

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING GOING INTO PUBLIC COMMENTS SESSION**

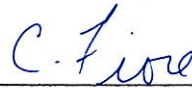
WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency recognizes the importance of transparency and public participation in its proceedings; and

WHEREAS, the Board wishes to provide an opportunity for members of the public to comment on matters relevant to the Agency's activities and agenda items; and

WHEREAS, the Public Comment Session is a designated time during the meeting to hear from the public in accordance with applicable laws and the Agency's procedures;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Board hereby opens the floor for the Public Comment

Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on August 18, 2026.



Christopher Fiore,

Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING GOING INTO EXECUTIVE SESSION TO
DISCUSS CERTAIN MATTERS**

WHEREAS, there are certain matters that need to be discussed by the Board of Commissioners of the Jersey City Redevelopment Agency in Executive Session; and

WHEREAS, the matters to be discussed are: litigation, contract negotiations and personnel matters; and

WHEREAS, the results will be disclosed to the public upon settlement of any litigation matters which were discussed.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency approving the Commissioners go into Executive Session to discuss certain matters including pending or potential litigation as well as personnel matters.

Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on August 18, 2026.



Christopher Fiore,

Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

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

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

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

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 August 18, 2026.

C. Fiore

Christopher Fiore,

Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

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

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

WHEREAS, the following issues were discussed:

1) litigation

2) contract negotiations

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

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 August 18, 2026.

C. Fiore

Christopher Fiore,

Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE SPEICAL MINUTES OF THE PUBLIC
MEETING OF JULY 27, 2026**

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

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

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 August 18, 2026.

C. Fiore

Christopher Fiore,

Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE SESSION OF
THE SPECIAL PUBLIC MEETING OF JULY 27, 2026**

WHEREAS, the Board of Commissioners approved going into closed session at their meeting of July 27, 2026; and

WHEREAS, the following issues were discussed:

1) litigation

2) contract negotiations

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

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 August 18, 2026.

C. Fiore

Christopher Fiore,

Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING AN AWARD OF CONTRACT TO NW
FINANCIAL GROUP, LLC TO PERFORM PUBLIC BOND
FINANCIAL ADVISORY SERVICES WITHIN ALL
REDEVELOPMENT AREAS**

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

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) was established as an instrumentality of the City of Jersey City (the “**City**”) pursuant to the provisions of the Redevelopment Law, and has 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 requires the services of firms to provide public bond financial advisory services including, but not limited to, reviewing, evaluating, and assisting in the development and implementation of annual and long-term financing plans, advising and assisting the Agency in the preparation of applications and presentations to credit rating agencies and bond insurers and to the Local Finance Board, advising with regard to the issuance of debt, and serving as the Agency’s Independent Registered Municipal Advisor (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, on June 16, 2026, by Resolution No. 26-06-6, the Agency authorized the use of competitive contracting to engage a firm to perform the Services; and

WHEREAS, on June 18, 2026, the Agency issued a Request for Proposals for Financial Advisor Services (the “**RFP**”); and

WHEREAS, the Agency received five proposals in response to the RFP; 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 NW Financial Group, LLC based on consideration of the factors set forth in the RFP; and

WHEREAS, the Agency desires to enter into Contract No. 26-08-JL1 with NW Financial Group, LLC (the “**Contract**”), a copy of which is on file with the Agency, to perform the Services for an initial term of one (1) year (the “**Initial Term**”), which may be extended at the Agency’s option for up to four (4) 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 NW Financial Group, LLC in response to the RFP (the “**Proposal**”); and

WHEREAS, the Contract amount shall not exceed \$100,000 per year for the Initial Term at the rates set forth in the Proposal; 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 NW Financial Group, LLC to perform the Services.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary are hereby authorized to execute and deliver the Contract for the Services for the Initial Term, with the option to extend for up to four (4) additional periods of one (1) year each. The Contract shall be payable at the rates set forth in the Proposal in response to the RFP for an amount not to exceed \$100,000 for the Initial Term, 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 4. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents and take any and all actions necessary to effectuate this Resolution, in consultation with Counsel.

Section 5. Notice of the award of the Contract shall be published in accordance with the LPCL.

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 August 18, 2026.

C. Fiore

Christopher Fiore
Acting Executive Director and
Secretary

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

*Resolutions require 4 affirmative votes to pass

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE USE OF COMPETITIVE CONTRACTING FOR THE
PROCUREMENT OF ECONOMIC ADVISORY SERVICES FOR
AN ANTI-DISPLACEMENT STUDY WITHIN ALL
REDEVELOPMENT AREAS**

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

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency desires to procure the services of a qualified consultant to provide economic advisory services for an anti-displacement study and evaluate inclusionary zoning and financial incentives on an area-by-area basis throughout the City to maximize the construction of new affordable housing units (the “**Services**”); and

WHEREAS, the Agency is authorized pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), specifically *N.J.S.A. 40A:11-4.1(b)(2)*, to utilize the competitive contracting provisions of the LPCL in lieu of public bidding for the procurement of the Services for a term not to exceed five (5) years; and

WHEREAS, *N.J.S.A. 40A:11-4.3(a)* of the LPCL requires the adoption of a resolution authorizing the use of competitive contracting to procure the Services; and

WHEREAS, competitive contracting will allow the Agency to evaluate proposals based on a weighted criteria including technical expertise, management approach, and cost factors, to ensure that the most qualified and cost effective services are obtained,

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

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

Section 2. Pursuant to the LPCL, the use of the competitive contracting process is hereby authorized for procuring the Services.

Section 3. The Agency's Acting Executive Director is hereby authorized and directed to proceed with the solicitation and evaluation of proposals for the Services in accordance with the LPCL.

Section 4. The Chair, Vice-Chair, Acting Executive Director and/or Secretary of the Agency is hereby authorized to execute any documents or undertake any actions necessary to effectuate this resolution, in consultation with Counsel to the Agency.

Section 5. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on August 18, 2026.

C. Fiore
Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE USE OF COMPETITIVE CONTRACTING FOR THE
PROCUREMENT OF CONSTRUCTION ADVISORY SERVICES
WITHIN ALL REDEVELOPMENT AREAS**

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

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency desires to procure the services of a qualified consultant to provide the Agency with construction advisory and project support services for various redevelopment projects and other redevelopment activities in all redevelopment areas in the City (the “**Services**”); and

WHEREAS, the Agency is authorized pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), specifically *N.J.S.A. 40A:11-4.1(b)(2)*, to utilize the competitive contracting provisions of the LPCL in lieu of public bidding for the procurement of the Services for a term not to exceed five (5) years; and

WHEREAS, *N.J.S.A. 40A:11-4.3(a)* of the LPCL requires the adoption of a resolution authorizing the use of competitive contracting to procure the Services; and

WHEREAS, competitive contracting will allow the Agency to evaluate proposals based on a weighted criteria including technical expertise, management approach, and cost factors, to ensure that the most qualified and cost effective services are obtained,

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

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

Section 2. Pursuant to the LPCL, the use of the competitive contracting process is hereby authorized for procuring the Services.

Section 3. The Agency's Acting Executive Director is hereby authorized and directed to proceed with the solicitation and evaluation of proposals for the Services in accordance with the LPCL.

Section 4. The Chair, Vice-Chair, Acting Executive Director and/or Secretary of the Agency is hereby authorized to execute any documents or undertake any actions necessary to effectuate this resolution, in consultation with Counsel to the Agency.

Section 5. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on August 18, 2026.

C. Fiore

Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY 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

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

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

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

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

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

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

WHEREAS, on July 9, 2026, BRS submitted a proposal to the Agency, including a fee schedule with rates set forth therein to provide the Services (the “**Proposal**”); and

WHEREAS, the Agency desires to enter into Professional Services Contract No. 26-08-VB6 with BRS (the “**Contract**”), a copy of which is on file with the Agency, to perform the Services as outlined in the Proposal, for a term of twelve (12) months and for a total amount not to exceed One Hundred Three Thousand Seven Hundred Eight Dollars (\$103,708.00), payable in accordance with the rates set forth in the Proposal; and

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

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

WHEREAS, the Services are considered professional services within the definition contained in *N.J.S.A. 40A:11-2(6)* of the LPCL; and

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

WHEREAS, notice of the award of the Contract shall be published in the legal notices section on the Agency’s official internet website in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)* of the LPCL and P.L. 2025, c72,

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

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

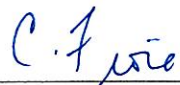
Section 2. The Chair, Vice-Chair, Acting Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with BRS, to perform and complete the Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier, payable at the rates set forth in the Proposal for a total amount not to exceed One Hundred Three Thousand Seven Hundred Eight Dollars (\$103,708.00), and subject to the terms and conditions set forth in the Agency’s form agreement, together with any such additions, deletions, and/or modifications as may be necessary and/or desirable, in consultation with Counsel.

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

Section 4. The Agency shall publish notice of the award of the Contract in accordance with the LPCL.

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on August 18, 2026.



Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

REVISIONS			
DATE	BY	REVISION	LOT
05/20/24	BRUCE E. WOFF	158.05	158.05

158.05

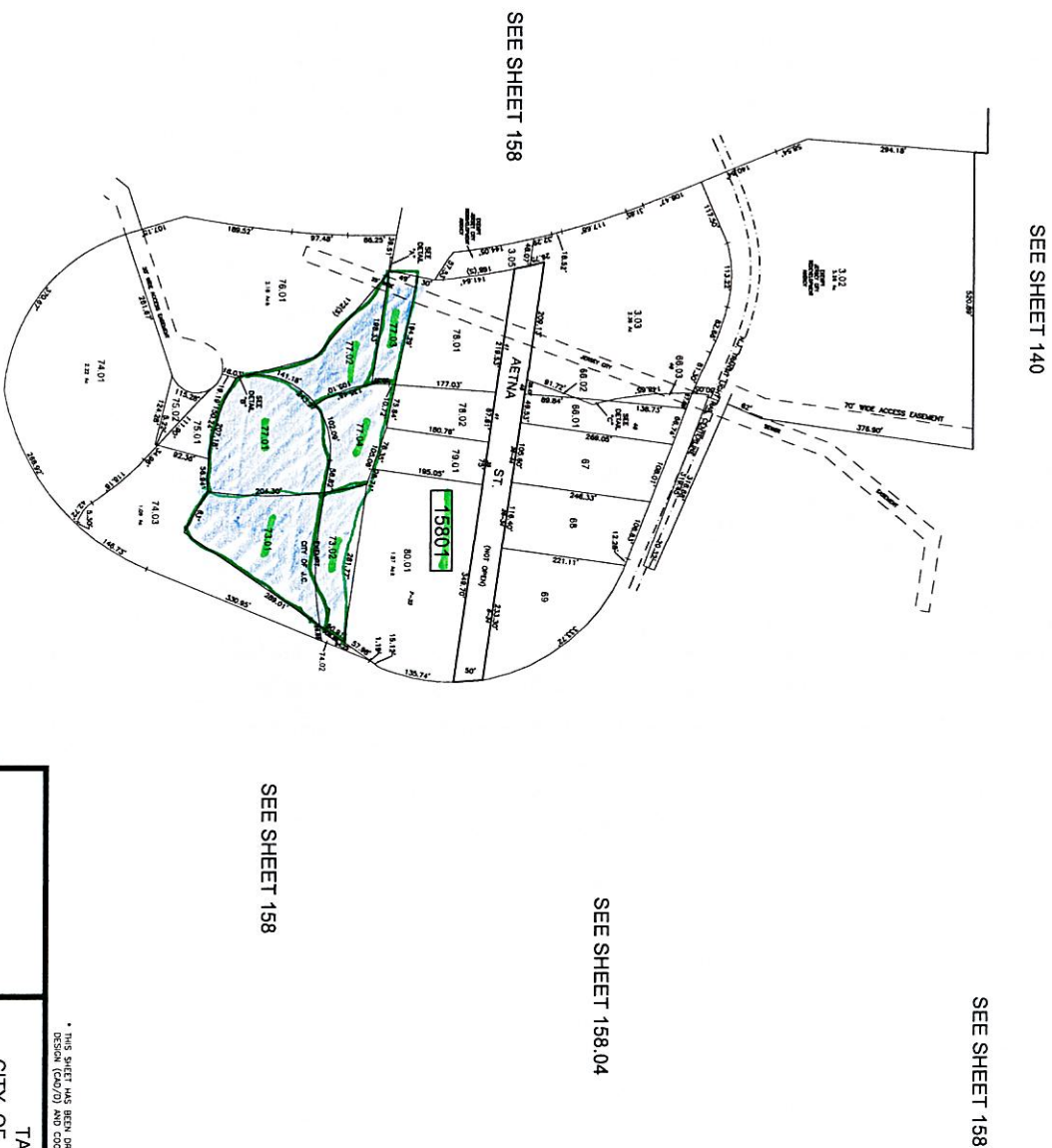
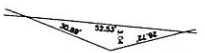
DETAIL "A"
SCALE: 1" = 20'



DETAIL "B"
SCALE: 1" = 20'



DETAIL "C"
SCALE: 1" = 20'



TAX MAP
 CITY OF JERSEY CITY
 ED CLAY
 PREPARED BY: ED CLAY
 DATE: 05/20/24
 PROJECT: 158.05

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

158.05

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 1 TO PROFESSIONAL SERVICES CONTRACT NO. 25-10-VB11 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. TO PROVIDE ENVIRONMENTAL SERVICES OVERSEEN BY A LICENSED SITE REMEDIATION PROFESSIONAL AT THE MILL CREEK SITE LOCATED ON JERSEY AVENUE AT BLOCK 15801, LOTS 73.01, 73.02, 77.01, 77.02, 77.03, AND 77.04, WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

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

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, notice of the award of Change Order No. 1 shall be published in the legal notices section on the Agency’s official internet website in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)* of the LPCL and P.L. 2025, c72,

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

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

Section 2. Change Order No. 1 authorizing Dresdner to continue to perform the LSRP Services for the Additional Term, for an additional amount not to exceed Seventy-Seven Thousand Three Hundred Dollars (\$77,300.00), and for a total Contract amount of Two Hundred Forty-Five Thousand Three Hundred Dollars (\$245,300.00), payable at the

rates set forth in the Proposal in accordance with the cost breakdown set forth in the Supplemental Proposal is hereby approved.

Section 3. The Chair, Vice-Chair, Acting Executive Director and/or the Secretary of the Agency are each hereby authorized to execute Change Order No. 1, and any and all other documents necessary to effectuate this resolution, together with such additions, deletions and/or modifications as deemed necessary or desirable in consultation with Counsel.

Section 4. The Agency shall publish notice of the award of Change Order No. 1 in accordance with the LPCL.

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on August 18, 2026.

C. Fiore

Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

DATE	BY	REVISIONS	PROJECT	LOT
05/20/24	ESCK E. WUFF	158.05	158.05	158.05

DETAIL "A"
SCALE: 1" = 20'

DETAIL "B"
SCALE: 1" = 20'

DETAIL "C"
SCALE: 1" = 20'



158.05

TAX MAP

CITY OF JERSEY CITY

ED CLAY

PROFESSIONAL LAND SURVEYOR

NO. 158.05

DATE: 05/20/24

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

158.05

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING LEASE RENEWALS WITH TENANTS AT THE VETERANS RESIDENTIAL HOUSING DEVELOPMENT IN HONOR OF JAIME VAZQUEZ AT THE PROPERTY IDENTIFIED AS BLOCK 22602, LOT 6, COMMONLY KNOWN AS 665 OCEAN AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

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

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

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

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

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

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

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

Tenant Name	Monthly Lease Amount	Lease Term
Willie Williams	\$1,405	August 1, 2026-July 31, 2027
Edwin Vazquez	\$1,405	August 1, 2026-July 31, 2027
Gary Pavlak	\$1,405	August 1, 2026-July 31, 2027
Daniel Chillers	\$1,405	August 1, 2026-July 31, 2027

Irving Peoples	\$1,405	August 1, 2026-July 31, 2027
Carlos Ramos	\$1,405	August 1, 2026-July 31, 2027

WHEREAS, the Agency wishes to authorize the Leases,

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

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

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

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

Section 4. This resolution shall take effect immediately.

Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on August 18, 2026.


 Christopher Fiore
 Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY 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

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

WHEREAS, the City is the owner of certain property 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, also known as the Coles Street Park (the “**Park**”), located within the Redevelopment Area and is governed by the Redevelopment Plan; and

WHEREAS, the Park was designed, financed, and constructed by a redeveloper and its affiliates as required by the Redevelopment Plan and a redevelopment agreement with the Agency; and

WHEREAS, the redeveloper and its affiliates were also required to perform environmental investigation and remediation activities of certain contaminated historic fill present at the Park, pursuant to New Jersey Department of Environmental Protection (“**NJDEP**”) Program Interest No. 943461 (the “**Park Remediation**”), which efforts were intended to culminate in a final remediation approval (a “**Response Action Outcome**” or “**RAO**”) issued by a New Jersey Licensed Site Remediation Professional (“**LSRP**”); and

WHEREAS, the Park surface features and improvements were intended to serve as an engineering control (“**Cap**”) as part of Park Remediation; and

WHEREAS, the redeveloper's LSRP has not issued a RAO for the Park and is no longer being compensated by redeveloper or its affiliates; and

WHEREAS, the Agency became aware that a destabilization event has occurred with respect to the Cap; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency requires LSRP services related to the anticipated demolition, removal and replacement of the Cap, completion of the Park Remediation, and issuance of a RAO, including, but not limited to, demolition oversight, materials management, air monitoring, and the preparation and filing of administrative documents and reports with the NJDEP (the "**Services**"); and

WHEREAS, on October 21, 2025, by Resolution 25-10-6, the Agency qualified and approved Langan Engineering and Environmental Services, LLC, ("**Langan**") to perform certain professional services for the Agency on an as-needed basis subject to subsequent authorization by the Agency's Board of Commissioners to enter into a professional services agreement with the Agency; and

WHEREAS, on July 10, 2026, Langan submitted a detailed proposal to the Agency (the "**Proposal**") to provide the Services as outlined in the Proposal for an amount not to exceed Seventy-One Thousand Dollars (\$71,000.00), to be paid in accordance with the hourly rates set forth in the Proposal; and

WHEREAS, the Agency is authorized pursuant to *N.J.S.A.* 40A:11-5(1)(a)(i) of the Local Public Contracts Law, *N.J.S.A.* 40A:11-1 *et seq.* (the "**LPCL**") to enter into contracts as deemed necessary for the efficient operation of the Agency; and

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

WHEREAS, the Agency desires to enter into a Professional Services Contract No. 26-08-RN15 with Langan (the "**Contract**"), a copy of which is on file with the Agency, to provide the Services as outlined in the Proposal for an amount not to exceed Seventy-One Thousand Dollars (\$71,000.00), for a term of twelve (12) months, to be paid in accordance with the hourly rates set forth in the Proposal; and

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

WHEREAS, Langan 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 Langan from making any reportable contributions through the term of the Contract; and

WHEREAS, the Services are considered professional services within the definition contained in *N.J.S.A.* 40A:11-2(6), and are exempt from public bidding in accordance with *N.J.S.A.* 40A:11-5(1)(a)(i); and

WHEREAS, notice of the award of the Contract shall be published in the legal notices section of the Agency's internet website in accordance with *N.J.S.A.* 40A:11-5(1)(a)(i) of the LPCL and P.L. 2025, c. 72,

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

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

Section 2. The Chair, Vice-Chair, Acting Executive Director and/or Secretary are each hereby authorized to enter into and deliver the Contract with Langan, to perform and complete the Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier, for a total amount not to exceed Seventy-One Thousand Dollars (\$71,000.00), payable at the rates set forth in the Proposal, subject to the terms and conditions set forth in the Agency's form agreement, together with any such additions, deletions, and modifications as may be necessary and/or desirable in consultation with Counsel.

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

Section 4. The Agency shall publish notice of the award of the Contract in accordance with the LPCL.

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 18, 2026.

