RESO.26-09-1

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 September 15, 2026.

_____

Christopher Fiore,

Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

RESO.26-09-2

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 September 15, 2026.

_____

Christopher Fiore,

Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

RESO.26-09- 3

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING REGULAR MEETING MINUTES OF THE PUBLIC MEETING OF AUGUST 18, 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 September 15, 2026.

_____

Christopher Fiore,

Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

RESO.26-09-4

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION OF THE PUBLIC MEETING OF AUGUST 18, 2026

WHEREAS, the Board of Commissioners approved going into closed session at their meeting of August 18, 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 September 15, 2026

_____

Christopher Fiore,

Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

Reso No.: 26-09-5

Regular Meeting
September 15, 2026

A G E N D A

Miscellaneous- Approving the selection of three financial consulting firms to provide specialized advisory and financial analysis services in support of the Jersey City Redevelopment Agency's redevelopment initiatives.

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

Jesamil Lozano

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

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 redevelopment financial consulting services to the Agency and the City for various redevelopment projects including, but not limited to, evaluating redevelopment projects and applications for long-term tax exemptions, advising with regard to financial incentives for particular projects, providing or evaluating market analyses for projects, preparing fiscal impact analyses for development projects, and providing advice and assistance in the preparation of Local Finance Board applications (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. 26-06-7, the Agency authorized the use of competitive contracting to engage one or more firms to perform the Services; and

WHEREAS, on June 18, 2026, the Agency issued a Request for Proposals for Redevelopment Financial Consulting Services (the "**RFP**"); and

WHEREAS, the Agency received six (6) proposals in response to the RFP (each a "**Proposal**", collectively, the "**Proposals**"); and

WHEREAS, the Agency formed an evaluation committee (the "**Evaluation Committee**") to review the Proposals in accordance with *N.J.A.C.* 5:34-4.3(d); 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**"), a copy of which is on file with the Agency, containing the Evaluation Committee's findings and recommendation; and

WHEREAS, the Evaluation Report concludes, and the Evaluation Committee recommends, that contracts be awarded to three (3) respondents based on consideration of the factors set forth in the RFP; and

WHEREAS, the Agency desires to award contracts to the following respondents (the "**Contracts**"), copies of which are 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 term not to exceed five (5) years:

1. Contract No. 26-09-JL2 to Acacia Financial Group, Inc.;
2. Contract No. 26-09-JL3 to NW Financial Group, LLC;
3. Contract No. 26-09-JL4 to Otteau Group, Inc.; and

WHEREAS, the combined amount authorized under all Contracts shall not exceed Two Hundred Twenty-Five Thousand Dollars ($225,000.00) for the Initial Term, in accordance with the rates set forth in the Proposals; and

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

WHEREAS, notice of the award of the Contracts 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 Board of Commissioners of the Agency hereby authorizes the award of the Contracts to Acacia Financial Group, Inc., NW Financial Group, LLC, and Otteau Group, Inc. to perform the Services.

Section 3. The Chair, Vice-Chair, Acting Executive Director, and/or the Secretary of the Agency are each hereby authorized to execute and deliver the Contracts to Acacia Financial Group, Inc., NW Financial Group, LLC, and Otteau Group, Inc. for the Services for the Initial Term, with the option to extend for up to four (4) additional periods of one (1) year each, which Contracts shall be payable in accordance with the rates set forth in the Proposals for a combined annual amount under the Contracts not to exceed Two Hundred Twenty-Five Thousand Dollars ($225,000.00) during 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, Acting Executive Director, and/or the Secretary of the Agency are each 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 Contracts 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 September 15, 2026.

_____

Christopher Fiore,
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

Reso No. 26-09-6

Regular Meeting
September 15th, 2026

A G E N D A

244 Bay St Rehabilitation Area – Board authorization is requested to approve the reduction the purchase price of the property located at Block 11401, Lot 25, and commonly known by the street address 244 Bay Street to one million four hundred thousand dollars ($1,400,000.00) with Jacob 244 Bay Street, LLC.

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

Yvette Sanchez

Resolution No. 26-09-6

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

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 rehabilitation known as the 244 Bay Street Rehabilitation Area (the "**Rehabilitation Area**") and adopted a redevelopment plan for the Rehabilitation Area, entitled the 244 Bay Street Redevelopment Plan, in order to effectuate the redevelopment of the Rehabilitation 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 11401, Lot 25, and commonly known by the street address 244 Bay Street (the "**Property**"), located within the Rehabilitation Area and subject to the Redevelopment Plan; and

WHEREAS, on March 18, 2025, by Resolution No. 25-03-3, the Agency authorized the execution of a redevelopment agreement between Jacob 244 Bay Street, LLC (the "**Redeveloper**") and the Agency (as amended, the "**Redevelopment Agreement**") and the sale of the Property to the Redeveloper in accordance with a purchase and sale agreement attached to the Redevelopment Agreement as an exhibit (as amended, the "**PSA**"), which were subsequently executed on August 21, 2025; and

WHEREAS, the Redeveloper and the Agency have agreed to execute a Second Amendment to the PSA, to reduce the purchase price of the Property to One Million Four Hundred Thousand Dollars ($1,400,000.00) (the "**Second Amendment**"), a copy of which is on file with the Agency; and

WHEREAS, the Agency wishes to authorize the Second Amendment,

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

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

Section 2. The Chair, Vice-Chair, Acting Executive Director, and/or the Secretary of the Agency are hereby authorized to execute the Second 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 of September 15, 2026.

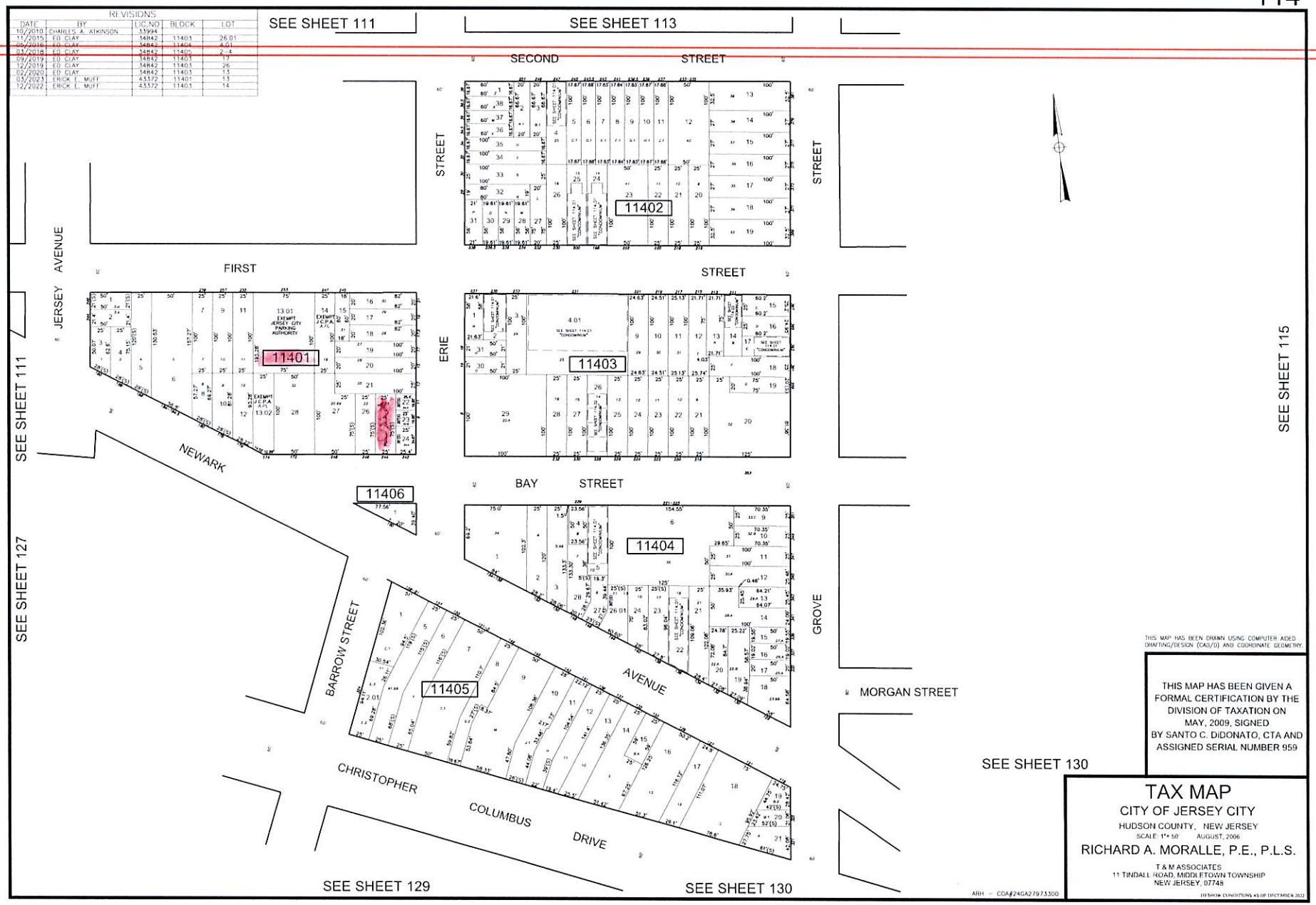
_____
Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

REVISIONS

DATE	BY	LIC.NO	BLOCK	LOT
10/2010	CHARLES A. ATKINSON	33994		
11/2015	ED CLAY	34842	11403	26.01
09/2016	ED CLAY	34842	11404	4.01
03/2018	ED CLAY	34842	11405	2-4
09/2019	ED CLAY	34842	11403	17
12/2019	ED CLAY	34842	11403	26
02/2020	ED CLAY	34842	11403	15
03/2021	ERICK E. MUFF	43372	11401	13
12/2022	ERICK E. MUFF	43372	11403	14



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

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

TAX MAP

CITY OF JERSEY CITY

HUDSON COUNTY, NEW JERSEY

SCALE: 1" = 50' AUGUST, 2006

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

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

(1) SHOW CONDITIONS AS OF DECEMBER 2022

ARH — COA#24GA27973300

Reso No. 26-09-7

Regular Meeting
September 15th, 2026

AGENDA

Bayfront I Redevelopment Area – Board authorization is requested to apply 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 authorization and issuance by the Agency of one or more series of project notes relating to the Bayfront Redevelopment Project located at Block 21901.01, Lots 1 through 9 within the Bayfront I Redevelopment Area.

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

Victoria Bonners

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

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

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

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

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

WHEREAS, the Agency wishes to make application to the Local Finance Board for positive findings pursuant to *N.J.S.A.* 40A:5A-6 and for certain approvals pursuant to *N.J.S.A.* 40A:12A-29(a)(3) in connection with the authorization and issuance by the Agency of one or more series of project notes (each subsidized by the City) (the "**LFB Application**"); and

WHEREAS, the Agency represents that:

(a) it is in the public interest to accomplish such purpose;

(b) said purpose or improvements are for the health, welfare, convenience or betterment of the inhabitants of the City;

(c) the amounts to be expended for said purpose or improvements are not unreasonable or exorbitant; and

(d) the proposal is an efficient and feasible means of providing services for the needs of the inhabitants of the City and will not create an undue financial burden to be placed upon the City.

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

Section 1. The LFB Application is hereby approved, and the Agency's Bond Counsel, auditor and financial advisor, along with other representatives of the Agency, are hereby authorized to prepare such application and to represent the Agency in matters pertaining thereto.

Section 2. The Acting Executive Director/Secretary of the Agency is hereby directed to prepare and file a copy of this resolution with the Local Finance Board as part of such application.

Section 3. The Acting Executive Director/Secretary is hereby directed to execute the Local Finance Board Application Certification attached hereto as **Exhibit A**.

Section 4. The Local Finance Board is hereby respectfully requested to consider such application and to record its findings, recommendations and/or approvals as provided by the applicable New Jersey Statute.

Section 5. 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 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 September 15, 2026.

_____
Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

EXHIBIT A

LOCAL FINANCE BOARD APPLICATION CERTIFICATION

Resolution No. 26-09-7

22-6002881
ID #

STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF LOCAL GOVERNMENT SERVICES
LOCAL FINANCE BOARD

APPLICATION CERTIFICATION

APPLICANT'S NAME: JERSEY CITY REDEVELOPMENT AGENCY

I, CHRISTOPHER FIORE, ACTING EXECUTIVE DIRECTOR/SECRETARY OF THE JERSEY CITY REDEVELOPMENT AGENCY (THE "AGENCY"), IN THE COUNTY OF HUDSON, NEW JERSEY, DO HEREBY DECLARE:

That the documents submitted herewith and the statements contained herein are true to the best of my knowledge and belief; and

That this application was considered, and its submission to the Local Finance Board was approved, by the Agency at a meeting on September 15, 2026; and

That the governing body of the Agency has notified the City of Jersey, New Jersey (the "City") of its submission of this application to the Local Finance Board and has made available to the City, a true copy of this application.

_____
Christopher Fiore
Acting Executive Director and Secretary

ATTEST:

_____
Name:
Title:
Date: September 15, 2026

Reso No. 26-09-8

Regular Meeting
September 15th, 2026

AGENDA

Bayfront I Redevelopment Area – Board authorization is requested to amend Professional Services Contract No. 25-09-VB8 with Artheon, Inc., the successor-in-interest to CME. The Agency intends to extend and amend this contract to include inspection, field oversight, and related construction-phase support services for ongoing infrastructure improvements activities within the Bayfront I Redevelopment Area. The proposed contract amount is not to exceed $1,384,605.00, with a term of twelve (12) months.

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

Victoria Bonners

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

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

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

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency continues to require engineering services including but not limited to infrastructure engineering modifications, geotechnical assistance, structural assistance, permitting assistance, construction administration, and general redevelopment consulting (the "**Engineering Services**") in the Redevelopment Area; and

WHEREAS, on September 16, 2025, the Board of Commissioners of the Agency authorized Professional Services Contract No. 25-09-VB8 with CME Associates, Inc. ("**CME**") to perform the Engineering Services for an amount not to exceed Seven Hundred Six Thousand Ninety Six Dollars ($706,096.00) and for a term of twelve (12) months, to be paid in accordance with the rates set forth in the Proposal (the "**Contract**"); and

WHEREAS, Artheon, Inc. ("**Artheon**") (successor-in-interest to CME) submitted a supplemental proposal dated August 31, 2026 (the "**Supplemental Proposal**") which supplements the Engineering Services currently being performed under the Contract to include inspection, field oversight, and related construction-phase support services in connection with ongoing construction activities within the Redevelopment Area (the "**Additional Engineering Services**"); and

WHEREAS, the Supplemental Proposal requests an additional Six Hundred Seventy-Eight Thousand Five Hundred and Nine Dollars ($678,509.00) for the Additional Engineering Services; and

WHEREAS, the Agency wishes to enter into an amendment to the Contract with Artheon ("**Contract Amendment**"), a copy of which is on file with the Agency, to extend the Contract term and amend the Contract amount, subject to Artheon assuming and performing all duties, obligations, responsibilities, and liabilities of CME under the Contract, for a total amount of the Contract, as amended by the Contract Amendment, not to exceed One Million Three Hundred Eighty Four Thousand Six Hundred Five Dollars ($1,384,605.00); and

WHEREAS, Artheon has represented that the personnel, licenses, certifications, qualifications, and resources relied upon by the Agency in awarding the Contract to CME remain substantially unchanged and will continue to be utilized by Artheon in the performance of the Engineering Services and Supplemental Engineering Services; and

WHEREAS, CME was qualified by the Agency through a "fair and open" process in accordance with *N.J.S.A.* 19:44A-20.4, *et seq.*, and Artheon has represented that it has succeeded to CME's rights and obligations under the Contract and maintains the personnel, licenses, certifications, qualifications, and resources relied upon by the Agency in qualifying and awarding the Contract to CME, upon which basis the Agency has determined that Artheon is qualified to perform the Engineering Services and the Additional Engineering Services; and

WHEREAS, the term of the Contract is currently set to expire on October 15, 2026, and the Agency has determined that an additional twelve (12) month term is needed for Artheon to complete the Engineering Services and Additional Engineering Services; and

WHEREAS, the Agency has determined that such Additional Engineering Services are directly related to, and consistent with, the Engineering Services previously authorized under the Contract, are necessary to support ongoing construction activities within the Redevelopment Area, and will promote the efficient administration of the Redevelopment Plan; and

WHEREAS, the Agency certifies that funds are available for the Contract Amendment; 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 Engineering Services and Additional Engineering Services to be performed by Artheon are professional services within the definition contained in *N.J.S.A.* 40A:11-1 *et seq.* of the LPCL; and

WHEREAS, pursuant to the LPCL, *N.J.S.A.* 40A:11-15, contracts for certain services may exceed twelve (12) months in duration, provided such services are relevant to and "necessary for" completion of related construction work,

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

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

Section 2. The Board of Commissioners hereby authorizes and consents to the Contract Amendment with Artheon, Inc. (successor-in-interest to CME Associates, Inc.), subject to Artheon assuming and performing all duties, obligations, responsibilities, and liabilities of CME under the Contract and Contract Amendment.

