RESO.26-10- 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 October 20, 2026.

C. Fiore

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.26-10-2

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 October 20, 2026.

C. Fiore

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.26-10-3

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE OPEN SESSION MINUTES OF THE PUBLIC MEETING OF SEPTEMBER 15, 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 October 20, 2026.

C. Fiore

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.26-10-4

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION OF THE PUBLIC MEETING OF SEPTEMBER 15, 2026

WHEREAS, the Board of Commissioners approved going into closed session at their meeting of September 15, 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 October 20, 2026.

C. Fiore

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

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

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 *N.J.S.A.* 40A:12A-18 of the Redevelopment Law, the Board of Commissioners of the Agency (the "**Board**") is required to employ an Executive Director to assist the Agency in carrying out its responsibilities in accordance with the Redevelopment Law and to serve as the Secretary to the Board (the "**Executive Director**"); and

WHEREAS, the position of Executive Director is vacant, and the Board has undertaken the process of identifying a qualified person to serve as Executive Director; and

WHEREAS, the Board appointed an Acting Executive Director to serve until a new Executive Director is appointed; and

WHEREAS, in accordance with *N.J.A.C.* 5:44-3.1(b), the Agency conducted a thorough search and undertook diligent review of all responses to its advertisement of the Executive Director position; and

WHEREAS, after completing its review, the Agency determined that Polina Bakhteiarov meets or exceeds the education and professional experience required by the statutory qualifications of *N.J.S.A.* 40A:12A-12 to serve as the Executive Director of the Agency; and

WHEREAS, in accordance with and as required by N.J.A.C. 5:44-3.1(d), the Agency submitted Polina Bakhteiarov's credentials and qualifications to the Commissioner of the New Jersey Department of Community Affairs (the "**DCA Commissioner**") for review and approval; and

WHEREAS, it is in the Agency's best interest to appoint Polina Bakhteiarov as Executive Director of the Agency and to enter into a contract for services with Polina Bakhteiarov to serve as the Executive Director of the Agency and Secretary

to the Board (the "**Contract**") for a term of three (3) years to be paid in accordance with the terms of the Contract and subject to review and approval of her credentials and qualifications by the DCA Commissioner in accordance with *N.J.A.C.* 5:44-3.1(d); and

WHEREAS, notice of the award of the Contract shall be published in the legal notices section on the Agency's official internet web site in accordance with N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contract Law (the "**LPCL**") and N.J.S.A. 35:3-2a,

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 hereby appoints Polina Bakhteiarov as the Executive Director of the Agency, subject to the review and approval of her credentials and qualifications by the DCA Commissioner in accordance with *N.J.A.C.* 5:44-3.1(d).

Section 3. Subject to Section 2 above, 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 Polina Bakhteiarov for a term of three (3) years to be paid in accordance with the terms of the Contract, 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 hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with Counsel.

Section 5. The Agency shall publish notice of the award of the Contract in accordance with the LPCL and *N.J.S.A.* 35:3-2a.

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 of October 20, 2026.

C. Fiore

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.

Resolution No. 26-10-6

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

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

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

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

WHEREAS, the Agency wishes for Executive Director, Deputy Executive Director, and any other staff deemed necessary to attend the New Jersey League of Municipalities Annual Conference November 17, 2026 through November 19, 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, Deputy Executive Director, and any other staff deemed necessary are hereby authorized to attend the Conference.

Section 3. The Chair, Vice-Chair, Acting Executive Director and/or Secretary are each hereby authorized to review, approve and process requests for reimbursement of eligible costs, including transportation, overnight accommodations and meals, incurred by the Executive Director, Deputy Executive Director and any other staff deemed necessary 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.

Resolution No. 26-10-6

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 October 20, 2026.

C. Fiore

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.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AWARDING CONTRACT 26-10-RN18 TO ECONOMIC PROJECT SOLUTIONS, INC., 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

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 desires to procure the services of a qualified consultant to provide the Agency with construction advisory and project support services for various redevelopment projects and other redevelopment activities in all redevelopment areas in the City (the "**Services**"); and

WHEREAS, 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, by Resolution No. 26-08-9 adopted on August 18, 2026, the Agency authorized the use of competitive contracting to engage one or more firms to perform the Services; and

WHEREAS, pursuant to the LPCL, on August 24, 2026, the Agency issued a Request for Proposals for Construction Advisor Services (the "**RFP**"); and

WHEREAS, the Agency received nine (9) proposals in response to the RFP; 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 an evaluation report in accordance with *N.J.S.A.* 40A:11-4.5(d) (the "**Evaluation Report**"); and

WHEREAS, the Evaluation Committee recommends awarding contracts to Economic Project Solutions, Inc. ("**EPS**"), Epic Management, Inc. ("**Epic**"), M&M

Construction Company, Inc. ("**M&M**"), and Watermen, LLC ("**Watermen**") based on evaluation of the proposals in accordance with the criteria set forth in the RFP; and

WHEREAS, the Agency desires to enter into Contract No. 26-10-RN18 with EPS, Contract No. 26-10-RN19 with Epic, Contract No. 26-10-RN20 with M&M, and Contract No. 26-10-RN21 with Watermen (each, a "**Contract**" and, collectively, the "**Construction Advisor Contracts**"), copies of each of which are on file with the Agency, to perform the Services, each for an initial term of one (1) year commencing on the effective date of the Contract (the "**Initial Term**"), which may be extended at the Agency's option for up to four (4) additional periods of one (1) year each; and

WHEREAS, the contract amount for each Contract shall not exceed Fifty Thousand Dollars ($50,000.00), to be paid at the rates set forth in each respective proposal submitted by EPS, Epic, M&M, and Watermen; and

WHEREAS, the Agency hereby certifies that funds are available for the purpose of obtaining the Services and awarding the Construction Advisor Contracts; and

WHEREAS, the RFP 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 selected by the Agency through such fair and open process, EPS, Epic, M&M and Watermen are eligible to be awarded the Construction Advisor Contracts; and

WHEREAS, notice of the award of the Construction Advisor Contracts shall be published in the legal notices section on the Agency's official internet web site in accordance with *N.J.S.A.* 40A:11-5(1)(a)(i) of the LPCL and *N.J.S.A.* 35:3-2a,

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 award of the Construction Advisor Contracts to each of EPS, Epic, M&M and Watermen to perform the Services.

Section 3. The Chair, Vice-Chair, Acting Executive Director and/or the Secretary of the Agency are hereby authorized to execute and deliver the Construction Advisor Contracts to provide the Services for the Initial Term, payable at the rates set forth in each respective proposal submitted, with each Contract in an amount not to exceed Fifty Thousand Dollars ($50,000.00), with the Agency having an option to extend the Contract for up to four (4) additional periods of one (1) year each, subject to the terms and conditions set forth in the Agency's form services 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 hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with Counsel.

Section 5. The Agency shall publish notice of the award of the Contract in accordance with the LPCL and *N.J.S.A.* 35:3-2a.

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 October 20, 2026.

C. Fiore

Christopher Fiore
Acting Executive Director

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

*Resolutions require 4 affirmative votes to pass.

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

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 to effectuate and regulate the redevelopment of the Redevelopment Area; and

WHEREAS, the Agency is constructing and overseeing certain public infrastructure for the first phase of redevelopment of the Redevelopment Area (the "**Phase 1A Infrastructure**"); and

WHEREAS, the Droyers Point Walkway Association (the "**DPWA**") is the owner of property identified as Block 26102, Lot 9 and is a part of the common area of the condominium association commonly known as Society Hill II at Jersey City (the "**Property**"); and

WHEREAS, a portion of the Phase 1A Infrastructure includes stormwater, sewer, utility, and roadway improvements along Kellogg Street, which borders the Property; and

WHEREAS, in order to create a smooth transition from Society Hill Drive North onto Kellogg Street, the Agency proposes to perform grading work on a portion of the Property to establish a gradual slope to Kellogg Street (the "**Improvements**"); and

WHEREAS, DPWA has agreed to grant the Agency a temporary construction easement over a portion of the Property for the purpose of installing and constructing the Improvements; and

WHEREAS, the Agency wishes to enter into a temporary construction easement agreement with DPWA memorializing the terms and conditions of the temporary construction easement (the "**Easement Agreement**"), a copy of which is on file with the Agency,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency 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 and enter into the Easement Agreement 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 the Secretary of the Agency are hereby authorized to execute all other documents and take all actions necessary and/or desirable to effectuate this Resolution, in consultation with Counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on October 20, 2026.

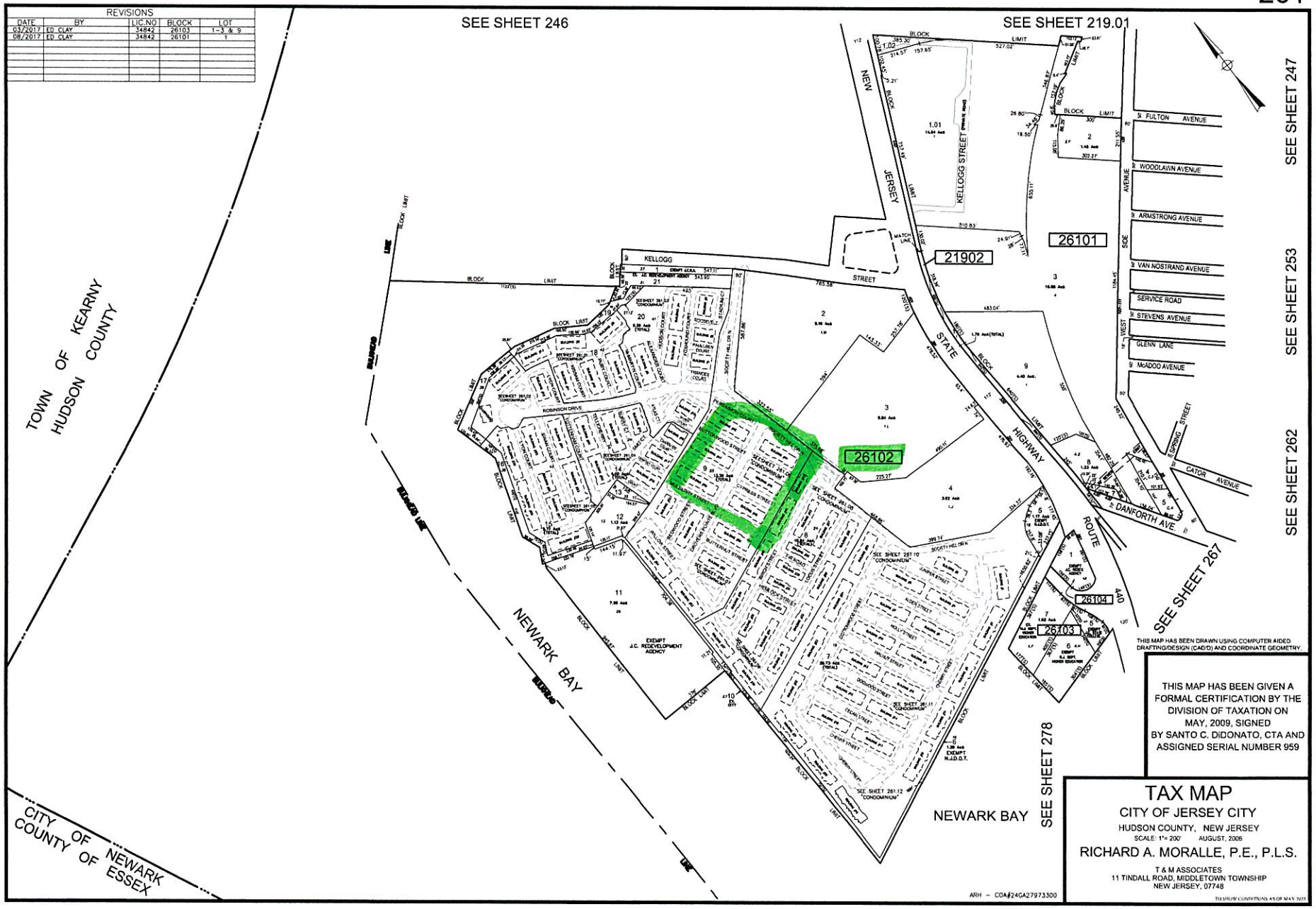
C. Fiore

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	26101	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 2023

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

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**"), a public body corporate and politic constituting an instrumentality of the State of New Jersey, 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 northerly portion of the area containing 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 December 21, 2021, by Resolution No. 21-12-09, the Agency adopted a resolution providing for the issuance of revenue bonds and/or project notes (the "**Original Bond Resolution**"), in an amount not to exceed One Hundred Sixty-Nine Million Eight Hundred Ten Thousand Dollars ($169,810,000.00) (the "**Agency Obligations**") for the purpose of financing costs associated with (i) the acquisition of the property identified as Block 21901.01, Lots 1, 4, 6, 8 and 9, and Block 21901, Lot 4, from the City (collectively, the "**Property**"), (ii) the demolition of existing buildings and structures located thereon, (iii) the construction of open space and certain public infrastructure improvements, (iv) certain environmental and other obligations set forth in the purchase and sale agreement between the City and the original owner of the Property, and (v) all work and materials necessary therefor and incidental thereto (collectively, the "**Redevelopment Project**"); and

WHEREAS, the Property is being remediated and will ultimately be redeveloped with mixed-income residential communities surrounded by parks and waterfront amenities, with access to nearby light rail facilities (the "**Bayfront Project**"); and

WHEREAS, the Agency intends to ultimately sell (or otherwise convey) the Property in phases to various redevelopers who will undertake the redevelopment of the Bayfront Project thereon and the Agency will use the proceeds from such conveyances of the Property to pay outstanding Bayfront Project debt or the bonds or notes issued to refinance such debt; and

WHEREAS, in order to further secure the interests of the holders of the Agency Obligations, on December 15, 2021, the City Council adopted Ordinance 21-074 obligating the City to make any required payments to the Agency out of the first funds becoming legally available to the City and to provide the funds for such payments to the Agency, if not otherwise available, from the levy of *ad valorem* taxes upon all the taxable property in the City, without limitation as to rate or amount; and

WHEREAS, on January 1, 2022, the City and the Agency executed a Subsidy Agreement (the "**Subsidy Agreement**"), providing for and relating to the obligation of the City to pay to the Agency such sums of money as are necessary to secure the Agency Obligations, provided that said amounts shall be repaid to the City pursuant to the terms of the Subsidy Agreement; and

WHEREAS, the Agency Obligations are secured by an assignment and pledge of the Agency's rights to receive payments from the City pursuant to the Subsidy Agreement; and

WHEREAS, on January 11, 2022, pursuant to the Original Bond Resolution and a Trust Indenture, dated as of January 1, 2022 (the "**Original Indenture**"), by and between the Agency and U.S. Bank Trust Company, National Association (as successor in interest to U.S. Bank National Association) (the "**Trustee**"), as trustee, the Agency issued its: (i) Fifty-Four Million One Hundred Thirty-Five Thousand Dollars ($54,135,000.00) Revenue Bonds, Series 2022 (Bayfront Redevelopment Project) (City Guaranteed) (Tax-Exempt) (the "**2022 Bonds**"); (ii) Fifty-Two Million Three Hundred Seventy Thousand Dollars ($52,370,000.00) Project Note, Series 2022A (Bayfront Redevelopment Project) (City Guaranteed) (Tax-Exempt) (the "**2022A Note**"); and (iii) Fifteen Million Dollars ($15,000,000.00) Project Note, Series 2022B (Bayfront Redevelopment Project) (City Guaranteed) (Federally Taxable) (the "**2022B Note**" and together with the 2022 Bonds and the 2022A Note, the "**2022 Obligations**"), and the 2022 Bonds mature on December 15, 2031, the 2022A Note matured on December 15, 2024, and the 2022B Note matured on January 11, 2023; and

WHEREAS, on December 21, 2023, pursuant to the Original Bond Resolution, as amended and supplemented by Resolution No. 23-10-4, adopted by the Agency on October 17, 2023, and the Original Indenture, as supplemented by a Second Supplemental Indenture, dated as of December 1, 2023, by and between the Agency and the Trustee, the Agency issued its: (i) Seven Million Five Hundred Thousand Dollars ($7,500,000.00) Revenue Bonds, Series 2023 (Bayfront Redevelopment Project) (City Guaranteed) (Federally Taxable) (the "**2023 Bonds**"); (ii) Seven Million Nine Hundred Thirty Thousand Dollars ($7,930,000.00) Project Note, Series 2023A (Bayfront Redevelopment Project) (City Guaranteed) (Tax-Exempt) (the "**2023A Note**"); and (iii) Nine Million Five Hundred Seventy Thousand Dollars ($9,570,000.00) Project Note, Series 2023B (Bayfront Redevelopment Project) (City Guaranteed) (Federally Taxable) (the "**2023B Note**" and together with the 2023 Bonds and the 2023A Note, the "**2023 Obligations**"), and the 2023A Note and the 2023B Note matured on December 13, 2024; and