C. Fiore

Christopher Fiore,
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

SEE SHEET 50

SEE SHEET 52

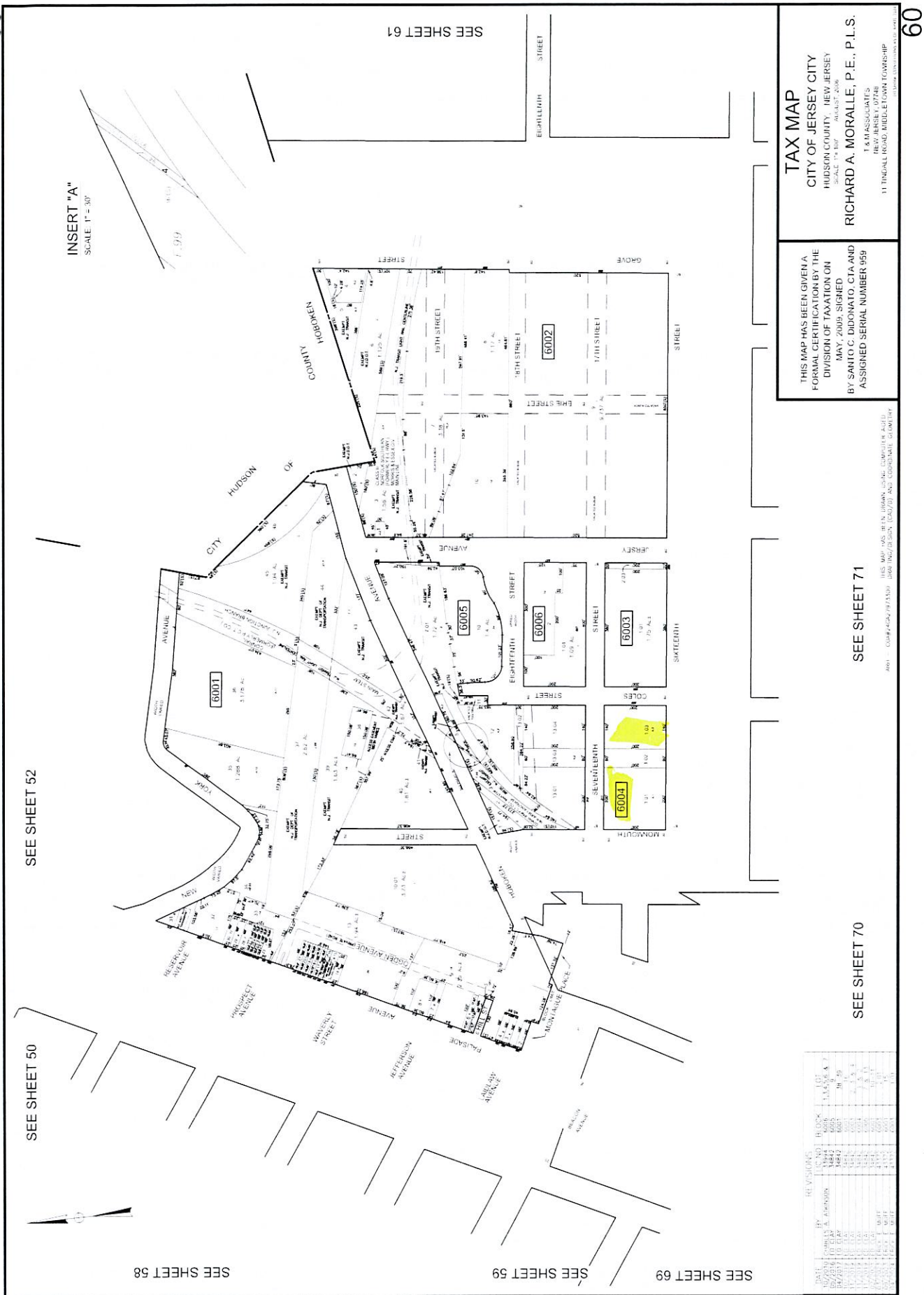
INSERT "A"
SCALE 1" = 30'

SEE SHEET 58

SEE SHEET 59

SEE SHEET 69

SEE SHEET 61



TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1" = 30' JULY 2006

RICHARD A. MORALLE, P.E., P.L.S.

TAM ASSOCIATES
NEW JERSEY 07748
11 TINGALL ROAD, MIDDLE TOWN TOWNSHIP

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

SEE SHEET 71

SEE SHEET 70

DATE	REVISIONS	BY	DATE	DESCRIPTION
07/20/06	1	RAM	07/20/06	1.565, 6.0 & 7
07/20/06	2	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	3	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	4	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	5	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	6	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	7	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	8	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	9	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	10	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	11	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	12	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	13	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	14	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	15	RAM	07/20/06	2.000, 6.0 & 7
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07/20/06	22	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	23	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	24	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	25	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	26	RAM	07/20/06	2.000, 6.0 & 7
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07/20/06	28	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	29	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	30	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	31	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	32	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	33	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	34	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	35	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	36	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	37	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	38	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	39	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	40	RAM	07/20/06	2.000, 6.0 & 7
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07/20/06	45	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	46	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	47	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	48	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	49	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	50	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	51	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	52	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	53	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	54	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	55	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	56	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	57	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	58	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	59	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	60	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	61	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	62	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	63	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	64	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	65	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	66	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	67	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	68	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	69	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	70	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	71	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	72	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	73	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	74	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	75	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	76	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	77	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	78	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	79	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	80	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	81	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	82	RAM	07/20/06	2.000, 6.0 & 7
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07/20/06	84	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	85	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	86	RAM	07/20/06	2.000, 6.0 & 7
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07/20/06	89	RAM	07/20/06	2.000, 6.0 & 7
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07/20/06	91	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	92	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	93	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	94	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	95	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	96	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	97	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	98	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	99	RAM	07/20/06	2.000, 6.0 & 7
07/20/06	100	RAM	07/20/06	2.000, 6.0 & 7

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAWING PROGRAMS, INCLUDING THE FOLLOWING:

AutoCAD 2004/2005/2006/2007/2008/2009/2010/2011/2012/2013/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100/2101/2102/2103/2104/2105/2106/2107/2108/2109/2110/2111/2112/2113/2114/2115/2116/2117/2118/2119/2120/2121/2122/2123/2124/2125/2126/2127/2128/2129/2130/2131/2132/2133/2134/2135/2136/2137/2138/2139/2140/2141/2142/2143/2144/2145/2146/2147/2148/2149/2150/2151/2152/2153/2154/2155/2156/2157/2158/2159/2160/2161/2162/2163/2164/2165/2166/2167/2168/2169/2170/2171/2172/2173/2174/2175/2176/2177/2178/2179/2180/2181/2182/2183/2184/2185/2186/2187/2188/2189/2190/2191/2192/2193/2194/2195/2196/2197/2198/2199/2200/2201/2202/2203/2204/2205/2206/2207/2208/2209/2210/2211/2212/2213/2214/2215/2216/2217/2218/2219/2220/2221/2222/2223/2224/2225/2226/2227/2228/2229/2230/2231/2232/2233/2234/2235/2236/2237/2238/2239/2240/2241/2242/2243/2244/2245/2246/2247/2248/2249/2250/2251/2252/2253/2254/2255/2256/2257/2258/2259/2260/2261/2262/2263/2264/2265/2266/2267/2268/2269/2270/2271/2272/2273/2274/2275/2276/2277/2278/2279/2280/2281/2282/2283/2284/2285/2286/2287/2288/2289/2290/2291/2292/2293/2294/2295/2296/2297/2298/2299/2300/2301/2302/2303/2304/2305/2306/2307/2308/2309/2310/2311/2312/2313/2314/2315/2316/2317/2318/2319/2320/2321/2322/2323/2324/2325/2326/2327/2328/2329/2330/2331/2332/2333/2334/2335/2336/2337/2338/2339/2340/2341/2342/2343/2344/2345/2346/2347/2348/2349/2350/2351/2352/2353/2354/2355/2356/2357/2358/2359/2360/2361/2362/2363/2364/2365/2366/2367/2368/2369/2370/2371/2372/2373/2374/2375/2376/2377/2378/2379/2380/2381/2382/2383/2384/2385/2386/2387/2388/2389/2390/2391/2392/2393/2394/2395/2396/2397/2398/2399/2400/2401/2402/2403/2404/2405/2406/2407/2408/2409/2410/2411/2412/2413/2414/2415/2416/2417/2418/2419/2420/2421/2422/2423/2424/2425/2426/2427/2428/2429/2430/2431/2432/2433/2434/2435/2436/2437/2438/2439/2440/2441/2442/2443/2444/2445/2446/2447/2448/2449/2450/2451/2452/2453/2454/2455/2456/2457/2458/2459/2460/2461/2462/2463/2464/2465/2466/2467/2468/2469/2470/2471/2472/2473/2474/2475/2476/2477/2478/2479/2480/2481/2482/2483/2484/2485/2486/2487/2488/2489/2490/2491/2492/2493/2494/2495/2496/2497/2498/2499/2500/2501/2502/2503/2504/2505/2506/2507/2508/2509/2510/2511/2512/2513/2514/2515/2516/2517/2518/2519/2520/2521/2522/2523/2524/2525/2526/2527/2528/2529/2530/2531/2532/2533/2534/2535/2536/2537/2538/2539/2540/2541/2542/2543/2544/2545/2546/2547/2548/2549/2550/2551/2552/2553/2554/2555/2556/2557/2558/2559/2560/2561/2562/2563/2564/2565/2566/2567/2568/2569/2570/2571/2572/2573/2574/2575/2576/2577/2578/2579/2580/2581/2582/2583/2584/2585/2586/2587/2588/2589/2590/2591/2592/2593/2594/2595/2596/2597/2598/2599/2600/2601/2602/2603/2604/2605/2606/2607/2608/2609/2610/2611/2612/2613/2614/2615/2616/2617/2618/2619/2620/2621/2622/2623/2624/2625/2626/2627/2628/2629/2630/2631/2632/2633/2634/2635/2636/2637/2638/2639/2640/2641/2642/2643/2644/2645/2646/2647/2648/2649/2650/2651/2652/2653/2654/2655/2656/2657/2658/2659/2660/2661/2662/2663/2664/2665/2666/2667/2668/2669/2670/2671/2672/2673/2674/2675/2676/2677/2678/2679/2680/2681/2682/2683/2684/2685/2686/2687/2688/2689/2690/2691/2692/2693/2694/2695/2696/2697/2698/2699/2700/2701/2702/2703/2704/2705/2706/2707/2708/2709/2710/2711/2712/2713/2714/2715/2716/2717/2718/2719/2720/2721/2722/2723/2724/2725/2726/2727/2728/2729/2730/2731/2732/2733/2734/2735/2736/2737/2738/2739/2740/2741/2742/2743/2744/2745/2746/2747/2748/2749/2750/2751/2752/2753/2754/2755/2756/2757/2758/2759/2760/2761/2762/2763/2764/2765/2766/2767/2768/2769/2770/2771/2772/2773/2774/2775/2776/2777/2778/2779/2780/2781/2782/2783/2784/2785/2786/2787/2788/2789/2790/2791/2792/2793/2794/2795/2796/2797/2798/2799/2800/2801/2802/2803/2804/2805/2806/2807/2808/2809/2810/2811/2812/2813/2814/2815/2816/2817/2818/2819/2820/2821/2822/2823/2824/2825/2826/2827/2828/2829/2830/2831/2832/2833/2834/2835/2836/2837/2838/2839/2840/2841/2842/2843/2844/2845/2846/2847/2848/2849/2850/2851/2852/2853/2854/2855/2856/2857/2858/2859/2860/2861/2862/2863/2864/2865/2866/2867/2868/2869/2870/2871/2872/2873/2874/2875/2876/2877/2878/2879/2880/2881/2882/2883/2884/2885/2886/2887/2888/2889/2890/2891/2892/2893/2894/2895/2896/2897/2898/2899/2900/2901/2902/2903/2904/2905/2906/2907/2908/2909/2910/2911/2912/2913/2914/2915/2916/2917/2918/2919/2920/2921/2922/2923/2924/2925/2926/2927/2928/2929/2930/2931/2932/2933/2934/2935/2936/2937/2938/2939/2940/2941/2942/2943/2944/2945/2946/2947/2948/2949/2950/2951/2952/2953/2954/2955/2956/2957/2958/2959/2960/2961/2962/2963/2964/2965/2966/2967/2968/2969/2970/2971/2972/2973/2974/2975/2976/2977/2978/2979/2980/2981/2982/2983/2984/2985/2986/2987/2988/2989/2990/2991/2992/2993/2994/2995/2996/2997/2998/2999/3000/3001/3002/3003/3004/3005/3006/3007/3008/3009/3010/3011/3012/3013/3014/3015/3016/3017/3018/3019/3020/3021/3022/3023/3024/30

