Service at 39 Kearney Ave. Nov 1-No	\$704.12	\$0.00		\$704.12
COMCAST	11/17/2025	10/16/2025	8499 05 354 3248876	Internet Service at 665 Ocean Avenue- Svs Oc	\$233.22	\$0.00		\$233.22
				Totals for COMCAST: 2 invoice(s) listed.	\$937.34	\$0.00		\$937.34
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	11/17/2025	10/13/2025	2362SEC102	Monthly Maint. December.2025	\$184.83	\$0.00		\$184.83
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.: 1 invoice(s) listed.	\$184.83	\$0.00		\$184.83
DELTA STORAGE								
DELTA STORAGE	11/17/2025	11/1/2025	October.2025	Storage Unit - Size: 10x30, Unit #: 1001-10/9	\$1,060.00	\$0.00		\$1,060.00
DELTA STORAGE	11/17/2025	11/1/2025	October.2025	Storage Unit - Size: 10x30, Unit #: 1172-10/9	\$1,092.00	\$0.00		\$1,092.00
				Totals for DELTA STORAGE: 2 invoice(s) listed.	\$2,152.00	\$0.00		\$2,152.00
Dilworth Pasxon LLP								
Dilworth Pasxon LLP	11/17/2025	10/29/2025	631559	Legal Services -26 Siedler Street- Sves Throug	\$177.98	\$0.00		\$177.98
Dilworth Pasxon LLP	11/17/2025	10/23/2025	634040	Legal Services -26 Siedler Street- Sves Throug	\$220.00	\$0.00		\$220.00
Dilworth Pasxon LLP	11/17/2025	10/30/2025	634041	Legal Services -461 Palisade Ave - Sves Septe	\$4,895.70	\$0.00		\$4,895.70
Dilworth Pasxon LLP	11/17/2025	10/23/2025	634042	Legal Services -428 Pacific Ave - Sves Septen	\$3,450.00	\$0.00		\$3,450.00
				Totals for Dilworth Pasxon LLP: 4 invoice(s) listed.	\$8,743.68	\$0.00		\$8,743.68
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGMT	11/17/2025	5/13/2025	25028	Professional Service- Berry Lane Park-Sves A	\$1,427.00	\$0.00		\$1,427.00
DRESDNER ROBIN ENVIRON MGMT	11/17/2025	4/16/2025	24898	Professional Service- Berry Lane Park-Sves B	\$1,604.00	\$0.00		\$1,604.00
DRESDNER ROBIN ENVIRON MGMT	11/17/2025	10/16/2025	25900	Professional Service- Berry Lane Park-Sves S	\$2,232.00	\$0.00		\$2,232.00
				Totals for DRESDNER ROBIN ENVIRON MGMT: 3 invoice(s) listed.	\$5,263.00	\$0.00		\$5,263.00

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
Economic Project Solutions, Inc.	11/17/2025	10/20/2025	14468	Constru. Phase- Pompidou - Svcs -Sept 18,20	\$34,768.00	\$0.00		\$34,768.00
Economic Project Solutions, Inc.	11/17/2025	10/31/2025	14469	Constru. Phase- Loevs- Svcs October 2025	\$19,456.00	\$0.00		\$19,456.00
Economic Project Solutions, Inc.	11/17/2025	10/31/2025	14470	Constru. Phase- Loevs Change Orders	\$968.00	\$0.00		\$968.00
				Totals for Economic Project Solutions, Inc.:	\$55,192.00	\$0.00		\$55,192.00
				<i>3 invoice(s) listed.</i>				
El Especialito								
El Especialito	11/17/2025	8/29/2025	141777	Legal Advertisement-Acet# 25198- Retail Dis	\$350.00	\$0.00		\$350.00
El Especialito	11/17/2025	10/3/2025	144242	Legal Advertisement-Acet# 25198- Retail Dis	\$350.00	\$0.00		\$350.00
				Totals for El Especialito:	\$700.00	\$0.00		\$700.00
				<i>2 invoice(s) listed.</i>				
ERIC M. BERNSTEIN & ASSOCIATES, LLC								
ERIC M. BERNSTEIN & ASSOCIATES	11/17/2025	11/3/2025	95724	Legal Services - OPRA- Svcs October 2025	\$760.00	\$0.00		\$760.00
				Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC:	\$760.00	\$0.00		\$760.00
				<i>1 invoice(s) listed.</i>				
FEDERAL EXPRESS								
FEDERAL EXPRESS	11/17/2025	10/6/2025	9-017-19774	Overnight Deliveries	\$193.57	\$0.00		\$193.57
FEDERAL EXPRESS	11/17/2025	10/27/2025	9-705-94527	Overnight Deliveries - Late Fee	\$8.12	\$0.00		\$8.12
				Totals for FEDERAL EXPRESS:	\$201.69	\$0.00		\$201.69
				<i>2 invoice(s) listed.</i>				
FUSION CREATIVE								
FUSION CREATIVE	11/17/2025	11/3/2025	3314	JCRA Website Support	\$1,200.00	\$0.00		\$1,200.00
FUSION CREATIVE	11/17/2025	11/3/2025	3315	JCRA Website Support- Bayfront Website	\$700.00	\$0.00		\$700.00
				Totals for FUSION CREATIVE:	\$1,900.00	\$0.00		\$1,900.00
				<i>2 invoice(s) listed.</i>				
GALLAGHER BASSETT SERVICES, INC.								
GALLAGHER BASSETT SERVICES, INC.	11/17/2025	8/11/2025	1318770	Morris Canal Greenway-Country Village-Pay	\$4,002.00	\$0.00		\$4,002.00
GALLAGHER BASSETT SERVICES, INC.	11/17/2025	10/25/2025	1319811	Morris Canal Greenway-Country Village-Pay	\$1,472.00	\$0.00		\$1,472.00
				Totals for GALLAGHER BASSETT SERVICES, INC.:	\$5,474.00	\$0.00		\$5,474.00
				<i>2 invoice(s) listed.</i>				
Gannett New York-New Jersey LocalIQ								
Gannett New York-New Jersey LocalIQ	11/17/2025	10/31/2025	7378331	Legal Advertisement- NJM The Record-News	\$54.64	\$0.00		\$54.64
				Totals for Gannett New York-New Jersey LocalIQ:	\$54.64	\$0.00		\$54.64
				<i>1 invoice(s) listed.</i>				