WHEREAS, on December 12, 2024, pursuant to the Original Bond Resolution, as amended and supplemented by Resolution No. 24-SP10-6, adopted by the Agency on October 15, 2024, and the Original Indenture, as supplemented by a Third Supplemental Indenture, dated as of December 1, 2024, by and between the Agency and the Trustee, the Agency issued its: (i) Fifty-Nine Million Nine Hundred Eighty Thousand Dollars ($59,980,000.00) Project Note, Series 2024A (Bayfront Redevelopment Project) (City Guaranteed) (Tax-Exempt) (the "**2024A Note**") and (ii) Nine Million Six Hundred Twenty-Five Thousand Dollars ($9,625,000.00) Project Note, Series 2024B (Bayfront Redevelopment Project) (City Guaranteed) (Federally Taxable) (the "**2024B Note**" and together with the 2024A Note, the "**2024 Notes**"), and the 2024 Notes matured on December 11, 2025; and

WHEREAS, on December 10, 2025, pursuant to the Original Bond Resolution, as amended and supplemented by Resolution No. 25-11-7, adopted by the Agency on November 17, 2025, and the Original Indenture, as supplemented by a Fourth Supplemental Indenture, dated as of December 1, 2025, by and between the Agency and the Trustee, the Agency issued its: (i) Fifty-Eight Million Ninety Thousand Dollars ($58,090,000.00) Project Note, Series 2025A (Bayfront Redevelopment Project) (City Guaranteed) (Tax-Exempt) (the "**2025A Note**") and (ii) Nine Million Four Hundred Seventy-Five Thousand Dollars ($9,475,000.00) Project Note, Series 2025B (Bayfront Redevelopment Project) (City Guaranteed) (Federally Taxable) (the "**2025B Note**" and together with the 2025A Note, the "**2025 Notes**"), for the purposes of (i) currently refunding the principal of and interest on the 2024 Notes and (ii) paying certain administrative costs of the Agency and the City, including costs and expenses associated with the issuance of the 2025 Notes; and

WHEREAS, the 2025 Notes mature on December 9, 2026; and

WHEREAS, the Agency has determined to issue supplemental project notes (the "**2026 Notes**"), in one or more series, for the purposes of: (i) currently refunding and redeeming the principal of and interest on the 2025 Notes, together with a principal paydown in the amount of One Million One Hundred Eighty-Five Thousand Dollars ($1,185,000.00); (ii) financing additional costs associated with the Redevelopment Project; and (iii) paying certain administrative costs of the Agency and the City, including costs and expenses associated with the issuance of the 2026 Notes; and

WHEREAS, the 2026 Notes may be issued on a tax-exempt and/or taxable basis;

and

WHEREAS, the holders of the 2026 Notes will be entitled to the benefits of the pledges described herein, including those relating to the Subsidy Agreement; and

WHEREAS, the Agency wishes to provide terms and conditions with respect to such 2026 Notes in addition to those that have been previously established under and pursuant to the Original Bond Resolution and delegate the sale of such 2026 Notes to the Chair, Vice-Chair and Acting Executive Director of the Agency; and

WHEREAS, in connection with the issuance of the 2026 Notes, the Agency desires to authorize the execution of a supplemental indenture (the "**Supplemental Indenture**"), along with other agreements, documents, certificates, opinions and other instruments, including, but not limited to, a note purchase contract and a continuing disclosure agreement, as are deemed necessary and appropriate in connection with the issuance of the 2026 Notes; and

WHEREAS, toward those ends, the Agency desires to adopt this resolution to supplement the Original Bond Resolution.

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

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

Section 2. Capitalized terms used but not defined herein shall have the meanings set forth in the Original Indenture.

Section 3. The terms and conditions with respect to the 2026 Notes shall be as substantially set forth in the Supplemental Indenture to be placed on file with the Agency, together with such changes, insertions and modifications as approved by the Authorized Agency Representative, in consultation with the Agency's General Counsel and Bond Counsel, as are hereby approved and made a part of this resolution.

Section 4. The Chair, Vice-Chair, Acting Executive Director and/or Secretary of the Agency are hereby authorized to prepare and release a preliminary official statement and an official statement and to execute such other agreements, documents, certificates, opinions and other instruments, including, but not limited to, the Supplemental Indenture, the note purchase contract and the continuing disclosure agreement, as are deemed necessary and appropriate in connection with the issuance of the 2026 Notes.

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 authorized at its Regular Meeting of October 20, 2026.

C. Fiore

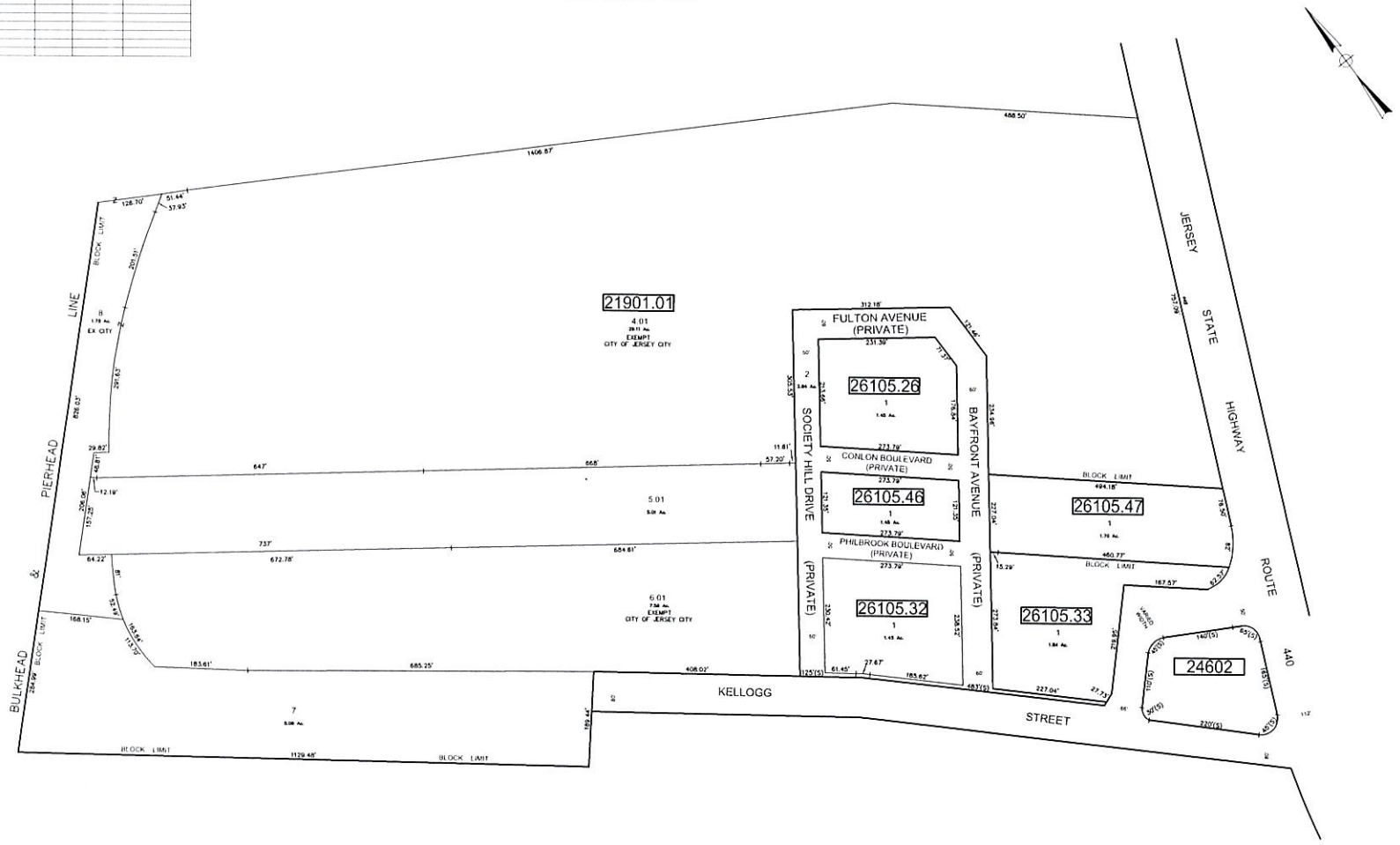
Christopher Fiore
Acting Executive Director and Secretary

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
215 BELLEVUE AVENUE
HAMMONTON, NEW JERSEY 08037
COA# 24GA27973300

TO STOCK CONDITIONS AS OF NOVEMBER 2024

ARH – COA#24GA27973300

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, DESIGNATED AS LOT A, AND COMMONLY KNOWN BY THE STREET ADDRESS 310 WASHINGTON STREET, WITHIN THE EXCHANGE PLACE NORTH 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, pursuant to the Redevelopment Law, the City has established an area in need of redevelopment known as the Exchange Place North Redevelopment Plan Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area entitled the "Exchange Place North Redevelopment Plan" (as amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, CEVG 310 JV LLC (the "**Redeveloper**") is a limited liability company in the State of Delaware and the owner of the property identified as Block 11614, Lot 1, and commonly known by the street address 310 Washington Street (the "**Property**"); and

WHEREAS, on March 30, 2026, the Redeveloper submitted a redeveloper questionnaire to the Agency seeking to become the designated redeveloper for a portion of the Property known as Lot A ("**Lot A**"); and

WHEREAS, following a subdivision of the Property, the Redeveloper proposes to finance, develop, and construct a mixed-use project, for the development of a forty-eight (48)-story building, approximately five hundred eighty-nine (589) feet in height to be constructed on the corner of Greene Street and Pearl Street, containing approximately six hundred twenty-five (625) residential rental apartments - including one hundred sixty-one (161) studio units, two hundred fifteen (215) one-bedroom units, one hundred ninety-nine (199) two-bedroom units and fifty (50) three-bedroom units, together with one hundred eighty (180) parking spaces, various amenities, ten thousand four hundred fifty (10,450) square feet of publicly accessible open space and a community benefit contribution to the Agency or the City (as described in the Funding Agreement (defined below) in the amount of $3,075,000 (collectively, the "**Project**"); and

WHEREAS, the Agency and the Redeveloper intend to pursue pre-development activities, including negotiation of a redevelopment agreement and other related actions (the "**Pre-Development Activities**"); and

WHEREAS, the Redeveloper shall enter into a funding agreement with the Agency (the "**Funding Agreement**"), a copy of which is on file with the Agency, to effectuate the funding of an escrow account and procedures for the payment therefrom of moneys to pay the Agency's costs and expenses incurred in undertaking the Pre-Development Activities for the Project,

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

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

Section 2. CEVG 310 JV LLC is hereby conditionally designated as the Redeveloper of Lot A, for a period commencing upon the effective date of this Resolution and ending on January 31, 2027, which conditional designation may be extended from time to time by the Acting Executive Director in his sole discretion, provided, however, that designation of the Redeveloper, as authorized hereunder, is conditional upon Redeveloper's full execution and funding of the Funding Agreement.

Section 3. If by January 31, 2027, or such later date as established by the Acting Executive Director in accordance with Section 2 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of the Redeveloper as the redeveloper of Lot A shall automatically expire without any need for any further action of the Board.

Section 4. The Chair, Vice-Chair, Acting Executive Director, and/or the Secretary of the Agency are hereby authorized to execute the Funding Agreement, substantially in the form on file with the Agency, together with such additions, deletions and/or modifications as deemed necessary and/or desirable, in consultation with Counsel.

Section 5. The Chair, Vice-Chair, Acting Executive Director and/or the Secretary of the Agency are hereby authorized to execute any 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 October 20, 2026.

C. Fiore

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

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

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 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, pursuant to the Redevelopment Law, the City has established an area in need of redevelopment known as the Exchange Place North Redevelopment Plan Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area entitled the "Exchange Place North Redevelopment Plan" (as amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, CEVG 310 JV LLC (the "**Redeveloper**") is a limited liability company in the State of Delaware and the owner of the property identified as Block 11614, Lot 1, and commonly known by the street address 310 Washington Street (the "**Property**"); and

WHEREAS, on March 30, 2026, the Redeveloper submitted a redeveloper questionnaire to the Agency seeking to become the designated redeveloper for the portions of the Property referred to as Lot B ("**Lot B**") and Lot C ("**Lot C**"); and

WHEREAS, following a subdivision of the Property, the Redeveloper proposes to finance, develop, and construct a mixed-use development consisting of two (2) towers to occur in phases as follows:

i) Phase 1: on Lot B, a forty-four (44) story building, approximately five hundred sixty-one (561) feet in height, containing approximately eight hundred seventeen (817) residential rental units - including one hundred twenty-nine (129) studio units, five hundred sixteen (516) one-bedroom units, one hundred seventy-two (172) two-bedroom units, together with three thousand one hundred twenty-five (3,125) square feet of retail space, two hundred five (205) parking spaces, a leasing office, various amenities, twelve thousand eight hundred fifty (12,850) square feet of publicly

accessible open space and a community benefit contribution as described in the Funding Agreement (defined below) (the "**Lot B Project**");

ii) Phase 2: on Lot C, a forty-eight (48) story building, approximately six hundred forty-five (645) feet in height, containing approximately six hundred thirteen (613) market-rate residential rental units - including one hundred ninety-three (193) studio units, two hundred seventy-seven (277) one-bedroom units, one hundred forty-three (143) two-bedroom units, together with one thousand three hundred seventy (1,370) square feet of retail space, ninety-seven thousand sixteen (97,016) square feet of office space, three hundred twenty-one (321) parking spaces, various amenities, eleven thousand five hundred seventy (11,570) square feet of publicly accessible open space, and a community benefit contribution as described in the Funding Agreement (the "**Lot C Project**", collectively with the Lot B Project, the "**Project**"); and

WHEREAS, the Agency and Redeveloper intend to pursue pre-development activities, including negotiation of a redevelopment agreement and other related actions (the "**Pre-Development Activities**"); and

WHEREAS, the Redeveloper shall enter into a funding agreement with the Agency (the "**Funding Agreement**"), a copy of which is on file with the Agency, to effectuate the funding of an escrow account and procedures for the payment therefrom of moneys to pay the Agency's costs and expenses incurred in undertaking the Pre-Development Activities for the Project,

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

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

Section 2. CEVG 310 JV LLC is hereby conditionally designated as the Redeveloper of Lot B and Lot C, for a period commencing upon the effective date of this Resolution and ending on April 30, 2027, which conditional designation may be extended from time to time by the Acting Executive Director in his sole discretion, provided, however, that designation of the Redeveloper, as authorized hereunder, is conditional upon Redeveloper's full execution and funding of the Funding Agreement.

Section 3. If by April 30, 2027, or such later date as established by the Acting Executive Director in accordance with Section 2 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of the Redeveloper as the redeveloper for Lot B and Lot C shall automatically expire without any need for any further action of the Board.

Section 4. The Chair, Vice-Chair, Acting Executive Director, and/or Secretary of the Agency are hereby authorized to execute the Funding Agreement,

substantially in the form on file with the Agency, together with such additions, deletions and/or modifications as deemed necessary and/or desirable, in consultation with Counsel.

Section 5. The Chair, Vice-Chair, Acting Executive Director and/or the Secretary of the Agency are hereby authorized to execute any 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 October 20, 2026.