Section 3. The Board of Commissioners hereby authorizes: (i) performance of the Additional Engineering Services as set forth in the Supplemental Proposal; (ii) an increase in the Contract's not-to-exceed amount to One Million Three Hundred Eighty-Four Thousand Six Hundred Five Dollars ($1,384,605.00); and (iii) an extension of the term of the Contract, which extended term shall expire October 30, 2027.

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

Section 5. Except as stated herein, all other terms and conditions of the Contract shall remain in full force and effect.

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 September 15, 2026.

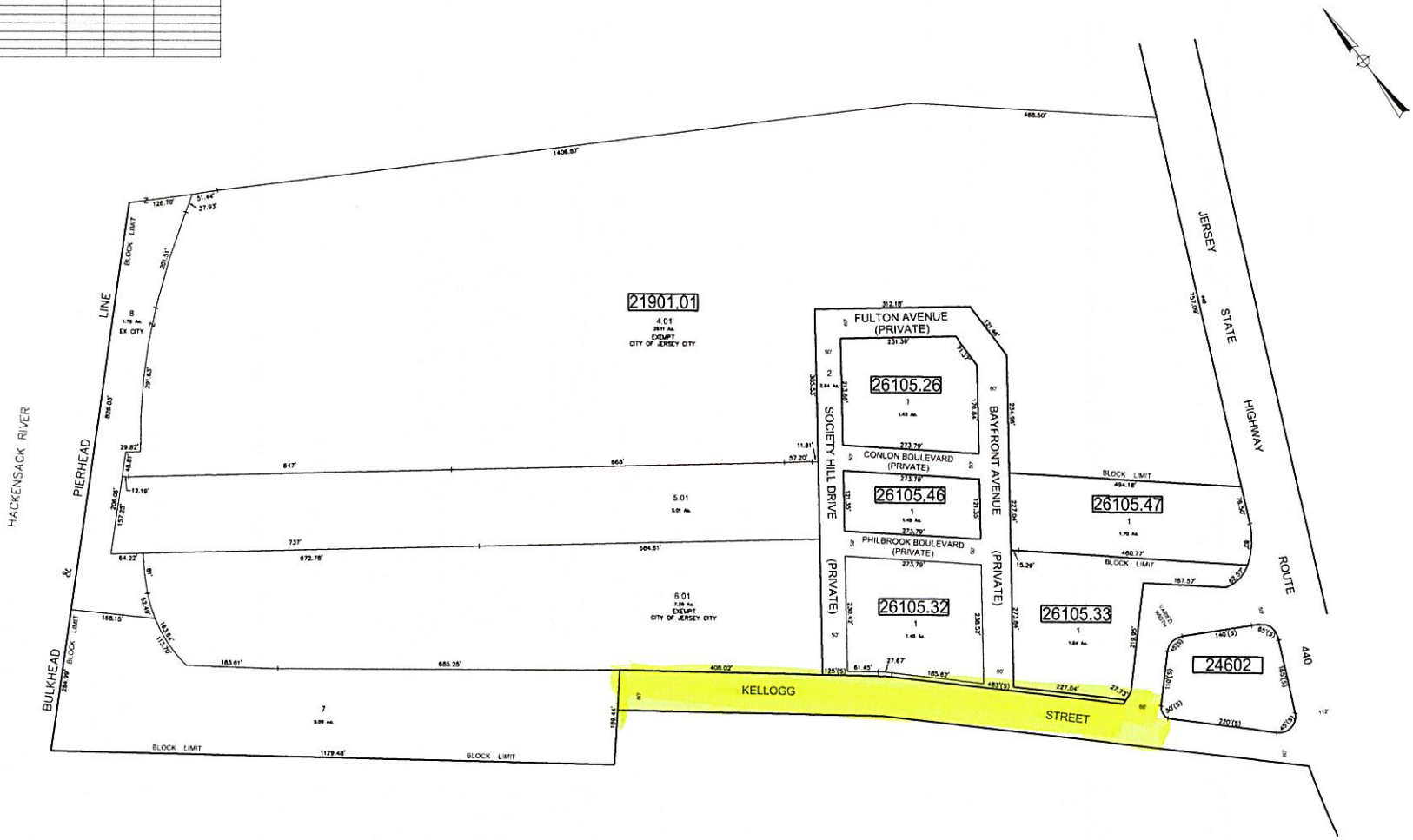
_____
Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

REVISIONS				
DATE	BY	LIC.NO	BLOCK	LOT

SEE SHEET 219



SEE SHEET 261

SEE SHEET 261

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

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

TAX MAP

CITY OF JERSEY CITY

HUDSON COUNTY, NEW JERSEY

SCALE: 1"= 100' JULY, 2024

ERICK E. MUFF
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 43372
219 BELLEVUE AVENUE
HAMMONTON, NEW JERSEY 08037
COA#24GA27973300

TO REFLECT CONDITIONS AS OF NOVEMBER 2024

ARH – COA#24GA27973300

Reso No.: 26-09 9

Regular Meeting
September 15th, 2026

AGENDA

Bayfront I Redevelopment Area- Board authorization is requested to award Professional Services Contract No. 26-09-VB9 with Potomac Hudson Environmental, Inc. (PHE) for environmental services including waste sampling, overseeing excavation work, administrative support and report writing, and dewatering at the foot of Kellogg Street within the Bayfront I Redevelopment Area. The Agency intends to award this contract to PHE, who is currently serving as the Licensed Site Remediation Professional (LSRP) for the site. The contract will be for a duration of 12 months, with a total not-to-exceed amount of ($104,920.00).

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 I REDEVELOPMENT AREA

Victoria Bonners

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 I REDEVELOPMENT AREA

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

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") was established as an instrumentality of the City of Jersey City (the "**City**") 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 Bayfront I Redevelopment Area (the "**Redevelopment Area**") is located on the west side of the city bounded by Route 440 to the east, the Hackensack River to the west, Kellogg Street to the south and with the northerly portion of the area containing the Culver Avenue interchange with Route 440, and, which consists of approximately ninety-five (95) acres of public and/or open space; and

WHEREAS, the City adopted a redevelopment plan known as the Bayfront I Redevelopment Plan, as amended (the "**Redevelopment Plan**"), to effectuate and regulate the redevelopment of the Redevelopment Area; and

WHEREAS, on October 10, 2018, the City adopted an ordinance authorizing public financing for the acquisition of approximately 70 acres of development lots and for the construction and oversight of public infrastructure for the first phase of redevelopment of the Redevelopment Area (the "**Phase I Infrastructure**"); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency requires environmental services to be overseen by a licensed site remediation professional, for work including, but not limited to, waste classification sampling, excavation oversight, administrative and report writing support, and dewatering services at the foot of Kellogg Street within the Redevelopment Area (the "**Services**"); and

WHEREAS, on May 6, 2026, Potomac-Hudson Environmental, Inc. ("**PHE**") 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. 26-09-VB9 with PHE (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 Four Thousand Nine Hundred Twenty Dollars ($104,920.00), payable in

accordance with the rates set forth in the Proposal; and

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

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

WHEREAS, PHE completed and submitted a Business Entity Disclosure Certification wherein it certified that it has not made any reportable contributions to a political or candidate committee in the City in the previous year, and acknowledged that the Contract will prohibit PHE 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, pursuant to *N.J.S.A.* 40A:11-5 of the LPCL, contracts for which the subject matter consists of professional services may be awarded without public advertising for bids and bidding therefor; 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 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 the Secretary of the Agency are each hereby authorized to execute and deliver the Contract with PHE, 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 Four Thousand Nine Hundred Twenty Dollars ($104,920.00), 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 September 15, 2026.

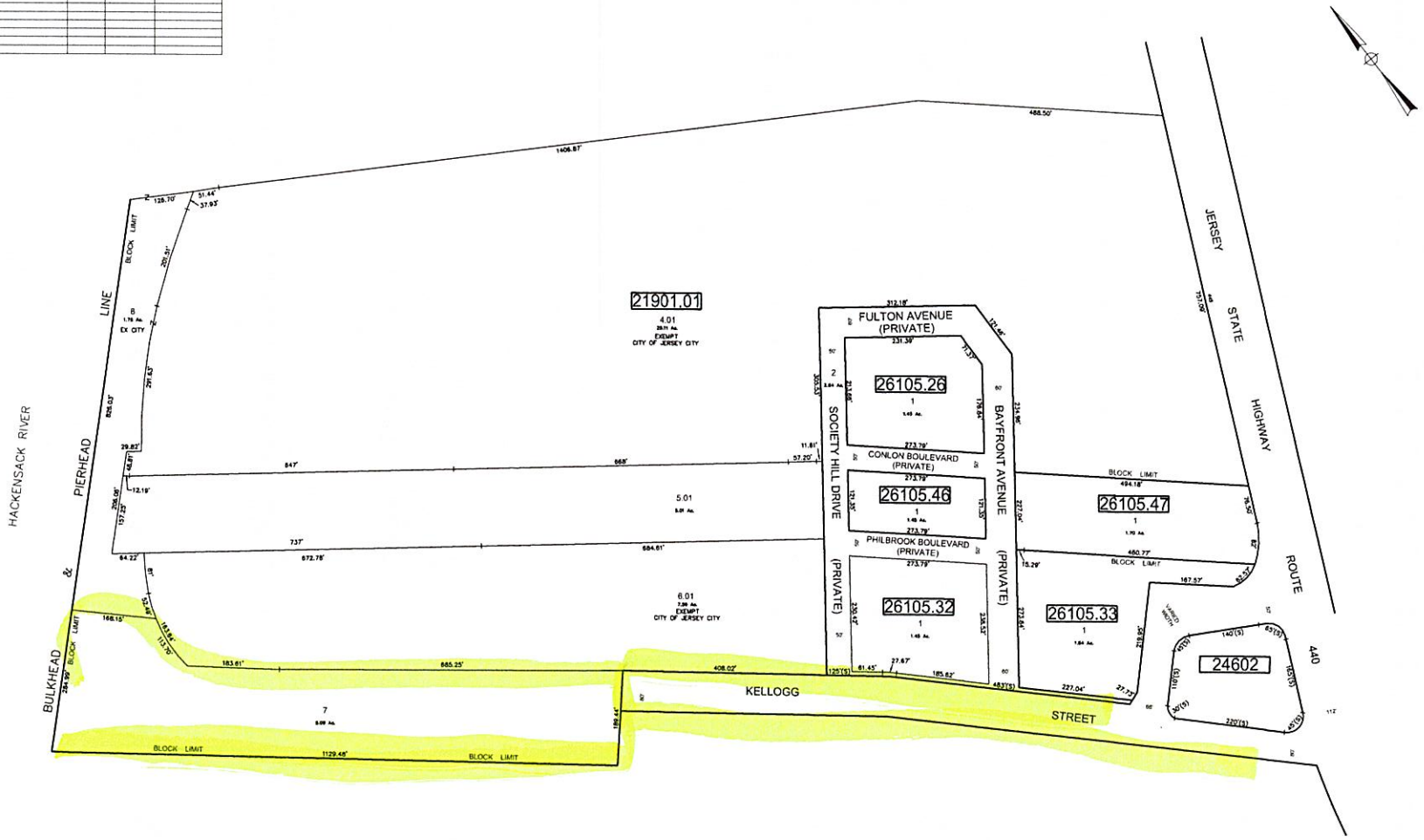
_____
Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

REVISIONS				
DATE	BY	LIC NO	BLOCK	LOT

SEE SHEET 219



SEE SHEET 261

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

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

TAX MAP

CITY OF JERSEY CITY

HUDSON COUNTY, NEW JERSEY

SCALE: 1"= 100' JULY, 2024

ERICK E. MUFF
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 43372
215 BELLEVUE AVENUE
HAMMONTON, NEW JERSEY 08037
COA# 24GA27973300

ARH – COA#24GA27973300

Reso No. 26-09-10

Regular Meeting
September 25th, 2026

AGENDA

Droyers Point Redevelopment Area – Board authorization is requested to approve professional services Contract No. 26-09-VB10 with Potomac-Hudson Environmental, Inc. ("PHE") for Environmental Engineering services for the property identified as Block 26102, Lot 21 within the Droyers Point Redevelopment Area. The Agency wishes to award a contract to PHE to perform and complete post-construction biennial cap monitoring and remedial action permit services at the Droyers Point Property as outlined in the proposal for an amount not to exceed ($3,250.00) for a term of twelve (12) months, which shall be payable in accordance with the rates set forth in the attached proposal.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICE 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

Victoria Bonners

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICE 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

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, pursuant to the Redevelopment Law, the City designated that certain area known as the Droyers Point Redevelopment Area ("**Redevelopment Area**") as an area in need of redevelopment and/or rehabilitation and enacted the Droyers Point Redevelopment Plan (as amended and supplemented from time to time, the "**Redevelopment Plan**") in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, the Agency owns property in the Redevelopment Area identified as Block 26102, Lot 21, also known as the Combined Sewer Overflow Parcel (the "**Property**"), which was the subject of the environmental clean-up performed under the oversight of the New Jersey Department of Environmental Protection (the "**NJDEP**") pursuant to a No Further Action Letter issued by NJDEP on July 30, 2010, and a Remedial Action Permit for Soil issued by NJDEP on October 15, 2014 (as subsequently modified); and

WHEREAS, it is the responsibility of the Agency to maintain the engineering controls at the Property, including performing and completing post-construction biennial cap monitoring and remedial action permit services (the "**Services**"); and

WHEREAS, Potomac-Hudson Environmental, Inc. ("**PHE**") has been performing the Services on behalf of the Agency since December 17, 2013 pursuant to multiple contracts authorized by the Agency beginning with Contract No. 13-12-MPN9; and

WHEREAS, on August 27, 2026, PHE submitted a detailed proposal to the Agency to continue to perform the Services, which included the proposed scope of work, schedule of work, and the cost estimate including applicable hourly rates (the "**Proposal**"); and

WHEREAS, the Agency desires to enter into Professional Services Contract No. 26-09-VB10 with PHE (the "**Contract**"), a copy of which is on file with the Agency, to continue to

perform the Services as outlined in the Proposal for a term of twelve (12) months, for an amount not to exceed Three Thousand Two Hundred Fifty Dollars ($3,250.00), to be paid in accordance with the rates set forth in the Proposal; and

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

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

WHEREAS, PHE 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 PHE from making any reportable contributions through the term of the Contract, a copy of which is on file with the Agency; 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, pursuant to *N.J.S.A.* 40A:11-5 of the LPCL, contracts for which the subject matter consists of professional services may be awarded without public advertising for bids and bidding therefor; and

WHEREAS, the Services provided by PHE are professional services within the definition contained in *N.J.S.A.* 40A:11-2(6) of the LPCL and exempt from public bidding; 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 the Secretary of the Agency are each hereby authorized to execute and deliver the Contract with PHE 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 Three Thousand Two Hundred Fifty Dollars ($3,250.00), payable at the rates set forth in the Proposal, and 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.

