

JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
October 20, 2026

1. Meeting to Order.
2. Quorum.
3. Chairwoman Ridley- Pledge of Allegiance.
4. Acting Executive Director - In accordance with the "Open Public Meetings Act," notice of today's meeting was published as required by law. Notice of this meeting was published on the homepage of the Agency's official website which is accessible to the public free of charge. The notice was also posted at the Agency's offices at 4 Jackson Square and sent to the City Clerk for the public's review and information.
5. PRESENTATIONS-
 - A) CEVG 310 JV LLC to make a presentation before the Board of Commissioners for the redevelopment of property identified as Block 11614, Lot 1, commonly known by the street address 310 Washington Street within the Exchange Place North Redevelopment Area. The Redeveloper proposes to develop, finance, and construct, on a portion of the property referred to as Lot A, a 48-story mixed-use building, approximately 589 feet in height to be constructed on the corner of Greene Street and Pearl Street, containing approximately 623 residential rental apartments - including 161 studio units, 215 one-bedroom units, 199 two-bedroom units and 50 three-bedroom units, together with 180 parking spaces, various amenities, 10,450 square feet of publicly accessible open space and a community benefit contribution as described in the Funding Agreement.
 - B) CEVG 310 JV LLC to make a presentation before the Board of Commissioners for the redevelopment of property identified as Block 11614, Lot 1, commonly known by the street address 310 Washington Street within the Exchange Place North Redevelopment Area. The Redeveloper proposes to undertake the redevelopment of the property in two phases, as follows:
Phase 1: On a portion of the property referred to as Lot B, a 44-story mixed-use building, approximately 561 feet in height, containing approximately 817 residential rental units - including 129 studio units, 516 one-bedroom units, 172 two-bedroom units, together with 3,125 square feet of retail space, 205 parking spaces, a leasing office, various amenities, 12,850 square feet of publicly

accessible open space and a community benefit contribution as described in the Funding Agreement.

Phase 2: On a portion of the property referred to as Lot C, a 48-story building, 645 feet in height, containing 613 market-rate residential rental units - including 193 studio units, 277 one-bedroom units, 143 two-bedroom units – with a portion set aside as affordable housing units, together with 1,370 square feet of retail space, 97,016 square feet of office space, 321 parking spaces, various amenities, 11,570 square feet of publicly accessible open space, and a community benefit contribution as described in the Funding Agreement.

C) Holland Park Owner, LLC to make a presentation before the Board of Commissioners for the redevelopment of property identified as Block 6002, Lot 7, commonly known by the street address 677 Grove Street within the Jersey Avenue Light Rail Redevelopment Area. The Redeveloper proposes to develop, finance, and construct 3 buildings containing 1,201 residential rental units, of which 20% will be affordable housing units, 5,432 square feet of commercial space, 665 parking spaces, a public plaza, a new Hudson-Bergen Light Rail Station and related public improvements, and related site improvements.

D) Bushburg Development LLC to make a presentation before the Board of Commissioners for the redevelopment of property identified as Block 21701, Lots 1 and 13.01, commonly known by the street addresses 80 Water Street and 39 Mallory Avenue within the Route 440-Culver Redevelopment Area. The Redeveloper proposes to develop, finance, and construct on portions of the properties a 4-phase mixed-use, transit-oriented development consisting of 4 buildings containing 2,780 residential rental units, of which 20% will be affordable housing, approximately 46,000 square feet of commercial space, 1,383 parking spaces, a public park, land dedicated for a proposed extension of the NJ Transit Light Rail, and related improvements.

6. Chairwoman Ridley STATUS OF PROJECTS

Item #1 Approval to enter Open Public Comment Session

Item #2 Approval to enter Executive Session

Item #3 Approval of the Minutes of the Regular Meeting of September 15th, 2026

Item #4 Approval of the Minutes of the Executive Session of September 15th, 2026

Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT FOR SERVICES WITH POLINA BAKHTEIAROV TO SERVE AS EXECUTIVE DIRECTOR OF THE JERSEY CITY REDEVELOPMENT AGENCY AND SECRETARY TO THE BOARD OF COMMISSIONERS

- Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTIVE DIRECTOR, DEPUTY EXECUTIVE DIRECTOR, AND OTHER STAFF DEEMED NECESSARY TO ATTEND THE NEW JERSEY LEAGUE OF MUNICIPALITIES ANNUAL CONFERENCE
- Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDING CONTRACT 26-10-RN18 TO ECONOMIC PROJECT SOLUTIONS, INC., AND CONTRACT 26-10-RN19 TO EPIC MANAGEMENT, INC., CONTRACT 26-10-RN20 TO M&M CONSTRUCTION COMPANY, INC., AND CONTRACT 26-10-RN21 TO WATERMEN, LLC, FOR CONSTRUCTION ADVISOR SERVICES WITHIN ALL REDEVELOPMENT AREAS
- Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A TEMPORARY CONSTRUCTION EASEMENT WITH DROYERS POINT WALKWAY ASSOCIATION FOR THE PHASE 1A DEVELOPMENT INFRASTRUCTURE IMPROVEMENTS IN CONNECTION WITH THE REDEVELOPMENT OF THE BAYFRONT I REDEVELOPMENT AREA
- Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF PROJECT NOTES AND DETERMINING CERTAIN OTHER MATTERS RELATED THERETO IN CONNECTION WITH BAYFRONT I REDEVELOPMENT AREA
- Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING CEVG 310 JV LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR A PORTION OF THE PROPERTY IDENTIFIED AS BLOCK 11614, LOT 1 (LOT A), AND COMMONLY KNOWN BY THE STREET ADDRESS 310 WASHINGTON STREET, WITHIN THE EXCHANGE PLACE NORTH REDEVELOPMENT AREA
- Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING CEVG 310 JV LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR PORTIONS OF THE PROPERTY IDENTIFIED AS BLOCK 11614, LOT 1 (LOT B AND LOT C), AND COMMONLY KNOWN BY THE STREET ADDRESS 310 WASHINGTON STREET, WITHIN THE EXCHANGE PLACE NORTH REDEVELOPMENT AREA
- Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO PROFESSIONAL SERVICES CONTRACT NO. 26-02-DJ11 WITH MANDELBAUM BARRETT PC TO PROVIDE SPECIAL COUNSEL SERVICES WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

- Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT AND PURCHASE AND SALE AGREEMENT WITH 284 MLK DR HOLDING LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 23202, LOT 75, AND COMMONLY KNOWN BY THE STREET ADDRESS 284 MARTIN LUTHER KING, JR. DRIVE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA
- Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING HOLLAND PARK OWNER, LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR THE PROPERTY IDENTIFIED AS BLOCK 6002, LOT 7, AND COMMONLY KNOWN BY THE STREET ADDRESS 677 GROVE STREET, WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT AREA
- Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A FOURTH AMENDMENT TO THE SECOND AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH YELLOWSTONE DEVELOPMENT FOR THE PROPERTY IDENTIFIED AS BLOCK 10704, LOT 38.01, AND COMMONLY KNOWN BY THE STREET ADDRESS 54 JONES STREET, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #16 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT NO. 26-10-RN16 TO ECONOMIC PROJECT SOLUTIONS, INC. TO PROVIDE SPECIALIZED CONSTRUCTION ADVISORY SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 10601, LOT 41, COMMONLY KNOWN AS THE LOEW'S JERSEY THEATRE AND BY THE STREET ADDRESS OF 54 JOURNAL SQUARE, WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
- Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE TRANSFER OF CERTAIN REDEVELOPMENT RIGHTS FROM TAG DEVELOPMENT LLC TO 269 COMMUNIPAW OWNER LLC AND DESIGNATING 269 COMMUNIPAW OWNER LLC AS REDEVELOPER OF THE PROPERTY IDENTIFIED AS BLOCK 20303, LOTS 23, 24, AND 25 AND COMMONLY KNOWN BY THE STREET ADDRESS 269-273 COMMUNIPAW AVENUE LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA
- Item #18 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT NO. 26-10-RN17 TO ECONOMIC PROJECT SOLUTIONS, INC. TO PROVIDE SPECIALIZED OWNER'S REPRESENTATIVE SERVICES TO THE AGENCY FOR THE HUDSON & MANHATTAN RAILROAD POWERHOUSE ON THE PROPERTY IDENTIFIED AS BLOCK 11609, LOTS 1 AND 2, COMMONLY KNOWN BY THE STREET

ADDRESSES 350 WASHINGTON STREET AND 80 BAY STREET, WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

- Item #19 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 1 TO PROFESSIONAL SERVICES CONTRACT NO. 26-04-RN8 WITH PORCELLO ENGINEERING, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR THE PROPERTY IDENTIFIED AS BLOCK 11609, LOTS 1 AND 2, AND COMMONLY KNOWN BY THE STREET ADDRESSES 350 WASHINGTON STREET AND 80 BAY STREET A/K/A THE POWERHOUSE BUILDING, WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA
- Item #20 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING BUSHBURG DEVELOPMENT LLC AS THE REDEVELOPER AND AUTHORIZING EXECUTION OF A FUNDING AGREEMENT FOR THE PROPERTIES IDENTIFIED AS BLOCK 21701, LOTS 1 AND 13.01, COMMONLY KNOWN BY THE STREET ADDRESSES 80 WATER STREET AND 39 MALLORY AVENUE, WITHIN THE ROUTE 440-CULVER REDEVELOPMENT AREA
- Item #21 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING WIELKOTZ & COMPANY, LLC TO PROVIDE PROFESSIONAL ACCOUNTING AND FINANCIAL SERVICES AND AUTHORIZING THE AWARD OF PROFESSIONAL SERVICES CONTRACT NO. 26-10-JL5 WITH WIELKOTZ & COMPANY, LLC
- Item #22 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ADOPTING A CASH MANAGEMENT PLAN
- Item #23 Approval of Accounts Payable List as of October 20, 2026
- Item #24 Approval of Personnel List as of October 20, 2026

NEXT REGULAR MEETING: MONDAY, NOVEMBER 16, 2026