C. Fiore

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

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

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 commonly known as the Grand Jersey Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area, entitled the Grand Jersey 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 a party to a lawsuit captioned, Jersey City Redevelopment Agency v. Grand Jersey Group, LLC, et al., bearing docket number HUD-C-000028-25 (the "**Lawsuit**"); and

WHEREAS, on February 17, 2026, by Resolution No. 26-02-8, the Agency's Board of Commissioners authorized the Agency to enter into Professional Services Contract No. 26-02-DJ11 (the "**Contract**") to retain Mandelbaum Barrett PC ("**Mandelbaum**") to represent the Agency in the Lawsuit and to perform all required special counsel services on behalf of the Agency in the Lawsuit (the "**Legal Services**"), for a term of twelve (12) months; and

WHEREAS, on September 30, 2026, Mandelbaum submitted a request to increase the Contract amount to continue to perform the Legal Services due to significant discovery and the pre-trial motion practice in the Lawsuit; and

WHEREAS, the Agency wishes to enter into a first amendment to the Contract (the "**First Amendment**"), a copy of which is on file with the Agency, to increase the total not-to-exceed amount of the Contract to Four Hundred Fifty Thousand Dollars ($450,000.00), payable in accordance with the hourly rates set forth in the Contract; and

WHEREAS, the Agency certifies that funds are available for the First 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 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 First Amendment with Mandelbaum to continue to perform the Legal Services, for a new total not-to-exceed Contract amount of Four Hundred Fifty Thousand Dollars ($450,000.00).

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

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 October 20, 2026.

C. Fiore

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.

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

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 Jackson Hill Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area, entitled the Jackson Hill 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 property within the Redevelopment Area, identified as Block 23202, Lot 75, and commonly known by the street address 284 Martin Luther King, Jr. Drive (the "**Property**"); and

WHEREAS, 284 MLK DR Holding LLC is the contract purchaser of the Property (the "**Redeveloper**"); and

WHEREAS, the Agency and the Redeveloper entered into a redevelopment agreement dated June 12, 2025 (the "**RDA**") and a purchase and sale agreement dated June 12, 2025 (the "**PSA**"); and

WHEREAS, on August 25, 2026, the Redeveloper requested that the Agency enter into a First Amendment to the RDA and PSA (the "**First Amendment**") in order to reduce the purchase price of the Property from Seventy-Five Thousand Dollars ($75,000) to Thirty-Two Thousand One Hundred Fifty Dollars ($32,150) due to environmental issues on the Property, and to revise Schedule C – Development Timetable within the RDA; and

WHEREAS, the Agency and the Redeveloper wish to enter into the First 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 First 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 October 20, 2026.

C. Fiore

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

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

TAX MAP

CITY OF JERSEY CITY

HUDSON COUNTY, NEW JERSEY

SCALE 1" = 50' AUGUST 2006

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

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

TO SHOW CONDITIONS AS OF DECEMBER 2023

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

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

WHEREAS, Holland Park Owner, LLC (the "**Redeveloper**") is a Delaware limited liability company authorized to do business in the State of New Jersey and the owner of the property identified as Block 6002, Lot 7, and commonly known by the street address 677 Grove Street (the "**Property**"); and

WHEREAS, on September 8, 2026, the Redeveloper submitted a redeveloper questionnaire to the Agency seeking to become the designated redeveloper for the Property; and

WHEREAS, the Redeveloper proposes to finance, develop and construct on the Property a three-phase mixed-use, inclusionary residential transit-oriented development consisting of three (3) buildings containing approximately one thousand two hundred one (1,201) residential rental units, of which approximately twenty percent (20%) shall be affordable housing units, approximately five thousand four hundred thirty-two (5,432) square feet of commercial space, approximately six hundred sixty-five (665) parking spaces, a public plaza, a new Hudson-Bergen Light Rail Station and related public improvements, and related site improvements, to be developed as follows:

i) Phase 1: the development of a thirty (30) story mixed-use building containing approximately four hundred thirty-five (435) residential rental

units and approximately three hundred seventy-eight thousand seven hundred seventy-five (378,775) gross square feet, together with approximately three thousand three hundred forty (3,340) square feet of commercial space, two hundred forty (240) parking spaces, and related improvements (the "**Phase 1 Project**");

ii) Phase 2: the development of a thirty-eight (38) story mixed-use building containing approximately three hundred sixty-three (363) residential rental units and approximately three hundred forty-one thousand three hundred eighty-five (341,385) gross square feet, together with approximately two thousand ninety-two (2,092) square feet of commercial space, two hundred two (202) parking spaces, and related improvements (the "**Phase 2 Project**");

iii) Phase 3: the development of a thirty-six (36) story mixed-use building containing approximately four hundred three (403) residential rental units and approximately three hundred fifty-two thousand sixty-seven (352,067) gross square feet, together with two hundred twenty-three (223) parking spaces, and related improvements (the "**Phase 3 Project**," and collectively with the Phase 1 Project and the Phase 2 Project, the "**Project**"); and

WHEREAS, the Redeveloper may propose an alternative project for the Property, which alternative project shall be subject to further negotiation between the Agency and the Redeveloper with respect to, among other things, the scope, phasing, financing, and public improvements; and

WHEREAS, the Agency and the Redeveloper intend to pursue pre-development activities, including negotiation of a redevelopment agreement and other related actions (the "**Pre-Development Activities**"); and

WHEREAS, the Redeveloper shall enter into a funding agreement with the Agency (the "**Funding Agreement**"), a copy of which is on file with the Agency, to effectuate the funding of an escrow account and procedures for the payment therefrom of moneys to pay the Agency's costs and expenses incurred in undertaking the Pre-Development Activities for the Project,

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

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

Section 2. Holland Park Owner, LLC is hereby conditionally designated as the Redeveloper of the Property, for a period commencing upon the effective date of this Resolution and ending on October 31, 2027, which conditional designation may be extended from time to time by the Acting Executive Director in his sole discretion,

provided, however, that designation of the Redeveloper, as authorized hereunder, is conditional upon Redeveloper's full execution and funding of the Funding Agreement.

Section 3. If by October 31, 2027, or such later date as established by the Acting Executive Director in accordance with Section 2 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of the Redeveloper as the redeveloper of the Property shall automatically expire without any need for any further action of the Board.

Section 4. The Chair, Vice-Chair, Acting Executive Director, and/or the Secretary of the Agency are hereby authorized to execute the Funding Agreement, substantially in the form on file with the Agency, together with such additions, deletions and/or modifications as deemed necessary and/or desirable, in consultation with Counsel.

Section 5. The Chair, Vice-Chair, Acting Executive Director and/or the Secretary of the Agency are hereby authorized to execute any 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.

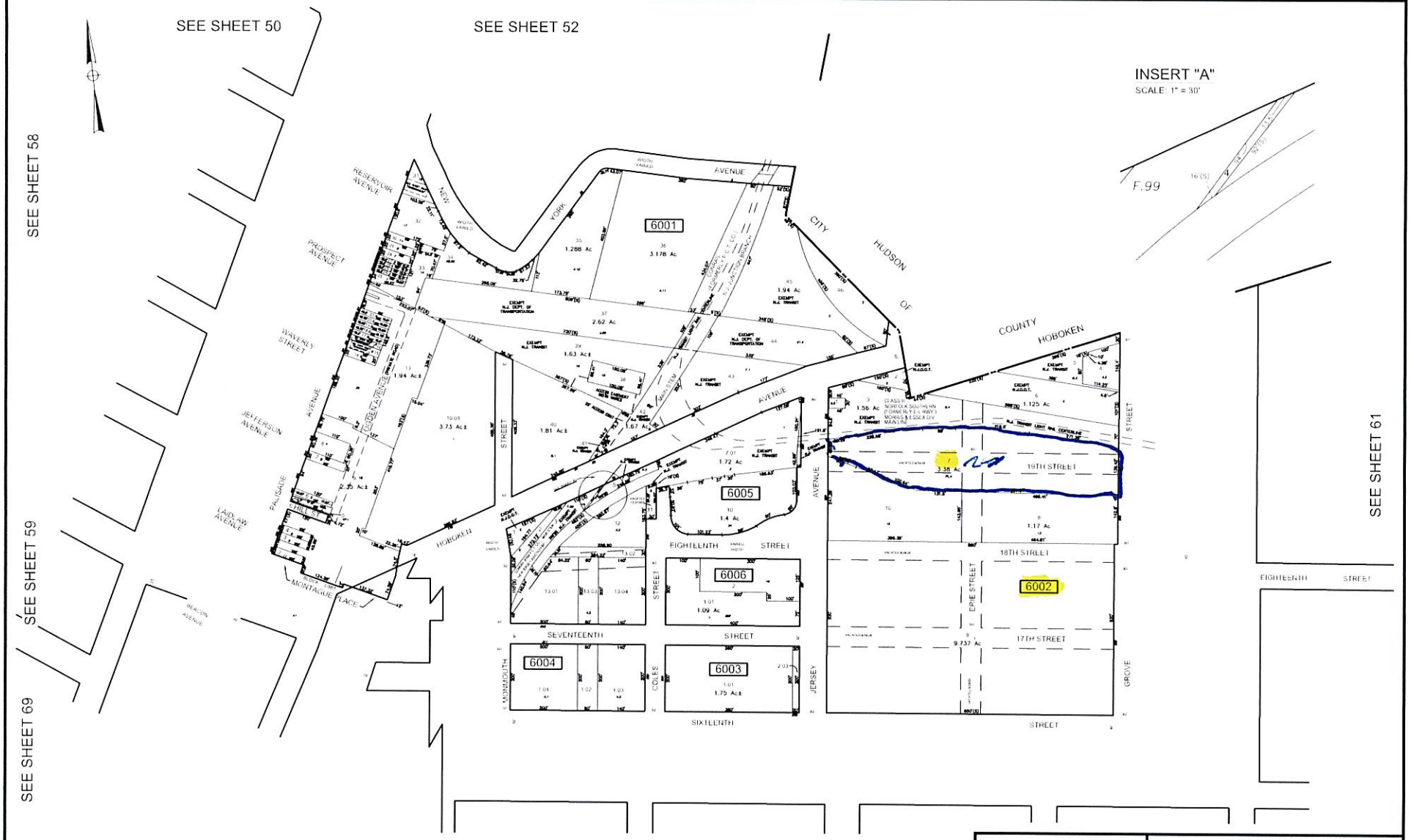
Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held on October 20, 2026.

C. Fiore

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	6006	1,3,4,5,6 & 7
05/2016	ED CLAY	34842	6005	9
04/2017	ED CLAY	34842	6001	38 - 39
10/2019	ED CLAY	34842	6001	16
11/2019	ED CLAY	34842	6001	2, 3 & 4
11/2019	ED CLAY	34842	6004	1 & 2
11/2019	ED CLAY	34842	6005	7 & 13
04/2021	ED CLAY	34842	6001	10 - 11
03/2023	ERICK E. MUFF	43372	6001	2.01
09/2023	ERICK E. MUFF	43372	6001	15
04/2024	ERICK E. MUFF	43372	6001	1.01

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

ARR - 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" = 100' AUGUST, 2006

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

T & M ASSOCIATES
NEW JERSEY, 07716
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP

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, LLC 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

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 City has enacted the Journal Square 2060 Redevelopment Plan (as amended and supplemented from time to time, the "**Redevelopment Plan**") in order to effectuate and regulate the redevelopment of the area designated by the City as the Journal Square 2060 Redevelopment Plan Area (the "**Redevelopment Area**"); and

WHEREAS, on April 18, 2017, the Agency entered into an Amended and Restated Redevelopment Agreement for the redevelopment of property located within the Redevelopment Area, identified as Block 10704, Lot 38.01, and commonly known by the street address 54 Jones Street (the "**Property**"); and

WHEREAS, on December 19, 2023, by Resolution 23-12-22, the Agency authorized the assignment and transfer of the redevelopment rights, title and interest in the Property and the project to Yellowstone Development, LLC (the "**Redeveloper**"), and by Resolution 23-12-23, the Agency authorized the designation of the Redeveloper as redeveloper of the Property and the execution of the Second Amended and Restated Redevelopment Agreement, which was subsequently executed on or about December 22, 2023 (as amended, the "**Redevelopment Agreement**"); and

WHEREAS, the Redeveloper is the current owner of the Property; and

WHEREAS, on August 26, 2026, the Redeveloper requested that the Agency approve a fourth amendment to the Redevelopment Agreement (the "**Fourth Amendment**"), a copy of which is on file with the Agency, to modify the provisions relating to the project description in the Redevelopment Agreement and the Project Schedule set forth in **Exhibit C** to the Redevelopment Agreement; and

WHEREAS, the Agency and the Redeveloper wish to enter into the Fourth 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 Secretary of the Agency are hereby authorized to execute and deliver the Fourth 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.

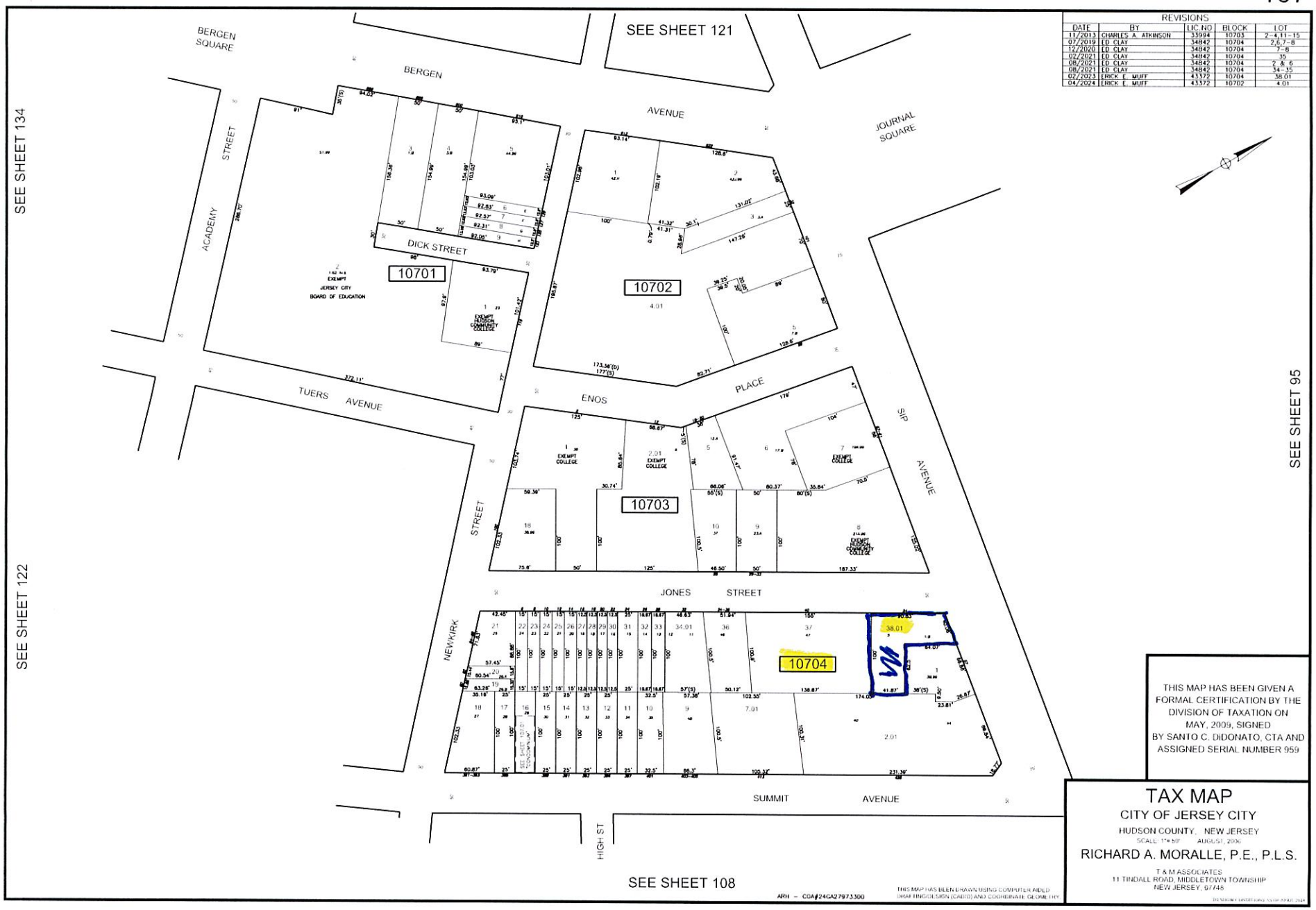
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of October 20, 2026.