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
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	11/17/2025	10/14/2025	531263	Recording Fee -Fourth Amendment to Amend	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	11/17/2025	10/24/2025	532359	Recording Fee-Fifth Amendment to The RDA-	\$33.00	\$0.00		\$33.00
				Totals for HUDSON COUNTY REGISTER:	\$66.00	\$0.00		\$66.00
				2 invoice(s) listed.				
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	11/17/2025	10/2/2025	30306348540000	Water & Sewer - 665 Ocean Ave	\$532.17	\$0.00		\$532.17
JC MUNICIPAL UTILITIES AUTHORITY	11/17/2025	10/1/2025	30301465797357	Water & Sewer - 51 Crescent Ave.	\$34.90	\$0.00		\$34.90
				Totals for JC MUNICIPAL UTILITIES AUTHORITY:	\$567.07	\$0.00		\$567.07
				2 invoice(s) listed.				
Kassim Handyman Service, LLC								
Kassim Handyman Service, LLC	11/17/2025	8/18/2025	086649	Replacements- 292 Martin Luther King Dr	\$3,200.00	\$0.00		\$3,200.00
Kassim Handyman Service, LLC	11/17/2025	8/26/2025	086656	Rearrange Office Furniture- JCRA Office	\$425.00	\$0.00		\$425.00
Kassim Handyman Service, LLC	11/17/2025	8/3/2025	086671	Removal of A Tree from Yard and Weeds fr	\$4,800.00	\$0.00		\$4,800.00
				Totals for Kassim Handyman Service, LLC:	\$8,425.00	\$0.00		\$8,425.00
				3 invoice(s) listed.				
Katuska Mieleles								
Katuska Mieleles	11/17/2025	11/11/2025	Nov.2025	Employee Reimbursement- Dental-Self-Nov	\$200.00	\$0.00		\$200.00
				Totals for Katuska Mieleles:	\$200.00	\$0.00		\$200.00
				1 invoice(s) listed.				
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLFF	11/17/2025	10/16/2025	46701	Legal Services - DNG Group- Sves September	\$49,277.70	\$0.00		\$49,277.70
KINNEY LISOVICZ REILLY & WOLFF	11/17/2025	10/17/2025	46704	Legal Services - JCRA v Crazy Greek-Sves Th	\$1,120.00	\$0.00		\$1,120.00
KINNEY LISOVICZ REILLY & WOLFF	11/17/2025	10/8/2025	46695	Legal Services - 665 Ocean Avenue-Sves Thr	\$1,249.50	\$0.00		\$1,249.50
KINNEY LISOVICZ REILLY & WOLFF	11/17/2025	10/8/2025	46696	Legal Services - Insurance Issues-- Sves Septe	\$100.00	\$0.00		\$100.00
KINNEY LISOVICZ REILLY & WOLFF	11/17/2025	10/8/2025	46697	Legal Services - 284 M.L.K Holdings, LLC - S	\$100.00	\$0.00		\$100.00
				Totals for KINNEY LISOVICZ REILLY & WOLFF PC:	\$51,847.20	\$0.00		\$51,847.20
				5 invoice(s) listed.				
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAUMANN, LLC	11/17/2025	9/18/2025	248235	Legal Services - 701 Newark Ave. - August, 2	\$757.00	\$0.00		\$757.00
MCMANIMON, SCOTLAND & BAUMANN, LLC	11/17/2025	10/7/2025	249676	Legal Services - 539 M.L.K. Jr Dr -Sves July, 20	\$437.00	\$0.00		\$437.00
MCMANIMON, SCOTLAND & BAUMANN, LLC	11/17/2025	10/9/2025	249629	Legal Services - Joew's - Sves September, 202	\$1,383.00	\$0.00		\$1,383.00
MCMANIMON, SCOTLAND & BAUMANN, LLC	11/17/2025	10/9/2025	249632	Legal Services - Argent Venture/Johnston Vie	\$6,316.00	\$0.00		\$6,316.00
MCMANIMON, SCOTLAND & BAUMANN, LLC	11/17/2025	10/9/2025	249636	Legal Services - General Litigation -September	\$10,126.03	\$0.00		\$10,126.03
MCMANIMON, SCOTLAND & BAUMANN, LLC	11/17/2025	10/9/2025	249637	Legal Services - Namdar - Homestead Sves-Se	\$595.00	\$0.00		\$595.00
MCMANIMON, SCOTLAND & BAUMANN, LLC	11/17/2025	10/9/2025	249640	Legal Services - Hampshire- Sves September	\$1,678.00	\$0.00		\$1,678.00