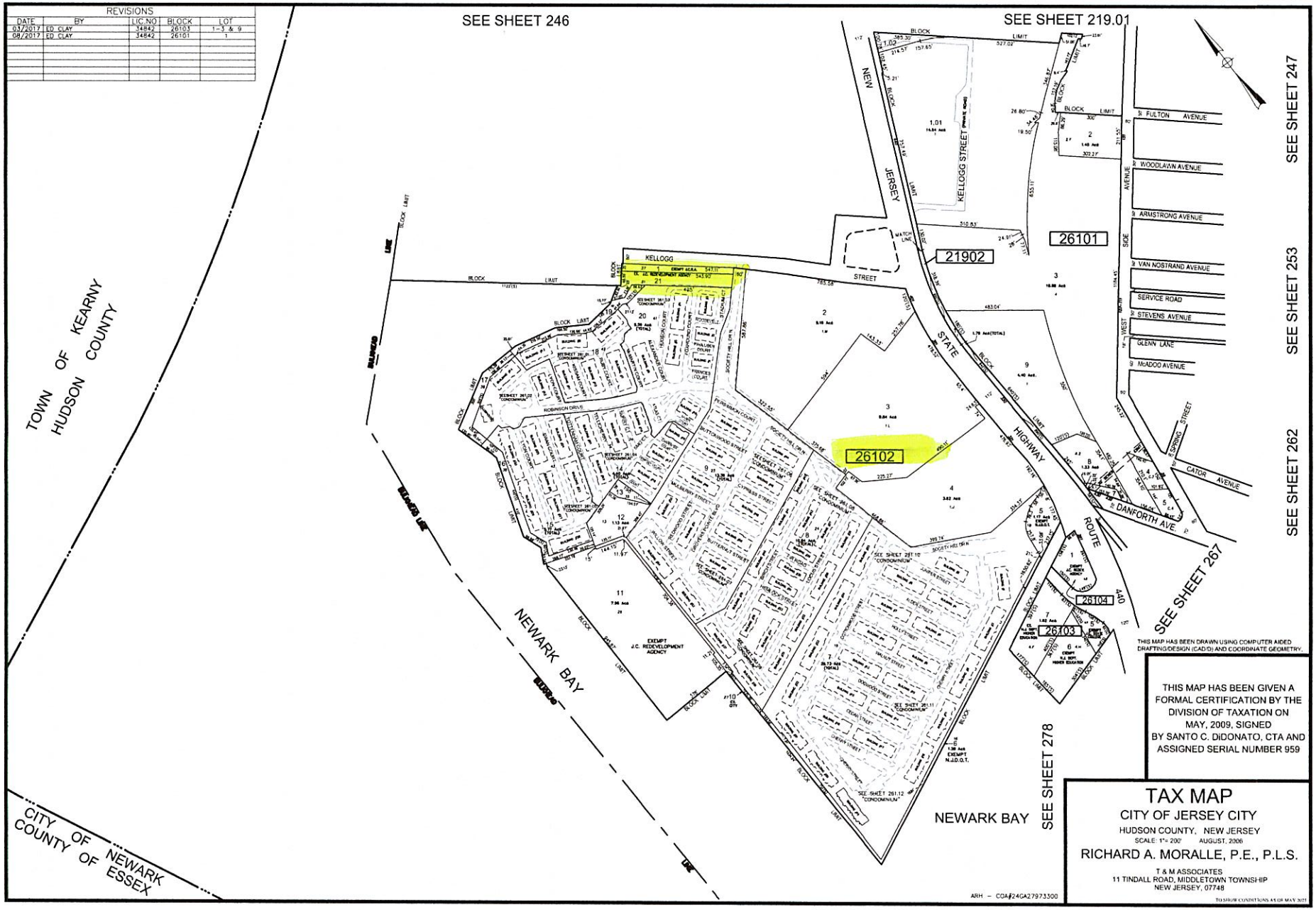
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of September 15, 2026.

_____
Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

REVISIONS				
DATE	BY	LIC.NO	BLOCK	LOT
03/2017	ED CLAY	34842	26103	1-3 & 9
08/2017	ED CLAY	34842	26101	1



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

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

TAX MAP

CITY OF JERSEY CITY

HUDSON COUNTY, NEW JERSEY

SCALE: 1"= 200' AUGUST, 2006

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

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

TO SHOW CONDITIONS AS OF MAY 2025

ARH – COA#24GA27973300

Resolution No. 26-09-11

Regular Meeting
September 15th, 2026

A G E N D A

Grand Jersey Redevelopment Area – Board authorization is requested to award Professional Services Contract No. 26-09-VB8 with Brownfield Redevelopment Solutions, Inc. to provide 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. The contract will be for a duration of 12 months, with a total not-to-exceed amount of $17,441.40.

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

Victoria Bonners

Resolution No. 26-09-11

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

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 Agency is the owner of certain property identified as Block 15801, Lot 3.02, and commonly known by the street address 185 Monmouth Street (the "**Property**"), within the Redevelopment Area; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the Redevelopment Plan, the Agency requires environmental services, including, but not limited to, evaluation of the soil on the Property (the "**Services**"); and

WHEREAS, pursuant to a Request for Qualifications ("**RFQ**") process, on October 21, 2025, by Resolution No. 25-10-7, Brownfield Redevelopment Solutions, Inc. ("**BRS**") was deemed qualified to provide the Services; and

WHEREAS, on August 24, 2026, BRS submitted a proposal to the Agency, including a fee schedule with rates set forth therein to provide the Services, which was later revised to reflect the Services required (the "**Proposal**"); and

WHEREAS, the Agency desires to enter into Professional Services Contract No. 26-09-VB8 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 Sixty One Thousand Six Hundred Sixteen Dollars and Eighty Cents ($61,616.80),

payable in accordance with the rates set forth in the Proposal; and

WHEREAS, BRS possesses the skills and expertise to perform and complete the Services; 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.*, 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, 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 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, for a total amount not to exceed Sixty One Thousand Six Hundred Sixteen Dollars and Eighty Cents ($61,616.80), payable at the rates set forth in the Proposal, 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 September 15, 2026.

_____
Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

REVISIONS				
DATE	BY	LIC.NO	BLOCK	LOT
05/2024	ERICK E. MUFF	43372	15801	3.02,3.05

SEE SHEET 140

SEE SHEET 158

DETAIL "A"
SCALE: 1" = 20'

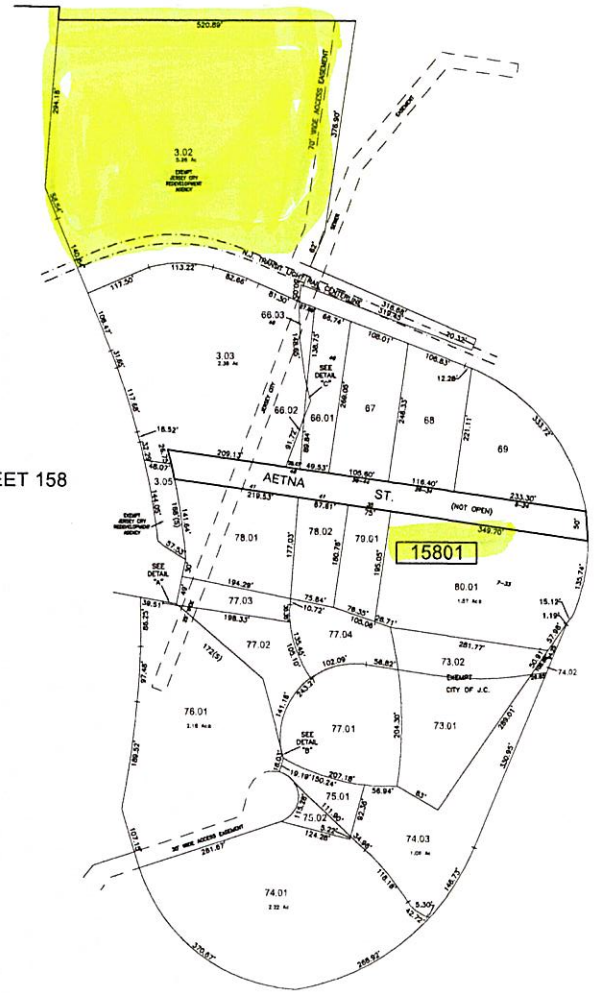


DETAIL "B"
SCALE: 1" = 20'



DETAIL "C"
SCALE: 1" = 20'





SEE SHEET 158

SEE SHEET 158.04

SEE SHEET 158

SEE SHEET 158

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

TAX MAP
CITY OF JERSEY CITY

HUDSON COUNTY NEW JERSEY
SCALE: 1" = 100' DATE: FEBRUARY 4, 2025

ED CLAY
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 34642
215 BELLEVUE AVENUE
HAMMONTON, NEW JERSEY 08037
CDM# 3456273300

TO SHOW CONDITIONS AS OF MAY 2024

Reso No. 26-09-12

Regular Meeting
September 15th, 2026

A G E N D A

Jackson Hill Redevelopment Area – Board authorization is requested to enter into a Lease Agreement with Educate the Block (ETB) for the purpose of operating Cocoon Café. The rent will be for amount not to exceed $750.00 a month for a period of one (1) year. Area map is attached.

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

Robert G. Napiorski

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

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 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 owns the property identified as Block 23202, Lot 79, and commonly known by the street address 292 Martin Luther King Drive (the "**Premises**") within the Redevelopment Area; and

WHEREAS, Educate the Block ("**ETB**") is a private career school that trains adults and out of school youth students, including justice-impacted and other underserved City residents, in the field of the culinary arts, among other skills, and seeks to utilize the Premises and open a commercial food preparation and retail facility known as the Cocoon Café within the Premises pursuant to a lease agreement with the Agency; and

WHEREAS, the Agency wishes to enter into a lease agreement with ETB for the use of the Premises for a term of twelve (12) months, effective as of June 16, 2026, and expiring June 15, 2027, with the option to extend for an additional twelve (12) months, at the sole discretion of the Agency's Executive Director, for a monthly rent payment in the amount of Seven Hundred Fifty Dollars ($750.00) (the "**Lease Agreement**"), a copy of which is on file with the Agency; and

WHEREAS, the Agency shall be responsible for enforcing the provisions of the Lease Agreement,

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

Section 1. The recitals hereto are 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 and directed to enter into the Lease Agreement for a term of twelve (12) months, effective as of June 16, 2026, and expiring June 15, 2027, with the option to extend for an additional twelve (12) months, at the sole discretion of the Agency's Acting Executive Director, for a monthly rent payment in the amount of Seven Hundred Fifty Dollars ($750.00) in accordance with the terms set forth in the Lease Agreement.

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 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 September 15, 2026.

_____
Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

REVISIONS				
DATE	BY	LIC NO	BLOCK	LOT
4/2011	CHARLES A. ATKINSON	33994		



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

TAX MAP

CITY OF JERSEY CITY

HUDSON COUNTY, NEW JERSEY

SCALE: 1" = 50' AUGUST, 2006

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

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

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

Reso No. 26-09-13

Regular Meeting
September 15th, 2026

A G E N D A

Jackson Hill Redevelopment Area – Board authorization is requested to approve a Lease Agreement with Lisa's Networking Group, LLC at the Veterans Residential Housing Development in Honor of Jaime Vazquez at 665 Ocean Avenue. The Lease Agreement will be for an amount that is still undergoing negotiations with the Agency's Executive Director. Area map is attached.

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

Robert G. Napiorski

Resolution No. 26-09-13

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

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, located on property identified as Block 22602, Lot 6, and commonly known by the street address 665 Ocean Avenue, within the Redevelopment Area (the "**Development**"); and

WHEREAS, the Development houses formerly homeless veterans; and

WHEREAS, the Agency wishes to enter into a lease agreement with Lisa's Networking Group (the "**Tenant**") for a term of twelve (12) months, effective as of September 1, 2026, with the option to extend for an additional twelve (12) months at the sole discretion of the Agency's Executive Director, and for a monthly payment that is still undergoing negotiations with the Agency's Executive director.

WHEREAS, the Agency shall be responsible for enforcing the provisions of the Lease,

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 each hereby authorized to execute the Lease with the Tenant, effective as of September 1, 2026, 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 each hereby authorized to execute any and all other documents and take all actions necessary to effectuate this Resolution, in consultation with Counsel.

Section 4. This resolution shall take effect immediately.

Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on September 15, 2026.