C. Fiore

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	10703	2-4,11-15
07/2019	ED CLAY	34842	10704	2,6,7-8
12/2020	ED CLAY	34842	10704	7-8
02/2021	ED CLAY	34842	10704	35
08/2021	ED CLAY	34842	10704	2 & 6
08/2021	ED CLAY	34842	10704	34-35
02/2023	ERICK E. MUFF	43372	10704	38.01
04/2024	ERICK E. MUFF	43372	10702	4.01

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 (CADD) AND COORDINATE GEOMETRY

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

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 City has enacted the Journal Square 2060 Redevelopment Plan (as amended and supplemented from time to time, the "**Redevelopment Plan**") in order to effectuate and regulate the redevelopment of the area designated by the City as the Journal Square 2060 Redevelopment Plan Area (the "**Redevelopment Area**"); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Agency from time to time requires the services of firms to provide various services in connection with projects throughout the City; and

WHEREAS, property identified as Block 10601, Lot 41, and commonly known as Loew's Jersey Theatre and by the street address 54 Journal Square (the "**Property**"), is located within the Redevelopment Area and is governed by the Redevelopment Plan; and

WHEREAS, the City and the Agency have embarked upon an effort to establish the Redevelopment Area as an artistic and cultural hub, which includes the rehabilitation of the Loew's Jersey Theatre to its former glory (the "**Loew's Project**"); and

WHEREAS, Economic Project Solutions, Inc. ("**EPS**") has provided a range of specialized services, including serving as the construction advisor to the Agency during the Loew's Project (the "**Services**") as first authorized by Extraordinary Unspecifiable Services ("**EUS**") Contract No. 24-10-RN18; and

WHEREAS, on September 24, 2026, EPS submitted a proposal to the Agency to continue to provide the Services for One Hundred Sixty-Four Thousand Four Hundred Six Dollars ($164,406.00) (the "**Proposal**") for a term of six (6) months; and

WHEREAS, EPS has unique and specialized skills with respect to the Loew's Project being undertaken on the Property that are required by the Agency and possesses the skills and expertise to perform the Services; and

WHEREAS, the principal-in-charge of EPS, Kimberley Gillespie, has a background in engineering and construction monitoring, over twenty-three (23) years of experience advising owners and monitoring construction projects for various entities (including public entities and entertainment venues), and is able to uniquely provide specialized services and expertise relating to the rehabilitation of the historic Loew's Jersey Theatre; and

WHEREAS, Christopher Fiore, Acting Executive Director of the Agency, has provided a Certification for an Extraordinary Unspecifiable Service, attached as **Exhibit A**; and

WHEREAS, the Agency desires to enter into EUS Contract No. 26-10-RN16 with EPS (the "**Contract**"), a copy of which is on file with the Agency, to perform the Services as outlined in the Proposal, for a total amount not to exceed One Hundred Sixty-Four Thousand Four Hundred Six Dollars ($164,406.00), for a term of six (6) months, commencing on November 1, 2026, to be paid in accordance with the rates set forth in the Proposal; and

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

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

WHEREAS, 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**") and *N.J.A.C.* 5:34-2.1(b) *et seq.*, contracts for which the subject matter consists of extraordinary unspecifiable services ("**EUS**") may be awarded without competitive bidding; and

WHEREAS, notice of award of the Contract shall be published on the Agency's official internet website in accordance with *N.J.S.A* 40A:11-5(1)(a) of the LPCL and *N.J.S.A.* 35:3-2a,

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 Chair, Vice-Chair, Acting Executive Director and/or the Secretary of the Agency are each hereby authorized to execute and deliver the Contract with EPS, for a term of six (6) months, commencing on November 1, 2026, to perform the Services set forth in the Proposal for a total amount not to exceed One Hundred Sixty-Four Thousand Four Hundred Six Dollars ($164,406.00), to be paid in accordance with the rates set forth in the Proposal, subject to the terms and conditions set forth in the Agency's form agreement, together with any such additions, deletions, and/or modifications as may be necessary or desirable in consultation with Counsel.

Section 3. The Chair, Vice-Chair, Acting Executive Director and/or the Secretary of the Agency are hereby authorized to take all actions and to execute any and all other documents 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 *N.J.S.A.* 40A:11-5(1)(a) of the LPCL and *N.J.S.A.* 35:3-2a.

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 October 20, 2026.

C. Fiore

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

CERTIFICATION FOR AN EXTRAORDINARY UNSPECIFIABLE SERVICE

Resolution No. 26-10-16

CERTIFICATION FOR AN EXTRAORDINARY UNSPECIFIABLE SERVICE

TO: Board of Commissioners of the Jersey City Redevelopment Agency (the "**Agency**")

FROM: Christopher Fiore, Acting Executive Director

DATE: October 20, 2026

SUBJECT: Extraordinary Unspecifiable Services for Specialized Construction Advisory Services to be provided by Economic Project Solutions, Inc. ("**EPS**") in connection with the rehabilitation of the Loew's Jersey Theatre (defined below) located at the property identified as Block 10601, Lot 41, commonly known by the street address 54 Journal Square (the "**Loew's Theatre**")

This is to request your approval of a resolution authorizing a contract to be executed as follows:

Firm: Economic Project Solutions, Inc.

Cost: An amount not to exceed One Hundred Sixty-Four Thousand Four Hundred Six Dollars ($164,406.00), to be paid in accordance with the rates set forth in EPS's proposal dated September 24, 2026.

Duration: Not to exceed six (6) months commencing November 1, 2026.

Purpose: Specialized services including construction advisory, oversight and monitoring services for the Loew's Theatre renovation.

1. **Provide a clear description of the nature of the work to be done.**

EPS shall provide services which include, but are not limited to, advising the Agency regarding the rehabilitation of the Loew's Theatre and monitoring the various aspects of construction and rehabilitation, to include project progress, budget monitoring, and reporting requirements.

2. **Describe in detail why the contract meets the provisions of the statute and rules.**

The Loew's Theatre is a nearly one-hundred-year-old venue that requires an enormous amount of experience and skill to return it to its former glory and make it a top live performance venue. EPS will be instrumental in advising the Agency regarding the complex efforts in maintaining the historic features that make the Loew's Theatre special, while also bringing the Theatre into compliance with current building code and safety standards, allowing for full occupancy, modernization of its production capabilities to

expand the number and scale of productions and increased patron comfort. In addition, EPS will be able to provide budget monitoring services that will ensure the project stays on budget. EPS has specialized and unique experience working with both public entities and entertainment venues that will enable the Agency to complete this massive undertaking in a timely and cost-efficient manner. Further, EPS has experience working on historic projects, which is essential in the Loew's Theatre rehabilitation.

3. **The service(s) is of such a specialized and qualitative nature that the performance of the service(s) cannot be reasonably described by written specifications because:**

The performance of the services EPS will provide cannot reasonably be described by written specifications because the Agency needs a contractor with extensive experience and specialized skills including, but not limited to, construction advisement, budget review and monitoring, rehabilitation of performance venues, and restoration of historic properties. EPS's technical skills combined with experience with renovation of historic properties and performance venues uniquely qualify EPS for the specialized work that the Agency needs for this unique and special redevelopment project.

4. **Describe the informal solicitation of quotations:**

EPS is a woman-owned firm that furthers the goals of the Agency to support woman owned business. In addition, EPS's year long experience with the development of the design of the project, development of the budget and value engineering of the costs of the Loew's Theatre project and understanding of the Agency's priorities, the development team, complex financing, and other components of this uniquely complex project in New Jersey make the award of this contract critical to maintain a very aggressive schedule and avoid the costs of duplicating efforts and onboarding another firm that lacks such experience. As a result, solicitation of other consultants would not benefit the Agency or the project.

5. **I have reviewed the rules of the Division of Local Government Services pursuant to *N.J.A.C.* 5:34-2.1 et seq. and certify that the proposed contract may be considered an extraordinary unspecifiable service in accordance with the requirements thereof.**

Respectfully Submitted,

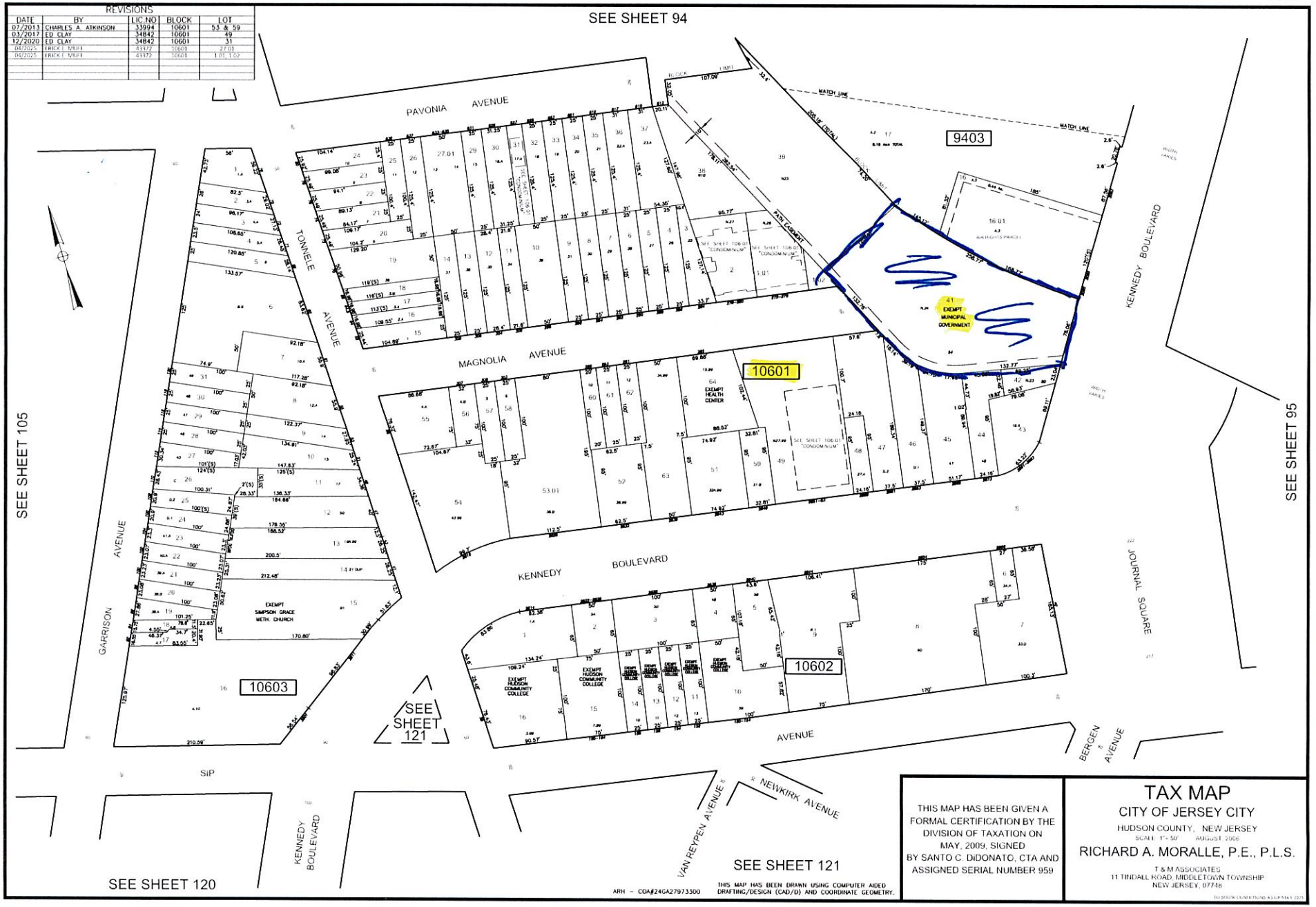
C. Fiore

Christopher Fiore,
Acting Executive Director

(Original to be retained by the Board's Clerk with the affirmed copy of the resolution; signed duplicate to be kept by appropriate official.)

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	43172	10601	27.01
04/2025	ERICK E. MUFF	43172	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 2006

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

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

TO SHOW CONDITIONS AS EXISTED 2025

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

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

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

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

WHEREAS, the New Jersey Transit Corporation ("**NJT**") is the current owner of certain property located within the Redevelopment Area and identified as Block 20303, Lots 23, 24, and 25, commonly known by the street address 269-273 Communipaw Avenue (the "**Property**"); and

WHEREAS, the Property is subject to a redevelopment agreement between the Agency and TAG Development LLC ("**TAG**") dated February 13, 2025 (the "**Existing RDA**"); and

WHEREAS, on October 7, 2026, TAG requested, in writing, that the Agency: (i) authorize the transfer of all of TAG's rights under the Existing RDA to 269 Communipaw Owner LLC (**"269 Communipaw"**); (ii) designate 269 Communipaw as the redeveloper of the Property; and (iii) authorize the assignment of the Existing RDA from TAG to 269 Communipaw (collectively, the "**Transfer**"); and

WHEREAS, on October 7, 2026, 269 Communipaw submitted a redeveloper questionnaire to the Agency seeking to be the designated redeveloper of the Property; and

WHEREAS, 269 Communipaw proposes to develop a mixed-use residential building on the Property, consisting of approximately two hundred fifty (250) to four hundred (400) residential units, of which twenty percent (20%) will be affordable units, together with commercial space, parking, other community amenities and a community space or community benefit contribution to the Agency (the "**Project**"); and

WHEREAS, pursuant to Section 13.1 of the Existing RDA, the Transfer requires the prior written consent of the Agency; and

WHEREAS, the Agency wishes to consent to the Transfer and to designate 269 Communipaw as the redeveloper of the Property; and

WHEREAS, upon the Transfer, TAG's designation as redeveloper of the Property will be terminated,

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 hereby designates 269 Communipaw Owner LLC as the redeveloper of the Property.

Section 3. The Board of Commissioners terminates the designation of TAG Development LLC as the redeveloper of the Property.

Section 4. The Board of Commissioners hereby authorizes the Transfer conditioned upon:

(a) 269 Communipaw assuming all obligations under the Existing RDA in writing; and

(b) Payment of any and all sums, fees, escrow deposits, costs and/or expenses due and owing the Agency by TAG or 269 Communipaw.

Section 5. The Chair, Vice-Chair, Acting Executive Director and/or Secretary of the Agency are hereby authorized to take all necessary actions to effectuate the Transfer, 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 of October 20, 2026.

C. Fiore

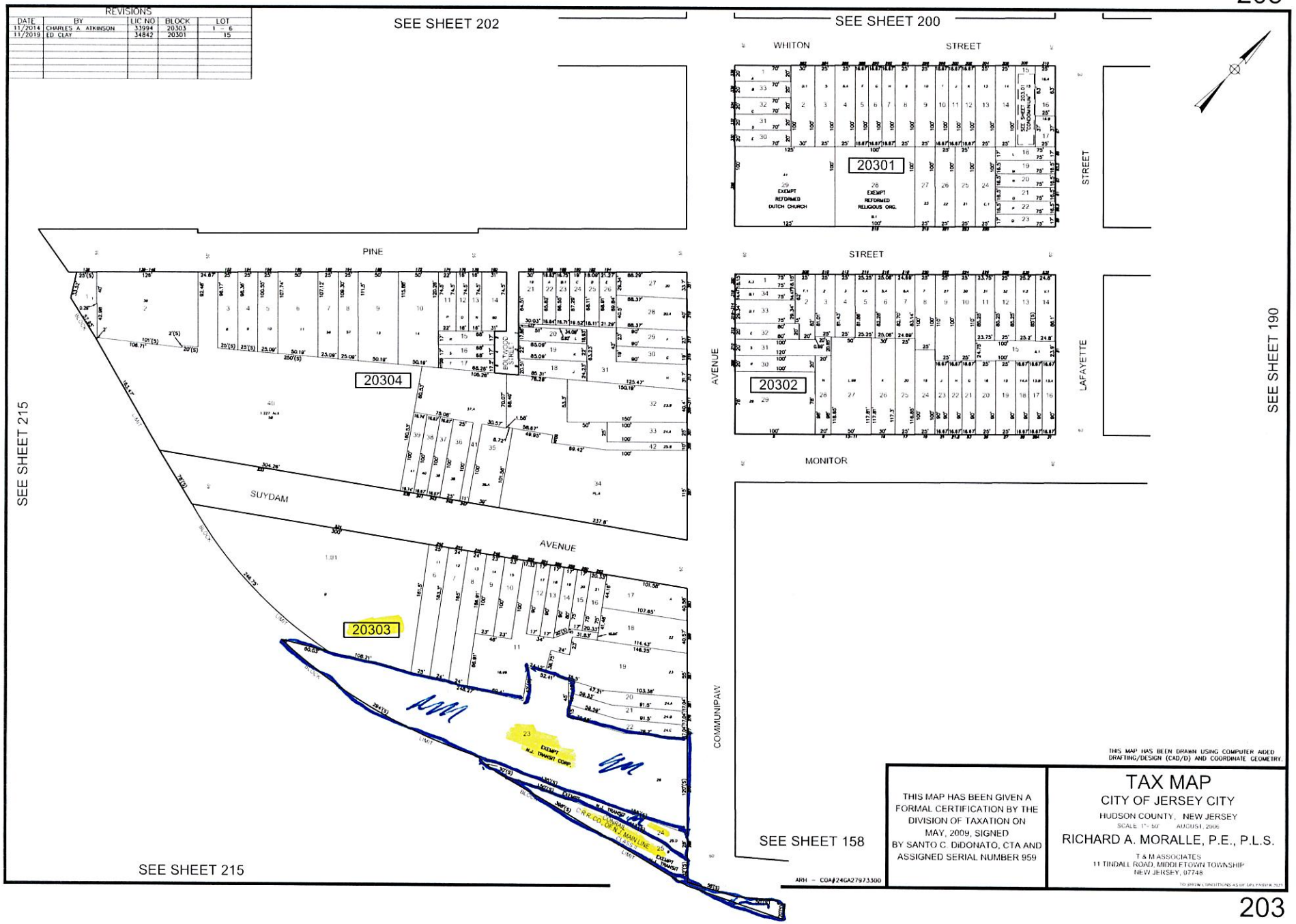
Christopher Fiore
Acting Executive Director and Secretary