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MCMANIMON, SCOTLAND & BAU	11/17/2025	10/9/2025	249641	Legal Services -Grand Jersey- Medical Center	\$2,301.60	\$0.00		\$2,301.60
MCMANIMON, SCOTLAND & BAU	11/17/2025	10/9/2025	249645	Legal Services - Argent(Grand Jersey Litigat	\$400.00	\$0.00		\$400.00
MCMANIMON, SCOTLAND & BAU	11/17/2025	10/9/2025	249649	Legal Services - Morris Canal Greenway- Sep	\$1,125.00	\$0.00		\$1,125.00
MCMANIMON, SCOTLAND & BAU	11/17/2025	10/9/2025	249650	Legal Services - Bayfront- Pennrose Omni- Se	\$20,486.00	\$0.00		\$20,486.00
MCMANIMON, SCOTLAND & BAU	11/17/2025	10/9/2025	249652	Legal Services - 408-420 Communipaw-Septen	\$481.00	\$0.00		\$481.00
MCMANIMON, SCOTLAND & BAU	11/17/2025	10/9/2025	249655	Legal Services -808 Pavonia. Svcs. September	\$6,189.00	\$0.00		\$6,189.00
MCMANIMON, SCOTLAND & BAU	11/17/2025	10/9/2025	249660	Legal Services- NJEDA App-14-16 Burma R	\$1,096.45	\$0.00		\$1,096.45
MCMANIMON, SCOTLAND & BAU	11/17/2025	10/9/2025	249664	Legal Services- 244 Bay Street- September202	\$614.00	\$0.00		\$614.00
MCMANIMON, SCOTLAND & BAU	11/17/2025	10/9/2025	249663	Legal Services- 72 Montgomery- Svcs Sept.20	\$5,506.00	\$0.00		\$5,506.00
MCMANIMON, SCOTLAND & BAU	11/17/2025	10/9/2025	249669	Legal Services - CJP Tax Credit Matter-Svcs S	\$8,880.00	\$0.00		\$8,880.00
MCMANIMON, SCOTLAND & BAU	11/17/2025	10/9/2025	249674	Legal Services -John 723 L.L.C.-Svcs Sept.202	\$3,767.00	\$0.00		\$3,767.00
MCMANIMON, SCOTLAND & BAU	11/17/2025	10/9/2025	249678	Legal Services -LJIN Owner III, L.L.C. Svcs Se	\$7,156.00	\$0.00		\$7,156.00
MCMANIMON, SCOTLAND & BAU	11/17/2025	10/9/2025	249683	Legal Services -Paliside (KRII-Ironstate). Sve	\$2,080.00	\$0.00		\$2,080.00
MCMANIMON, SCOTLAND & BAU	11/17/2025	10/9/2025	249685	Legal Services -JDA Hoboken Business Cente	\$1,215.00	\$0.00		\$1,215.00
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC;					\$82,589.08	\$0.00		\$82,589.08
21 invoice(s) listed.								