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH LOTT STREET ASSEMBLAGE, LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 8001, LOTS 16, 17, 18, 19, 20, 21, 22 AND 23, AND COMMONLY KNOWN BY THE STREET ADDRESSES 8-16 LOTT STREET AND 625-629 NEWARK AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

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

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Journal Square 2060 Redevelopment Plan Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Journal Square 2060 Redevelopment Plan” (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, Lott Street Assemblage, LLC (the “**Redeveloper**”) is the contract purchaser of certain property located within the Redevelopment Area identified as Block 8001, Lots 16, 17, 18, 19, 20, 21, 22 and 23, and commonly known by the street addresses 8-16 Lott Street and 625-629 Newark Avenue (the “**Property**”); and

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

WHEREAS, pursuant to the Redevelopment Agreement, the Redeveloper proposed to develop, finance and construct on the Property a 47-story mixed-use building with one thousand one hundred fifty-one (1,151) residential units (inclusive of one hundred fifteen (115) affordable units), consisting of approximately two hundred fifty-three (253) studio units, seven hundred forty-eight (748) alcove studio units, fifty-eight (58) one-bedroom units, forty-eight (48) two-bedroom units, and forty-four (44) three-bedroom units, and with approximately three thousand (3,000)

square feet of retail space and approximately twenty-five thousand (25,000) square feet of office space (collectively, the “**Original Project**”); and

WHEREAS, on June 9, 2026, the Redeveloper received site plan approval by the Jersey City Planning Board (the “**Site Plan Approval**”) for a 47-story mixed-use building with one thousand forty-nine (1,049) residential units (inclusive of one hundred five (105) affordable units), consisting of approximately three hundred thirty-four (334) studio units, four hundred thirty (430) alcove studio units, one hundred seventy-nine (179) one-bedroom units, eighty-two (82) two-bedroom units, and twenty-four (24) three-bedroom units, and with approximately two thousand three hundred ninety-two (2,392) square feet of retail space and twenty-six (26) hotel rooms, together with certain onsite and offsite improvements, and the Redeveloper has agreed to make a community benefit contribution, all in accordance with the Redevelopment Plan and the Redevelopment Agreement (collectively, the “**Project**”); and

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

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

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

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

Section 2. The Chair, Vice-Chair, Acting Executive Director and/or Secretary of the Agency are hereby authorized to execute the First Amendment in substantially the form as is on file with the Agency, together with such additions, deletions and modifications thereto as may be necessary and/or desirable, in consultation with Counsel.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on August 18, 2026.

C. Fiore
 Christopher Fiore,
 Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
FIFTH AMENDMENT TO THE AMENDED AND RESTATED
REDEVELOPMENT AGREEMENT WITH HOMESTEAD
ASSEMBLAGE LLC WITHIN THE JOURNAL SQUARE 2060
REDEVELOPMENT PLAN AREA**

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

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

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

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

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

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

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

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

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

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

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on August 18, 2026.

C. Fiore

Christopher Fiore,
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

SEE DETAIL "1"

NEWARK

AVENUE

BROKEN
AVENUE

KENNEDY

SEE SHEET 81

SEE SHEET 80

SEE SHEET 94

DETAIL "1"

SCALE: 1" = 5'

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REVISION

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CLAY	54B

X E. MUF	4.53
X E. MUF	4.53

X	4.53
Y	4.53

SEE SHEET 95

AFM - CONF 24GA2797350

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DIDONATO, CTA AN
ASSIGNED SERIAL NUMBER 9599

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, LINDLETTOWN TOWNSHIP
NEW JERSEY 07788

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

BY SANTO C. DIDONATO, CTA AND

11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

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RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 547-555 SUMMIT LLC FOR THE PROPERTIES IDENTIFIED AS BLOCK 7904, LOTS 5, 6, 7, 8, 9, 10, 11, AND 12, COMMONLY KNOWN AS 555 SUMMIT AVENUE AND 547 SUMMIT AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN AREA

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

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Journal Square 2060 Redevelopment Plan Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Journal Square 2060 Redevelopment Plan” (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, Homestead Assemblage LLC and various affiliates (the “**Homestead Redeveloper**”) entered into an Amended and Restated Redevelopment Agreement with the Agency dated February 24, 2021, for certain parcels in the Redevelopment Area (as amended from time to time, the “**Original RDA**”); and

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

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

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

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

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

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

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

1. On the Phase 5(b) Property, a forty-seven (47) story mixed-use building with approximately eight hundred sixty (860) residential units, ten percent (10%) of which will be affordable housing units totaling eighty-six (86) units, to be comprised of approximately four hundred eleven (411) studio units, two hundred nineteen (219) alcove studio units, one hundred fifty-eight (158) one-bedroom units, fifty-four (54) two-bedroom units and eighteen (18) three-bedroom units, thirteen (13) extended stay hotel units, and two thousand two hundred seventy-three (2,273) square feet of retail/commercial space and a community benefit contribution to the Agency (the “**Phase 5(b) Project**”);
2. On the Phase 5(c) Property, a forty-seven (47) story mixed-use building with approximately six hundred fifty-four (654) residential units, ten percent (10%) of which will be affordable housing units totaling sixty-six (66) units, to be comprised of approximately two hundred ninety-two (292) studio units, two hundred twenty (220) alcove studio units, eighty-six (86) one-bedroom units, forty-two (42) two-bedroom units, and fourteen (14) three-bedroom units, fifteen (15) extended stay hotel units, and two thousand nine hundred nine (2,909) square feet of retail/commercial space (the “**Phase 5(c) Project**” and, together with the Phase 5(b) Project, the “**Project**”); and

WHEREAS, the Original RDA will remain in effect as to the Property until the Redeveloper and the Agency enter into the Redevelopment Agreement and the Fifth Amendment; and

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

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

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

Section 2. The Board of Commissioners hereby designates 547-555 Summit LLC as the redeveloper of the Property.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 18, 2026.

C. Fiore
Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY 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

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

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Journal Square 2060 Redevelopment Plan Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Journal Square 2060 Redevelopment Plan” (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, by Ordinance No. 17-174, the City Council amended the Redevelopment Plan to provide language for an incentive bonus involving the construction, implementation and maintenance of a pedestrian plaza and walkway from Cottage Street to and including Homestead Place (the “**Homestead Extension**”); and

WHEREAS, Homestead Assemblage LLC and various affiliates (the “**Homestead Redeveloper**”) entered into an Amended and Restated Redevelopment Agreement with the Agency dated February 24, 2021, for certain parcels in the Redevelopment Area (as amended from time to time, the “**Original RDA**”); and

WHEREAS, on October 21, 2025, by Resolution No. 25-10-12, the Agency authorized a Fourth Amendment to the Original RDA to remove the property identified as Block 7904, Lot 1.03, commonly known by the street address 25 Van Reipen Avenue (the “**Property**”) and the project on the Property from the Original RDA and authorize the Agency to enter into a new redevelopment agreement for the project on the Property with the related redeveloper entity; and

WHEREAS, 29 Van Reipen LLC (the “**Redeveloper**”), a Delaware limited liability company, is the owner of the Property located within the Redevelopment Area and governed by the Redevelopment Plan; and

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

WHEREAS, the Redeveloper proposes to develop, finance and construct on the Property a twenty-seven (27) story mixed-use building with approximately six hundred eighty-nine (689) residential units (comprised of three hundred ninety-two (392) studio units, one hundred eighty-six (186) alcove studio units, eighty-three (83) one-bedroom units, eleven (11) two-bedroom units and seventeen (17) three-bedroom units), twenty-four (24) extended stay hotel units, and four thousand five hundred thirty-one (4,531) square feet of commercial space, and the delivery of the Homestead Place pedestrian street stretching from Van Reipen Avenue to Pavonia Avenue, including the expansion of the width of the Homestead Extension by dedicating seven (7) feet of private property along the western frontage for use as part of the Homestead Extension (the “**Project**”); and

WHEREAS, the Original RDA will remain in effect as to the Property until the Redeveloper and the Agency enter into and the Agency records the Redevelopment Agreement; and

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

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

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

Section 2. The Board of Commissioners hereby designates 29 Van Reipen LLC as the redeveloper of the Property.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 18, 2026.

C. Fiore
Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY 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

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

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Journal Square 2060 Redevelopment Plan Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Journal Square 2060 Redevelopment Plan” (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, by Ordinance No. 17-174, the City Council amended the Redevelopment Plan to provide language for an incentive bonus involving the construction, implementation and maintenance of a pedestrian plaza and walkway from Cottage Street to and including Homestead Place (the “**Homestead Extension**”); and

WHEREAS, Homestead Assemblage LLC and various affiliates (the “**Homestead Redeveloper**”) entered into an Amended and Restated Redevelopment Agreement with the Agency dated February 24, 2021, for certain parcels in the Redevelopment Area (as amended from time to time, the “**Original RDA**”); and

WHEREAS, on October 21, 2025, by Resolution No. 25-10-12, the Agency authorized a Fourth Amendment to the Original RDA to remove 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 (the “**Property**”) and the project on the Property from the Original RDA and authorize the Agency to enter into a new redevelopment agreement for the project on the Property with a related redeveloper entity; and

WHEREAS, 612 Pavonia Owner LLC (the “**Redeveloper**”), a Delaware limited liability company, is the owner of the Property located within the Redevelopment Area and governed by the Redevelopment Plan; and

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

WHEREAS, the Redeveloper proposes to develop, finance and construct on the Property a twenty-seven (27) story mixed-use building with four hundred and thirty-two (432) residential units (comprised of approximately three hundred and sixteen (316) studio units, sixty-nine (69) alcove studio units, thirty-eight (38) one-bedroom units and nine (9) three-bedroom units), approximately one thousand eight hundred and eighty (1,880) square feet of retail space and approximately seventeen thousand nine hundred and twenty-two (17,922) square feet of hotel use (twenty-three (23) rooms) on the second and third floors, and delivery of the Homestead Place pedestrian street stretching from Van Reipen Avenue to Pavonia Avenue, including the expansion of the width of the Homestead Extension by dedicating seven (7) feet of private property along the western frontage for use as part of the Homestead Extension (the “**Project**”); and

WHEREAS, the Original RDA will remain in effect as to the Property until the Redeveloper and the Agency enter into and the Agency records the Redevelopment Agreement; and

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

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

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

Section 2. The Board of Commissioners hereby designates 612 Pavonia Owner LLC as the redeveloper of the Property.