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
11/2014	CHARLES A. ATKINSON	33994	20303	1 – 6
11/2019	ED CLAY	34842	20301	15



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

ARH – COA#24GA27973300

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 DECEMBER 2021

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

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

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

WHEREAS, pursuant to the Redevelopment Law, the City has established an area in need of redevelopment known as the Powerhouse Arts District Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area entitled the "Powerhouse Arts District Redevelopment Plan" (as amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, the Redevelopment Plan provides for specific development standards that apply to the property identified as Block 11609, Lots 1 and 2, and commonly known by the street addresses 350 Washington Street and 80 Bay Street, also referred to as the Hudson & Manhattan Railroad Powerhouse (the "**Powerhouse**"); and

WHEREAS, the Powerhouse is considered of historical significance and is listed on both the New Jersey Register of Historic Places and National Register of Historic Places; and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and the preservation of the Powerhouse as a historic resource, the Agency requires specialized services of a project management specialist experienced in the management and completion of high-profile projects that implicate historically significant assets to assist in the oversight of the Powerhouse's current operation and to initiate planning for its future development (the "**Services**"); and

WHEREAS, since July 2023, Economic Project Solutions, Inc. ("**EPS**") has been performing similar owner's representative services for the Agency in connection with other culturally and historically significant projects in different locations, and is known to the

Agency as having the unique and specialized skills required by the Agency for the development of the Powerhouse; and

WHEREAS, on September 4, 2026, EPS submitted a detailed proposal to the Agency to perform the Services (the "**Proposal**"), including professional owner's representative services for the Powerhouse; and

WHEREAS, the principal-in-charge of EPS, Kimberley Gillespie, has a background in engineering and construction monitoring as well as twenty-three (23) years of experience advising owners and monitoring construction projects for various entities, including public entities, and possesses the experience and specialized knowledge necessary to perform and complete the Services set forth in the Proposal; and

WHEREAS, Christopher Fiore, Acting Executive Director of the Agency, has provided a Certification for an Extraordinary Unspecifiable Service, attached as **Exhibit A**; and

WHEREAS, the Agency desires to enter into Extraordinary Unspecifiable Services Contract No. 26-10-RN17 with EPS (the "**Contract**") to perform the Services as outlined in the Proposal, for a total amount not to exceed Seventy Thousand Six Hundred Eighty-Eight Dollars ($70,688.00) for a term of twelve (12) months, to be paid in accordance with the rates set forth in the Proposal; and

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

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

WHEREAS, 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**") and *N.J.A.C.* 5:34-2.1(b) *et seq.*, contracts for which the subject matter consists of extraordinary unspecifiable services ("**EUS**") may be awarded without competitive bidding; and

WHEREAS, notice of award of the Contract shall be published on the Agency's official internet website in accordance with *N.J.S.A* 40A:11-5(1)(a) of the LPCL and *N.J.S.A.* 35:3-2a,

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

Section 1. The aforementioned recitals are incorporated herein as though fully 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 Contract with EPS to perform the Services for a term of twelve (12) months commencing upon the effective date of the Contract, for a total amount not to exceed Seventy Thousand Six Hundred Eighty Eight Dollars ($70,688.00), payable at the rates set forth in the Proposal, subject to the terms and conditions set forth in the Agency's form agreement, together with any such additions, deletions, and/or modifications as may be necessary or desirable in consultation with Counsel.

Section 3. The Chair, Vice-Chair, Acting Executive Director and/or the Secretary of the Agency are hereby authorized to take all actions and to execute any and all other documents 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 *N.J.S.A.* 40A:11-5(1)(a) of the LPCL and *N.J.S.A.* 35:3-2a.

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 October 20, 2026.

C. Fiore

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

CERTIFICATION FOR AN EXTRAORDINARY UNSPECIFIABLE SERVICE

Resolution No. 26-10-18

CERTIFICATION FOR AN EXTRAORDINARY UNSPECIFIABLE SERVICE

TO: Board of Commissioners of the Jersey City Redevelopment Agency (the "**Agency**")

FROM: Christopher Fiore, Acting Executive Director

DATE: October 20, 2026

SUBJECT: Extraordinary Unspecifiable Services for Specialized Project Management Advisory Services to be provided by Economic Project Solutions, Inc. ("**EPS**") in connection with planning for the redevelopment of the Powerhouse (defined below) located at the property identified as Block 11609, Lots 1 and 2, commonly known as the Hudson & Manhattan Railroad Powerhouse and known by the street addresses 350 Washington Street and 80 Bay Street (the "**Powerhouse**")

This is to request your approval of a resolution authorizing a contract to be executed as follows:

Firm: Economic Project Solutions, Inc.

Cost: An amount not to exceed Seventy Thousand Six Hundred Eighty-Eight Dollars ($70,688.00) to be paid in accordance with the rates set forth in EPS's proposal dated September 4, 2026.

Duration: Not to exceed twelve (12) months.

Purpose: Specialized project management services including the oversight of the Powerhouse's current use and the initiation of planning for its future redevelopment.

1. **Provide a clear description of the nature of the work to be done.**

EPS shall provide project management services to prepare for the eventual sale and redevelopment of the Powerhouse which include, but are not limited to, verifying that all work required by a certain lease agreement with PATH for the use of the Powerhouse has been completed, advising of any work and structural work required prior to sale, assistance with and creation of bidding documents for the sale and redevelopment of the Powerhouse that reflect its historical significance, and review of plans and planning documents to ensure compliance with the goals of Jersey City (the "**City**"), the City's Powerhouse Arts District Redevelopment Plan, and National and State historic requirements.

2. Describe in detail why the contract meets the provisions of the statute and rules.

The Powerhouse is an over one-hundred-year-old structure that is listed on both the National and New Jersey State Historic Registers and is a critical resource and signature landmark in the City's Powerhouse Arts District Redevelopment Area. The redevelopment of the Powerhouse requires experience with planning activity that will implicate important historic structures to enable the creation of an historically sensitive and appropriate renovation of both the interior and the exterior of the Powerhouse. EPS will be instrumental in advising the Agency regarding its efforts in maintaining the Powerhouse's historic features through redevelopment, while also ensuring that building redevelopment plans are in alignment with current building code and safety standards to allow for occupancy, improvement and modernization of the building. In addition, EPS will be able to provide budget monitoring services that will ensure the project stays on budget. EPS has specialized and unique experience working with public entities, including working with the Agency on other projects within the City. Further, EPS has experience working on historic projects, which is essential in the preservation and redevelopment of the Powerhouse.

3. The service(s) is of such a specialized and qualitative nature that the performance of the service(s) cannot be reasonably described by written specifications because:

The Services EPS will provide cannot reasonably be described by written specifications because they require the continuous exercise of specialized professional judgment in evaluating changing structural, operational, historic-preservation, redevelopment, budgetary, and planning conditions affecting the Powerhouse. EPS's technical skills combined with its experience with renovating and redeveloping historic properties uniquely qualify EPS for the specialized work required for this unique redevelopment project. Accordingly, the Agency cannot specify in advance the precise nature, sequence, or extent of the advisory services that will be required during the Contract term.

4. Describe the informal solicitation of quotations:

EPS is a woman-owned firm that furthers the goals of the Agency to support woman owned business. In addition, the Agency considered the specialized nature of the Services, EPS's prior experience providing owner's representative services to the Agency, EPS's performance of the Services in connection with Powerhouse, its demonstrated experience with historically significant projects, and its familiarity with the budgeting, financing and other components of this project in New Jersey. The Agency further determined that retaining EPS will provide continuity of services and avoid duplication of effort, unnecessary transition costs, and the loss of project-specific knowledge already developed by EPS.

5. **I have reviewed the rules of the Division of Local Government Services pursuant to *N.J.A.C.* 5:34-2.1 et seq. and certify that the proposed contract may be considered an extraordinary unspecifiable service in accordance with the requirements thereof.**

Respectfully Submitted,

C. Fiore

Christopher Fiore
Acting Executive Director

Original to be retained by the Board's Clerk with the affirmed copy of the resolution; signed duplicate to be kept by appropriate official.)

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

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

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

WHEREAS, pursuant to the Redevelopment Law, the City has established an area in need of redevelopment known as the Powerhouse Arts District Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area entitled the "Powerhouse Arts District Redevelopment Plan" (as amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, the Agency is the owner of certain property identified as Block 11609, Lots 1 and 2, and commonly known by the street addresses 350 Washington Street and 80 Bay Street, also known as the Powerhouse building (the "**Powerhouse Property**"), located within the Redevelopment Area; and

WHEREAS, on February 17, 2026, by Resolution No. 26-02-11, the Agency authorized Professional Services Emergency Contract No. 26-02-RN4 with Porcello Engineering, Inc. ("**PEI**") on an emergent basis to perform a structural condition assessment immediately, including document review, external and internal site observations, drone inspections, comparative engineering assessment, and development of planning level findings and recommendations, in order to design a stabilization plan (the "**Phase I Assessment**"); and

WHEREAS, PEI completed the Phase I Assessment in accordance with Professional Services Emergency Contract No. 26-02-RN4; and

WHEREAS, in order to implement immediate stabilization measures and address the risks of accelerated deterioration of the Powerhouse Property identified in the Phase I

Assessment, the Agency required a short-term stabilization plan for the critical structural elements of the Powerhouse Property (the "**Services**"); and

WHEREAS, on February 9, 2026, PEI submitted a proposal to the Agency to provide the Services (the "**Proposal**") and on April 21, 2026, by Resolution No. 26-04-10, the Agency authorized Professional Services Contract No. 26-04-RN8 with PEI to perform the Services for a term not to exceed twelve (12) months and for an amount not to exceed One Hundred Ten Thousand Dollars ($110,000.00) (the "**Contract**"); and

WHEREAS, on September 28, 2026, PEI submitted a detailed proposal to the Agency to perform additional construction administration services required for the construction phase of the stabilization work and historic preservation consultation services (the "**Additional Services**"), for an additional fee of Twenty-Four Thousand Dollars ($24,000.00) (the "**Supplemental Proposal**"); and

WHEREAS, the Agency wishes to authorize a change order to the Contract ("**Change Order No. 1**"), a copy of which is on file with the Agency, for the Additional Services in an amount not to exceed Twenty Four Thousand Dollars ($24,000.00) and for a total Contract amount of One Hundred Thirty Four Thousand Dollars ($134,000.00), payable at the rates set forth in the Proposal in accordance with the cost breakdown set forth in the Supplemental Proposal; and

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

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

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

WHEREAS, notice of the award of Change Order No. 1 shall be published in the legal notices section on the Agency's official internet website in accordance with *N.J.S.A.* 40A:11-5(1)(a)(i) of the LPCL and *N.J.S.A.* 35:3-2a,

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 PEI to perform the Additional Services for an additional amount not to exceed Twenty Four Thousand Dollars

($24,000.00), and for a total Contract amount of One Hundred Thirty Four Thousand Dollars ($134,000.00), payable at the rates set forth in the Proposal in accordance with the cost breakdown set forth in the Supplemental Proposal, is hereby approved.

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

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

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of October 20, 2026.

C. Fiore

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	√			

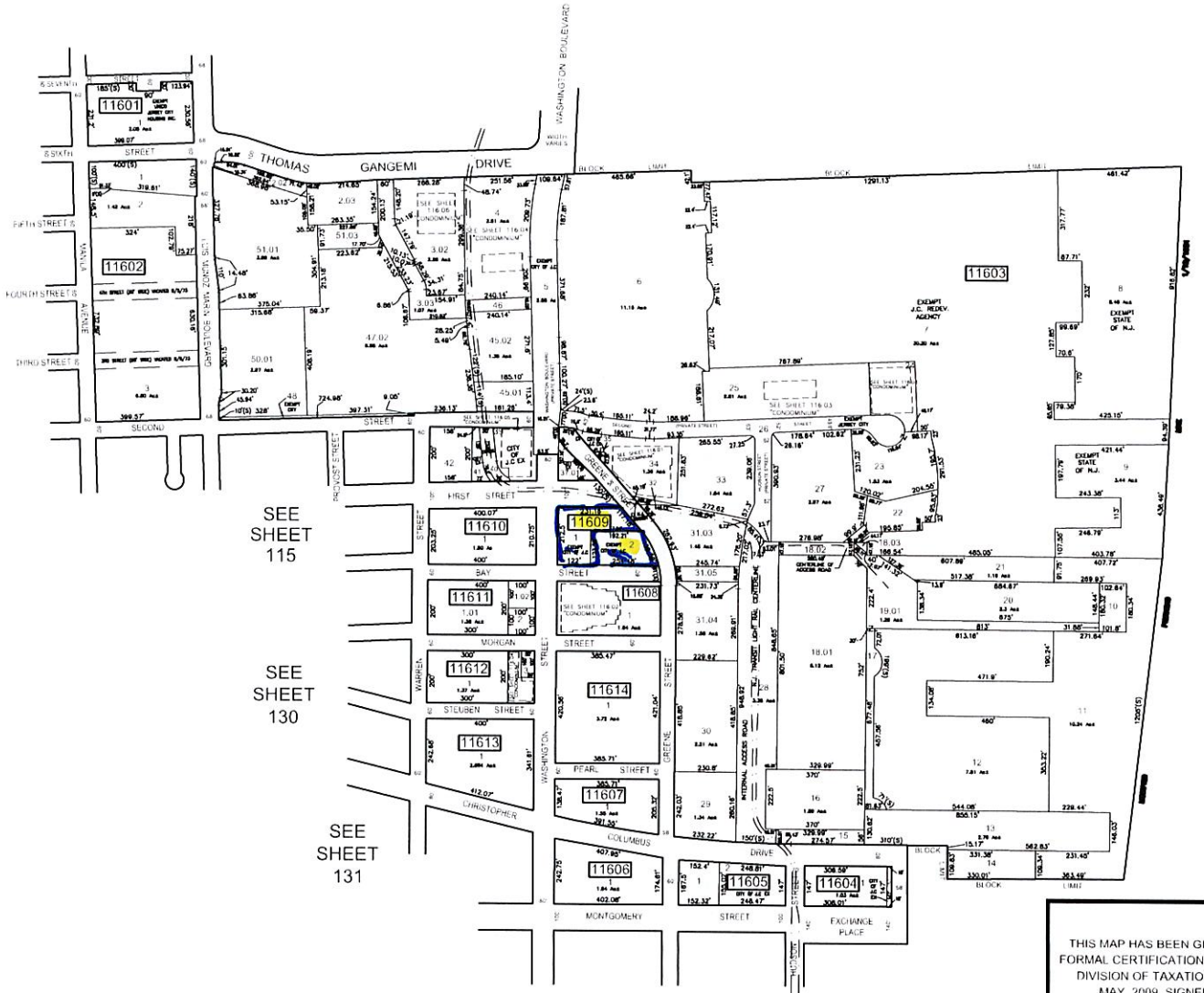
*Resolutions require 4 affirmative votes to pass.