_____
Christopher Fiore
Acting Executive Director and Secretary

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

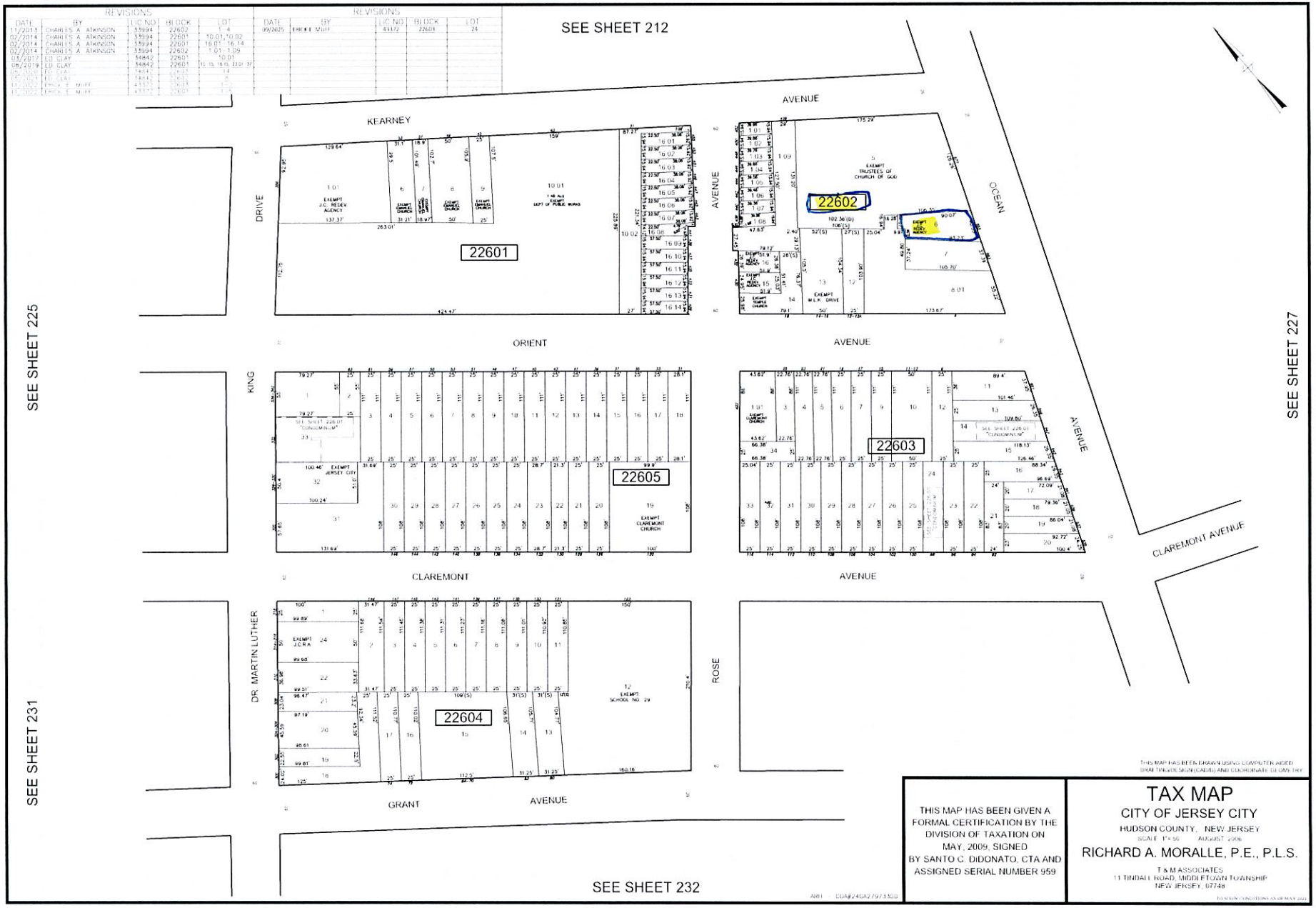
*Resolutions require 4 affirmative votes to pass

REVISIONS

DATE	BY	LIC NO	BLOCK	LOT
11/2013	CHARLES A. ATKINSON	33994	22602	1.04
02/2014	CHARLES A. ATKINSON	33994	22601	10.01,10.02
02/2014	CHARLES A. ATKINSON	33994	22601	16.01-16.14
02/2014	CHARLES A. ATKINSON	33994	22602	1.01-1.09
05/2017	ED GLAY	34842	22601	10.01
05/2019	ED GLAY	34842	22601	10.15,16.0,33[illegible]
07/2021	ED GLAY	34842	22601	14
07/2021	ED GLAY	34842	22601	15
12/2021	ERICK E. MUFF	33972	22601	10.01
12/2021	ERICK E. MUFF	33972	22601	10.02

REVISIONS

DATE	BY	LIC NO	BLOCK	LOT
09/2025	ERICK E. MUFF	33972	22603	24



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

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

TAX MAP

CITY OF JERSEY CITY

HUDSON COUNTY, NEW JERSEY

SCALE 1" = 50' AUGUST 2006

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

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

TO SHOW CONDITIONS AS OF MAY 2021

Reso No. 26-09-14

Regular Meeting
September 15th, 2026

AGENDA

Journal Square 2060 Redevelopment Plan Area– Board authorization is requested to amend the Redevelopment Agreement with Tag Development, LLC for the property identified as Block 10602, Lots 10, 11 through 16, located at 150-164 Sip Avenue and 28 Tonnele commonly known by the street address 168 Sip Avenue within the Journal Square 2060 Redevelopment Plan Area. The Agency intends to approve the Second Amendment to the Redevelopment Agreement to modify the terms of the property sale outlined in the Redevelopment Agreement, the Purchase and Sale, and the Project schedule.

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

Victoria Bonners

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

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

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment known as the Journal Square 2060 Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area, entitled the Journal Square 2060 Redevelopment Plan, in order to effectuate the redevelopment of the Redevelopment Area (as has been further amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, the Agency is the owner of the following lots on Block 10602, all located in the Redevelopment Area: Lot 10 (commonly known as 150-154 Sip Avenue), Lot 11 (commonly known as 152 Sip Avenue), Lot 12 (commonly known as 154 Sip Avenue), Lot 13 (commonly known as 156 Sip Avenue), Lot 14 (commonly known as 158 Sip Avenue), Lot 15 (commonly known as 160-164 Sip Avenue) and Lot 16 (commonly known as 28 Tonnele Avenue) and collectively known as 168 Sip Avenue (the "**Property**"); and

WHEREAS, on April 15, 2025, by Resolution No. 25-04-9, the Agency designated TAG Development, LLC (the "**Redeveloper**") as the redeveloper of the Property and authorized the execution of the Redevelopment Agreement (as amended, the "**RDA**"), and the Purchase and Sale Agreement (as amended, the "**PSA**") for the Property between the Redeveloper and the Agency, which were subsequently entered into on July 7, 2025; and

WHEREAS, on September 1, 2026, the Redeveloper requested that the Agency enter into a Second Amendment to the RDA and PSA (the "**Second Amendment**") in order to modify the terms of sale of the Property in the RDA and PSA and the Project schedule set forth in **Exhibit B – Project Schedule** of the RDA; and

WHEREAS, the Agency and the Redeveloper wish to enter into the Second Amendment, 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 as follows:

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 and deliver the Second Amendment in substantially the form on file with the Agency, together with such additions, deletions and/or 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 all other documents and take any and all other actions necessary and/or desirable to effectuate this Resolution, in consultation with Counsel.

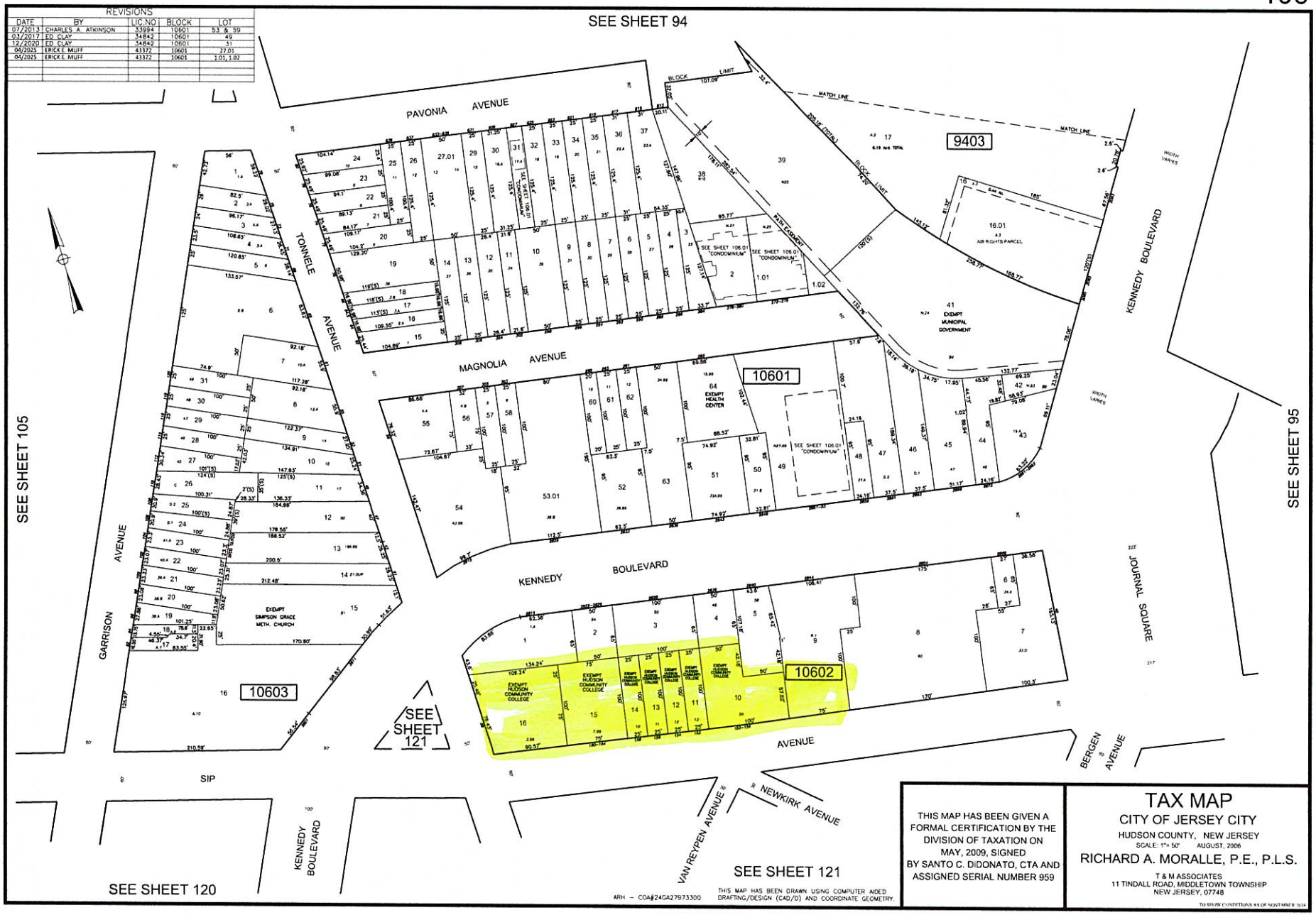
Section 4. This Resolution shall take effect immediately.

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 of September 15, 2026.

_____
Christopher Fiore,
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.


REVISIONS
DATE | BY | LIC.NO | BLOCK | LOT
07/2013 | CHARLES A. ATKINSON | 33994 | 10601 | 53 & 59
03/2017 | ED CLAY | 34842 | 10601 | 49
12/2020 | ED CLAY | 34842 | 10601 | 31
04/2025 | ERICK E. MUFF | 43372 | 10603 | 27.01
04/2025 | ERICK E. MUFF | 43372 | 10603 | 1.01, 1.02
SEE SHEET 94
PAVONIA AVENUE
MAGNOLIA AVENUE
KENNEDY BOULEVARD
TONNELE AVENUE
GARRISON AVENUE
JOURNAL SQUARE
BERGEN AVENUE
NEWKIRK AVENUE
VAN REYPEN AVENUE
SIP
KENNEDY BOULEVARD
SEE SHEET 105
SEE SHEET 95
SEE SHEET 120
SEE SHEET 121
SEE SHEET 121
9403
10601
10602
10603
EXEMPT MUNICIPAL GOVERNMENT
EXEMPT HEALTH CENTER
EXEMPT SIMPSON GRACE METH. CHURCH
EXEMPT HUDSON COMMUNITY COLLEGE
AIR RIGHTS PARCEL
SEE SHEET 106.01 "CONDOMINIUM"
ARH – COA#24GA27973300
THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY.
THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY, 2009, SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 959
TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50' AUGUST, 2006
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748
TO SHOW CONDITIONS AS OF NOVEMBER 2024

Reso No. 26-09-15

Regular Meeting
September 15th, 2026

A G E N D A

Journal Square 2060 Redevelopment Area – Board authorization is requested to approve an Eleventh Amendment to the Redevelopment Agreement (RDA) with 808 Pavonia Owner Urban Renewal LLC for Phase I of the project at the property located at Block 10601, Lots 34.03 and 34.04. The purpose of the Eleventh Amendment is to authorize a Purchase and Sale Agreement for the property at 50 Journal Square (Block 10601, Lot 42). Area map is attached.

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

Robert G. Napiorski

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

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

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment known as the Journal Square 2060 Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area, entitled the Journal Square 2060 Redevelopment Plan, in order to effectuate the redevelopment of the Redevelopment Area (as has been further amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, the Redevelopment Plan provides for the development of a pedestrian walkway connecting the Mana Contemporary to Journal Square (the "**Art Walk**"); and

WHEREAS, pursuant to Resolution No. 22-08-6, adopted August 16, 2022, the Agency designated KRE/Silverstein 808 Pavonia LLC (the "**Original Project Redeveloper**") as the redeveloper of property then identified as Block 10601, Lots 34.03 and 34.04 and now identified on the tax maps of the City as Block 9404, Lots 34.03 and 34.04 (the "**Phase I Property**") and the property then identified as Block 9404, Lot 34.01 and now identified in the tax maps of the City as Block 9404, Lot 34.02 (the "**Phase II Property**"), and subsequently executed and entered into a redevelopment agreement dated August 17, 2022 with the Original Project Redeveloper (the "**Original Project Redevelopment Agreement**"); and

WHEREAS, pursuant to Resolution No. 23-03-11, adopted March 21, 2023, the Agency designated an affiliate of the Original Project Redeveloper, 808 Pavonia Phase I Owner LLC (the "**Original Phase I Redeveloper**"), as redeveloper of the Phase I Property

and authorized the execution of a redevelopment agreement between the Agency and the Original Phase I Redeveloper (as amended, the "**Phase I Redevelopment Agreement**"), which was entered into on March 31, 2023 and superseded the Original Project Redevelopment Agreement; and

WHEREAS, pursuant to Resolution No. 23-03-11, adopted on March 21, 2023, the Agency designated an affiliate of the Original Project Redeveloper, 808 Pavonia Phase II Owner LLC (the "**Original Phase II Redeveloper**"), as redeveloper of the Phase II Property and authorized the execution of a redevelopment agreement (as amended, the "**Phase II Redevelopment Agreement**") between the Agency and the Original Phase II Redeveloper, which superseded the Original Project Redevelopment Agreement; and

WHEREAS, 808 Pavonia Owner, LLC (the "**Phase I Redeveloper**") acquired the Phase I Property; and

WHEREAS, pursuant to Resolution No. 24-09-14, adopted on September 17, 2024, the Agency authorized the designation of 808 Pavonia Owner Urban Renewal LLC, an urban renewal entity (the **"Phase I URE"**), as the redeveloper of the Phase I Property, terminated the Phase I Redeveloper, and consented to a transfer and assignment of the Phase I Redevelopment Agreement to the Phase I URE; and

WHEREAS, an affiliate of the Phase I URE is under contract to acquire the property identified as Block 10601, Lot 42, commonly known by the street address 50 Journal Square (the "**Art Walk Property**"); and

WHEREAS, the Phase I URE and the Agency have agreed to revise certain obligations in the Phase I Redevelopment Agreement with respect to the transfer of the Loading Dock Area, the Cultural Arts Fund Contribution, the Art Walk Contribution, and the acquisition by the Agency of the Art Walk Property (as such terms are defined in the Phase I Redevelopment Agreement and herein); and

WHEREAS, the Agency and the Phase I URE have agreed that an affiliate of the Phase I URE will convey the Art Walk Property to the Agency in accordance with the terms and conditions set forth in a Purchase and Sale Agreement (the "**PSA**") (provided the affiliate of the Phase I URE has acquired the Art Walk Property); and

WHEREAS, the Agency hereby certifies that funds are available for purchase of the Art Walk Property; and

WHEREAS, the Agency wishes to enter into an Eleventh Amendment to the Phase I Redevelopment Agreement (the **"Eleventh Amendment"**), a copy of which is on file with the Agency, and the PSA, to effectuate the sale of the Art Walk Property by the Phase I URE to the Agency,

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 each hereby authorized to execute and deliver the Eleventh Amendment, in substantially the form on file with the Agency, together with such additions, deletions and/or modifications as deemed necessary or desirable, in consultation with Counsel.