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
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	11/17/2025	10/7/2025	25.0597.30	Professional Services - 125 Monitor-July, 202	\$28,611.06	\$0.00		\$28,611.06
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I: 1 invoice(s) listed.	\$28,611.06	\$0.00		\$28,611.06
PRIMO BRANDS								
PRIMO BRANDS	11/17/2025	10/21/2025	1516703492330	Water & Dispenser - Service 9/19-10/18/202	\$282.39	\$0.00		\$282.39
				Totals for PRIMO BRANDS: 1 invoice(s) listed.	\$282.39	\$0.00		\$282.39
PUBLIC EMPLOYEES RETIREMENT SYSTEM								
PUBLIC EMPLOYEES RETIREMENT	11/17/2025	10/30/2025	A-80-337-483	Delinquent 6% Interest-1st Quarter 2025	\$28.91	\$0.00		\$28.91
				Totals for PUBLIC EMPLOYEES RETIREMENT SYSTEM: 1 invoice(s) listed.	\$28.91	\$0.00		\$28.91
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	11/17/2025	10/20/2025	72-729-965-01	Gas & Electric - 665 Ocean Avenue - IISL	\$71.81	\$0.00		\$71.81
PUBLIC SERVICE ELECTRIC & GAS	11/17/2025	10/20/2025	72-729-971-09	Gas & Electric - 665 Ocean Avenue - Apt. 2A	\$132.34	\$0.00		\$132.34
PUBLIC SERVICE ELECTRIC & GAS	11/17/2025	10/20/2025	72-729-973-06	Gas & Electric - 665 Ocean Avenue - Apt. 2B	\$101.51	\$0.00		\$101.51
PUBLIC SERVICE ELECTRIC & GAS	11/17/2025	10/20/2025	72-729-973-03	Gas & Electric - 665 Ocean Avenue - Apt. 2C	\$66.20	\$0.00		\$66.20
PUBLIC SERVICE ELECTRIC & GAS	11/17/2025	10/14/2025	42-497-031-18	Gas & Electric - 25 Journal Square-9/10/2025-	\$390.24	\$0.00		\$390.24
PUBLIC SERVICE ELECTRIC & GAS	11/17/2025	10/20/2025	72-357-633-02	Gas & Electric - 292-MLK Dr - IISL	\$200.24	\$0.00		\$200.24
PUBLIC SERVICE ELECTRIC & GAS	11/17/2025	10/20/2025	72-729-979-07	Gas & Electric - 665 Ocean Avenue - Office A	\$88.59	\$0.00		\$88.59
PUBLIC SERVICE ELECTRIC & GAS	11/17/2025	10/20/2025	72-729-980-08	Gas & Electric - 665 Ocean Avenue - Office B	\$227.21	\$0.00		\$227.21
PUBLIC SERVICE ELECTRIC & GAS	11/17/2025	10/20/2025	72-729-974-00	Gas & Electric - 665 Ocean Avenue - Apt. 2D	\$75.86	\$0.00		\$75.86
PUBLIC SERVICE ELECTRIC & GAS	11/17/2025	10/20/2025	72-729-975-08	Gas & Electric - 665 Ocean Avenue - Apt. 3A	\$63.52	\$0.00		\$63.52
PUBLIC SERVICE ELECTRIC & GAS	11/17/2025	10/20/2025	72-729-977-02	Gas & Electric - 665 Ocean Avenue - Apt. 3B	\$139.67	\$0.00		\$139.67
PUBLIC SERVICE ELECTRIC & GAS	11/17/2025	10/17/2025	70-455-651-00	Gas & Electric - 405 Ocean Ave - Apt. 3C	\$7.61	\$0.00		\$7.61
PUBLIC SERVICE ELECTRIC & GAS	11/17/2025	10/17/2025	70-451-417-18	Gas & Electric - 405 Ocean Ave - IISL	\$8.05	\$0.00		\$8.05
				Totals for PUBLIC SERVICE ELECTRIC & GAS: 14 invoice(s) listed.	\$1,583.45	\$0.00		\$1,583.45
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	11/17/2025	11/4/2025	150049-1	Lawn Maintenance & Trash Removal- 185 Dw	\$300.00	\$0.00		\$300.00
Silagy Contracting, LLC.	11/17/2025	11/4/2025	150049-2	Lawn Maintenance & Trash Removal- 284 MI	\$400.00	\$0.00		\$400.00
Silagy Contracting, LLC.	11/17/2025	11/4/2025	150049-3	Lawn Maintenance & Trash Removal - 292 MI	\$440.00	\$0.00		\$440.00
Silagy Contracting, LLC.	11/17/2025	11/4/2025	150049-4	Lawn Maintenance & Trash Removal- 405-4	\$290.00	\$0.00		\$290.00
Silagy Contracting, LLC.	11/17/2025	11/4/2025	150049-5	Lawn Maintenance & Trash Removal - 468-4	\$240.00	\$0.00		\$240.00

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	11/17/2025	11/4/2025	150049-6	Lawn Maintenance & Trash Removal - 550 J	\$780.00	\$0.00		\$780.00
Silagy Contracting, LLC	11/17/2025	11/4/2025	150049-7	Lawn Maintenance & Trash Removal - 84 Sip	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC	11/17/2025	11/4/2025	150049-8	Lawn Maintenance & Trash Removal - 125 M	\$680.00	\$0.00		\$680.00
Silagy Contracting, LLC	11/17/2025	11/4/2025	150049-9	Lawn Maintenance & Trash Removal - 144 H	\$240.00	\$0.00		\$240.00
Silagy Contracting, LLC	11/17/2025	11/4/2025	150049-10	Lawn Maintenance & Trash Removal - 53 ML	\$680.00	\$0.00		\$680.00
Silagy Contracting, LLC	11/17/2025	11/4/2025	150049-11	Lawn Maintenance & Trash Removal - Chape	\$200.00	\$0.00		\$200.00
Silagy Contracting, LLC	11/17/2025	11/4/2025	150049-12	Lawn Maintenance & Trash Removal - 574 C	\$200.00	\$0.00		\$200.00
Silagy Contracting, LLC	11/17/2025	11/4/2025	150049-13	Lawn Maintenance & Trash Removal - Green	\$680.00	\$0.00		\$680.00
Totals for Silagy Contracting, LLC: 13 invoice(s) listed.					\$5,370.00	\$0.00		\$5,370.00
Spiro Harrison & Nelson LLC								
Spiro Harrison & Nelson LLC	11/17/2025	10/13/2025	2025-JCRA.010-10	Legal Services - 342 Johnston Ave. Sves Septe	\$1,295.00	\$0.00		\$1,295.00
Spiro Harrison & Nelson LLC	11/17/2025	10/13/2025	2025-JCRA.006-10	Legal Services - 118 - 128 Monitor- Sves Sep	\$910.00	\$0.00		\$910.00
Spiro Harrison & Nelson LLC	11/17/2025	10/13/2025	2025-JCRA.044-10	Legal Services - 420 Pacific- Sves September.	\$230.00	\$0.00		\$230.00
Spiro Harrison & Nelson LLC	11/17/2025	11/4/2025	2025-JCRA.006-11	Legal Services - 118 - 128 Monitor- Sves Oct	\$13,335.00	\$0.00		\$13,335.00
Spiro Harrison & Nelson LLC	11/17/2025	11/4/2025	2025-JCRA.016-11	Legal Services - FDAD Maple - Sves October.	\$280.00	\$0.00		\$280.00
Spiro Harrison & Nelson LLC	11/17/2025	11/4/2025	2025-JCRA.037-11	Legal Services - NYC Urban Renewal Group-S	\$455.00	\$0.00		\$455.00
Totals for Spiro Harrison & Nelson LLC: 6 invoice(s) listed.					\$16,505.00	\$0.00		\$16,505.00
Sylvia Henry								
Sylvia Henry	11/17/2025	9/25/2025	Oct-2025	Employee Reimbursement - Eye Wear	\$200.00	\$0.00		\$200.00
Totals for Sylvia Henry: 1 invoice(s) listed.					\$200.00	\$0.00		\$200.00
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	11/17/2025	10/7/2025	5036152593	Payment for Copier Lease--10/2/2025-11/01/2	\$2,334.25	\$0.00		\$2,334.25
Totals for TOSHIBA FINANCIAL SERVICES: 1 invoice(s) listed.					\$2,334.25	\$0.00		\$2,334.25
Toshiba- GreatAmerica Financial Svcs.								
Toshiba- GreatAmerica Financial Svcs.	11/17/2025	11/1/2025	Nov.2025	Payment for Copier Lease-November 2025	\$545.90	\$0.00		\$545.90
Totals for Toshiba- GreatAmerica Financial Svcs.: 1 invoice(s) listed.					\$545.90	\$0.00		\$545.90
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNTY	11/17/2025	11/1/2025	October 2025	Case/Property Mngtl Services at 665 Ocean A	\$5,871.00	\$0.00		\$5,871.00
Totals for UNITED WAY OF HUDSON COUNTY: 1 invoice(s) listed.					\$5,871.00	\$0.00		\$5,871.00