SEE SHEET 73

SEE SHEET 101

SEE SHEET 113

REVISIONS				
DATE	BY	LIC NO	BLOCK	LOT
10/2010	CHARLES A. ATKINSON	33994	11603	45
12/2013	CHARLES A. ATKINSON	33994	11603	31.01–31.03
08/2020	ED CLAY	34942	11603	17 - 38
05/2023	ERICK T. MUFF	43372	11603	19.01 - 19.01
10/2023	ERICK T. MUFF	43372	11603	31.04 - 31.05
05/2024	ERICK T. MUFF	43372	11603	4
12/2025	ERICK T. MUFF	43372	11603	47.02
02/2026	ERICK T. MUFF	43372	11603	2.01-51.02



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 DECEMBER 2025

AR01 – COA#24GA27973300

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

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 Redevelopment Law, the City has established an area in need of redevelopment known as the Route 440-Culver Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area entitled the "Route 440-Culver Redevelopment Plan" (as amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, Bushburg Development LLC (the "**Redeveloper**") is a New York limited liability company authorized to do business in the State of New Jersey and the owner of the properties identified as Block 21701, Lots 1 and 13.01, and commonly known by the street addresses 80 Water Street and 39 Mallory Avenue (collectively, the "**Properties**"); and

WHEREAS, on September 17, 2026, the Redeveloper submitted a redeveloper questionnaire to the Agency seeking to become the designated redeveloper for the Properties; and

WHEREAS, the Redeveloper proposes to finance, develop and construct on portions of the Properties a four-phase mixed-use, transit-oriented development consisting of four (4) buildings containing approximately two thousand seven hundred eighty (2,780) residential rental units, of which twenty percent (20%) will be affordable housing, approximately forty-six thousand (46,000) square feet of commercial space, approximately one thousand three hundred eighty three (1,383) parking spaces, a public park, land dedicated for a proposed extension of the NJ Transit Light Rail, and related improvements, to be developed as follows:

i) Phase 1: on a portion of the Properties to be known by the street address as 80 Water Street, the development of a twenty (20) story mixed-use building containing approximately five hundred (500) residential rental units and approximately three hundred seventy-three thousand two hundred sixty-three (373,263) gross square feet of residential space, together with approximately four thousand (4,000) square feet of commercial space, two hundred forty-three (243) parking spaces, and related improvements (the "**Phase 1 Project**");

ii) Phase 2: on a portion of the Properties to be known by the street address as 58 Water Street, the development of a twenty-two (22) story mixed-use building containing approximately one thousand two hundred (1,200) residential rental units and approximately five hundred ninety-four thousand three hundred eighteen (594,318) gross square feet of residential space, together with approximately thirty thousand (30,000) square feet of commercial space, six hundred (600) parking spaces, and related improvements (the "**Phase 2 Project**");

iii) Phase 3: on a portion of the Properties to be known by the street address as 56 Water Street, the development of a twenty-two (22) story mixed-use building containing approximately four hundred sixty (460) residential rental units and approximately three hundred forty-two thousand four hundred (342,400) gross square feet of residential space, together with approximately two thousand (2,000) square feet of commercial space, two hundred thirty (230) parking spaces, and related improvements (the "**Phase 3 Project**"); and

iv) Phase 4: on a portion of the Properties to be known by the street address as 244 Culver Street, the development of a twenty-two (22) story mixed-use building containing approximately six hundred twenty (620) residential rental units and approximately four hundred sixty-six thousand five hundred (466,500) gross square feet of residential space, together with approximately ten thousand (10,000) square feet of commercial space, three hundred ten (310) parking spaces, and related improvements (the "**Phase 4 Project**," and collectively with the Phase 1 Project, Phase 2 Project and Phase 3 Project, the "**Project**"); and

WHEREAS, the Redeveloper may propose an alternative project for the Properties, which alternative project shall be subject to further negotiation between the Agency and the Redeveloper with respect to, among other things, the scope, phasing, financing, and public improvements; and

WHEREAS, the Agency and the Redeveloper intend to pursue pre-development activities, including negotiation of a redevelopment agreement and other related actions (the "**Pre-Development Activities**"); and

WHEREAS, the Redeveloper shall enter into a funding agreement with the Agency (the "**Funding Agreement**"), a copy of which is on file with the Agency, to effectuate the funding of an escrow account and procedures for the payment therefrom of moneys to pay the Agency's costs and expenses incurred in undertaking the Pre-Development Activities for the Project,

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

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

Section 2. Bushburg Development LLC is hereby conditionally designated as the Redeveloper of the Properties, for a period commencing upon the effective date of this Resolution and ending on October 31, 2027, which conditional designation may be extended from time to time by the Acting Executive Director in his sole discretion, provided, however, that designation of the Redeveloper, as authorized hereunder, is conditional upon Redeveloper's full execution and funding of the Funding Agreement.

Section 3. If by October 31, 2027, or such later date as established by the Acting Executive Director in accordance with Section 2 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of the Redeveloper as the redeveloper of the Properties shall automatically expire without any need for any further action of the Board.

Section 4. The Chair, Vice-Chair, Acting Executive Director, and/or the Secretary of the Agency are hereby authorized to execute the Funding Agreement, substantially in the form on file with the Agency, together with such additions, deletions and/or modifications as deemed necessary and/or desirable, in consultation with Counsel.

Section 5. The Chair, Vice-Chair, Acting Executive Director and/or the Secretary of the Agency are hereby authorized to execute any 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 October 20, 2026.

C. Fiore

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


SEE SHEET 207
CLAREMONT
AVENUE
WATER STREET
21701.01
TRIBECA AVENUE
21701.02
SOHO DRIVE
21701.03
SEE SHEET 218
GRANT AVENUE
GRANT AVENUE
CLOSED - SEE SHEET 218
SEE SHEET 160
WATER STREET VACATED 2-4-98
NEW JERSEY STATE HWY ROUTE 440
21701
POLLOCK AVENUE
MALLORY
AVENUE
SEE SHEET 221
SEE SHEET 219
CULVER
AVENUE
WATER STREET
SEE SHEET 220
THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD/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
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY 07748

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 IN 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**") 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 furtherance of the goals and objectives of the Redevelopment Law, the Agency requires accounting and financial services in all redevelopment and project areas which services include (i) acting as the Agency's Chief Financial Officer; (ii) performing financial services separate and apart from those rendered as Chief Financial Officer for special projects; and (iii) performing additional financial services specifically in connection with the Bayfront I Redevelopment Area (collectively, the "**Financial Services**"); and

WHEREAS, on September 25, 2026, the Agency issued a Request for Qualifications for the Financial Services (the "**RFQ**") seeking proposals from qualified financial service providers demonstrating their ability to provide the Financial Services; and

WHEREAS, on October 9, 2026, the Agency received one (1) qualification statement in response to the RFQ to provide the Financial Services (the "**Proposal**") from Wielkotz & Company, LLC ("**Wielkotz**"), which was reviewed and evaluated by Agency staff who determined to qualify Wielkotz; and

WHEREAS, after reviewing and evaluating the Proposal, the Agency determined that Wielkotz possesses the requisite skills and expertise to perform the Financial Services; and

WHEREAS, the Agency desires to qualify Wielkotz to perform the Financial Services and to enter into Professional Services Contract No. 26-10-JL5 with Wielkotz (the "**Contract**"), a copy of which is on file with the Agency, for a term of one (1) year, to perform the Financial Services, with the Contract amount allocated as follows: (i) special projects for the Agency for an amount not to exceed Ninety-Five Thousand Dollars ($95,000.00); (ii) the Bayfront Development for an

amount not to exceed Thirty-Five Thousand Dollars ($35,000.00); and (iii) as Chief Financial Officer to the Agency for an amount not to exceed Ninety-Six Thousand Dollars ($96,000.00), for a total amount not to exceed Two Hundred and Twenty-Six Thousand Dollars ($226,000.00), payable in accordance with the rates and terms set forth in the Proposal; and

WHEREAS, the Financial Services are professional services within the definition contained in *N.J.S.A.* 40A:11-1 *et seq.* of the Local Public Contracts Law (the "**LPCL**"); and

WHEREAS, pursuant to the New Jersey Pay-to-Play Law, *N.J.S.A.* 19:44A-20.4, *et seq.* (the "**Pay-to-Play Law**"), contracts, including professional services contracts, may be awarded through a "fair and open" process which includes solicitation of proposals or qualifications therefor; and

WHEREAS, having been qualified by the Agency through a "fair and open" process in accordance with the Pay-to-Play Law, Wielkotz is eligible to be awarded the Contract; and

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

WHEREAS, notice of the award of the Contract shall be published in the legal notices section on the Agency's official internet web site in accordance with *N.J.S.A.* 40A:11-5(1)(a)(i) of the LPCL and *N.J.S.A.* 35:3-2a,

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 hereby approves and qualifies Wielkotz to provide the Financial Services and awards the Contract for one (1) year from the date hereof to provide the Financial Services.

Section 3. The Chair, Vice-Chair, Acting Executive Director and/or Secretary of the Agency each hereby authorized to execute and deliver the Contract with Wielkotz for a term not to exceed one (1) year to commence on the effective date of the Contract, for a total amount not to exceed Two Hundred and Twenty-Six Thousand Dollars ($226,000.00), allocated as follows: (i) special projects for the Agency for an amount not to exceed Ninety-Five Thousand Dollars ($95,000.00); (ii) the Bayfront Development for an amount not to exceed Thirty-Five Thousand Dollars ($35,000.00); and (iii) as Chief Financial Officer to the Agency for an amount not to exceed Ninety-Six Thousand Dollars ($96,000.00), payable in accordance with the rates and terms set forth in the Proposal, subject to the terms and conditions set forth in the Agency's form agreement, together with

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

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

Section 5. The Agency shall publish notice of the award of the Contract in accordance with the LPCL and *N.J.S.A.* 35:3-2a.

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 of October 20, 2026.

C. Fiore

Christopher Fiore
Acting Executive Director

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

*Resolutions require 4 affirmative votes to pass.

Resolution No. 26-10-22

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ADOPTING A CASH MANAGEMENT PLAN

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") has been duly created by ordinance of the City of Jersey City and exists in good standing as a public body corporate and politic under and pursuant to all applicable law, including the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.*; and

WHEREAS, under applicable law, including *N.J.S.A.* 40A:5-14 of the Local Fiscal Affairs Law, the Agency must adopt a cash management plan on an annual basis relating to the deposit and investment of funds of the Agency; and

WHEREAS, the Agency's Chief Financial Officer has prepared a form of cash management plan for the Agency's consideration,

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

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

Section 2. The Agency hereby designates the cash management plan attached hereto as **Exhibit A** as the official cash management plan for the Agency.

Section 3. A copy of this resolution shall be available for public inspection at the offices of the Agency.

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 October 20, 2026.

C. Fiore

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
CASH MANAGEMENT PLAN

Resolution No. 26-10-22

JERSEY CITY REDEVELOPMENT AGENCY
CASH MANAGEMENT POLICY

Pursuant to N.J.S A. 40A:5-14, the Jersey City Redevelopment Agency's Cash Management Policy or Philosophy for selecting and evaluating investment instruments shall:

1) Consider preservation of capital, by ensuring that the principal invested is safe and secure.
2) Consider liquidity, by ensuring that the security can readily be converted to cash.
3) Consider current and historical investment returns, by comparing and examining such returns.
4) Consider diversification, by spreading investment principal among a number of investment instruments.
5) Consider maturity requirements, by timing the maturity of the investment to match the need for cash.
6) Consider costs and fees; by analyzing the expenses associated with buying, storing and redeeming investment instruments.
7) Be based on a cash flow analysis prepared by the Chief Financial Officer and be commensurate with the nature and size of the funds held by the Jersey City Redevelopment Agency.
8) Be made on a competitive basis insofar as practicable.

Pursuant to N.J.S.A. 40A:5-15.1, the Jersey City Redevelopment Agency may use moneys which may be in hand for the purchase of the following types of securities which, if suitable for registry, may be registered in the name of the Jersey City Redevelopment Agency.

1) Bonds or other obligations of the United States of America or obligations guaranteed by the United States of America (Treasury Bills, Notes and Bonds).
2) Government money market mutual funds.
3) Any obligation that a federal agency or a federal instrumentality has issued in accordance with an Act of Congress, which security has a maturity date not greater than 397 days from the date of purchase, provided that such obligation bears a fixed rate of interest not dependent on any index or other external factor.
4) Bonds or other obligations of the local unit or bonds or other obligations of school districts of which the local unit is a part or within which the school district is located.
5) Bonds or other obligations, having a maturity date not more than 397 days from the date of purchase, approved by the Division of Investment of the Department of the Treasury for investment by local units.
6) Local government investment pools.

7) Deposits with the State of New Jersey Cash Management Fund,
8) Agreements for the repurchase of fully collateralized securities, if:
    a) the underlying securities are permitted investments pursuant to N.J.S.A. 40A:5- 15.1;
    b) the custody of collateral is transferred to a third party;
    c) the maturity of the agreement is not more than 30 days;
    d) the underlying securities are purchased through banks approved by the Department of Banking and Insurance under the Government Unit Depository Protection Act (GUDPA);
    e) a master repurchase agreement providing for the custody and security of collateral is executed.

Also pursuant to N.J.S.A. 40A:5-15.1, the Jersey City Redevelopment Agency will also abide by the following investment guidelines:

1) Any investment instruments in which the security is not physically held by the local unit shall be covered by a third party custodial agreement which shall provide for the designation of such investments in the name of the local unit and prevent unauthorized use of such investments.
2) Purchase of investment securities shall be executed by the "delivery versus payment" method to ensure that securities are either received by the local unit or a third party custodian prior to or upon the release of the local unit's funds.
3) Any investments not purchased and redeemed directly from the issuer, government money market mutual fund, local government investment pool, or the State of New Jersey Cash Management Fund, shall be purchased and redeemed through the use of a national or State bank located within this State or through a broker-dealer which, at the time of purchase or redemption, has been registered continuously for a period of at least two years pursuant to section 9 of P.L. 1967, c.93 (C.49:3-56) and has at least $25 million in capital stock (or equivalent capitalization if not a corporation), surplus reserves for contingencies and undivided profits, or through a securities dealer who makes primary markets in U.S. Government securities and reports daily to the Federal Reserve Bank of New York its position in and borrowing on such U.S. Government securities.
4) When the Agency's Cash Management Plan permits investments for more than one (1) year, the investment must approximate the prospective use of the funds. This primarily relates to U.S. Securities and local bond issue purchase.

With the above Cash Management Policy in mind, the Agency's Cash Management Plan is indicated by the following designations of approved depositories and investment instruments.

As per the Cash Management Plan of the Jersey City Redevelopment Agency, the Agency hereby designates the following entities as GUDPA approved depository banks:

- Bank of America, N.A.
- BCB Community Bank
- Capital One Bank
- Citizens Bank, N.A.
- Flagstar Bank, N.A.
- Investors Bank
- JPMorgan Chase Bank
- Liberty Bank of New Jersey
- Provident Bank
- Kearny Bank
- TD Bank, NA
- Unity Bank
- US Bank
- Freedom Bank

NOTE: All of the investment instruments permitted by NJ.S.A. 40A:5-15.1 can be purchased through the Agency's (GUDPA) banks with the possible exception of Government Money Market Funds, which would require broker/dealers.

The approved investment instruments selected by the Jersey City Redevelopment Agency are:

1) Bonds or other obligations of the United States of America or obligations guaranteed by the United States of America (Treasury Bills, Notes and Bonds).
2) Government money market funds.
3) Any obligation that a federal agency or a federal instrumentality has issued in accordance with an Act of Congress, which security has a maturity date not greater than 397 days from the date of purchase, provided that such obligation bears a fixed rate of interest not dependable on any index or other external factor.
4) Bonds or other obligations of the local unit or bonds or other obligations of school districts of which the local unit is a part of within which the school district is located.
5) Bonds or other obligations, having a maturity date not more than 397 days from the date of purchase, approved by the Department of Treasury, Division of Investment.

6) Local government investment pools, such as New Jersey Class, and the New Jersey Arbitrage Rebate Management Program.
7) Deposits with the State of New Jersey Cash Management Fund.
8) Repurchase agreements of fully collateralized securities, if:
    a) The underlying securities are permitted investments pursuant to N.J.S.A. 40A:5-15.1;
    b) The custody of the collateral is transferred to a third party;
    c) The maturity of the agreement is not more than 30 days;
    d) The underlying securities are purchased through banks approved by the Department of Banking and Insurance under the Government Unit Depository Projection Act (GUDPA).
    e) A master repurchase agreement providing for the custody and security of the collateral is executed.

The approved designation of any Government Money Market Funds are:

NOTE: The purchase of Government Money Market Funds requires the use of broker/dealers.