Section 3. The Chair, Vice-Chair, Acting Executive Director and/or Secretary of the Agency are each hereby authorized to execute and deliver the PSA, and consent to the transfer and assignment therein, in substantially the form on file with the Agency, together with such additions, deletions and/or modifications as deemed necessary or desirable, in consultation with Counsel.

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

Section 5. This Resolution shall take effect immediately.

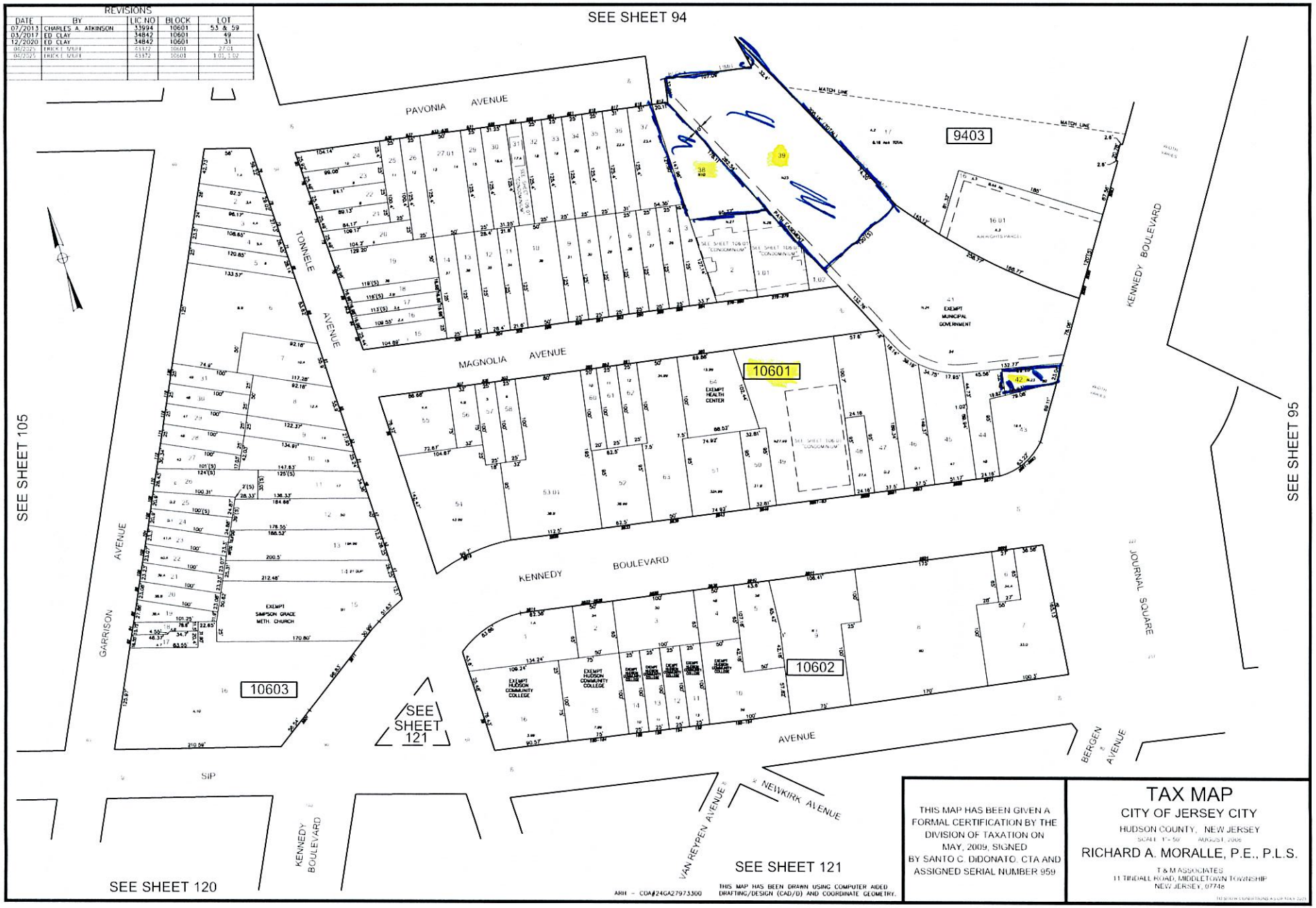
Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on September 15, 2026.

_____
Christopher Fiore,
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

REVISIONS				
DATE	BY	LIC NO	BLOCK	LOT
07/2013	CHARLES A. ATKINSON	33994	10601	53 & 59
03/2017	ED CLAY	34842	10601	49
12/2020	ED CLAY	34842	10601	31
06/2025	ERICK MUIR	43372	10601	27.01
06/2025	ERICK MUIR	43372	10601	1.01, 1.02



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

ARH – COA#24GA27973300

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 2008

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

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

© T & M ASSOCIATES 2025

Reso No. 26-09-16

Regular Meeting
September 15th, 2026

A G E N D A

Journal Square 2060 Redevelopment Area – Board authorization is requested to approve an Eleventh Amendment to the Redevelopment Agreement (RDA) with 808 Pavonia II Owner Urban Renewal LLC for property at Block 9404, Lot 34.02. The purpose of the Eleventh Amendment is to reflect the new amount of the Cultural Arts Fund Contribution to be paid 808 Phase I owner LLC. Area map is attached.

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

Robert G. Napiorski

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

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

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment known as the Journal Square 2060 Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area, entitled the Journal Square 2060 Redevelopment Plan, in order to effectuate the redevelopment of the Redevelopment Area (as has been further amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, pursuant to Resolution No. 22-08-6, adopted August 16, 2022, the Agency designated KRE/Silverstein 808 Pavonia LLC (the "**Original Project Redeveloper**") as the redeveloper of property then identified as Block 10601, Lots 34.03 and 34.04 and now identified on the tax maps of the City as Block 9404, Lots 34.03 and 34.04 (the "**Phase I Property**") and- the property then identified as Block 9404, Lot 34.01 and now identified on the tax maps of the City as Block 9404, Lot 34.02 (the "**Phase II Property**"), and subsequently executed and entered into a redevelopment agreement dated August 17, 2022 with the Original Project Redeveloper (the "**Original Project Redevelopment Agreement**"); and

WHEREAS, pursuant to Resolution No. 23-03-11, adopted March 21, 2023, the Agency designated an affiliate of the Original Project Redeveloper, 808 Pavonia Phase II Owner LLC (the "**Original Phase II Redeveloper**"), as redeveloper of the Phase II Property and authorized the execution of a redevelopment agreement (as amended, the "**Phase II Redevelopment Agreement**"), between the Agency and the Original Phase II Redeveloper, which was entered into on March 31, 2023 and superseded the Original Project Redevelopment Agreement; and

WHEREAS, pursuant to Resolution No. 23-03-11, adopted on March 21, 2023, the Agency designated an affiliate of the Original Project Redeveloper, 808 Pavonia Phase I Owner LLC (the "**Original Phase I Redeveloper**"), as redeveloper of the Phase I Property and authorized the execution of a redevelopment agreement between the Agency and the

Original Phase I Redeveloper (as amended, the "**Phase I Redevelopment Agreement**"), which superseded the Original Project Redevelopment Agreement; and

WHEREAS, 808 Pavonia II Owner LLC (the "**Phase II Redeveloper**") acquired the Phase II Property; and

WHEREAS, pursuant to Resolution No. 24-09-15, adopted on September 17, 2024, the Agency authorized the designation of 808 Pavonia II Owner Urban Renewal LLC, an urban renewal entity (the "**Phase II URE**"), as the redeveloper of the Phase II Property, terminated the Phase II Redeveloper and consented to a transfer and assignment of the Phase II Redevelopment Agreement to the Phase II URE; and

WHEREAS, the Phase II URE has requested that Section 2.16(a) of the Phase II Redevelopment Agreement be amended to reflect the new amount of the Cultural Arts Fund Contribution to be paid by the Phase I URE,; and

WHEREAS, the Agency wishes to enter into an eleventh amendment to the Phase II Redevelopment Agreement (the **"Eleventh Amendment"**), 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, 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 each hereby authorized to execute and deliver the Eleventh Amendment, in substantially the form on file with the Agency, together with such additions, deletions and/or modifications as deemed necessary or desirable, in consultation with Counsel.

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

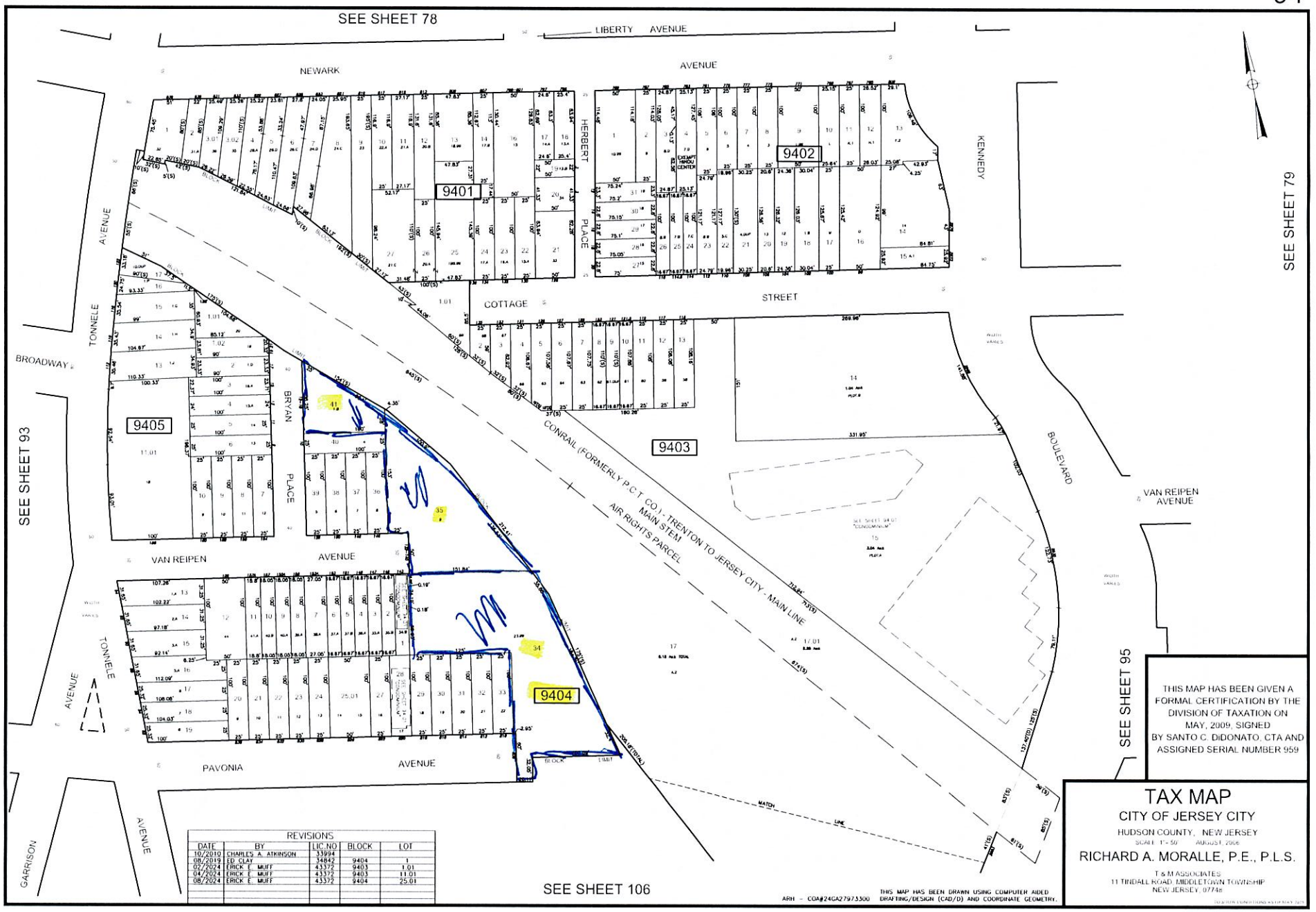
Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on September 15, 2026.

_____
Christopher Fiore,
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.



REVISIONS				
DATE	BY	LIC.NO	BLOCK	LOT
10/2010	CHARLES A. ATKINSON	33994		
08/2019	ED CLAY	34842	9404	1
07/2024	ERICK E. MUFF	43372	9403	1.01
04/2024	ERICK E. MUFF	43372	9403	11.01
08/2024	ERICK E. MUFF	43372	9404	25.01

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

TAX MAP

CITY OF JERSEY CITY

HUDSON COUNTY, NEW JERSEY

SCALE 1" = 50' AUGUST, 2006

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

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

ARH - COA#24GA27973300

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

Reso No. 26-09-17

Regular Meeting
September 15th, 2026

A G E N D A

Journal Square 2060 Redevelopment Area – Board authorization is requested to approve Change Order No. 1 to Extraordinary Unspecifiable Services (EUS) Contract No. 25-08-RN22 with Elizabeth Development Company. The change order is for an amount not to exceed $9,000.00 for an additional six (6) months to complete their consulting services for the project at the Loew's Jersey Theatre. Area map is attached.

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

Robert G. Napiorski

Resolution No. 26-09-17

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

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 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, in order to effectuate the redevelopment of the Redevelopment Area (as it has been further amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, the City owns the historic Loew's Jersey Theatre (the "**Theatre**") together with certain property within the Redevelopment Area upon which the Theatre is situated, identified as Block 10601, Lot 41 and commonly known as Loew's Jersey Theatre and by the street address 54 Journal Square (the "**Property**"), which Property is located within the Redevelopment Area and is subject to the Redevelopment Plan; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency may, from time to time, require services related to the rehabilitation of the Property, which services constitute extraordinary unspecifiable services pursuant to *N.J.S.A.* 40A:11-2(7) and are specialized and qualitative in nature, for the purpose of supervising development within the Redevelopment Area (the "**Services**"); and

WHEREAS, on August 19, 2025, by Resolution No. 25-08-13, the Agency's Board of Commissioners authorized Contract No. 25-08-RN22 with Elizabeth Development Company ("**EDC**") for extraordinary unspecifiable services comprising consulting services related to the rehabilitation of the Property for a period not to exceed twelve (12) months and a total amount not to exceed Seventeen Thousand Five Hundred Dollars ($17,500.00) (the "**Contract**"); and

WHEREAS, EDC requires additional time to complete the Services; and

WHEREAS, on August 11, 2026, EDC submitted a proposal (the "**Proposal**") to the Agency to continue to provide the Services for an additional six (6) months (the "**Additional Term**") for an additional fee of Nine Thousand Dollars ($9,000.00); and

WHEREAS, EDC has been performing the Services for the Agency and has unique and specialized skills with respect to the rehabilitation of the Theatre being undertaken on the Property that are required by the Agency; 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 commencing upon the expiration of the Contract on September 21, 2026, in an amount not to exceed Nine Thousand Dollars ($9,000.00) and for a total Contract amount of Twenty-Six Thousand Five Hundred Dollars ($26,500.00), payable at the rates set forth in the Proposal; and

WHEREAS, the Agency is authorized pursuant to *N.J.S.A.* 40A:11-2(7) and *N.J.S.A.* 40A:11-5(1)(a)(ii) of the Local Public Contracts Law, *N.J.S.A.* 40A:11-1 *et seq.* (the "**LPCL**") to enter into contracts in which the subject matter consists of extraordinary unspecifiable services which are specialized and qualitative in nature, may be awarded without competitive bidding as deemed necessary for the efficient operation of the Agency; and

WHEREAS, pursuant to *N.J.S.A.* 40A:11-15 of the LPCL, extraordinary unspecifiable services contracts may be awarded for a period not to exceed twenty-four (24) consecutive months thereby allowing the Contract to be extended for a total number of twelve (12) additional months; and

WHEREAS, Change Order No. 1 is authorized pursuant to *N.J.A.C.* 5:30-11.6, which governs change orders for extraordinary unspecifiable services contracts; and

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

WHEREAS, EDC has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the City in the previous year, and acknowledges that the Contract will prohibit EDC from making any reportable contributions through the term of the Contract; 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)(ii) 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. Change Order No. 1 authorizing EDC to continue to perform the Services for the Additional Term and for an additional amount not to exceed Nine Thousand Dollars ($9,000.00), and for a total Contract amount of Twenty-Six Thousand Five Hundred Dollars ($26,500.00), payable at the rates set forth in the 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.