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
VERIZON								
VERIZON	11/17/2025	10/23/2025	6126827280	Agency Call Phone Bill---Sept 24,2025-Oct 2	\$238.83	\$0.00		\$238.83
				Totals for VERIZON: 1 invoice(s) listed.	\$238.83	\$0.00		\$238.83
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	11/17/2025	10/30/2025	257879576	Office Supplies	\$549.94	\$0.00		\$549.94
				Totals for W. B. MASON CO., INC.: 1 invoice(s) listed.	\$549.94	\$0.00		\$549.94
Wielkotz & Company, LLC.								
Wielkotz & Company, LLC.	11/17/2025	10/29/2025	25-000085-05477	CFO Accounting Services Rendered Novemb	\$8,000.00	\$0.00		\$8,000.00
Wielkotz & Company, LLC.	11/17/2025	11/3/2025	25-000085-05508	CFO Accounting Additional Svc- Pomp -Sv	\$1,250.00	\$0.00		\$1,250.00
Wielkotz & Company, LLC.	11/17/2025	11/3/2025	25-000085-05477	CFO Accounting Services Rendered Novemb	\$8,000.00	\$0.00		\$8,000.00
Wielkotz & Company, LLC.	11/17/2025	11/3/2025	25-000085-05507	CFO Accounting Additional Services Rende	\$7,550.00	\$0.00		\$7,550.00
Wielkotz & Company, LLC.	11/17/2025	11/3/2025	25-000085-05508	CFO Accounting Additional Services- Pomp	\$1,250.00	\$0.00		\$1,250.00
				Totals for Wielkotz & Company, LLC.: 5 invoice(s) listed.	\$26,050.00	\$0.00		\$26,050.00
Yesenia Palacios-Sanchez								
Yesenia Palacios-Sanchez	11/17/2025	11/4/2025	Nov. 2025	Employee Reimbursement- Dental-Self- Nove	\$485.00	\$0.00		\$485.00
Yesenia Palacios-Sanchez	11/17/2025	11/11/2025	2255000	Employee Reimbursement- Dental-Self- Nove	\$2,875.00	\$0.00		\$2,875.00
				Totals for Yesenia Palacios-Sanchez: 2 invoice(s) listed.	\$3,360.00	\$0.00		\$3,360.00
Yvette Sanchez								
Yvette Sanchez	11/17/2025	10/17/2025	OCT-2025	EyeWear Reimbursement-For Lenses	\$179.44	\$0.00		\$179.44
				Totals for Yvette Sanchez: 1 invoice(s) listed.	\$179.44	\$0.00		\$179.44
GRAND TOTALS:					\$434,304.11	\$0.00		\$434,304.11

Jersey City Redevelopment Agency Cash Requirements Report

- Report name: Invoice Due Today
- 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: Next week (11/16/2025 to 11/22/2025)
- Include all Post Statuses
- Include all Invoices
- Include all Vendors
- Include these Banks: Provident Checking
- Include all Invoice Attributes
- Include all Vendor Attributes