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

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 18, 2026.

C. Fiore

Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY 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

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

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Journal Square 2060 Redevelopment Plan Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “Journal Square 2060 Redevelopment Plan” (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, the County of Hudson (the “**County**”) intends to build the Honorable Frank J. Guarini Justice Complex, which would render the Hudson County Administration Building (the “**Administration Building**”) obsolete and no longer necessary for County use; and

WHEREAS, on April 19, 2022, by Resolution 22-04-14, the Agency authorized a cooperation agreement (the “**Cooperation Agreement**”) with the City for coordination of the demolition of the Administration Building and design and construction of a public park (the “**Courthouse Park**”) at property identified as Block 8002, Lot 1, commonly known by the street address as 595 Newark Avenue; and

WHEREAS, on September 21, 2022, by Resolution 22-682 and on December 14, 2022, by Resolution 22-895, the City Council authorized the Cooperation Agreement, which requires reimbursement to the Agency from the City for all costs and expenses incurred by the Agency; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency requires landscape architectural services in connection with the development of the Courthouse Park (the “**Services**”); and

WHEREAS, SWA Group (“SWA”) has provided the Services for the Courthouse Park since 2022, as first authorized by Contract No. 22-07-CF2; and

WHEREAS, on August 4, 2026, SWA submitted a proposal to the Agency to continue to provide the Services, including services related to the final Courthouse Park Master Plan and post-Master Plan review and revisions and the fee schedule with the hourly rates set forth in the proposal (the “**Proposal**”); and

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

WHEREAS, the Agency desires to enter into a Professional Services Contract No. 26-08-VB7 with SWA (the “**Contract**”), a copy of which is on file with the Agency, to continue to perform and complete the Services as outlined in the Proposal, for a term of twelve (12) months, and for a total amount not to exceed Thirty-Seven Thousand Three Hundred Forty Dollars (\$37,340.00) to be paid in accordance with the rates set forth in the Proposal; and

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

WHEREAS, SWA 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 SWA from making any reportable contributions through the term of the Contract; and

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

WHEREAS, the Services are considered professional services within the definition contained in *N.J.S.A. 40A:11-2(6)* of the LPCL; and

WHEREAS, notice of the award of the Contract shall be published on the Agency’s official internet website in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)* of the LPCL and P.L. 2025, c. 72,

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

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

Section 2. The Chair, Vice-Chair, Acting Executive Director and/or the Secretary of the Agency are each hereby authorized to execute and deliver the Contract with SWA to continue to perform and complete the Services for a term to expire upon

completion of the Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier for an amount not to exceed Thirty-Seven Thousand Three Hundred Forty Dollars (\$37,340.00), 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, Acting Executive Director and/or the Secretary of the Agency are hereby authorized to execute any and all other documents and to take any and all actions necessary to effectuate this Resolution, in consultation with Counsel.

Section 4. The Agency shall publish notice of the award of the Contract in accordance with the LPCL.

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on August 18, 2026.

C. Fiore

Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

SWA

[illegible]

SEE SHEET 79

SEE SHEET 81

SEE SHEET 82

80

SEE SHEET 96

ARH - COA/24GA27973300

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

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1"=50' AUGUST, 2006

RICHARD A. MORALE, P.E., P.L.S.

T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07148

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"= 50' AUGUST, 2006

1 & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

TO SEE CONNECTIONS AS YOU INTERVIEW

80

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 19 AND 20, AND COMMONLY KNOWN BY THE STREET ADDRESS 429-431 PACIFIC AVENUE, WITHIN THE LAFAYETTE PARK REDEVELOPMENT AREA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 5. The Chair, Vice-Chair, Acting Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents and to take any and all actions 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 August 18, 2026.

C. Fiore

Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY 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

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

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

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

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

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

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

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

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

WHEREAS, the Agency desires to enter into Professional Services Contract No. 26-08-RN13 with SCE (the “**Contract**”), a copy of which is on file with the Agency, to perform and complete the Services in accordance with the Proposal, for a term of twelve (12) months, commencing upon the 2025 Contract’s expiration, and for a total amount not to exceed Ninety Thousand Eight Hundred Thirty Five Dollars (\$90,835.00), representing the unexpended balance remaining under the 2025 Contract, to be paid in accordance with the rates set forth in the Proposal; and

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

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

WHEREAS, the Services are considered professional services within the definition contained in *N.J.S.A. 40A:11-2(6)* of the LPCL; and

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

WHEREAS, notice of the award of the Contract shall be published in the legal notices section on the Agency’s official internet website in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)* of the LPCL and P.L. 2025, c. 72,

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

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

Section 2. The Chair, Vice-Chair, Acting Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with SCE, to perform and complete the Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier, for an amount not to exceed Ninety Thousand Eight Hundred Thirty-Five Dollars (\$90,835.00), representing the unexpended balance remaining under the 2025 Contract, to be paid in accordance with the rates set forth in the Proposal, subject to the terms and conditions set forth in the Agency’s form agreement, together with any such additions, deletions, and modifications as may be necessary and/or desirable in consultation with Counsel.

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

Section 4. The Agency shall publish notice of the award of the Contract in accordance with the LPCL.

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 18, 2026.



Christopher Fiore,
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY 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

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

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

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

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, including *N.J.S.A. 40A:12A-22(k)*, the Agency from time to time requires the services of certain environmental engineering professionals to assist the Agency in designing Segment 3 (the “**Services**”); and

WHEREAS, T&M Associates (“**T&M**”) has provided the Services for the Property since 2020, as first authorized by Contract No. 20-01-RN1; and

WHEREAS, on September 16, 2025, by Resolution No. 25-09-19, the Agency authorized Contract No. 25-09-RN21 with T&M to provide the Services for a term of one (1) year (the “**2025 Contract**”) and for a total amount not to exceed Eleven Thousand Nine Hundred Ninety-Eight Dollars and Two Cents (\$11,998.02); and

WHEREAS, the 2025 Contract is set to expire on September 15, 2026, and of the amount previously authorized by the Agency there remains an unexpended balance of One Thousand Seven Hundred Nineteen Dollars and Forty-Six Cents (\$1,719.46); and

WHEREAS, on August 4, 2026, T&M submitted a proposal to the Agency to continue to provide and complete the Services and for an additional amount not to exceed Ten Thousand Dollars (\$10,000.00) (the “**Proposal**”); and

WHEREAS, T&M possesses the skills and expertise to perform and complete the Services on Segment 3; and

WHEREAS, the Agency desires to enter into Professional Services Contract 26-08-RN14 with T&M (the “**Contract**”), a copy of which is on file with the Agency, for the continuation and completion of the Services as set forth in the Proposal, for a term of twelve (12) months, commencing upon the expiration of the 2025 Contract, and for a total amount not to exceed Eleven Thousand Seven Hundred Nineteen Dollars and Forty-Six Cents (\$11,719.46), comprised of the remaining amount authorized in the 2025 Contract and an additional amount not to exceed Ten Thousand Dollars (\$10,000); and

WHEREAS, T&M has completed and submitted a Business Entity Disclosure Certification as required by *N.J.S.A. 19:44A-20.8* certifying 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 T&M from making any reportable contributions through the term of the Contract; and

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

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

WHEREAS, the Services are considered professional services within the definition contained in *N.J.S.A. 40A:11-2(6)* of the LPCL; and

WHEREAS, notice of the award of the Contract shall be published on the Agency’s official internet website in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)* of the LPCL and P.L. 2025, c. 72,

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

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

Section 2. The Chair, Vice-Chair, Acting Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with T&M, to continue to perform and complete the Services and all related tasks until the Services are completed or twelve (12) months after the effective date of the Contract, whichever is earlier, for a total amount not to exceed Eleven Thousand Seven Hundred Nineteen Dollars and Forty-Six Cents (\$11,719.46), comprised of the remaining amount authorized in the 2025 Contract and an additional amount not to exceed Ten Thousand Dollars (\$10,000), subject to the terms and conditions set forth in the Agency’s form

agreement, together with any such additions, deletions, and modifications as may be necessary and/or desirable in consultation with Counsel.

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

Section 4. The Agency shall publish notice of the award of the Contract in accordance with the LPCL.

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 18, 2026.

C. Fiore

Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

SEE SHEET 283

SEE SHEET 279

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

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY

RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TRIBAL ROAD, MIDDELTOWN TOWNSHIP
 NEW JERSEY 07746

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 285

SEE SHEET 291

UPM - CO#24GA27973 MW

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

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

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Morris Canal Redevelopment Plan Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area, entitled the Morris Canal Redevelopment Plan, in order to effectuate the redevelopment of the Redevelopment Area (as has been further amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, the Agency is the owner of certain property identified as Block 20001, Lots 18, 19, 20, 21 and 22 commonly known by the street address 408-420 Communipaw Avenue (the “**Property**”) which is located within the Redevelopment Area and subject to the Redevelopment Plan; and

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

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

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

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

WHEREAS, the Agency desires to enter into Professional Services Contract No. 26-08-RN12 with BRS (the "**Contract**"), a copy of which is on file with the Agency, to provide the Services in accordance with the Proposal, for a term of twelve (12) months and for a total amount not to exceed Twenty-Nine Thousand Six Hundred Eighty-Three Dollars (\$29,683.00), to be paid in accordance with the rates set forth in the Proposal; and

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

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

WHEREAS, the Services are considered professional services within the definition contained in *N.J.S.A. 40A:11-2(6)* of the LPCL; and

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

WHEREAS, notice of the award of the Contract shall be published on the Agency's official internet website in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)* of the LPCL and P.L. 2025, c. 72.

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

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

Section 2. The Chair, Vice-Chair, Acting Executive Director and/or Secretary are each hereby authorized to execute and deliver the Contract with BRS to perform the Services for a term to expire upon completion of the Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier, for an amount not to exceed Twenty-Nine Thousand Six Hundred Eighty-Three Dollars (\$29,683.00), to be paid in accordance with the rates set forth in the Proposal, subject to the terms and conditions set forth in the Agency's form agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable, in consultation with Counsel.

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

Section 4. The Agency shall publish notice of the award of the Contract in accordance with the LPCL.

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 18, 2026.

C. Fiore

Christopher Fiore,
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH RAMNARAYANA PROPERTIES, LLC WITH RESPECT TO CERTAIN PROPERTIES LOCATED AT BLOCK 17505, LOTS 10 AND 11 COMMONLY KNOWN AS 307 PINE STREET AND 326-328 JOHNSTON AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

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

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

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

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

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

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

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

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

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

resono.
26-08-24

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

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

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

Section 2. The Chair, Vice Chair, Acting Executive Director and/or Secretary of the Agency are hereby authorized to execute the Second Amendment, in substantially the form as is on file with the Agency, together with such additions, deletions and modifications thereto as may be necessary or desirable in consultation with counsel.

Section 3. This Resolution shall take effect immediately.



Christopher Fiore,
Acting Executive Director and Secretary

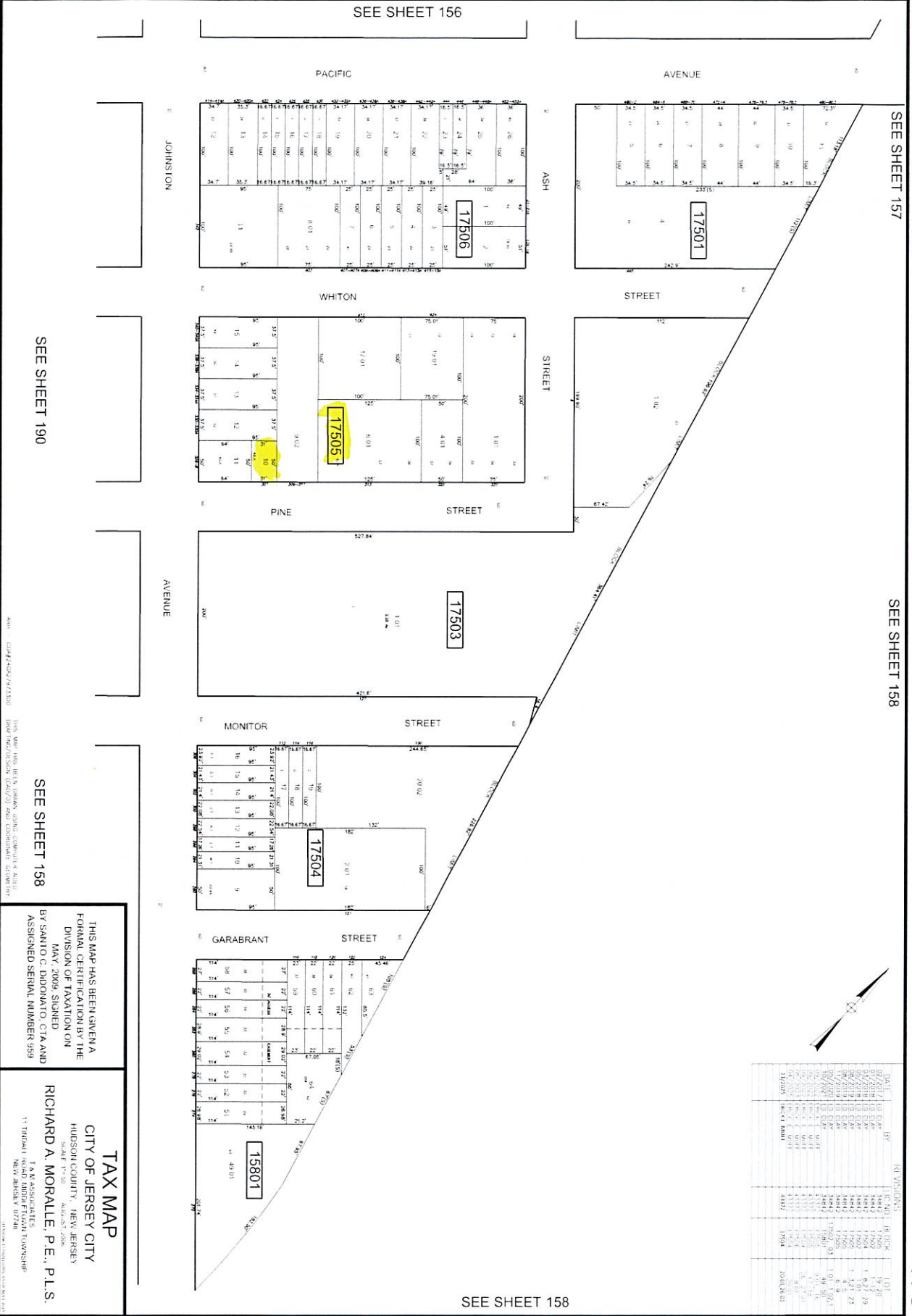
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Douglas Carlucci				✓
Michael O. Griffin	✓			
Victor Negron, Jr.	✓			
Mary Pat Noonan	✓			
Darwin R. Ona	✓			
Mira Prinz-Arey	✓			
Denise Ridley	✓			

*Resolutions require 4 affirmative votes to pass.

SEE SHEET 157

SEE SHEET 158

DATE	BY	NO. OF LOTS	NO. OF ACRES	NO. OF LOTS	NO. OF ACRES
5/2/2011	17501	1	1.00	1	1.00
5/2/2011	17502	1	1.00	1	1.00
5/2/2011	17503	1	1.00	1	1.00
5/2/2011	17504	1	1.00	1	1.00
5/2/2011	17505	1	1.00	1	1.00
5/2/2011	17506	1	1.00	1	1.00
5/2/2011	17507	1	1.00	1	1.00
5/2/2011	17508	1	1.00	1	1.00
5/2/2011	17509	1	1.00	1	1.00
5/2/2011	17510	1	1.00	1	1.00
5/2/2011	17511	1	1.00	1	1.00
5/2/2011	17512	1	1.00	1	1.00
5/2/2011	17513	1	1.00	1	1.00
5/2/2011	17514	1	1.00	1	1.00
5/2/2011	17515	1	1.00	1	1.00
5/2/2011	17516	1	1.00	1	1.00
5/2/2011	17517	1	1.00	1	1.00
5/2/2011	17518	1	1.00	1	1.00
5/2/2011	17519	1	1.00	1	1.00
5/2/2011	17520	1	1.00	1	1.00



TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
DIVISION OF TAXATION
MAY, 2009, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 959

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

RICHARD A. MORALLE, P.E., P.L.S.
T & R ASSOCIATES
11 TRODOL ROAD, ADDY TOWNSHIP
NEW JERSEY 07748

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

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

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

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

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

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

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

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

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

Section 5. This Resolution shall take effect immediately

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of August 18, 2026.

C. Fiore

Christopher Fiore, Secretary

Governing Body Recorded

Vote

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

CERTIFICATION OF GOVERNING BODY OF THE ANNUAL
AUDIT
GROUP AFFIDAVIT FORM

STATE OF NEW JERSEY
COUNTY OF HUDSON

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

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

(L.S.) Hon. Denise Ridley

(L.S.) Douglas Carlucci

(L.S.) Michael O. Griffin

(L.S.) Victor Negron Jr.

(L.S.) Mary Patricia Noonan

(L.S.) Darwin R. Ona

(L.S.) Mira Prinz-Arey

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

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

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

2026 AGENCY BUDGET RESOLUTION

Jersey City Redevelopment Agency

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

WHEREAS, the Annual Budget and Capital Budget/Program for Jersey City Redevelopment Agency for the fiscal year beginning January 01, 2026 and ending December 31, 2026 has been presented for adoption before the governing body of the Jersey City Redevelopment Agency at its open public meeting on August 18th, 2026; and

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

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

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Jersey City Redevelopment Agency at an open public meeting held on August 18th, 2026 that the Annual Budget and the Capital Budget/Program of the Jersey City Redevelopment Agency for the fiscal year beginning January 01, 2026 and ending December 31, 2026, is hereby adopted and shall constitute appropriations for the purposes stated; and

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

(Secretary's Signature)

(Date)

Governing Body Recorded Vote

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF AUGUST 18, 2026**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of August 18, 2026

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of August 18, 2026 approved as presented.

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 August 18, 2026.

C. Fiore

Christopher Fiore,

Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES LLC	08/18/2026	08/01/2026	93	Scaffold Services at 84 Sip Avenu	\$1,200.00	\$0.00		\$1,200.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	\$1,200.00	\$0.00		\$1,200.00
AFLAC								
AFLAC	08/18/2026	08/01/2026	845054	Employee Deductions per Payroll	\$501.72	\$0.00		\$501.72
				Totals for AFLAC:	\$501.72	\$0.00		\$501.72
Brighthouse Financial -MetLife								
Brighthouse Financial -MetLife	08/18/2026	08/01/2026	Sept.2026	Employer I.D. #03639 - Deferred	\$75.00	\$0.00		\$75.00
Brighthouse Financial -MetLife	08/18/2026	08/01/2026	Sept.2026	Employer I.D. #03639 - Deferred	\$75.00	\$0.00		\$75.00
				Totals for Brighthouse Financial -MetLife:	\$150.00	\$0.00		\$150.00
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT SolutiC	08/18/2026	07/13/2026	8706	Owner's Rep Mill Creek- Svcs. Ar	\$22,962.73	\$0.00		\$22,962.73
BROWNFIELD REDEVELOPMENT SolutiC	08/18/2026	07/23/2026	8713	Support Services - Grand Jersey-	\$1,104.00	\$0.00		\$1,104.00
BROWNFIELD REDEVELOPMENT SolutiC	08/18/2026	07/23/2026	8714	Oversight & Mgmt Services for El	\$575.00	\$0.00		\$575.00
BROWNFIELD REDEVELOPMENT SolutiC	08/18/2026	07/23/2026	8715	Oversight & Mgmt Services- EPA	\$2,686.64	\$0.00		\$2,686.64
BROWNFIELD REDEVELOPMENT SolutiC	08/18/2026	07/23/2026	8716	Oversight & Mgmt Svcs for EPA (	\$415.00	\$0.00		\$415.00
BROWNFIELD REDEVELOPMENT SolutiC	08/18/2026	07/23/2026	8717	Misc Non-Grant Support Services	\$747.00	\$0.00		\$747.00
BROWNFIELD REDEVELOPMENT SolutiC	08/18/2026	07/23/2026	8718	City CDBG Support(Grant Writing	\$2,390.50	\$0.00		\$2,390.50
BROWNFIELD REDEVELOPMENT SolutiC	08/18/2026	07/31/2026	8770	Owner's Rep Mill Creek- Svcs. M	\$34,372.87	\$0.00		\$34,372.87
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$65,253.74	\$0.00		\$65,253.74
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	08/18/2026	08/05/2026	Aug. 5	Expense Reimbursement - Travel	\$80.98	\$0.00		\$80.98
CHRISTOPHER FIORE	08/18/2026	08/04/2026	Aug. 4th	Expense Reimbursement- Bayfron	\$289.30	\$0.00		\$289.30
CHRISTOPHER FIORE	08/18/2026	07/27/2026	July 2026	Expense Reimbursement - Zoom	\$102.15	\$0.00		\$102.15
				Totals for CHRISTOPHER FIORE:	\$472.43	\$0.00		\$472.43
COMCAST								
COMCAST	08/18/2026	07/26/2026	8499 05 354 4361702	Internet Service at 39 Kearney Av	\$734.75	\$0.00		\$734.75
COMCAST	08/18/2026	07/16/2026	8499 05 354 3248876	Internet Service at 665 Ocean Avi	\$214.93	\$0.00		\$214.93
				Totals for COMCAST:	\$949.68	\$0.00		\$949.68
CONSOLIDATED STEEL & ALUMINUM FENCE CO., INC								
CONSOLIDATED STEEL & ALUMINUM FEN	08/18/2026	07/21/2026	K-28932	Fence Repairments - 408-420 Coi	\$5,580.00	\$0.00		\$5,580.00
				Totals for CONSOLIDATED STEEL & ALUMINUM FENCE CO., INC:	\$5,580.00	\$0.00		\$5,580.00
CoStar								
CoStar	08/18/2026	06/02/2026	124201362	License Agreement Software - Re	\$10,825.68	\$0.00		\$10,825.68

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Net Amount Due
DELTA STORAGE				Totals for CoStar:	\$10,825.68	\$0.00	\$10,825.68
	08/18/2026	08/09/2026	002110603	Storage Unit - Size: 10x30, Unit #	\$1,194.00	\$0.00	\$1,194.00
	08/18/2026	08/09/2026	002110603	Storage Unit - Size: 10x30, Unit #	\$1,159.00	\$0.00	\$1,159.00
				Totals for DELTA STORAGE:	\$2,353.00	\$0.00	\$2,353.00
Dilworth Paxon LLP							
	08/18/2026	07/16/2026	648875	Legal Services -26 Siedler Street-	\$1,380.00	\$0.00	\$1,380.00
	08/18/2026	07/16/2026	648876	Legal Services -461 Palisade Ave	\$519.34	\$0.00	\$519.34
	08/18/2026	07/16/2026	648877	Legal Services -428 Pacific Ave -	\$1,936.86	\$0.00	\$1,936.86
				Totals for Dilworth Paxon LLP:	\$3,836.20	\$0.00	\$3,836.20
DRESDNER ROBIN ENVIRON MGMT							
	08/18/2026	07/15/2026	27375	Professional Service- June 2026 I	\$4,310.00	\$0.00	\$4,310.00
	08/18/2026	07/20/2026	27419	LSRP Svcs- Mill Creek - Payment	\$45,355.76	\$0.00	\$45,355.76
				Totals for DRESDNER ROBIN ENVIRON MGMT:	\$49,665.76	\$0.00	\$49,665.76
Economic Project Solutions, Inc.							
	08/18/2026	07/31/2026	14524	Constru. Phase- Loews- Svcs July	\$20,919.00	\$0.00	\$20,919.00
	08/18/2026	07/31/2026	14523	Owner's Rep- Powerhouse- Svcs	\$5,848.00	\$0.00	\$5,848.00
				Totals for Economic Project Solutions, Inc.:	\$26,767.00	\$0.00	\$26,767.00
ERIC M. BERNSTEIN & ASSOCIATES, LLC							
	08/18/2026	08/01/2026	100189	Legal Services - OPRA -Svcs-July.	\$338.24	\$0.00	\$338.24
				Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC:	\$338.24	\$0.00	\$338.24
FEDERAL EXPRESS							
	08/18/2026	07/13/2026	9-376-63469	Overnight Deliveries	\$80.91	\$0.00	\$80.91
	08/18/2026	07/27/2026	9-724-64064	Overnight Deliveries - Late Fee	\$4.45	\$0.00	\$4.45
				Totals for FEDERAL EXPRESS:	\$85.36	\$0.00	\$85.36
GALLAGHER BASSETT SERVICES, INC.							
	08/18/2026	07/29/2026	1322967	Morris Canal Greenway-Country ^	\$3,605.00	\$0.00	\$3,605.00
				Totals for GALLAGHER BASSETT SERVICES, INC.:	\$3,605.00	\$0.00	\$3,605.00
Get'm Pest Control							
	08/18/2026	07/17/2026	7242	Pest Control Services- 665 Ocean	\$650.00	\$0.00	\$650.00
				Totals for Get'm Pest Control:	\$650.00	\$0.00	\$650.00
HUDSON COUNTY REGISTER							
	08/18/2026	07/21/2026	603643	Recording Fee -First Amendment	\$33.00	\$0.00	\$33.00

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
HUDSON COUNTY REGISTER	08/18/2026	07/21/2026	603719	Recording Fee - Redevelopment /	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	08/18/2026	07/21/2026	603408	Recording Fee - Discharge of Lis F	\$33.00	\$0.00		\$33.00
HUDSON COUNTY REGISTER	08/18/2026	07/21/2026	603678	Recording Fee - Certif. of Complet	\$33.00	\$0.00		\$33.00
				<i>Totals for HUDSON COUNTY REGISTER:</i>	\$132.00	\$0.00		\$132.00
JAMES F WADDLETON								
AMES F WADDLETON	08/18/2026	08/04/2026	August.2026	Employee Reimbursement-Denta	\$400.00	\$0.00		\$400.00
AMES F WADDLETON	08/18/2026	08/04/2026	August.2026	EyeWear Reimbursement-Frames	\$200.00	\$0.00		\$200.00
				<i>Totals for JAMES F WADDLETON:</i>	\$600.00	\$0.00		\$600.00
JC MUNICIPAL UTILITIES AUTHORITY								
C MUNICIPAL UTILITIES AUTHORITY	08/18/2026	07/02/2026	30308307348913	Water & Sewer -84 Sip (25 Journ	\$279.57	\$0.00		\$279.57
C MUNICIPAL UTILITIES AUTHORITY	08/18/2026	07/02/2026	30306348540000	Water & Sewer - 665 Ocean Ave	\$219.63	\$0.00		\$219.63
C MUNICIPAL UTILITIES AUTHORITY	08/18/2026	07/13/2026	30302282340000	Water & Sewer - 407 Ocean Ave-	\$48.33	\$0.00		\$48.33
C MUNICIPAL UTILITIES AUTHORITY	08/18/2026	07/13/2026	3030328234000	Water & Sewer - 405 Ocean Ave-	\$58.94	\$0.00		\$58.94
				<i>Totals for JC MUNICIPAL UTILITIES AUTHORITY:</i>	\$606.47	\$0.00		\$606.47
Kassim Handyman Service, LLC								
Kassim Handyman Service, LLC	08/18/2026	07/13/2026	086831	Replace Refrigerator- 125 Monitc	\$885.00	\$0.00		\$885.00
				<i>Totals for Kassim Handyman Service, LLC:</i>	\$885.00	\$0.00		\$885.00
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLFF PC	08/18/2026	06/17/2026	50495	Legal Services - Grand Jersey Gro	\$509.70	\$0.00		\$509.70
				<i>Totals for KINNEY LISOVICZ REILLY & WOLFF PC:</i>	\$509.70	\$0.00		\$509.70
Mandelbaum Barrett Pc								
Mandelbaum Barrett Pc	08/18/2026	08/04/2026	488355	Legal Services - JCRA vs. Grand Jc	\$43,793.64	\$0.00		\$43,793.64
				<i>Totals for Mandelbaum Barrett Pc:</i>	\$43,793.64	\$0.00		\$43,793.64
MARYPAT NOONAN								
MARYPAT NOONAN	08/18/2026	08/13/2026	Aug-26		\$26,382.60	\$0.00		\$26,382.60
				<i>Totals for MARYPAT NOONAN:</i>	\$26,382.60	\$0.00		\$26,382.60
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAUMANN	08/18/2026	05/14/2026	262002	Legal Services - Powerhous Scvs.	\$463.00	\$0.00		\$463.00
MCMANIMON, SCOTLAND & BAUMANN	08/18/2026	12/05/2025	253198	Legal Services -3000 JFK- Novem	\$893.00	\$0.00		\$893.00
MCMANIMON, SCOTLAND & BAUMANN	08/18/2026	01/22/2026	254931	Legal Services -3000 JFK- Deceml	\$1,236.32	\$0.00		\$1,236.32
MCMANIMON, SCOTLAND & BAUMANN	08/18/2026	02/26/2026	256414	Legal Services -3000 JFK- January	\$541.00	\$0.00		\$541.00
MCMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264826	Legal Services - Loew's - Svcs Jun	\$3,963.70	\$0.00		\$3,963.70
MCMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264827	Legal Services - Liberty Science C	\$2,030.00	\$0.00		\$2,030.00
MCMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264828	Legal Services - 125 Monitor Stre	\$1,330.00	\$0.00		\$1,330.00

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
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264829	Legal Services - Argent /Johnstor	\$1,840.00	\$0.00		\$1,840.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264835	Legal Services - General Litigation	\$5,122.00	\$0.00		\$5,122.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264839	Legal Services - Grand Jersey - M	\$4,693.00	\$0.00		\$4,693.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264844	Legal Services - Argent(Grand Jer	\$525.00	\$0.00		\$525.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264846	Legal Services - Cole Street Park I	\$13,242.00	\$0.00		\$13,242.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264850	Legal Services - Morris Canal Gre	\$1,754.00	\$0.00		\$1,754.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264851	Legal Services - Bayfront- Pennro	\$910.00	\$0.00		\$910.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264852	Legal Services - Bayfront - BRP D	\$1,610.00	\$0.00		\$1,610.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264855	Legal Services - 408 -420 Commu	\$600.00	\$0.00		\$600.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264858	Legal Services -174 Newark Ave L	\$2,436.95	\$0.00		\$2,436.95
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264859	Legal Services -Bayfront Bonds-Ju	\$1,120.00	\$0.00		\$1,120.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264860	Legal Services -808 Pavonia. Svcs	\$3,460.00	\$0.00		\$3,460.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264863	Legal Services -650 Grove Street-	\$899.00	\$0.00		\$899.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264867	Legal Services -107 Morgan - Svc	\$3,558.00	\$0.00		\$3,558.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264868	Legal Services -GLC Daily New(TH	\$532.00	\$0.00		\$532.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264870	Legal Services -Embankment/Alib	\$919.00	\$0.00		\$919.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264873	Legal Services - KRE/JCMC- Svcs	\$1,864.00	\$0.00		\$1,864.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264874	Legal Services -597 Marin CMPNI	\$933.00	\$0.00		\$933.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264879	Legal Services - LHN Owner III- S	\$574.00	\$0.00		\$574.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264880	Legal Services -2859-2873 JFK Bl	\$12,870.00	\$0.00		\$12,870.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264881	Legal Services -414-420A Pacific .	\$1,549.00	\$0.00		\$1,549.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264883	Legal Services -3000 JFK- June 2C	\$5,284.00	\$0.00		\$5,284.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264887	Legal Services -29 Van Reipen Av	\$1,011.00	\$0.00		\$1,011.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264889	Legal Services -Park Avenue- Jun-	\$3,739.00	\$0.00		\$3,739.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264893	Legal Services - Embankment(Bo	\$1,174.00	\$0.00		\$1,174.00
1CMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	263823	Legal Services -428 Pacific Ave -	\$888.00	\$0.00		\$888.00
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:					\$83,563.97	\$0.00		\$83,563.97
Northstar Marine, Inc.								
Northstar Marine, Inc.	08/18/2026	07/27/2026	#2	Remediation For Mill Creek- Payr	\$581,240.74	\$0.00		\$581,240.74
Totals for Northstar Marine, Inc.:					\$581,240.74	\$0.00		\$581,240.74
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	08/18/2026	07/22/2026	72-729-965-01	Gas & Electric - 665 Ocean Aven	\$116.51	\$0.00		\$116.51
PUBLIC SERVICE ELECTRIC & GAS	08/18/2026	07/22/2026	72-729-979-07	Gas & Electric - 665 Ocean Aven	\$178.12	\$0.00		\$178.12
PUBLIC SERVICE ELECTRIC & GAS	08/18/2026	07/22/2026	72-729-980-08	Gas & Electric - 665 Ocean Aven	\$497.61	\$0.00		\$497.61
PUBLIC SERVICE ELECTRIC & GAS	08/18/2026	07/22/2026	72-729-971-09	Gas & Electric - 665 Ocean Aven	\$190.86	\$0.00		\$190.86
PUBLIC SERVICE ELECTRIC & GAS	08/18/2026	07/22/2026	72-729-972-06	Gas & Electric - 665 Ocean Aven	\$152.59	\$0.00		\$152.59
PUBLIC SERVICE ELECTRIC & GAS	08/18/2026	07/22/2026	72-729-973-03	Gas & Electric - 665 Ocean Aven	\$77.78	\$0.00		\$77.78

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
PUBLIC SERVICE ELECTRIC & GAS	08/18/2026	07/22/2026	72-729-974-00	Gas & Electric - 665 Ocean Aven	\$114.51	\$0.00		\$114.51
	08/18/2026	07/22/2026	72-729-975-08	Gas & Electric - 665 Ocean Aven	\$127.72	\$0.00		\$127.72
	08/18/2026	07/22/2026	72-729-976-05	Gas & Electric - 665 Ocean Aven	\$160.15	\$0.00		\$160.15
	08/18/2026	07/22/2026	72-729-977-02	Gas & Electric - 665 Ocean Aven	\$71.39	\$0.00		\$71.39
	08/18/2026	07/22/2026	72-729-978-18	Gas & Electric - 665 Ocean Aven	\$57.67	\$0.00		\$57.67
	08/18/2026	07/22/2026	42-497-031-18	Gas & Electric - 25 Journal Squa	\$540.70	\$0.00		\$540.70
	08/18/2026	07/22/2026	70-455-651-00	Gas & Electric - 405 Ocean Ave -	\$8.05	\$0.00		\$8.05
	08/18/2026	07/22/2026	70-451-417-18	Gas & Electric - 407 Ocean Ave -	\$7.98	\$0.00		\$7.98
	08/18/2026	07/22/2026	72-357-633-02	Gas & Electric - 292-MLK Dr - HS	\$147.77	\$0.00		\$147.77
	08/18/2026	07/22/2026	72-357-631-08	Gas & Electric - 292 MLK Dr - Flo	\$33.96	\$0.00		\$33.96
PUBLIC SERVICE ELECTRIC & GAS	08/18/2026	07/22/2026	72-357-632-05	Gas & Electric - 292 MLK Dr - Flo	\$36.78	\$0.00		\$36.78
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$2,520.15	\$0.00		\$2,520.15
STAPLES INC.								
TAPLES INC.	08/18/2026	06/30/2026	6067701789	Office Supplies - Various	\$49.59	\$0.00		\$49.59
TAPLES INC.	08/18/2026	06/30/2026	6067701788	Office Supplies - Various	\$29.99	\$0.00		\$29.99
				Totals for STAPLES INC.:	\$79.58	\$0.00		\$79.58
T&M ASSOCIATES								
T&M ASSOCIATES	08/18/2026	07/09/2026	LAF12693	Professional Svcs Morris Greenw	\$773.00	\$0.00		\$773.00
	08/18/2026	06/02/2026	LAF509814	Professional Svcs Morris Greenw	\$188.00	\$0.00		\$188.00
	08/18/2026	07/29/2026	LAF513530	Professional Svcs Morris Greenw	\$1,624.50	\$0.00		\$1,624.50
				Totals for T&M ASSOCIATES:	\$2,585.50	\$0.00		\$2,585.50
TOSHIBA FINANCIAL SERVICES								
OSHIBA FINANCIAL SERVICES	08/18/2026	08/01/2026	August 2026	Payment for Copier Lease-7/1/20	\$1,091.38	\$0.00		\$1,091.38
				Totals for TOSHIBA FINANCIAL SERVICES:	\$1,091.38	\$0.00		\$1,091.38
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNTY	08/18/2026	08/01/2026	July 2026	Case/Property Mngmt Services at i	\$5,378.25	\$0.00		\$5,378.25
				Totals for UNITED WAY OF HUDSON COUNTY:	\$5,378.25	\$0.00		\$5,378.25
VERIZON								
VERIZON	08/18/2026	07/23/2026	6149434282	Agency Cell Phone Bill-Jun 24-Jul	\$127.00	\$0.00		\$127.00
				Totals for VERIZON:	\$127.00	\$0.00		\$127.00
W. B. MASON CO., INC.								
V. B. MASON CO., INC.	08/18/2026	07/22/2026	263307585	Office Supplies	\$160.22	\$0.00		\$160.22
V. B. MASON CO., INC.	08/18/2026	07/21/2026	263285584	Office Supplies	\$508.45	\$0.00		\$508.45
				Totals for W. B. MASON CO., INC.:	\$668.67	\$0.00		\$668.67

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
Wielkotz & Company, LLC.								
Wielkotz & Company, LLC.	08/18/2026	08/06/2026	1168	CFO Accounting Services Render	\$8,000.00	\$0.00		\$8,000.00
Wielkotz & Company, LLC.	08/18/2026	08/06/2026	1170	CFO Accounting Additional Servi	\$3,431.25	\$0.00		\$3,431.25
				Totals for Wielkotz & Company, LLC.:	\$11,431.25	\$0.00		\$11,431.25
WORKZONE, LLC								
WORKZONE, LLC	08/18/2026	06/22/2026	1008-2145	Annual Subscription-License and	\$3,600.00	\$0.00		\$3,600.00
				Totals for WORKZONE, LLC:	\$3,600.00	\$0.00		\$3,600.00
				GRAND TOTALS:	\$937,429.71	\$0.00		\$937,429.71

Jersey City Redevelopment Agency

Cash Requirements Report

Criteria

- Report name: JCRA August 2026 Board Meeting
- How 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: 8/18/2026 to 8/18/2026
- 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

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CME ASSOCIATES								
CME ASSOCIATES	08/18/2026	07/14/2026	0401820	Site Engineering- Bayfront Devel	\$2,699.50	\$0.00		\$2,699.50
				Totals for CME ASSOCIATES:	\$2,699.50	\$0.00		\$2,699.50
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAUMANN	08/18/2026	07/27/2026	264834	Legal Services - Bayfront General	\$11,833.48	\$0.00		\$11,833.48
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$11,833.48	\$0.00		\$11,833.48
Perkins Eastman Architects DPC								
Perkins Eastman Architects DPC	08/18/2026	07/09/2026	0077960.06.0-9	Implementation Services-June 1-	\$659.25	\$0.00		\$659.25
				Totals for Perkins Eastman Architects DPC:	\$659.25	\$0.00		\$659.25
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JERSEY	08/18/2026	06/29/2026	260617140	Site Remediation- JCPDW 575 Rt	\$550.00	\$0.00		\$550.00
TREASURER - STATE OF NEW JERSEY	08/18/2026	07/02/2026	260637270	Site Remediation- 427 Rt 440	\$550.00	\$0.00		\$550.00
TREASURER - STATE OF NEW JERSEY	08/18/2026	07/26/2026	260706130	Site Remediation- DPW 555 RT44	\$550.00	\$0.00		\$550.00
TREASURER - STATE OF NEW JERSEY	08/18/2026	06/28/2026	260614570	Site Remediation - Droyers Point	\$550.00	\$0.00		\$550.00
				Totals for TREASURER - STATE OF NEW JERSEY:	\$2,200.00	\$0.00		\$2,200.00
Watermen LLC								
Watermen LLC	08/18/2026	04/29/2026	2026-172	March 2026 Redevelopment Cor	\$13,625.00	\$0.00		\$13,625.00
Watermen LLC	08/18/2026	05/27/2026	2026-228	April 2026 Redevelopment Cons	\$19,763.10	\$0.00		\$19,763.10
Watermen LLC	08/18/2026	06/26/2026	2026-264	May 2026 Redevelopment Cons	\$14,750.00	\$0.00		\$14,750.00
Watermen LLC	08/18/2026	07/28/2026	2026-268	June 2026 Redevelopment Cons	\$14,750.00	\$0.00		\$14,750.00
				Totals for Watermen LLC:	\$62,888.10	\$0.00		\$62,888.10
Wielkotz & Company, LLC.								
Wielkotz & Company, LLC.	08/18/2026	08/06/2026	1169	CFO Accounting Additional Servi	\$1,181.25	\$0.00		\$1,181.25
				Totals for Wielkotz & Company, LLC.:	\$1,181.25	\$0.00		\$1,181.25
				GRAND TOTALS:	\$81,461.58	\$0.00		\$81,461.58

Jersey City Redevelopment Agency

Cash Requirements Report

Criteria

- Report name: Bayfront August 2026 Board Meeting
- How 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: 8/18/2026 to 8/18/2026
- Include all Post Statutes
- Include all Invoices
- Include all Vendors
- Include these Banks: Investors - Bayfront
- Include all Invoice Attributes
- Include all Vendor Attributes