The Agency's Cash Management Plan is further guided by the following principles of investment and risk:

- Although many factors will contribute to the Agency's policy for selecting and evaluating investment instruments, the Agency recognizes that the security of such interest comes first, followed by liquidity, and then yield.
- Funds shall be managed to meet the Agency's cash flow needs; namely asset maturity decisions will be guided by cash flow factors.
- Careful attention to investment fee structure must be paid: for example, the fees for getting in and out of investments will be considered. Additionally, when investing in government money market funds, load fees (fees up front) and no-load fees (fee is covered as part of the yield) must be distinguished.
- The Agency will acknowledge the notion that "past performance is not a guarantee of future results" when gauging the potential success of its investments. Namely, since government money market funds are required to be rated, the Agency will study such ratings. The Agency will assess the performance of such funds, paying strict attention to their historical expenses, and the experience of their managers.
- The Agency will use the New Jersey Cash Management Fund as a benchmark for comparing the performance of government money market funds and Local Government Investment Pools. Since the New Jersey Cash Management Fund has a wider variety of investments available to it than

government money market funds and Local Government Investment Pools, it can be used as a reliable indicator of market performance.

- If solicited by financial advisors to assist the Agency in its investment decisions, the Agency shall (a) be prudent in taking their advice; (b) consider what they are selling; (c) establish how they will profit from the investment; (d) ascertain exactly what their fees are; (e) be aware of "churning" (generation of excess fees by moving from investment to investment).
- The Agency will completely understand all financial products purchased, namely, how the product is priced, the effect or interest rate changes on the value of the product and the liquidity of the product.
- The Agency will consult with Counsel whenever there is a question regarding the legal status of an investment instrument. The Agency will purchase certificate of deposits or repurchase agreements from broker/dealers (including bank related ones) since they are not permitted depositories of funds.
- If necessary, the Agency will consult with GPOA publications on investment practices and with the Bureau of Securities when it comes to ensuring that investment advisors, or broker/dealers and agents of broker/dealers are registered.

General Cash Management Principles that the Agency's Cash Management Plan shall adhere to are:

- All moneys turned over to the Treasurer shall be deposited within forty-eight (48) hours in accordance with N.J.S.A.40A:5-15.
- The Chief Financial Officer, shall minimize the possibility of idle cash accumulating in accounts by assuring that all amounts in excess of negotiated compensating balances (if applicable) are kept in interest bearing accounts or promptly swept into the investment portfolio.
- Cash may be withdrawn from investment pools under the discretion of the Chief Financial Officer to fund operations, and/or meet cash flow needs.
- The method of calculating banking fees and compensating balances (if applicable) shall be documented to the Board of Commissioners at least annually.

RESO.26-10-23

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF OCTOBER 20, 2026

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of October 20, 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 October 20, 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 October 20, 2026.

C. Fiore

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
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES LLC	10/20/2026	09/27/2026	95	Scaffold Services at 84 Sip Avenu	$1,200.00	$0.00		$1,200.00
				Totals for ADVANCED SCAFFOLD SERVICES LLC:	$1,200.00	$0.00		$1,200.00
AFLAC								
AFLAC	10/20/2026	10/01/2026	459753	Employee Deductions per Payroll	$501.72	$0.00		$501.72
				Totals for AFLAC:	$501.72	$0.00		$501.72
AFS Insurance								
AFS Insurance	10/20/2026	09/23/2026	160	General Liability-Effective 9/4-9/4	$4,197.00	$0.00		$4,197.00
				Totals for AFS Insurance:	$4,197.00	$0.00		$4,197.00
Battaglia Associates, LLC								
Battaglia Associates, LLC	10/20/2026	09/10/2026	JCRA_2026_08H01	Professional Services-QPA Servic	$50.00	$0.00		$50.00
				Totals for Battaglia Associates, LLC:	$50.00	$0.00		$50.00
Brighthouse Financial -MetLife								
Brighthouse Financial -MetLife	10/20/2026	10/01/2026	Nov.06,2026	Employer I.D. #03639 - Deferred	$75.00	$0.00		$75.00
				Totals for Brighthouse Financial -MetLife:	$75.00	$0.00		$75.00
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT SOLUTIC	10/20/2026	09/16/2026	8877	Oversight & Mgmt Services for E	$747.00	$0.00		$747.00
BROWNFIELD REDEVELOPMENT SOLUTIC	10/20/2026	09/16/2026	8879	Oversight & Mgmt Svcs for EPA (	$741.00	$0.00		$741.00
BROWNFIELD REDEVELOPMENT SOLUTIC	10/20/2026	09/16/2026	8881	Misc Non-Grant Support Services	$4,042.50	$0.00		$4,042.50
BROWNFIELD REDEVELOPMENT SOLUTIC	10/20/2026	09/16/2026	8882	City CDBG Support(Grant Writing	$249.00	$0.00		$249.00
BROWNFIELD REDEVELOPMENT SOLUTIC	10/20/2026	09/16/2026	8880	Bayfront Support - Svc-July 20-A	$4,892.00	$0.00		$4,892.00
BROWNFIELD REDEVELOPMENT SOLUTIC	10/20/2026	09/16/2026	8878	Oversight & Mgmt Services- EPA	$3,068.50	$0.00		$3,068.50
BROWNFIELD REDEVELOPMENT SOLUTIC	10/20/2026	10/07/2026	8952	Oversight & Mgmt Services for E	$373.00	$0.00		$373.00
BROWNFIELD REDEVELOPMENT SOLUTIC	10/20/2026	10/07/2026	8954	Oversight & Mgmt Services- EPA	$2,626.64	$0.00		$2,626.64
BROWNFIELD REDEVELOPMENT SOLUTIC	10/20/2026	10/07/2026	8953	Owner's Rep Mill Creek- Svcs. Au	$498.00	$0.00		$498.00
BROWNFIELD REDEVELOPMENT SOLUTIC	10/20/2026	10/07/2026	8955	Bayfront Support - Svc-Aug.17-S	$2,619.50	$0.00		$2,619.50
BROWNFIELD REDEVELOPMENT SOLUTIC	10/20/2026	10/07/2026	8957	Owner Rep Scv- Mill Creek uplan	$30,315.12	$0.00		$30,315.12
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	$50,172.26	$0.00		$50,172.26
CASH								
CASH	10/20/2026	10/01/2026	October 2026	Petty Cash Replenishment	$300.00	$0.00		$300.00
				Totals for CASH:	$300.00	$0.00		$300.00
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	10/20/2026	09/02/2026	Sept.26	Expense Reimbursement - Travel	$19.99	$0.00		$19.99
CHRISTOPHER FIORE	10/20/2026	09/10/2026	SEPT.26	Expense Reimbursement -Lunch/	$62.27	$0.00		$62.27

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
CHRISTOPHER FIORE	10/20/2026	09/11/2026	Sept.26	Expense Reimbursement - Travel	$161.12	$0.00		$161.12
CHRISTOPHER FIORE	10/20/2026	09/15/2026	Sep.15.26	Expense Reimbursement-JCRA Se	$258.01	$0.00		$258.01
CHRISTOPHER FIORE	10/20/2026	09/17/2026	Sept.26	Expense Reimbursement - Lunch	$102.95	$0.00		$102.95
CHRISTOPHER FIORE	10/20/2026	09/27/2026	09.2026	Expense Reimbursement - Zoom	$102.15	$0.00		$102.15
CHRISTOPHER FIORE	10/20/2026	09/30/2026	Sept.2026	Expense Reimbursement- Goverr	$83.26	$0.00		$83.26
				Totals for CHRISTOPHER FIORE:	$789.75	$0.00		$789.75
COMCAST								
COMCAST	10/20/2026	10/01/2026	8499 05 354 4361702	Internet Service at 39 Kearney Av	$734.75	$0.00		$734.75
COMCAST	10/20/2026	10/01/2026	8499 05 354 3248876	Internet Service at 665 Ocean Ave	$217.88	$0.00		$217.88
				Totals for COMCAST:	$952.63	$0.00		$952.63
Confires Fire Protection								
Confires Fire Protection	10/20/2026	09/01/2026	INV-0531682	Extinguisher Inspec-665 Ocean A	$428.00	$0.00		$428.00
				Totals for Confires Fire Protection:	$428.00	$0.00		$428.00
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM ASSOC.	10/20/2026	09/13/2026	2362SEC102	Monthly Maint. November.2026	$185.54	$0.00		$185.54
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	$185.54	$0.00		$185.54
DELTA STORAGE								
DELTA STORAGE	10/20/2026	10/01/2026	277886	Storage Unit - Size: 10x30, Unit #	$2,418.00	$0.00		$2,418.00
DELTA STORAGE	10/20/2026	10/01/2026	277886	Storage Unit - Size: 10x30, Unit #	$2,601.00	$0.00		$2,601.00
				Totals for DELTA STORAGE:	$5,019.00	$0.00		$5,019.00
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGMT	10/20/2026	06/09/2026	27207	Professional Service- Berry Lane	$4,500.00	$0.00		$4,500.00
DRESDNER ROBIN ENVIRON MGMT	10/20/2026	07/14/2026	27357	Professional Service- Berry Lane	$2,665.00	$0.00		$2,665.00
DRESDNER ROBIN ENVIRON MGMT	10/20/2026	09/17/2026	27712	Professional Service- Berry Lane	$17,237.65	$0.00		$17,237.65
DRESDNER ROBIN ENVIRON MGMT	10/20/2026	08/14/2026	27550	Professional Service- Payment#5	$54,733.97	$0.00		$54,733.97
DRESDNER ROBIN ENVIRON MGMT	10/20/2026	10/07/2026	27762	Professional Service- Payment#6	$38,728.71	$0.00		$38,728.71
				Totals for DRESDNER ROBIN ENVIRON MGMT:	$117,865.33	$0.00		$117,865.33
Economic Project Solutions, Inc.								
Economic Project Solutions, Inc.	10/20/2026	09/30/2026	14531	Constru. Phase- Loews- Svcs Sep	$20,919.00	$0.00		$20,919.00
Economic Project Solutions, Inc.	10/20/2026	09/30/2026	14533	Owner's Rep- Powerhouse- Svcs	$5,348.00	$0.00		$5,348.00
				Totals for Economic Project Solutions, Inc.:	$26,267.00	$0.00		$26,267.00
Encore Fire Protection								
Encore Fire Protection	10/20/2026	06/02/2026	13506681	Emergency/Exit Light Inspection-	$391.00	$0.00		$391.00
Encore Fire Protection	10/20/2026	06/02/2026	13506692	Annual Sprinkler Inspection - 292	$2,864.00	$0.00		$2,864.00

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
Encore Fire Protection	10/20/2026	06/03/2026	13507757	Fire Alarm Inspection - 292 MLK I	$2,033.00	$0.00		$2,033.00
Encore Fire Protection	10/20/2026	08/10/2026	13609030	Sprinkler Repairments - 292 MLK	$8,465.00	$0.00		$8,465.00
Encore Fire Protection	10/20/2026	09/02/2026	13645899	Sprinkler Repair - 292 MLK Dr	$5,415.00	$0.00		$5,415.00
				Totals for Encore Fire Protection:	$19,168.00	$0.00		$19,168.00
ERIC M. BERNSTEIN & ASSOCIATES, LLC								
ERIC M. BERNSTEIN & ASSOCIATES, LLC	10/20/2026	10/01/2026	101191	Legal Services - OPRA -Svcs-Sept	$1,440.00	$0.00		$1,440.00
				Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC:	$1,440.00	$0.00		$1,440.00
FEDERAL EXPRESS								
FEDERAL EXPRESS	10/20/2026	09/07/2026	9-452-09227	Overnight Deliveries	$253.80	$0.00		$253.80
FEDERAL EXPRESS	10/20/2026	09/14/2026	9-460-83517	Overnight Deliveries	$83.51	$0.00		$83.51
FEDERAL EXPRESS	10/20/2026	09/21/2026	9-728-31370	Overnight Deliveries	$11.85	$0.00		$11.85
				Totals for FEDERAL EXPRESS:	$349.16	$0.00		$349.16
GALLAGHER BASSETT SERVICES, INC.								
GALLAGHER BASSETT SERVICES, INC.	10/20/2026	10/06/2026	1324013	Morris Canal Greenway-Country '	$194.06	$0.00		$194.06
				Totals for GALLAGHER BASSETT SERVICES, INC.:	$194.06	$0.00		$194.06
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	10/20/2026	08/17/2026	610026	Recording Fee -75 Montgomer y	$33.00	$0.00		$33.00
HUDSON COUNTY REGISTER	10/20/2026	08/19/2026	610616	Recording Fee -Dec of Cov-115 C	$33.00	$0.00		$33.00
HUDSON COUNTY REGISTER	10/20/2026	09/23/2026	622539	Recording Fee -Discharge Of RDA	$33.00	$0.00		$33.00
HUDSON COUNTY REGISTER	10/20/2026	09/25/2026	623224	Recording Fee -Second Amend F	$33.00	$0.00		$33.00
				Totals for HUDSON COUNTY REGISTER:	$132.00	$0.00		$132.00
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	10/20/2026	09/14/2026	30302282340000	Water & Sewer - 407 Ocean Ave-	$91.38	$0.00		$91.38
JC MUNICIPAL UTILITIES AUTHORITY	10/20/2026	09/01/2026	30308307348913	Water & Sewer -84 Sip (25 Journ	$509.12	$0.00		$509.12
JC MUNICIPAL UTILITIES AUTHORITY	10/20/2026	09/01/2026	30307758540000	Water & Sewer - 292 MLK Drive(I	$148.56	$0.00		$148.56
JC MUNICIPAL UTILITIES AUTHORITY	10/20/2026	09/14/2026	3030696734000	Water & Sewer - 428 Pacific Ave.	$3,880.15	$0.00		$3,880.15
				Totals for JC MUNICIPAL UTILITIES AUTHORITY:	$4,629.21	$0.00		$4,629.21
JERSEY CITY DEPT. OF PUBLIC WORKS								
JERSEY CITY DEPT. OF PUBLIC WORKS	10/20/2026	10/06/2026	2026-17	Redevelopment Gas Usage -July-	$105.97	$0.00		$105.97
				Totals for JERSEY CITY DEPT. OF PUBLIC WORKS:	$105.97	$0.00		$105.97
LANGAN ENGINEERING & ENVIRONME								
LANGAN ENGINEERING & ENVIRONME	10/20/2026	09/08/2026	1720 #90112717	Professional Scv July 25-Aug.21-	$21,123.75	$0.00		$21,123.75
LANGAN ENGINEERING & ENVIRONME	10/20/2026	08/10/2026	1720 #90108411	Professional Scv June 27-July 24-	$19,876.25	$0.00		$19,876.25
				Totals for LANGAN ENGINEERING & ENVIRONME:	$41,000.00	$0.00		$41,000.00

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Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	08/31/2026	268545-R	Legal Services - General Counsel	$22,499.01	$0.00		$22,499.01
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268047	Legal Services - Loew's - Svcs Au	$1,786.00	$0.00		$1,786.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268048	Legal Services - Liberty Science- /	$3,430.00	$0.00		$3,430.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268049	Legal Services - 125 Monitor- Au	$3,896.00	$0.00		$3,896.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268050	Legal Services - Argent Johnston	$916.00	$0.00		$916.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268056	Legal Services -General Litigation	$11,673.26	$0.00		$11,673.26
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268057	Legal Services - Namdar - Homes	$3,637.00	$0.00		$3,637.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268059	Legal Services - Hampshire/ Bora	$2,912.00	$0.00		$2,912.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268060	Legal Services - Grand Jersey Me	$3,415.00	$0.00		$3,415.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268066	Legal Services - Cole Street Park-	$9,952.00	$0.00		$9,952.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268068	Legal Services - Morris Canal Gre	$2,843.00	$0.00		$2,843.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268069	Legal Services - Bayfront - Pennr	$3,417.53	$0.00		$3,417.53
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268070	Legal Services - Bayfront- BRP- A	$1,770.00	$0.00		$1,770.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268073	Legal Services - 408 -420 Commu	$5,225.00	$0.00		$5,225.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268077	Legal Services - 174 Newark Ave.	$2,233.44	$0.00		$2,233.44
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268079	Legal Services - 808 Pavonia- Aug	$8,960.00	$0.00		$8,960.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268086	Legal Services - Lott Street - Aug	$2,464.00	$0.00		$2,464.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268090	Legal Services - 200 Chapel Ave.	$195.00	$0.00		$195.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268094	Legal Services - 468-480 Manila /	$383.00	$0.00		$383.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268075	Legal Services - 220-238 Monticll	$910.00	$0.00		$910.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268095	Legal Services - 660 Grove St. - A	$727.00	$0.00		$727.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268102	Legal Services - 2859-2873 Kenn	$2,328.00	$0.00		$2,328.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268103	Legal Services - 414 -420A Pacific	$708.00	$0.00		$708.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268112	Legal Services - 3000 JFK.- Augus	$486.00	$0.00		$486.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268116	Legal Services - 29 Van Reipen.- /	$2,245.00	$0.00		$2,245.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268117	Legal Services -610-612 Pavonia .	$2,453.00	$0.00		$2,453.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268118	Legal Services -Park Ave Landing	$2,679.00	$0.00		$2,679.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268120	Legal Services -60-84 Bay Powerl	$3,836.00	$0.00		$3,836.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268122	Legal Services - Embankment- Bc	$878.00	$0.00		$878.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268124	Legal Services - 428 Pacific Ave. -	$6,066.42	$0.00		$6,066.42
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268540	Legal Services - Loew's -June 30,	$3,260.00	$0.00		$3,260.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268541	Legal Services - Liberty Science -	$420.00	$0.00		$420.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268542	Legal Services -General Litigation	$1,125.00	$0.00		$1,125.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268543	Legal Services - Cole Street Park-	$770.00	$0.00		$770.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268544	Legal Services - Cooperation Agr	$5,519.00	$0.00		$5,519.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268546	Legal Services - 408-420 Commu	$108.00	$0.00		$108.00