Jersey City Redevelopment Agency
Cash Requirements Report
INVESTORS BANK

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CME ASSOCIATES								
CME ASSOCIATES	11/17/2025	10/15/2025	0385691	Site Engineering- Bayfront Redevelopment-Sy	\$6,802.25	\$0.00		\$6,802.25
CME ASSOCIATES	11/17/2025	11/3/2025	0387110	Site Engineering- Bayfront Redevelopment-Sy	\$10,820.00	\$0.00		\$10,820.00
				Totals for CME ASSOCIATES:	\$17,622.25	\$0.00		\$17,622.25
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAUMANN, LLC	11/17/2025	10/9/2025	249635	Legal Services - Bayfront General -September,	\$9,208.41	\$0.00		\$9,208.41
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$9,208.41	\$0.00		\$9,208.41
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	11/17/2025	9/30/2025	33715	Financial Advisory - Bayfront Redevelopment	\$1,312.50	\$0.00		\$1,312.50
				Totals for NW FINANCIAL GROUP, LLC:	\$1,312.50	\$0.00		\$1,312.50
SWA/Balsley Landscape Architects								
SWA/Balsley Landscape Architects	11/17/2025	9/25/2025	1925	Professional Services-Architectural Design&C	\$25,000.00	\$0.00		\$25,000.00
				Totals for SWA/Balsley Landscape Architects:	\$25,000.00	\$0.00		\$25,000.00
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JER	11/17/2025	10/19/2025	251695300	Site Remediation - Permit Fee- Kellogg Street	\$550.00	\$0.00		\$550.00
TREASURER - STATE OF NEW JER	11/17/2025	10/12/2025	251664100	Site Remediation - Permit Fee- 555 RT 440	\$550.00	\$0.00		\$550.00
				Totals for TREASURER - STATE OF NEW JERSEY:	\$1,100.00	\$0.00		\$1,100.00
Wielkoiz & Company, LLC.								
Wielkoiz & Company, LLC.	11/17/2025	11/3/2025	25-00085-05509	CFO Accounting Additional Services- Bayf	\$1,250.00	\$0.00		\$1,250.00
				Totals for Wielkoiz & Company, LLC.:	\$1,250.00	\$0.00		\$1,250.00
GRAND TOTALS:					\$55,493.16	\$0.00		\$55,493.16

Jersey City Redevelopment Agency

Cash Requirements Report

INVESTORS BANK

Report name: Invoice Due Today-INVESTORS
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: Next week (11/16/2025 to 11/22/2025)
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
New Jersey Dept. of Environmental Protection								
New Jersey Dept. of Environmental Protection	11/17/2025	10/27/2025	OCT 2025	Application Fee-Mill Creek HDSRF	\$500.00	\$0.00		\$500.00
				Totals for New Jersey Dept. of Environmental Protection:	\$500.00	\$0.00		\$500.00
				1 invoice(s) listed.				
				GRAND TOTALS:	\$500.00	\$0.00		\$500.00

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today
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: This week (11/16/2025 to 11/22/2025)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Provident Checking
Include all Invoice Attributes
Include all Vendor Attributes

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT NO. 25-11-RN28 TO ECONOMIC PROJECT SOLUTIONS, INC. TO PROVIDE SPECIALIZED OWNER'S REPRESENTATIVE SERVICES TO THE AGENCY FOR THE HUDSON & MANHATTAN RAILROAD POWERHOUSE ON THE PROPERTY IDENTIFIED AS BLOCK 11609, LOTS 1 AND 2, COMMONLY KNOWN BY THE STREET ADDRESS 350 WASHINGTON STREET, WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") was established by the City of Jersey City (the "**City**") and has responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as may be amended and/or supplemented from time to time, the "**Redevelopment Law**"); and

WHEREAS, pursuant to the Redevelopment Law, the City has established an area in need of redevelopment known as the Powerhouse Arts District Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area entitled the "Powerhouse Arts District Redevelopment Plan" (as amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, the Redevelopment Plan provides for specific development standards that apply to the property identified as Block 11609, Lots 1 and 2, and commonly known by the street address 350 Washington Street, also referred to as the Hudson & Manhattan Railroad Powerhouse (the "**Powerhouse**"); and

WHEREAS, the Powerhouse is considered of historical significance and is listed on both the National and New Jersey State Historical Registers; and

WHEREAS, the Agency requires the services of a project management specialist experienced in the management and completion of high profile projects that implicate historically significant assets to assist in the oversight of the Powerhouse's current operation and to initiate planning for its future development (the "**Services**"); and

WHEREAS, pursuant to *N.J.S.A. 40A:11-2(7)* and *N.J.S.A. 40A:11-5(1)(a)(ii)* of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "**LPCL**") and *N.J.A.C. 5:34-2.1 et seq.*, contracts for which the subject matter consists of extraordinary unspecifiable services ("**EUS**") may be awarded without competitive bidding; and

WHEREAS, since July 2023, Economic Project Solutions, Inc. ("**EPS**") has been performing similar owner's representative services for the Agency in connection with other culturally and historically significant projects in different locations, and is known to the Agency as having the unique and specialized skills required by the Agency for the development of the Powerhouse; and

WHEREAS, November 6, 2025, EPS submitted a detailed proposal to the Agency to perform specialized services, including professional owner's representative services relating to the Powerhouse (the "**Services**"), a copy of which is on file with the Agency (the "**Proposal**"); and

