

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
August 18, 2026

1. Meeting to Order.
 2. Quorum.
 3. Chairwoman Ridley- Pledge of Allegiance.
 4. Acting Executive Director - In accordance with the "Open Public Meetings Act," notice of today's meeting was published as required by law. Notice of this meeting was published on the homepage of the Agency's official website which is accessible to the public free of charge. The notice was also posted at the Agency's offices at 4 Jackson Square and sent to the City Clerk for the public's review and information.
 5. PRESENTATIONS-
 6. Chairwoman Ridley STATUS OF PROJECTS
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| Item #1 | Approval to enter Open Public Comment Session |
| Item #2 | Approval to enter Executive Session |
| Item #3 | Approval of the Minutes of the Regular Meeting of June 16, 2026 |
| Item #4 | Approval of the Minutes of the Executive Session dated June 16, 2026 |
| Item #5 | Approval of the Minutes of the Special Meeting of July 27, 2026 |
| Item #6 | Approval of the Minutes of the Executive Session dated July 27, 2026 |
| Item #7 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AWARD OF CONTRACT TO NW FINANCIAL GROUP, LLC TO PERFORM PUBLIC BOND FINANCIAL ADVISORY SERVICES WITHIN ALL REDEVELOPMENT AREAS |
| Item #8 | RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE USE OF COMPETITIVE CONTRACTING FOR THE PROCUREMENT OF ECONOMIC ADVISORY SERVICES FOR AN ANTI-DISPLACEMENT STUDY WITHIN ALL REDEVELOPMENT AREAS |

- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE USE OF COMPETITIVE CONTRACTING FOR THE PROCUREMENT OF CONSTRUCTION ADVISORY SERVICES WITHIN ALL REDEVELOPMENT AREAS
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 26-08-VB6 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC., TO PROVIDE ENVIRONMENTAL SERVICES AT THE MILL CREEK SITE LOCATED ON JERSEY AVENUE AT BLOCK 15801, LOTS 77.01, 77.02, 77.03, 77.04, 73.01, AND 73.02 WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 1 TO PROFESSIONAL SERVICES CONTRACT NO. 25-10-VB11 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. TO PROVIDE ENVIRONMENTAL SERVICES OVERSEEN BY A LICENSED SITE REMEDIATION PROFESSIONAL AT THE MILL CREEK SITE LOCATED ON JERSEY AVENUE AT BLOCK 15801, LOTS 73.01, 73.02, 77.01, 77.02, 77.03, AND 77.04, WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING LEASE RENEWALS WITH TENANTS AT THE VETERANS RESIDENTIAL HOUSING DEVELOPMENT IN HONOR OF JAIME VAZQUEZ AT THE PROPERTY IDENTIFIED AS BLOCK 22602, LOT 6, COMMONLY KNOWN AS 665 OCEAN AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 26-08-RN15 WITH LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC FOR LICENSED SITE REMEDIATION PROFESSIONAL SERVICES FOR THE PROPERTIES IDENTIFIED AS BLOCK 6004, LOT 1.03, COMMONLY KNOWN BY THE STREET ADDRESS 289 COLES STREET, AND BLOCK 6005, LOT 13.04, COMMONLY KNOWN BY THE STREET ADDRESS 305 COLES STREET, A/K/A THE COLES STREET PARK, WITHIN THE JERSEY AVENUE PARK REDEVELOPMENT PLAN AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH LOTT STREET ASSEMBLAGE, LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 8001, LOTS 16, 17, 18, 19, 20, 21, 22 AND 23, AND COMMONLY KNOWN BY THE STREET ADDRESSES 8-16 LOTT STREET AND 625-629 NEWARK AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIFTH AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH HOMESTEAD ASSEMBLAGE LLC WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 547-555 SUMMIT LLC FOR THE PROPERTIES IDENTIFIED AS BLOCK 7904, LOTS 5, 6, 7, 8, 9, 10, 11, AND 12, COMMONLY KNOWN AS 555 SUMMIT AVENUE AND 547 SUMMIT AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 29 VAN REIPEN LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 7904, LOT 1.03, COMMONLY KNOWN BY THE STREET ADDRESS 25 VAN REIPEN AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 612 PAVONIA OWNER LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 7904, LOT 14.02 (FORMERLY PART OF LOTS 14 AND 16), COMMONLY KNOWN BY THE STREET ADDRESS 8 HOMESTEAD PLACE (FORMERLY 608 PAVONIA AVENUE AND 612 PAVONIA AVENUE), WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 26-08-VB7 WITH SWA GROUP FOR LANDSCAPE ARCHITECTURAL SERVICES FOR PROPERTY LOCATED AT BLOCK 8002, LOT 1, COMMONLY KNOWN BY THE STREET ADDRESS 595 NEWARK AVENUE IN CONNECTION WITH THE DEVELOPMENT OF THE COURTHOUSE PARK WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA
- Item #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY TERMINATING THE REDEVELOPMENT AGREEMENT WITH GND BUILDERS, LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 15602, LOTS 20 AND 19, AND COMMONLY KNOWN BY THE STREET ADDRESS 429-431 PACIFIC AVENUE, WITHIN THE LAFAYETTE PARK REDEVELOPMENT AREA
- Item #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 26-08-RN13 WITH SUBURBAN CONSULTING ENGINEERS, INC. FOR SURVEYING SERVICES FOR THE PROPERTIES IDENTIFIED AS BLOCK 27804, LOT 13 AND BLOCK 28401, LOT 40 AND COMMONLY KNOWN AS THE COUNTRY VILLAGE SEGMENT (SEGMENT 3) OF THE MORRIS CANAL GREENWAY IN THE CITY OF JERSEY CITY

- Item #22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 26-08-RN14 WITH T&M ASSOCIATES FOR PROFESSIONAL ENVIRONMENTAL ENGINEERING SERVICES FOR THE PROPERTIES IDENTIFIED AS BLOCK 27804, LOT 13 AND BLOCK 28401, LOT 40 AND COMMONLY KNOWN AS THE COUNTRY VILLAGE SEGMENT (SEGMENT 3) OF THE MORRIS CANAL GREENWAY IN THE CITY OF JERSEY CITY
- Item #23 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 26-08-RN12 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR ENVIRONMENTAL SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 20001, LOTS 18, 19, 20, 21 AND 22, AND COMMONLY KNOWN BY THE STREET ADDRESS 408-420 COMMUNIPAW AVENUE, WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #24 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH RAMNARAYANA PROPERTIES, LLC WITH RESPECT TO CERTAIN PROPERTIES LOCATED AT BLOCK 17505, LOTS 10 AND 11 COMMONLY KNOWN AS 307 PINE STREET AND 326-328 JOHNSTON AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #25 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING THE ANNUAL REPORT OF AUDIT FOR 2024
- Item #26 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE 2026 ANNUAL BUDGET AND CAPITAL BUDGET FOR THE FISCAL YEAR JANUARY 1, 2026 TO DECEMBER 31, 2026
- Item #27 Approval of Accounts Payable List as of August 18, 2026

NEXT REGULAR MEETING: TUESDAY, SEPTEMBER 15, 2026