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MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268548	Legal Services - Loews- July 31, 2	$260.00	$0.00		$260.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268549	Legal Services - General Litigatior	$1,460.00	$0.00		$1,460.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268085	Legal Services - 574 Communipa	$490.00	$0.00		$490.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268551	Legal Services - Cooperation Agr	$9,260.00	$0.00		$9,260.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268552	Legal Services - General Counsel	$31,223.53	$0.00		$31,223.53
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268553	Legal Services - Cooperation Agr	$6,240.00	$0.00		$6,240.00
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268125	Legal Services -547-555 Summit ,	$4,023.00	$0.00		$4,023.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	$179,082.19	$0.00		$179,082.19
Northstar Marine, Inc.								
Northstar Marine, Inc.	10/20/2026	10/05/2026	#4	Remediation For Mill Creek- Pay	$139,318.10	$0.00		$139,318.10
				Totals for Northstar Marine, Inc.:	$139,318.10	$0.00		$139,318.10
Paul V. Fernicola & Associates, LLC								
Paul V. Fernicola & Associates, LLC	10/20/2026	09/17/2026	49997	Legal Services- 323 Johnston Ave	$9,625.00	$0.00		$9,625.00
Paul V. Fernicola & Associates, LLC	10/20/2026	09/17/2026	4998	Legal Services- 125 Monitor Stree	$9,310.00	$0.00		$9,310.00
				Totals for Paul V. Fernicola & Associates, LLC:	$18,935.00	$0.00		$18,935.00
PITNEY BOWES Global Financial Services								
PITNEY BOWES Global Financial Services	10/20/2026	08/30/2026	3323146921	Postage Machine - Lease- Jul 2- (	$239.97	$0.00		$239.97
				Totals for PITNEY BOWES Global Financial Services:	$239.97	$0.00		$239.97
Porcello Engineering, Inc.								
Porcello Engineering, Inc.	10/20/2026	09/18/2026	2609006	Professional Svcs-Engineering Sc	$55,000.00	$0.00		$55,000.00
				Totals for Porcello Engineering, Inc.:	$55,000.00	$0.00		$55,000.00
PRIMO BRANDS								
PRIMO BRANDS	10/20/2026	09/23/2026	2616703492330	Water & Dispenser - Service8/2	$235.86	$0.00		$235.86
				Totals for PRIMO BRANDS:	$235.86	$0.00		$235.86
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	10/20/2026	10/06/2026	72-729-965-01	Gas & Electric - 665 Ocean Avenu	$212.03	$0.00		$212.03
PUBLIC SERVICE ELECTRIC & GAS	10/20/2026	10/06/2026	72-729-979-07	Gas & Electric - 665 Ocean Avenu	$457.96	$0.00		$457.96
PUBLIC SERVICE ELECTRIC & GAS	10/20/2026	10/06/2026	72-729-980-08	Gas & Electric - 665 Ocean Avenu	$883.61	$0.00		$883.61
PUBLIC SERVICE ELECTRIC & GAS	10/20/2026	10/06/2026	72-729-971-09	Gas & Electric - 665 Ocean Avenu	$295.94	$0.00		$295.94
PUBLIC SERVICE ELECTRIC & GAS	10/20/2026	10/06/2026	72-729-971-09	Gas & Electric - 665 Ocean Avenu	$224.17	$0.00		$224.17
PUBLIC SERVICE ELECTRIC & GAS	10/20/2026	10/06/2026	72-729-973-03	Gas & Electric - 665 Ocean Avenu	$126.32	$0.00		$126.32
PUBLIC SERVICE ELECTRIC & GAS	10/20/2026	10/06/2026	72-729-974-00	Gas & Electric - 665 Ocean Avenu	$207.43	$0.00		$207.43
PUBLIC SERVICE ELECTRIC & GAS	10/20/2026	10/06/2026	72-729-975-08	Gas & Electric - 665 Ocean Avenu	$182.11	$0.00		$182.11
PUBLIC SERVICE ELECTRIC & GAS	10/20/2026	10/06/2026	72-729-976-05	Gas & Electric - 665 Ocean Avenu	$262.81	$0.00		$262.81
PUBLIC SERVICE ELECTRIC & GAS	10/20/2026	10/06/2026	72-729-977-02	Gas & Electric - 665 Ocean Avenu	$105.56	$0.00		$105.56

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PUBLIC SERVICE ELECTRIC & GAS	10/20/2026	09/14/2026	72-729-978-18	Gas & Electric - 665 Ocean Avenu	$9.12	$0.00		$9.12
PUBLIC SERVICE ELECTRIC & GAS	10/20/2026	10/06/2026	42-497-031-18	Gas & Electric - 25 Journal Squar	$544.55	$0.00		$544.55
PUBLIC SERVICE ELECTRIC & GAS	10/20/2026	10/06/2026	70-455-651-00	Gas & Electric - 405 Ocean Ave -	$8.00	$0.00		$8.00
PUBLIC SERVICE ELECTRIC & GAS	10/20/2026	10/06/2026	70-451-417-18	Gas & Electric - 407 Ocean Ave -	$7.00	$0.00		$7.00
PUBLIC SERVICE ELECTRIC & GAS	10/20/2026	10/06/2026	72-357-633-02	Gas & Electric - 292-MLK Dr - HS	$249.97	$0.00		$249.97
PUBLIC SERVICE ELECTRIC & GAS	10/20/2026	10/06/2026	72-357-631-08	Gas & Electric - 292 MLK Dr - Flo	$43.23	$0.00		$43.23
PUBLIC SERVICE ELECTRIC & GAS	10/20/2026	10/06/2026	72-357-632-05	Gas & Electric - 292 MLK Dr - Flo	$45.59	$0.00		$45.59
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	$3,865.40	$0.00		$3,865.40
Pyramid Real Estate Advisors								
Pyramid Real Estate Advisors	10/20/2026	08/26/2026	P25-0034A	Appraisal Fee- 428 Pacific Ave	$3,500.00	$0.00		$3,500.00
				Totals for Pyramid Real Estate Advisors:	$3,500.00	$0.00		$3,500.00
Schenck Price Smith & King, LLP								
Schenck Price Smith & King, LLP	10/20/2026	09/14/2026	1324906	Legal Services - General Matters	$1,050.00	$0.00		$1,050.00
				Totals for Schenck Price Smith & King, LLP:	$1,050.00	$0.00		$1,050.00
Silagy Contracting, LLC.								
Silagy Contracting, LLC.	10/20/2026	09/01/2026	151297-22	Lawn Maintenance & Trash Remc	$300.00	$0.00		$300.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-1	Lawn Maintenance & Trash Remc	$830.00	$0.00		$830.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-2	Lawn Maintenance & Trash Remc	$690.00	$0.00		$690.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-3	Lawn Maintenance & Trash Remc	$650.00	$0.00		$650.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-4	Lawn Maintenance & Trash Remc	$550.00	$0.00		$550.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-5	Lawn Maintenance & Trash Remc	$600.00	$0.00		$600.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-6	Lawn Maintenance & Trash Remc	$500.00	$0.00		$500.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-7	Lawn Maintenance & Trash Remc	$900.00	$0.00		$900.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-8	Lawn Maintenance & Trash Remc	$100.00	$0.00		$100.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-9	Lawn Maintenance & Trash Remc	$400.00	$0.00		$400.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-10	Lawn Maintenance & Trash Remc	$350.00	$0.00		$350.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-11	Lawn Maintenance & Trash Remc	$200.00	$0.00		$200.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-12	Lawn Maintenance & Trash Remc	$50.00	$0.00		$50.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-13	Lawn Maintenance & Trash Remc	$400.00	$0.00		$400.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-14	Lawn Maintenance & Trash Remc	$600.00	$0.00		$600.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-15	Lawn Maintenance & Trash Remc	$600.00	$0.00		$600.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-16	Lawn Maintenance & Trash Remc	$800.00	$0.00		$800.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-17	Lawn Maintenance & Trash Remc	$200.00	$0.00		$200.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-18	Lawn Maintenance & Trash Remc	$200.00	$0.00		$200.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-19	Lawn Maintenance & Trash Remc	$200.00	$0.00		$200.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-20	Lawn Maintenance & Trash Remc	$500.00	$0.00		$500.00

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Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-21	Lawn Maintenance & Trash Remc	$300.00	$0.00		$300.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-22	Lawn Maintenance & Trash Remc	$300.00	$0.00		$300.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-23	Lawn Maintenance & Trash Remc	$400.00	$0.00		$400.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-24	Lawn Maintenance & Trash Remc	$400.00	$0.00		$400.00
Silagy Contracting, LLC.	10/20/2026	10/05/2026	151340-25	Lawn Maintenance & Trash Remc	$1,000.00	$0.00		$1,000.00
				Totals for Silagy Contracting, LLC.:	$12,020.00	$0.00		$12,020.00
Spiro Harrison & Nelson LLC								
Spiro Harrison & Nelson LLC	10/20/2026	09/16/2026	2026-JCRA.001-09	Legal Services-Bates Street Redev	$140.00	$0.00		$140.00
Spiro Harrison & Nelson LLC	10/20/2026	09/16/2026	2026-JCRA.002-09	Legal Services- Bates- Pegasis-Sv	$385.00	$0.00		$385.00
Spiro Harrison & Nelson LLC	10/20/2026	09/16/2026	2026-JCRA.013-09	Legal Services - 330 MLK- Augus	$210.00	$0.00		$210.00
Spiro Harrison & Nelson LLC	10/20/2026	09/16/2026	2026-JCRA.021-09	Legal Services-General Rep.Svcs /	$1,417.50	$0.00		$1,417.50
				Totals for Spiro Harrison & Nelson LLC:	$2,152.50	$0.00		$2,152.50
STAPLES INC.								
STAPLES INC.	10/20/2026	08/31/2026	6070353462	Office Supplies - Various	$551.87	$0.00		$551.87
				Totals for STAPLES INC.:	$551.87	$0.00		$551.87
Suburban Consulting Engineers, Inc								
Suburban Consulting Engineers, Inc	10/20/2026	09/11/2026	87961	Morris Canal - Greenway Segmer	$3,366.25	$0.00		$3,366.25
Suburban Consulting Engineers, Inc	10/20/2026	09/23/2026	88208	Morris Canal - Greenway Segmer	$6,972.50	$0.00		$6,972.50
Suburban Consulting Engineers, Inc	10/20/2026	09/29/2026	88278	Morris Canal - Greenway Segmer	$2,417.50	$0.00		$2,417.50
				Totals for Suburban Consulting Engineers, Inc:	$12,756.25	$0.00		$12,756.25
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	10/20/2026	10/01/2026	Oct-2026	Payment for Copier Lease-9/2-10	$1,091.00	$0.00		$1,091.00
				Totals for TOSHIBA FINANCIAL SERVICES:	$1,091.00	$0.00		$1,091.00
Toshiba- GreatAmerica Financial Svcs.								
Toshiba- GreatAmerica Financial Svcs.	10/20/2026	09/20/2026	43071225	Payment for Copier Lease-Septer	$405.07	$0.00		$405.07
				Totals for Toshiba- GreatAmerica Financial Svcs.:	$405.07	$0.00		$405.07
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNTY	10/20/2026	08/31/2026	September 2026	Case/Property Mmgt Services at (	$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	10/20/2026	10/01/2026	6149434282	Agency Cell Phone Bill-Jul 24, 20	$127.50	$0.00		$127.50
				Totals for VERIZON:	$127.50	$0.00		$127.50
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	10/20/2026	09/18/2026	264578967	Office Supplies	$77.01	$0.00		$77.01

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				Totals for W. B. MASON CO., INC.:	$77.01	$0.00		$77.01
Wielkotz & Company, LLC.								
Wielkotz & Company, LLC.	10/20/2026	10/01/2026	1296	CFO Accounting Services Render	$8,000.00	$0.00		$8,000.00
Wielkotz & Company, LLC.	10/20/2026	10/01/2026	1298	CFO Accounting Additional Servi	$1,237.50	$0.00		$1,237.50
				Totals for Wielkotz & Company, LLC.:	$9,237.50	$0.00		$9,237.50
WillScot								
WillScot	10/20/2026	09/22/2026	Sept.2026	(8) 40' Standard Storage Cont.- L	$2,394.24	$0.00		$2,394.24
				Totals for WillScot:	$2,394.24	$0.00		$2,394.24
Yesenia Palacios-Sanchez								
Yesenia Palacios-Sanchez	10/20/2026	10/12/2026	Oct-26	Emlpoyee Reimbursement - Dent	$625.00	$0.00		$625.00
				Totals for Yesenia Palacios-Sanchez:	$625.00	$0.00		$625.00
Yvette Sanchez								
Yvette Sanchez	10/20/2026	10/08/2026	Oct.2026	Emlpoyee Reimbursement - Dent	$1,670.00	$0.00		$1,670.00
				Totals for Yvette Sanchez:	$1,670.00	$0.00		$1,670.00
				GRAND TOTALS:	**$724,734.34**	**$0.00**		**$724,734.34**

Jersey City Redevelopment Agency
Cash Requirements Report

Criteria

Report name: JCRA -October 2026 Board Meeting
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: 10/20/2026 to 10/20/2026
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
Allied Universal								
Allied Universal	10/20/2026	09/24/2026	18980661	Secuirty Services-24/7 Unarmed (	$15,196.00	$0.00		$15,196.00
				Totals for Allied Universal:	$15,196.00	$0.00		$15,196.00
Artheon								
Artheon	10/20/2026	09/14/2026	0405512	Professional Scv- Engineering- Ba	$25,652.25	$0.00		$25,652.25
				Totals for Artheon:	$25,652.25	$0.00		$25,652.25
Conti Civil, LLC								
Conti Civil, LLC	10/20/2026	10/02/2026	2603500-1	Constuction- Bayfront Phase 1A-	$119,295.40	$0.00		$119,295.40
				Totals for Conti Civil, LLC:	$119,295.40	$0.00		$119,295.40
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAUMANN	10/20/2026	09/14/2026	268054	Legal Services - BayFront- Augus	$5,359.00	$0.00		$5,359.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	$5,359.00	$0.00		$5,359.00
Wielkotz & Company, LLC.								
Wielkotz & Company, LLC.	10/20/2026	10/01/2026	1297	CFO Accounting - Bayfront-Svcs-	$2,250.00	$0.00		$2,250.00
				Totals for Wielkotz & Company, LLC.:	$2,250.00	$0.00		$2,250.00
				GRAND TOTALS:	**$167,752.65**	**$0.00**		**$167,752.65**

Jersey City Redevelopment Agency
Cash Requirements Report

Criteria

Report name: Bayfront-October Board Meeting 2026
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: 10/20/2026 to 10/20/2026
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Investors - Bayfront
Include all Invoice Attributes
Include all Vendor Attributes

Reso #26-10-24

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS OF OCTOBER 20, 2026

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of October 20, 2026

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of October 20, 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 October 20, 2026.

C. Fiore

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.