WHEREAS, the principal-in-charge of EPS, Kimberley Gillespie, has a background in engineering and construction monitoring as well as twenty-three (23) years of experience advising owners and monitoring construction projects for various entities, including public entities, and possesses the experience and specialized knowledge necessary to perform and complete the Services set forth in the Proposal; and

WHEREAS, Diana H. Jeffrey, Esq., Executive Director of the Agency, has provided a Certification for an Extraordinary Unspecifiable Service, attached as **Exhibit A**; and

WHEREAS, the Agency desires to enter into Contract No. 25-01-RN28 with EPS (the "**Contract**") to perform the Services as outlined in the Proposal, for a total amount not to exceed Fifty Eight Thousand Seven Hundred Forty One Dollars (\$58,741.00) for a term of twelve (12) months, with such fee to be paid in accordance with the rates set forth in the Proposal; and

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

WHEREAS, EPS has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the City in the previous year, and acknowledging that the Contract will prohibit EPS from making any reportable contributions through the term of the Contract; and

WHEREAS, notice of the award of the Contract shall be published in a newspaper of general circulation in accordance with law.

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

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

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with EPS to perform the Services for a term of twelve (12) months after the effective date of the agreement, payable at the rates set forth in the Proposal for a total amount not to exceed Fifty Eight Thousand Seven Hundred Forty One Dollars (\$58,741.00), subject to the terms and conditions set forth in the Agency's form agreement, together with any such additions, deletions, and modifications as may be necessary and/or desirable in consultation with Counsel.

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

Section 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 November 17, 2025.


Diana H. Jeffrey, Secretary

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

EXHIBIT A

CERTIFICATION FOR AN EXTRAORDINARY
UNSPECIFIABLE SERVICE

**CERTIFICATION FOR AN EXTRAORDINARY
UNSPECIFIABLE SERVICE**

TO: Board of Commissioners of the Jersey City Redevelopment Agency (the “**Agency**”)

FROM: Diana H. Jeffrey, Executive Director

DATE: November 17, 2025

SUBJECT: Extraordinary Unspecifiable Services for Specialized Project Management Advisory Services to be provided by Economic Project Solutions, Inc. (“**EPS**”) in connection with planning for the redevelopment of the Powerhouse (defined below) located at the property identified as Block 11609, Lots 1 and 2, Commonly Known as the Hudson & Manhattan Railroad Powerhouse and known by the Street Address 50 Washington Street (the “**Powerhouse**”)

This is to request your approval of a resolution authorizing a contract to be executed as follows:

Firm: Economic Project Solutions, Inc.

Cost: An amount not to exceed Fifty-Eight Thousand Seven Hundred Forty-One Dollars (\$58,741.00) to be paid in accordance with the rates set forth in EPS’s proposal dated November 6, 2025.

Duration: Not to exceed twelve (12) months.

Purpose: Specialized project management services including the oversight of the Powerhouse’s current use and the initiation of planning for its future redevelopment.

1. **Provide a clear description of the nature of the work to be done.**

EPS shall provide project management services to prepare for the eventual sale and redevelopment of the Powerhouse which include, but are not limited to, verifying that all work required by a certain lease agreement with PATH for the use of the Powerhouse have been completed, advising of any work and structural work required prior to sale, assistance with and creation of bidding documents for the sale and redevelopment of the Powerhouse that reflect its historical significance, and review of plans and planning documents to ensure compliance with the goals of Jersey City (the “**City**”), the City’s Powerhouse Arts District Redevelopment Plan, and National and State historic requirements.

2. Describe in detail why the contract meets the provisions of the statute and rules.

The Powerhouse is an over one-hundred-year-old structure that is listed on both the National and New Jersey State Historic Registers and is a critical resource and signature landmark in the City's Powerhouse Arts District Redevelopment Area. The redevelopment of the Powerhouse requires experience with planning activity that will implicate important historic structures to enable the creation of an historically sensitive and appropriate renovation of both the interior and the exterior of the Powerhouse. EPS will be instrumental in advising the Agency regarding its efforts in maintaining the Powerhouse's historic features through redevelopment, while also ensuring that building redevelopment plans are in alignment with current building code and safety standards to allow for occupancy, improvement and modernization of the building. In addition, EPS will be able to provide budget monitoring services that will ensure the project stays on budget. EPS has specialized and unique experience working with public entities, including working with the Agency on other projects within the City. Further, EPS has experience working on historic projects, which is essential in the perseveration and redevelopment of the Powerhouse.

3. The service(s) is of such a specialized and qualitative nature that the performance of the service(s) cannot be reasonably described by written specifications because:

The performance of the services EPS will provide cannot reasonably be described by written specification because the Agency needs a contractor with extensive experience and specialized skills including, but not limited to, construction advisement, budget review and monitoring, and restoration of historic properties. EPS's technical skills combined with its experience with renovation of historic properties uniquely qualifies EPS for the specialized work that the Agency needs for this unique and special redevelopment project.

4. Describe the informal solicitation of quotations:

EPS is a woman-owned firm that furthers the goals of the Agency to support woman owned business. In addition, EPS's understanding of City and Agency priorities, its experience in redeveloping historically significant properties, and its understanding of budgeting and financing and other components of this project in New Jersey make the award of this contract critical to obtaining strategic and experienced guidance and avoiding the costs of onboarding another firm that lacks such experience. As a result, solicitation of other consultants would not benefit the Agency or the project.

