JERSEY CITY REDEVELOPMENT AGENCY



Regular Meeting
November 16, 2026

1. Meeting to Order.

2. Quorum.

3. Chairwoman Ridley- Pledge of Allegiance.

4. Executive Director - In accordance with the "Open Public Meetings Act," notice of today's meeting was published as required by law. Notice of this meeting was published on the homepage of the Agency's official website which is accessible to the public free of charge. The notice was also posted at the Agency's offices at 4 Jackson Square and sent to the City Clerk for the public's review and information.

5. PRESENTATION- A) Related KRE JCMC Holdings LLC to make a presentation before the Board of Commissioners for the redevelopment of property identified as Block 15801, Lots 3.02, 4.01 and 5, commonly known by the street addresses 185 Monmouth Street, 353 Skinner Memorial Drive and 44 Aetna (Rear) within the Grand Jersey Redevelopment Area. The Redeveloper proposes to develop, finance, and construct a 4-phased mixed-use development project consisting of 3 high-rise towers containing a total of approximately 1,700 market-rate residential units and 1 high-rise tower containing approximately 515 residential units (of those 515 units, 52 will be workforce housing units), together with indoor and outdoor amenity spaces, ground-floor commercial space, structured parking, a publicly accessible park, and associated public and private infrastructure improvements.

6. Chairwoman Ridley STATUS OF PROJECTS

Item #1 Approval to enter Open Public Comment Session

Item #2 Approval to enter Executive Session

Item #3 Approval of the Minutes of the Regular Meeting of October 20th, 2026

Item #4 Approval of the Minutes of the Executive Session of October 20th, 2026

Item #5 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING HOLMAN FRENIA ALLISON, P.C. AND AUTHORIZING THE AWARD OF PROFESSIONAL SERVICES CONTRACT NO. 26-11-JL6 WITH HOLMAN FRENIA ALLISON, P.C. TO PROVIDE PROFESSIONAL AUDITOR SERVICES IN ALL PROJECT AREAS

Item #6 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING LEGAL FIRMS TO PROVIDE PROFESSIONAL REDEVELOPMENT COUNSEL SERVICES IN ALL PROJECT AREAS

Item #7 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO THE FIRST AMENDED AND RESTATED REDEVELOPMENT AGREEMENT AND FIRST AMENDED AND RESTATED PURCHASE AND SALE AGREEMENT WITH BRP COVE POINTE LLC FOR PORTIONS OF BLOCK 21901.01, LOTS 4 AND 6 (DEVELOPMENT LOTS 25, 29, 30, AND 31), WITHIN THE BAYFRONT I REDEVELOPMENT AREA

Item #8 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH THE BANKER GROUP LLC FOR INDEPENDENT FINANCIAL ADVISORY SERVICES FOR PROPERTY IN THE CANAL CROSSING REDEVELOPMENT AREA

Item #9 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A NINTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH RWJBH CORPORATE SERVICES, INC. (F/K/A BARNABAS HEALTH, INC.) FOR PROPERTY IDENTIFIED AS BLOCK 15801, LOTS 3.02, 4.01 AND 5, LOCATED WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

Item #10 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDED AND RESTATED PURCHASE AND SALE AGREEMENT WITH RWJBH CORPORATE SERVICES, INC. (F/K/A BARNABAS HEALTH, INC.) FOR THE PROPERTY IDENTIFIED AS BLOCK 15801, LOT 3.02, AND COMMONLY KNOWN AS 185 MONMOUTH STREET, WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

Item #11 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING RELATED KRE JCMC HOLDINGS, LLC AS THE REDEVELOPER AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH RELATED KRE JCMC HOLDINGS, LLC FOR A PORTION OF THE PROPERTIES IDENTIFIED AS BLOCK 15801, LOTS 3.02, 4.01, AND 5, AND COMMONLY KNOWN BY THE STREET ADDRESSES 185 MONMOUTH STREET, 353 SKINNER MEMORIAL DRIVE AND 44 AETNA (REAR), WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

Item #12 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES

CONTRACT NO. 26-11-VB11 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. TO PROVIDE ENVIRONMENTAL SERVICES OVERSEEN BY A LICENSED SITE REMEDIATION PROFESSIONAL AT THE MILL CREEK SITE LOCATED ON JERSEY AVENUE AT BLOCK 15801, LOTS 73.01, 73.02, 77.01, 77.02, 77.03, AND 77.04, WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

Item #13 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING RENEWAL OF LEASE AGREEMENT WITH TENANT DORIAN HAMILTON AT THE VETERANS RESIDENTIAL HOUSING DEVELOPMENT IN HONOR OF JAIME VAZQUEZ AT THE PROPERTY IDENTIFIED AS BLOCK 22602, LOT 6, COMMONLY KNOWN AS 665 OCEAN AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

Item #14 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RESCINDING RESOLUTION NO. 26-09-13 AND AUTHORIZING A LEASE AGREEMENT WITH ELIZABETH DEVELOPMENT COMPANY AT THE VETERANS RESIDENTIAL HOUSING DEVELOPMENT IN HONOR OF JAIME VAZQUEZ AT THE PROPERTY IDENTIFIED AS BLOCK 22602, LOT 6, COMMONLY KNOWN BY THE STREET ADDRESS 665 OCEAN AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA

Item #15 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO EXERCISE ITS OPTION TO EXTEND CONTRACT NO. 25-11-RN27 WITH UNITED WAY OF HUDSON COUNTY FOR PROPERTY MANAGEMENT AND SOCIAL SERVICES FOR THE VETERANS RESIDENTIAL HOUSING IN HONOR OF JAIME VAZQUEZ FOR THE PROPERTY IDENTIFIED AS BLOCK 22602, LOT 6, AND COMMONLY KNOWN BY THE STREET ADDRESS 665 OCEAN AVENUE, WITHIN THE JACKSON HILL REDEVELOPMENT AREA

Item #16 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 AND RESCINDING RESOLUTION NO. 26-10-19 FOR THE PROPERTY IDENTIFIED AS BLOCK 11609, LOTS 1 AND 2, AND COMMONLY KNOWN BY THE STREET ADDRESSES 350 WASHINGTON STREET AND 80 BAY STREET A/K/A THE POWERHOUSE BUILDING, WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

Item #17 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY REJECTING THE BID RECEIVED PURSUANT TO THE REQUEST FOR BIDS ISSUED BY THE JERSEY CITY REDEVELOPMENT AGENCY FOR THE HUDSON AND MANHATTAN POWERHOUSE STABILIZATION PROJECT FOR THE PROPERTY IDENTIFIED AS BLOCK 11609, LOTS 1 AND 2, AND COMMONLY KNOWN BY THE STREET ADDRESSES 350 WASHINGTON STREET AND 80 BAY STREET A/K/A THE POWERHOUSE BUILDING, WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

Item #18 Approval of Accounts Payable List as of November 16, 2026

NEXT REGULAR MEETING: TUESDAY, DECEMBER 15, 2026