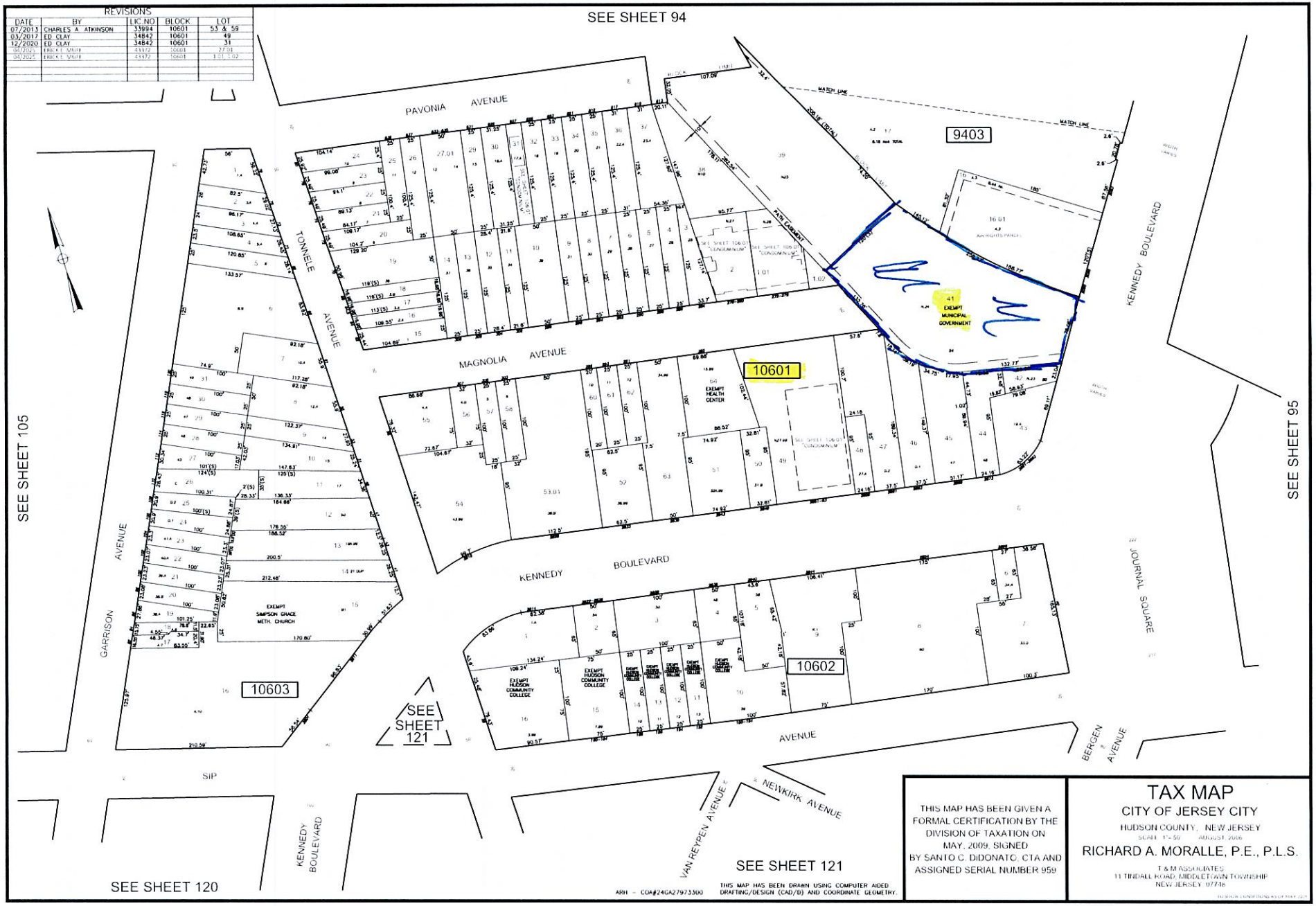
Section 5. This Resolution shall take effect immediately.

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 September 15, 2026.

_____
Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass


REVISIONS
DATE | BY | LIC.NO | BLOCK | LOT
07/2013 | CHARLES A. ATKINSON | 33994 | 10601 | 53 & 59
03/2017 | ED CLAY | 34842 | 10601 | 49
12/2020 | ED CLAY | 34842 | 10601 | 31
04/2025 | ERICK E. SILVA | 41372 | 10601 | 27.01
04/2025 | ERICK E. SILVA | 41372 | 10601 | 1.01, 1.02
SEE SHEET 94
PAVONIA AVENUE
9403
MAGNOLIA AVENUE
10601
KENNEDY BOULEVARD
SEE SHEET 105
SEE SHEET 95
TONNELE AVENUE
GARRISON AVENUE
10603
10602
JOURNAL SQUARE
SEE SHEET 121
SEE SHEET 120
SIP
KENNEDY BOULEVARD
VAN REYPEN AVENUE
NEWKIRK AVENUE
BERGEN AVENUE
EXEMPT MUNICIPAL GOVERNMENT
EXEMPT HEALTH CENTER
EXEMPT SIMPSON GRACE METH. CHURCH
EXEMPT HUDSON COMMUNITY COLLEGE
THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY, 2009, SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 959
TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1" = 50' AUGUST, 2006
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY 07748
ARH - COA#24GA27973300
THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY.

Reso No. 26-09-18

Regular Meeting
September 15th, 2026

A G E N D A

Journal Square 2060 Redevelopment Area – Board authorization is requested to reject the proposals received in response to the Request for Proposals (RFP) issued by the Agency for Community Event Programming Consultant Services at the Loew's Jersey Theatre. Area map is attached.

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

Robert G. Napiorski

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

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 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, in order to effectuate the redevelopment of the Redevelopment Area (as it has been further amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, the City owns the historic Loew's Jersey Theatre (the "**Theatre**") together with certain property within the Redevelopment Area upon which the Theatre is situated, identified as Block 10601, Lot 41, and commonly known as Loew's Jersey Theatre and by the street address 54 Journal Square (the "**Property**"), which Property is located within the Redevelopment Area and is subject to the Redevelopment Plan; and

WHEREAS, to ensure that the Theatre continues to provide programming and activities that support local arts and produce local, community-related, multicultural and affordable shows, events and activities, the Agency sought to procure community recreational event management services, including event planning, coordination, communications, scheduling, operational oversight, and related services (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.*, including but not limited to *N.J.S.A.* 40A:11-4.3, on June 16, 2026, by Resolution No. 26-06-15, the Agency's Board of

Commissioners authorized the use of competitive contracting to engage a firm to perform the Services; and

WHEREAS, on June 25, 2026, the Agency issued a Request for Proposals for Community Event Programming Consultant Services at the Loew's Jersey Theatre (the "**RFP**"); and

WHEREAS, the Agency received two (2) proposals in response to the RFP (each, a "**Proposal**" and collectively, the "**Proposals**"); and

WHEREAS, the Agency formed an evaluation committee (the "**Evaluation Committee**") to review the Proposals in accordance with *N.J.A.C.* 5:34-4.3(d); and

WHEREAS, upon reviewing the Proposals, the Evaluation Committee found that one Proposal failed to contain any of the documents or information required by the RFP, thereby rendering it nonresponsive, and that the other Proposal failed to adequately satisfy the evaluation criteria set forth in the RFP; and

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

WHEREAS, the Evaluation Committee recommends that both Proposals be rejected based on the Proposals' failures to satisfy the factors set forth in the RFP, in accordance with *N.J.S.A.* 40A:11-13.2(e), as set forth in detail in the Evaluation Report.

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

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

Section 2. The Agency hereby accepts the Evaluation Report and rejects all Proposals received in response to the RFP in accordance with *N.J.S.A.* 40A:11-13.2(e).

Section 3. The Chair, Vice-Chair, Acting Executive Director and/or the Secretary of the Agency are each 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.

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

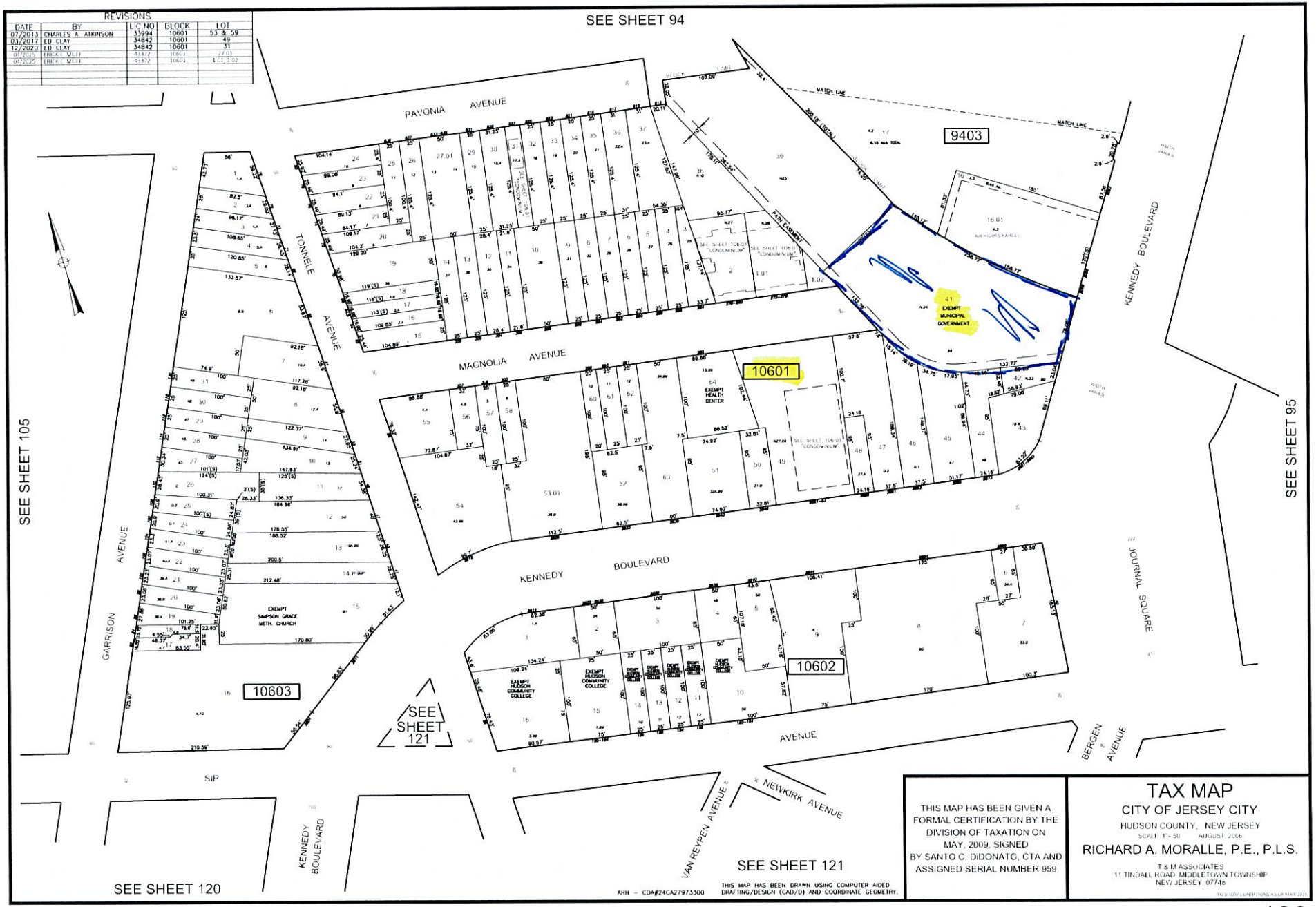
Section 4. This Resolution shall take effect immediately.

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 September 15, 2026.

_____
Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass


REVISIONS
DATE | BY | LIC NO | BLOCK | LOT
07/2013 | CHARLES A ATKINSON | 33994 | 10601 | 53 & 59
03/2017 | ED CLAY | 34842 | 10601 | 49
12/2020 | ED CLAY | 34842 | 10601 | 31
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SEE SHEET 94
PAVONIA AVENUE
MATCH LINE
9403
16.01
41 EXEMPT MUNICIPAL GOVERNMENT
KENNEDY BOULEVARD
TONNELE AVENUE
MAGNOLIA AVENUE
10601
EXEMPT HEALTH CENTER
SEE SHEET 106.01 "CONDOMINIUM"
SEE SHEET 105
SEE SHEET 95
GARRISON AVENUE
KENNEDY BOULEVARD
JOURNAL SQUARE
EXEMPT SIMPSON GRACE METH. CHURCH
10603
10602
EXEMPT HUDSON COMMUNITY COLLEGE
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NEWKIRK AVENUE
VAN REYPEN AVENUE
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SEE SHEET 120
SEE SHEET 121
ARN – COA#24GA27973300
THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY.
THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY, 2009. SIGNED BY SANTO C. DiDONATO, CTA AND ASSIGNED SERIAL NUMBER 959
TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1" = 50' AUGUST, 2006
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

Resolution No. 26-09-19

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CERTAIN TRANSACTIONAL DOCUMENTS

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 carrying out redevelopment activities and projects within such redevelopment areas, the Agency may be required from time to time to enter into and execute certifications, consents, access agreements, licenses, permits, and other transactional documents (the "**Transactional Documents**") necessary or convenient to effectuate redevelopment objectives, facilitate due diligence activities, authorize site access, advance project planning and development, or otherwise implement redevelopment projects; and

WHEREAS, the Agency wishes to authorize its Acting Executive Director to execute the Transactional Documents, in substantially final form approved by Agency counsel, when such documents are determined to be necessary or appropriate to advance redevelopment activities within the Agency's project areas and do not otherwise require specific Board approval pursuant to applicable law, Agency policy or prior Board action,

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 Acting Executive Director of the Agency is hereby authorized to execute and deliver the Transactional Documents deemed necessary and/or desirable, in consultation with Counsel, to effectuate redevelopment objectives, facilitate due diligence activities, authorize site access, advance project planning and development, or otherwise implement redevelopment projects, provided that such Transactional Documents do not otherwise require specific Board approval pursuant to applicable law, Agency policy or prior Board action.

Section 3. The Chair, Vice-Chair, Acting Executive Director, and/or Secretary of the Agency are hereby authorized and directed to take such actions as are necessary or appropriate to facilitate the execution and delivery of the Transactional Documents and to otherwise effectuate the purposes of this Resolution, in consultation with Counsel.

Section 4. This Resolution shall take effect immediately.

Resolution No. 26-09-19

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 September 15, 2026.