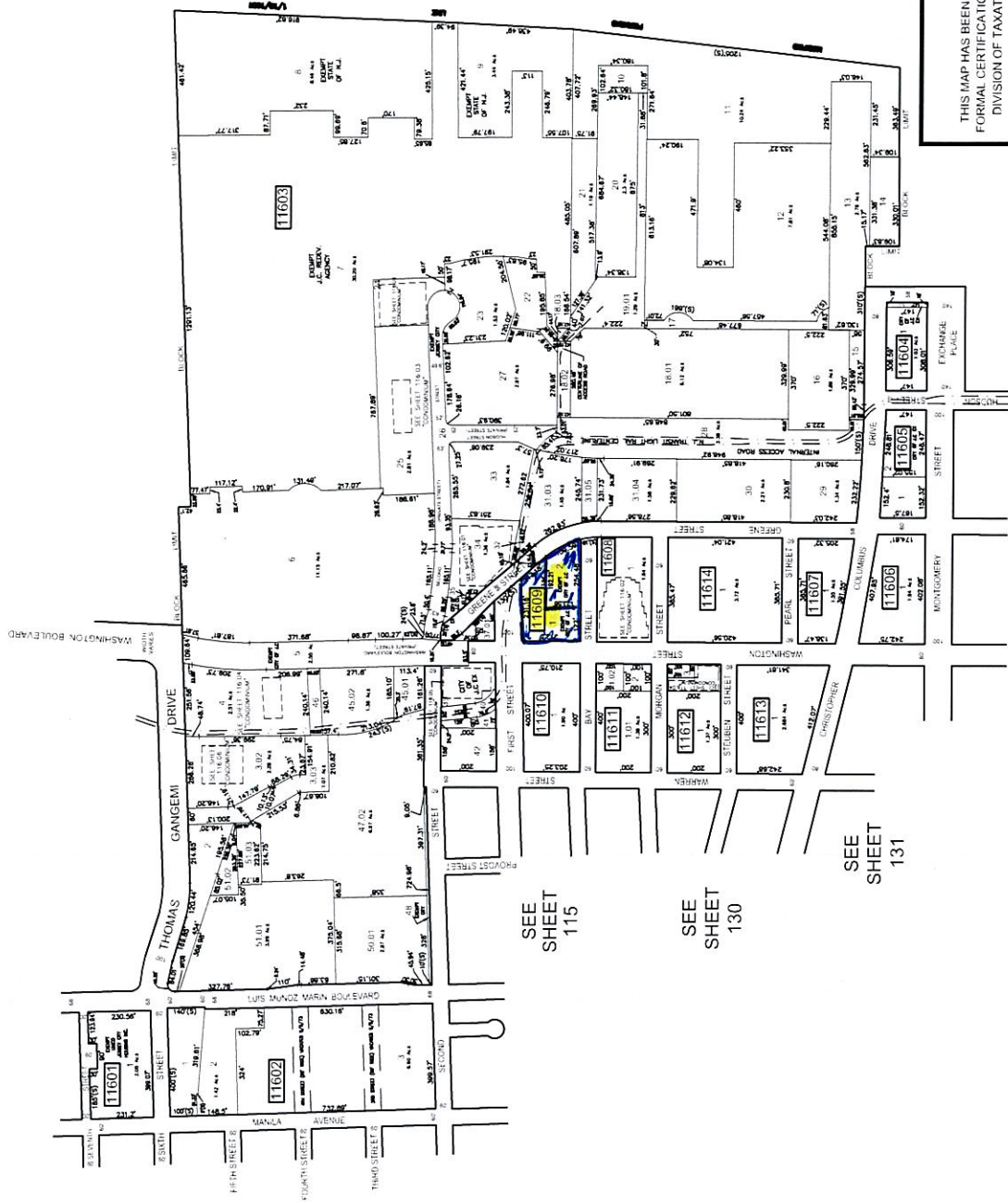
5. **I have reviewed the rules of the Division of Local Government Services pursuant to N.J.A.C. 5:34-2.1 et seq. and certify that the proposed contract may be considered an extraordinary unspecifiable service in accordance with the requirements thereof.**

Respectfully Submitted,

Diana H. Jeffrey
Executive Director

(Original to be retained by the Board's Clerk with the affirmed copy of the resolution; signed duplicate to be kept by appropriate official.)

REVISIONS				
DATE	BY	LIC NO	BLOCK	LOI
10/2010	CHARLES A. ARINSON	33994	11603	45
08/2010	CHARLES A. ARINSON	33994	11603	31.01-31.03
04/2010	JO CLAY	14442	11603	37-39
05/2013	FRANK J. MUIR	43172	11604	19.01-19.01
10/2013	FRANK J. MUIR	43172	11604	31.04-31.05



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

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"=200' AUGUST 2006

RICHARD A. MORALLE, P.E., P.L.S.
SCALE 1" = 200' AUGUST 1, 2006
T & M ASSOCIATES
11 TRIDALE ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

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 145

SEE SHEET 143

JRH - COA124GA27973300