

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
September 15, 2026

1. Meeting to Order.
 2. Quorum.
 3. Chairwoman Ridley- Pledge of Allegiance.
 4. Acting Executive Director - In accordance with the "Open Public Meetings Act," notice of today's meeting was published as required by law. Notice of this meeting was published on the homepage of the Agency's official website which is accessible to the public free of charge. The notice was also posted at the Agency's offices at 4 Jackson Square and sent to the City Clerk for the public's review and information.
 5. PRESENTATIONS-
 6. Chairwoman Ridley STATUS OF PROJECTS
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- Item #1 Approval to enter Open Public Comment Session
 - Item #2 Approval to enter Executive Session
 - Item #3 Approval of the Minutes of the Regular Meeting of August 18th, 2026
 - Item #4 Approval of the Minutes of the Executive Session of August 18th, 2026
 - Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDING CONTRACTS TO ACACIA FINANCIAL GROUP, INC., NW FINANCIAL GROUP, LLC AND OTTEAU GROUP, INC. FOR REDEVELOPMENT FINANCIAL CONSULTING SERVICES, WITHIN ALL PROJECT AREAS
 - Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE PURCHASE AND SALE AGREEMENT WITH JACOB 244 BAY STREET, LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 11401, LOT 25, AND COMMONLY KNOWN BY THE STREET ADDRESS 244 BAY STREET, WITHIN THE 244 BAY STREET REHABILITATION AREA

- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY MAKING APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO *N.J.S.A.* 40A:5A-6 AND *N.J.S.A.* 40A:12A-29(A)(3) IN CONNECTION WITH THE BAYFRONT REDEVELOPMENT PROJECT LOCATED AT BLOCK 21901.01, LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9, WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO AND AN EXTENSION OF PROFESSIONAL SERVICES CONTRACT NO. 25-09-VB8 WITH ARTHEON, INC. (AS SUCCESSOR-IN-INTEREST TO CME ASSOCIATES, INC.) FOR PROFESSIONAL ENGINEERING SERVICES WITHIN THE BAYFRONT I REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 26-09-VB9 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. TO PROVIDE ENVIRONMENTAL SERVICES AT THE FOOT OF KELLOGG STREET WITHIN THE BAYFRONT
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 26-09-VB10 WITH POTOMAC-HUDSON ENVIRONMENTAL, INC. FOR PROFESSIONAL ENVIRONMENTAL ENGINEERING SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 26102, LOT 21, WITHIN THE DROYERS POINT REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 26-09-VB8 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC., FOR ENVIRONMENTAL SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 15801, LOT 3.02, COMMONLY KNOWN BY THE STREET ADDRESS 185 MONMOUTH STREET, WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LEASE AGREEMENT WITH EDUCATE THE BLOCK FOR THE PROPERTY IDENTIFIED AS BLOCK 23202 LOT 79, AND COMMONLY KNOWN BY THE STREET ADDRESS 292 MARTIN LUTHER KING DRIVE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA

- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LEASE AGREEMENT WITH LISA'S NETWORKING GROUP, LLC AT THE VETERANS RESIDENTIAL HOUSING DEVELOPMENT IN HONOR OF JAIME VAZQUEZ AT THE PROPERTY IDENTIFIED AS BLOCK 22602, LOT 6, COMMONLY KNOWN BY THE STREET ADDRESS 665 OCEAN AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH TAG DEVELOPMENT, LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 10602, LOTS 10, 11, 12, 13, 14, 15, AND 16, AND COMMONLY KNOWN BY THE STREET ADDRESS 168 SIP AVENUE, 150-164 SIP AVENUE AND 28 TONNELE AVENUE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN ELEVENTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 808 PAVONIA OWNER URBAN RENEWAL LLC FOR THE PROPERTY NOW IDENTIFIED AS BLOCK 9404, LOTS 34.03 AND 34.04 AND COMMONLY KNOWN BY THE STREET ADDRESS 808 PAVONIA AVENUE AND AUTHORIZING A PURCHASE AND SALE AGREEMENT WITH 808 PAVONIA OWNER URBAN RENEWAL LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 10601, LOT 42, AND COMMONLY KNOWN BY THE STREET ADDRESS 50 JOURNAL SQUARE, BOTH LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN ELEVENTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 808 PAVONIA II OWNER URBAN RENEWAL LLC FOR PROPERTY NOW IDENTIFIED AS BLOCK 9404, LOT 34.02 AND COMMONLY KNOWN BY THE STREET ADDRESS 808 PAVONIA AVENUE LOCATED WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 1 TO EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT NO. 25-08-RN22 WITH ELIZABETH DEVELOPMENT COMPANY FOR CONSULTING SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 10601, LOT 41, COMMONLY KNOWN AS THE LOEW'S JERSEY THEATRE AND BY THE STREET ADDRESS OF 54 JOURNAL SQUARE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REJECTING PROPOSALS RECEIVED PURSUANT TO THE REQUEST FOR PROPOSALS ISSUED BY THE JERSEY CITY REDEVELOPMENT AGENCY FOR COMMUNITY EVENT PROGRAMMING CONSULTANT SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 10601, LOT 41, COMMONLY KNOWN AS THE LOEW'S JERSEY THEATRE AND BY THE STREET ADDRESS OF 54 JOURNAL SQUARE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CERTAIN TRANSACTIONAL DOCUMENTS
- Item #20 Approval of Accounts Payable List as of September 15, 2026
- Item #21 Approval of Personnel List as of September 15, 2026
- Item #22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ACTING EXECUTIVE DIRECTOR, CHRISTOPHER FIORE, TO ATTEND THE GOVERNOR'S CONFERENCE ON HOUSING AND ECONOMIC DEVELOPMENT

NEXT REGULAR MEETING: TUESDAY, OCTOBER 20, 2026