_____

Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

RESO.26-09-20

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF SEPTEMBER 15, 2026

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of September 15, 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 be September 15, 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 September 15, 2026

_____

Christopher Fiore,

Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass

Jersey City Redevelopment Agency
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Hudson County Schools of Technology								
Hudson County Schools of Technology	09/15/2026	09/15/2026	26-1055	Facility Use Fee-JCRA Monthly Bc	$1,750.00	$0.00		$1,750.00
				Totals for Hudson County Schools of Technology:	$1,750.00	$0.00		$1,750.00
				GRAND TOTALS:	**$1,750.00**	**$0.00**		**$1,750.00**

Jersey City Redevelopment Agency
Cash Requirements Report

Criteria

Report name: JCRA Sept.Board Meeting-Pt.3
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: 9/15/2026 to 9/15/2026
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	09/15/2026	05/12/2026	0397834	Site Engineering- Bayfront Develc	$13,954.50	$0.00		$13,954.50
CME ASSOCIATES	09/15/2026	05/26/2026	0398700	Site Engineering- Bayfront Develc	$6,547.00	$0.00		$6,547.00
CME ASSOCIATES	09/15/2026	07/27/2026	0402547	Site Engineering- Bayfront Develc	$2,189.75	$0.00		$2,189.75
CME ASSOCIATES	09/15/2026	08/13/2026	0403609	Site Engineering- Bayfront Develc	$4,082.25	$0.00		$4,082.25
CME ASSOCIATES	09/15/2026	08/24/2026	0404326	Site Engineering- Bayfront Develc	$12,002.00	$0.00		$12,002.00
				Totals for CME ASSOCIATES:	$38,775.50	$0.00		$38,775.50
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266469	Legal Services - Bayfront General	$10,857.00	$0.00		$10,857.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	$10,857.00	$0.00		$10,857.00
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMENTAL I	09/15/2026	08/04/2026	26.627.50	Professional Services- Bayfront	$16,383.10	$0.00		$16,383.10
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	$16,383.10	$0.00		$16,383.10
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	09/15/2026	09/14/2026	Sept.2026	Relocate/Install & Remove Poles!	$744,541.42	$0.00		$744,541.42
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	$744,541.42	$0.00		$744,541.42
Wielkotz & Company, LLC.								
Wielkotz & Company, LLC.	09/15/2026	09/01/2026	1233	CFO Accounting Additional Servi	$2,081.25	$0.00		$2,081.25
				Totals for Wielkotz & Company, LLC.:	$2,081.25	$0.00		$2,081.25
				GRAND TOTALS:	**$812,638.27**	**$0.00**		**$812,638.27**

Jersey City Redevelopment Agency
Cash Requirements Report

Criteria

Report name: Bayfront-JCRA Sept.2026 Board Meeting-Pt.2
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: 9/15/2026 to 9/15/2026
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Investors - Bayfront
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES LLC	09/15/2026	08/27/2026	94	Scaffold Services at 84 Sip Avenu	$1,200.00	$0.00		$1,200.00
ADVANCED SCAFFOLD SERVICES LLC	09/15/2026	07/31/2026	35109	Repairments to Bridge	$4,500.00	$0.00		$4,500.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	$5,700.00	$0.00		$5,700.00
AFLAC								
AFLAC	09/15/2026	09/01/2026	845054	Employee Deductions per Payroll	$501.72	$0.00		$501.72
				Totals for AFLAC:	$501.72	$0.00		$501.72
AFS Insurance								
AFS Insurance	09/15/2026	08/31/2026	144	General Liability-Effective 8/28/2(	$4,600.00	$0.00		$4,600.00
AFS Insurance	09/15/2026	08/31/2026	145	Renewal Property Policy-8/28/26	$32,347.00	$0.00		$32,347.00
				Totals for AFS Insurance:	$36,947.00	$0.00		$36,947.00
Battaglia Associates, LLC								
Battaglia Associates, LLC	09/15/2026	07/31/2026	JCRA_2026_07H01	Professional Services-QPA Servic	$50.00	$0.00		$50.00
				Totals for Battaglia Associates, LLC:	$50.00	$0.00		$50.00
BLACKBAUD INC								
BLACKBAUD INC	09/15/2026	08/13/2026	INV-0000537723	Subscription-9/13/2026-9/12/20:	$3,321.00	$0.00		$3,321.00
BLACKBAUD INC	09/15/2026	08/29/2026	INV-0000540229	Subscription-9/29/2026-9/28/20:	$9,161.70	$0.00		$9,161.70
				Totals for BLACKBAUD INC:	$12,482.70	$0.00		$12,482.70
Brand Builders								
Brand Builders	09/15/2026	08/07/2026	8427	Office Supplies	$755.90	$0.00		$755.90
				Totals for Brand Builders:	$755.90	$0.00		$755.90
Brighthouse Financial -MetLife								
Brighthouse Financial -MetLife	09/15/2026	09/01/2026	Oct.2026	Employer I.D. #03639 - Deferred	$75.00	$0.00		$75.00
Brighthouse Financial -MetLife	09/15/2026	09/01/2026	Oct.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	09/15/2026	08/14/2026	8809	Oversight & Mgmt Services for El	$948.50	$0.00		$948.50
BROWNFIELD REDEVELOPMENT SOLUTIC	09/15/2026	08/14/2026	8810	Oversight & Mgmt Services- EPA	$2,650.78	$0.00		$2,650.78
BROWNFIELD REDEVELOPMENT SOLUTIC	09/15/2026	08/14/2026	8811	Oversight & Mgmt Svcs for EPA (	$1,168.00	$0.00		$1,168.00
BROWNFIELD REDEVELOPMENT SOLUTIC	09/15/2026	08/14/2026	8812	Bayfront Support - Svc-March 19	$906.50	$0.00		$906.50
BROWNFIELD REDEVELOPMENT SOLUTIC	09/15/2026	08/14/2026	8813	Misc Non-Grant Support Services	$4,273.50	$0.00		$4,273.50
BROWNFIELD REDEVELOPMENT SOLUTIC	09/15/2026	08/14/2026	8814	City CDBG Support-Svcs:June 22-	$2,444.50	$0.00		$2,444.50
BROWNFIELD REDEVELOPMENT SOLUTIC	09/15/2026	08/14/2026	8815	Support Services - Grand Jersey-	$380.00	$0.00		$380.00
BROWNFIELD REDEVELOPMENT SOLUTIC	09/15/2026	08/14/2026	8816	LNAPL Investigation- Svcs May 2'	$11,012.75	$0.00		$11,012.75

Jersey City Redevelopment Agency
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
BROWNFIELD REDEVELOPMENT SOLUTIC	09/15/2026	09/03/2026	1515	Owner's Rep Mill Creek- Paymen	$61,243.02	$0.00		$61,243.02
			Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:		$85,027.55	$0.00		$85,027.55
CASH								
CASH	09/15/2026	09/01/2026	Sept.2026	Petty Cash Replenishment	$150.00	$0.00		$150.00
				Totals for CASH:	$150.00	$0.00		$150.00
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	09/15/2026	07/22/2026	July 2026	Employee Reimbursement- Dent	$425.00	$0.00		$425.00
CHRISTOPHER FIORE	09/15/2026	08/27/2026	Aug. 27	Expense Reimbursement - Travel	$42.56	$0.00		$42.56
CHRISTOPHER FIORE	09/15/2026	08/17/2026	aug.17	Expense Reimbursement-JCRA A	$289.30	$0.00		$289.30
CHRISTOPHER FIORE	09/15/2026	08/27/2026	46235	Expense Reimbursement - Zoom	$102.15	$0.00		$102.15
CHRISTOPHER FIORE	09/15/2026	09/01/2026	46235	Expense Reimbursement -Lunch I	$197.67	$0.00		$197.67
				Totals for CHRISTOPHER FIORE:	$1,056.68	$0.00		$1,056.68
COMCAST								
COMCAST	09/15/2026	09/01/2026	8499 05 354 4361702	Internet Service at 39 Kearney Av	$734.75	$0.00		$734.75
COMCAST	09/15/2026	09/01/2026	8499 05 354 3248876	Internet Service at 665 Ocean Av	$214.93	$0.00		$214.93
				Totals for COMCAST:	$949.68	$0.00		$949.68
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM ASSOC.	09/15/2026	08/13/2026	2362SEC102	Monthly Maint. August and Sept	$409.58	$0.00		$409.58
			Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:		$409.58	$0.00		$409.58
DELTA STORAGE								
DELTA STORAGE	09/15/2026	09/01/2026	002110603	Storage Unit - Size: 10x30, Unit #	$1,194.00	$0.00		$1,194.00
DELTA STORAGE	09/15/2026	09/01/2026	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 Paxson LLP								
Dilworth Paxson LLP	09/15/2026	08/17/2026	650288	Legal Services -461 Palisade Ave	$565.00	$0.00		$565.00
				Totals for Dilworth Paxson LLP:	$565.00	$0.00		$565.00
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGMT	09/15/2026	04/16/2026	26898	Professional Service- Berry Lane	$1,828.75	$0.00		$1,828.75
DRESDNER ROBIN ENVIRON MGMT	09/15/2026	05/13/2026	27056	Professional Service- Berry Lane	$15,032.81	$0.00		$15,032.81
DRESDNER ROBIN ENVIRON MGMT	09/15/2026	08/12/2026	27533	Professional Service- Berry Lane	$2,068.75	$0.00		$2,068.75
				Totals for DRESDNER ROBIN ENVIRON MGMT:	$18,930.31	$0.00		$18,930.31
Economic Project Solutions, Inc.								
Economic Project Solutions, Inc.	09/15/2026	08/31/2026	14527	Constru. Phase- Loews- Svcs Aug	$20,919.00	$0.00		$20,919.00
Economic Project Solutions, Inc.	09/15/2026	08/31/2026	14530	Owner's Rep- Powerhouse- Svcs	$9,406.00	$0.00		$9,406.00

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
				Totals for Economic Project Solutions, Inc.:	$30,325.00	$0.00		$30,325.00
FEDERAL EXPRESS								
FEDERAL EXPRESS	09/15/2026	08/17/2026	9-423-21753	Overnight Deliveries	$127.71	$0.00		$127.71
				Totals for FEDERAL EXPRESS:	$127.71	$0.00		$127.71
GALLAGHER BASSETT SERVICES, INC.								
GALLAGHER BASSETT SERVICES, INC.	09/15/2026	09/01/2026	1323462	Morris Canal Greenway-Country '	$4,621.25	$0.00		$4,621.25
				Totals for GALLAGHER BASSETT SERVICES, INC.:	$4,621.25	$0.00		$4,621.25
Gordon Rees Scully Mansukhani, LLP								
Gordon Rees Scully Mansukhani, LLP	09/15/2026	12/19/2025	22068859	Legal Services - Suazo Vs. JCRA	$66.00	$0.00		$66.00
				Totals for Gordon Rees Scully Mansukhani, LLP:	$66.00	$0.00		$66.00
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	09/15/2026	07/28/2026	603678	Recording Fee -COC- 337 Johnst	$33.00	$0.00		$33.00
HUDSON COUNTY REGISTER	09/15/2026	07/21/2026	603408	Recording Fee -Lis of Pendens- 2	$33.00	$0.00		$33.00
				Totals for HUDSON COUNTY REGISTER:	$66.00	$0.00		$66.00
JAMES F WADDLETON								
JAMES F WADDLETON	09/15/2026	09/10/2026	September 2026	Employee Reimbursement-Denta	$490.00	$0.00		$490.00
				Totals for JAMES F WADDLETON:	$490.00	$0.00		$490.00
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	09/15/2026	08/03/2026	30308307348913	Water & Sewer -84 Sip (25 Journ	$585.45	$0.00		$585.45
JC MUNICIPAL UTILITIES AUTHORITY	09/15/2026	08/03/2026	30309320562951	Water & Sewer - 84 Sip Ave(25 Jc	$366.69	$0.00		$366.69
JC MUNICIPAL UTILITIES AUTHORITY	09/15/2026	08/03/2026	30307758540000	Water & Sewer - 292 MLK Drive(I	$45.78	$0.00		$45.78
JC MUNICIPAL UTILITIES AUTHORITY	09/15/2026	08/03/2026	30304979369009	Water & Sewer - 292 MLK Drive (	$56.53	$0.00		$56.53
JC MUNICIPAL UTILITIES AUTHORITY	09/15/2026	08/03/2026	30306348540000	Water & Sewer - 665 Ocean Ave	$233.59	$0.00		$233.59
JC MUNICIPAL UTILITIES AUTHORITY	09/15/2026	08/11/2026	30302282340000	Water & Sewer - 407 Ocean Ave-	$40.73	$0.00		$40.73
JC MUNICIPAL UTILITIES AUTHORITY	09/15/2026	08/11/2026	3030328234000	Water & Sewer - 405 Ocean Ave-	$9.77	$0.00		$9.77
				Totals for JC MUNICIPAL UTILITIES AUTHORITY:	$1,338.54	$0.00		$1,338.54
Jersey Steel Doors, INC								
Jersey Steel Doors, INC	09/15/2026	08/31/2026	7988	Installments-292 MLK Dr	$850.00	$0.00		$850.00
				Totals for Jersey Steel Doors, INC:	$850.00	$0.00		$850.00
JESAMIL LOZANO								
JESAMIL LOZANO	09/15/2026	09/08/2026	September.2026	EyeWear Reimbursement-Frames	$200.00	$0.00		$200.00
				Totals for JESAMIL LOZANO:	$200.00	$0.00		$200.00

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
Mandelbaum Barrett Pc								
Mandelbaum Barrett Pc	09/15/2026	07/06/2026	485225	Legal Services - JCRA vs. Grand Je	$17,322.50	$0.00		$17,322.50
Mandelbaum Barrett Pc	09/15/2026	09/02/2026	494038	Legal Services - JCRA vs. Grand Je	$80,430.17	$0.00		$80,430.17
				Totals for Mandelbaum Barrett Pc:	$97,752.67	$0.00		$97,752.67
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266463	Legal Services - Loew's - Svcs July	$736.00	$0.00		$736.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266464	Legal Services - Liberty Science C	$1,724.00	$0.00		$1,724.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266465	Legal Services - 125 Monitor Stre	$455.00	$0.00		$455.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266466	Legal Services - Argent /Johnstor	$3,877.00	$0.00		$3,877.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266470	Legal Services - General Litigatior	$5,591.00	$0.00		$5,591.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266471	Legal Services - Namdar - Homes	$12,828.00	$0.00		$12,828.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266472	Legal Services - 665 Ocean-Svcs-	$352.00	$0.00		$352.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266473	Legal Services - Hampshire- July	$2,108.52	$0.00		$2,108.52
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266474	Legal Services - Grand Jersey - M	$7,291.40	$0.00		$7,291.40
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266475	Legal Services -975 Garfield Ave-	$309.00	$0.00		$309.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266478	Legal Services - General Counsel-	$44,805.97	$0.00		$44,805.97
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266480	Legal Services - Cole Street Park I	$2,109.00	$0.00		$2,109.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266481	Legal Services - HCCC Properties	$329.00	$0.00		$329.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266483	Legal Services - Morris Canal Gre	$1,155.00	$0.00		$1,155.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266484	Legal Services - Bayfront- Pennro	$431.00	$0.00		$431.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266485	Legal Services - Bayfront - BRP D	$1,400.00	$0.00		$1,400.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266491	Legal Services -174 Newark Ave L	$1,853.46	$0.00		$1,853.46
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266492	Legal Services -808 Pavonia. Svcs	$4,970.40	$0.00		$4,970.40
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266496	Legal Services -650 Grove Street-	$427.00	$0.00		$427.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266498	Legal Services - 574 Communipar	$851.00	$0.00		$851.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266499	Legal Services - Lott Street Assen	$6,978.00	$0.00		$6,978.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266500	Legal Services -107 Morgan - Svc	$574.00	$0.00		$574.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266509	Legal Services -597 Marin CMPNI	$1,070.00	$0.00		$1,070.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266513	Legal Services -550 Johnston-Svc	$407.00	$0.00		$407.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266515	Legal Services -2859-2873 JFK Bl	$532.00	$0.00		$532.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266519	Legal Services -626-630 Commur	$665.00	$0.00		$665.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266521	Legal Services -3000 JFK- July 20	$1,129.00	$0.00		$1,129.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266525	Legal Services -29 Van Reipen Av	$4,973.00	$0.00		$4,973.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266526	Legal Services -610-612 Pavonia-	$4,800.00	$0.00		$4,800.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266527	Legal Services -Park Avenue- July	$2,146.00	$0.00		$2,146.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266529	Legal Services - Powerhous Scvs.	$530.00	$0.00		$530.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266533	Legal Services - 417 Communipar	$368.00	$0.00		$368.00

Jersey City Redevelopment Agency
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266534	Legal Services - 310 Washington	$1,370.00	$0.00		$1,370.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	08/18/2026	266535	Legal Services -428 Pacific Ave -	$1,475.00	$0.00		$1,475.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	11/17/2025	251998	Legal Services -Holland Gardens-	$2,226.00	$0.00		$2,226.00
MCMANIMON, SCOTLAND & BAUMANN	09/15/2026	02/26/2026	256413	Legal Services -Holland Gardens-	$274.00	$0.00		$274.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	$123,120.75	$0.00		$123,120.75
Northstar Marine, Inc.								
Northstar Marine, Inc.	09/15/2026	08/14/2026	#3	Remediation For Mill Creek- Pay	$281,093.43	$0.00		$281,093.43
				Totals for Northstar Marine, Inc.:	$281,093.43	$0.00		$281,093.43
Paul V. Fernicola & Associates, LLC								
Paul V. Fernicola & Associates, LLC	09/15/2026	08/07/2026	4990	Legal Services- 323 Johnston Ave	$2,450.00	$0.00		$2,450.00
Paul V. Fernicola & Associates, LLC	09/15/2026	08/07/2026	4991	Legal Services- 125 Monitor Stree	$1,260.00	$0.00		$1,260.00
				Totals for Paul V. Fernicola & Associates, LLC:	$3,710.00	$0.00		$3,710.00
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	09/15/2026	08/20/2026	72-729-980-08	Gas & Electric - 665 Ocean Avenu	$462.86	$0.00		$462.86
PUBLIC SERVICE ELECTRIC & GAS	09/15/2026	08/20/2026	42-497-031-18	Gas & Electric - 25 Journal Squar	$518.77	$0.00		$518.77
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	$981.63	$0.00		$981.63
Schenck Price Smith & King, LLP								
Schenck Price Smith & King, LLP	09/15/2026	03/05/2026	1303523	Legal Services - Lease Agreemen	$1,800.75	$0.00		$1,800.75
				Totals for Schenck Price Smith & King, LLP:	$1,800.75	$0.00		$1,800.75
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-1	Lawn Maintenance & Trash Remc	$830.00	$0.00		$830.00
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-2	Lawn Maintenance & Trash Remc	$690.00	$0.00		$690.00
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-3	Lawn Maintenance & Trash Remc	$650.00	$0.00		$650.00
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-4	Lawn Maintenance & Trash Remc	$550.00	$0.00		$550.00
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-5	Lawn Maintenance & Trash Remc	$600.00	$0.00		$600.00
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-6	Lawn Maintenance & Trash Remc	$500.00	$0.00		$500.00
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-7	Lawn Maintenance & Trash Remc	$900.00	$0.00		$900.00
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-8	Lawn Maintenance & Trash Remc	$100.00	$0.00		$100.00
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-9	Lawn Maintenance & Trash Remc	$400.00	$0.00		$400.00
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-10	Lawn Maintenance & Trash Remc	$350.00	$0.00		$350.00
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-11	Lawn Maintenance & Trash Remc	$200.00	$0.00		$200.00
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-12	Lawn Maintenance & Trash Remc	$50.00	$0.00		$50.00
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-13	Lawn Maintenance & Trash Remc	$400.00	$0.00		$400.00
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-14	Lawn Maintenance & Trash Remc	$600.00	$0.00		$600.00
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-15	Lawn Maintenance & Trash Remc	$600.00	$0.00		$600.00

Jersey City Redevelopment Agency
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Du
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-16	Lawn Maintenance & Trash Remc	$800.00	$0.00		$800.0
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-17	Lawn Maintenance & Trash Remc	$200.00	$0.00		$200.0
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-18	Lawn Maintenance & Trash Remc	$200.00	$0.00		$200.0
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-19	Lawn Maintenance & Trash Remc	$200.00	$0.00		$200.0
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-20	Lawn Maintenance & Trash Remc	$500.00	$0.00		$500.0
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-21	Lawn Maintenance & Trash Remc	$300.00	$0.00		$300.0
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-22	Lawn Maintenance & Trash Remc	$300.00	$0.00		$300.0
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-23	Lawn Maintenance & Trash Remc	$400.00	$0.00		$400.0
Silagy Contracting, LLC.	09/15/2026	08/07/2026	151266-24	Lawn Maintenance & Trash Remc	$400.00	$0.00		$400.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-1	Lawn Maintenance & Trash Remc	$830.00	$0.00		$830.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-2	Lawn Maintenance & Trash Remc	$690.00	$0.00		$690.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-3	Lawn Maintenance & Trash Remc	$650.00	$0.00		$650.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-4	Lawn Maintenance & Trash Remc	$550.00	$0.00		$550.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-5	Lawn Maintenance & Trash Remc	$600.00	$0.00		$600.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-6	Lawn Maintenance & Trash Remc	$500.00	$0.00		$500.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-7	Lawn Maintenance & Trash Remc	$900.00	$0.00		$900.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-8	Lawn Maintenance & Trash Remc	$100.00	$0.00		$100.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-9	Lawn Maintenance & Trash Remc	$400.00	$0.00		$400.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-10	Lawn Maintenance & Trash Remc	$350.00	$0.00		$350.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-11	Lawn Maintenance & Trash Remc	$200.00	$0.00		$200.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-12	Lawn Maintenance & Trash Remc	$50.00	$0.00		$50.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-13	Lawn Maintenance & Trash Remc	$400.00	$0.00		$400.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-14	Lawn Maintenance & Trash Remc	$600.00	$0.00		$600.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-15	Lawn Maintenance & Trash Remc	$600.00	$0.00		$600.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-16	Lawn Maintenance & Trash Remc	$800.00	$0.00		$800.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-17	Lawn Maintenance & Trash Remc	$200.00	$0.00		$200.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-18	Lawn Maintenance & Trash Remc	$200.00	$0.00		$200.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-19	Lawn Maintenance & Trash Remc	$200.00	$0.00		$200.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-20	Lawn Maintenance & Trash Remc	$500.00	$0.00		$500.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-21	Lawn Maintenance & Trash Remc	$300.00	$0.00		$300.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-23	Lawn Maintenance & Trash Remc	$400.00	$0.00		$400.0
Silagy Contracting, LLC.	09/15/2026	09/01/2026	151297-24	Lawn Maintenance & Trash Remc	$400.00	$0.00		$400.0
				Totals for Silagy Contracting, LLC.:	$21,140.00	$0.00		$21,140.0
Spiro Harrison & Nelson LLC								
Spiro Harrison & Nelson LLC	09/15/2026	08/04/2026	2026-JCRA.021-08	Legal Services-General Rep.Svcs J	$1,172.50	$0.00		$1,172.5
Spiro Harrison & Nelson LLC	09/15/2026	08/04/2026	2026-JCRA.023-08	Legal Services - 307 Pine (326 Jol	$1,505.00	$0.00		$1,505.0
Spiro Harrison & Nelson LLC	09/15/2026	08/04/2026	2026-JCRA.037-08	Legal Services - XRC Urban Renev	$980.00	$0.00		$980.0

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
Spiro Harrison & Nelson LLC	09/15/2026	08/04/2026	2026-JCRA.043-08	Legal Services - NJCU West Camp	$210.00	$0.00		$210.00
				Totals for Spiro Harrison & Nelson LLC:	$3,867.50	$0.00		$3,867.50
STAPLES INC.								
STAPLES INC.	09/15/2026	07/31/2026	6070353462	Office Supplies - Various	$56.37	$0.00		$56.37
STAPLES INC.	09/15/2026	07/31/2026	6070353463	Office Supplies - Various	$726.35	$0.00		$726.35
				Totals for STAPLES INC.:	$782.72	$0.00		$782.72
Suburban Consulting Engineers, Inc								
Suburban Consulting Engineers, Inc	09/15/2026	09/03/2026	87780	Morris Canal - Greenway Segmer	$37,116.60	$0.00		$37,116.60
				Totals for Suburban Consulting Engineers, Inc:	$37,116.60	$0.00		$37,116.60
The Banker Group, LLC								
The Banker Group, LLC	09/15/2026	09/14/2026	2026-016-01	Professional Svcs-Garfield Phase	$17,370.00	$0.00		$17,370.00
				Totals for The Banker Group, LLC:	$17,370.00	$0.00		$17,370.00
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	09/15/2026	08/08/2026	5039762751	Payment for Copier Lease-8/2/20	$65.52	$0.00		$65.52
				Totals for TOSHIBA FINANCIAL SERVICES:	$65.52	$0.00		$65.52
Toshiba- GreatAmerica Financial Svcs.								
Toshiba- GreatAmerica Financial Svcs.	09/15/2026	09/01/2026	42815606	Payment for Copier Lease-Augus	$545.90	$0.00		$545.90
Toshiba- GreatAmerica Financial Svcs.	09/15/2026	08/01/2026	July.2026	Payment for Copier Lease-July.20	$545.90	$0.00		$545.90
				Totals for Toshiba- GreatAmerica Financial Svcs.:	$1,091.80	$0.00		$1,091.80
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JERSEY	09/15/2026	07/29/2026	260761430	Site Remediation - Permit Fee- 1	$12,490.00	$0.00		$12,490.00
				Totals for TREASURER - STATE OF NEW JERSEY:	$12,490.00	$0.00		$12,490.00
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNTY	09/15/2026	09/01/2026	Aug.2026	Case/Property Mmgt 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	09/15/2026	09/01/2026	6149434282	Agency Cell Phone Bill-Jul 24, 20:	$127.00	$0.00		$127.00
				Totals for VERIZON:	$127.00	$0.00		$127.00
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	09/15/2026	07/23/2026	263335900	Office Supplies	$83.34	$0.00		$83.34
				Totals for W. B. MASON CO., INC.:	$83.34	$0.00		$83.34
Wielkotz & Company, LLC.								
Wielkotz & Company, LLC.	09/15/2026	09/01/2026	1232	CFO Accounting Services Render	$8,000.00	$0.00		$8,000.00

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
Wielkotz & Company, LLC.	09/15/2026	09/01/2026	1234	CFO Accounting Additional Servi	$5,962.50	$0.00		$5,962.50
				Totals for Wielkotz & Company, LLC.:	$13,962.50	$0.00		$13,962.50
WillScot								
WillScot	09/15/2026	08/03/2026	9026721168	40' Standard Storage Container-	$299.28	$0.00		$299.28
WillScot	09/15/2026	08/05/2026	9026738573	40' Standard Storage Container-	$299.28	$0.00		$299.28
WillScot	09/15/2026	08/04/2026	9026729494	40' Standard Storage Container-	$299.28	$0.00		$299.28
WillScot	09/15/2026	08/04/2026	9026729489	40' Standard Storage Container-	$299.28	$0.00		$299.28
WillScot	09/15/2026	08/03/2026	9026721175	40' Standard Storage Container-	$299.28	$0.00		$299.28
WillScot	09/15/2026	07/24/2026	9026661291	40' Standard Storage Container-	$299.28	$0.00		$299.28
WillScot	09/15/2026	07/24/2026	9026661281	40' Standard Storage Container-	$299.28	$0.00		$299.28
WillScot	09/15/2026	07/07/2026	9026541148	40' Standard Storage Container-	$299.28	$0.00		$299.28
WillScot	09/15/2026	07/08/2026	9026552005	40' Standard Storage Container-	$299.28	$0.00		$299.28
WillScot	09/15/2026	07/06/2026	9026533117	40' Standard Storage Container-	$299.28	$0.00		$299.28
WillScot	09/15/2026	07/07/2026	9026541142	40' Standard Storage Container-	$299.28	$0.00		$299.28
WillScot	09/15/2026	07/06/2026	9026533110	40' Standard Storage Container-	$299.28	$0.00		$299.28
				Totals for WillScot:	$3,591.36	$0.00		$3,591.36
				GRAND TOTALS:	**$829,639.44**	**$0.00**		**$829,639.44**

Jersey City Redevelopment Agency
Cash Requirements Report

Criteria

Report name: JCRA - September 2026-Board Meeting.Pt2
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: 9/15/2026 to 9/15/2026
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Provident Checking
Include all Invoice Attributes
Include all Vendor Attributes

Reso No. 26-09-19

Regular Meeting
September 15, 2026

A G E N D A

All Project Areas - Board authorization is requested to authorize the Agency's Executive Director to execute Transactional Documents, including certifications, consents, access agreements, licenses, permits, and other transactional documents, in substantially final form approved by Agency counsel, when such documents are determined to be necessary or appropriate to advance redevelopment activities.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CERTAIN TRANSACTIONAL DOCUMENTS

Jesamil Lozano

Reso #26-09-21

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS OF SEPTEMBER 15, 2026

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of September 15, 2026

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of September 15, 2026 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 September 15, 2026.

_____

Christopher Fiore,
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

Reso No.: 26-09-22

Regular Meeting
September 15, 2026

A G E N D A

Miscellaneous- Board authorization is requested to authorize Chris Fiore to attend the Governor's Conference on Housing and Economic Development occurring on September 29, 2026 through September 30, 2026 in Atlantic City, New Jersey. Authorization will include cost of conference and the cost of overnight accommodations, travel expenses, meals, etc.

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

Jesamil Lozano

Resolution No. 26-09-22

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

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 its redevelopment objectives, the Agency finds it necessary or desirable from time to time for its employees to attend seminars, conferences, continuing education classes and/or seminars on redevelopment-related topics; and

WHEREAS, the Agency wishes to authorize Acting Executive Director, Christopher Fiore (the "**Executive Director**") to attend the Governor's Conference on Housing and Economic Development occurring on September 29, 2026 through September 30, 2026 in Atlantic City, New Jersey (the "**Conference**"),

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 Executive Director is hereby authorized to attend the Conference.

Section 3. The Chairman, Vice-Chair, Executive Director and/or Secretary are each hereby authorized to review, approve and process requests for reimbursement of eligible costs for transportation, overnight accommodations and meals incurred by the Executive Director to attend the Conference, all in accordance with the travel policy set forth in the Agency's employee manual.

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 September 15, 2026.

_____
Christopher Fiore
Acting Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass