Reso No. 26-11-____

Regular Meeting
November 16, 2026

AGENDA

PRESENTATION

Grand Jersey Redevelopment Area - 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.

Victoria Bonners

RESO.26-11-____

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 November 16, 2026.

_____

Polina Bakhteiarov,

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.26-11-____

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 November 16, 2026.

_____

Polina Bakhteiarov,

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.26-11-____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE OPEN SESSION MINUTES OF THE PUBLIC MEETING OF OCTOBER 20, 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 November 16, 2026.

_____

Polina Bakhteiarov,

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.26-11-____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION OF THE PUBLIC MEETING OF October 20, 2026

WHEREAS, the Board of Commissioners approved going into closed session at their meeting of October 20, 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 November 16, 2026.

_____

Polina Bakhteiarov,

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 QUALIFYING HOLMAN FRENIA ALLISON, P.C. AND AUTHORIZING PROFESSIONAL SERVICES CONTRACT NO. 26-11-JL6 WITH HOLMAN FRENIA ALLISON, P.C. TO PROVIDE PROFESSIONAL AUDITOR SERVICES 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 the services of a certified public accountant to provide professional auditing services including, but not limited to: (i) performing the Agency's annual audit as required by and in accordance with *N.J.S.A.* 40A:5-4; (ii) reviewing the Agency's annual budget, financial and debt statements prior to their filing and adoption; (iii) performing audits of grant programs, as needed; and (iv) responding to inquiries concerning financial and tax matters associated with the Agency; (v) performing other related services, as needed and as further described in the Request for Qualifications for Auditor Services ("**RFQ**") (collectively, the "**Auditor Services**"); and

WHEREAS, on September 25, 2026, the Agency issued the RFQ in compliance with *N.J.S.A.* 19:44A-20.4 *et seq.*; and

WHEREAS, the Agency received two (2) qualification statements in response to the RFQ, including the qualification statement submitted by Holman Frenia Allison, P.C. ("**HFA**") (the "**Proposal**") which were reviewed and evaluated by Agency staff; and

WHEREAS, the Agency desires to qualify HFA to provide the Auditor Services; and

WHEREAS, the qualification term will be from November 2026 to November 2027 (the "**Qualification Term**"); and

WHEREAS, after reviewing and evaluating the Proposal(s), the Agency determined that HFA possesses the requisite skills and expertise to perform the Auditor Services; and

WHEREAS, the Agency desires to enter into Professional Services Contract No. 26-11-JL6 with HFA (the "**Contract**"), a copy of which is on file with the Agency,

for the Qualification Term, to perform the Auditor Services, in an amount not to exceed Thirty-Seven Thousand Five Hundred Dollars ($37,500.00), payable in accordance with the rates and terms set forth in the Proposal; and

WHEREAS, the Auditor 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, HFA 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 qualifies HFA to provide the Auditor Services and awards the Contract for the Qualification Term to provide the Auditor Services.

Section 3. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are each hereby authorized to execute and deliver the Contract with HFA for the Qualification Term, in a total amount not to exceed Thirty-Seven Thousand Five Hundred Dollars ($37,500.00), 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, Executive Director, and/or the Secretary of the Agency are hereby authorized to execute any and all documents and to take all other actions necessary to effectuate this Resolution, in consultation with Counsel to the Agency.

Section 5. The notice of the award of the Contract shall be published 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 November 16, 2026.

_____
Polina Bakhteiarov
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 QUALIFYING LEGAL FIRMS TO PROVIDE PROFESSIONAL REDEVELOPMENT COUNSEL SERVICES 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**") 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 the goals and objectives of the Redevelopment Law, the Agency requires the services of firms to provide professional legal counsel services in connection with certain redevelopment matters throughout the City (the "**Redevelopment Counsel Services**"); and

WHEREAS, on October 19, 2026, the Agency issued a publicly advertised Request for Qualifications for the Redevelopment Counsel Services (the "**RFQ**"), seeking proposals from qualified legal firms demonstrating their ability to provide the Redevelopment Counsel Services; and

WHEREAS, in response to the RFQ "fair and open" procurement process employed by the Agency, nine (9) firms submitted responses to the RFQ with qualification statements and fee proposals (the "**Proposals**") to perform the Redevelopment Counsel Services; and

WHEREAS, the Agency desires to approve a qualified pool of legal services providers, to include the following firms:

1. McDermott, Mastro & Murphy, P.C.
2. Florio, Kenny, Raval, LLP
3. Decotiis, Fitzpatrick, & Cole, LLP
4. McManimon, Scotland & Baumann, LLC
5. Souder Law Group
6. Spiro Harrison & Nelson LLC
7. Dilworth Paxson
8. Rainone Coughlin Mincneuo
9. Eric M. Bernstein & Associates LLC

(the "**Qualified Firms**"); and

WHEREAS, having reviewed and evaluated the Proposals, the Agency determined that the Qualified Firms all possess the requisite skills and expertise, and are qualified to perform the Redevelopment Counsel Services; 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, the qualification term for the Qualified Firms will be one (1) year, during which term the Agency may, as needed and subject to subsequent authorization by the Agency's Board of Commissioners, enter into professional services agreements with the Qualified Firms to provide the Redevelopment Counsel Services on a project-by-project basis, with fees to be determined for each engagement,

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 the Qualified Firms to provide the Redevelopment Counsel Services as identified in the RFQ, subject to subsequent authorization by the Agency's Board of Commissioners to enter into professional services agreements with the Qualified Firms on an as-needed basis.

Section 3. The Chair, Vice-Chair, Executive Director, and/or the Secretary of the Agency are hereby authorized to execute any and all documents and to take all other actions necessary to effectuate this Resolution, in consultation with Counsel to 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 of November 16, 2026.

_____
Polina Bakhteiarov
Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

Reso No. 26-11-____

Regular Meeting
November 16, 2026

AGENDA

Bayfront I Redevelopment Area – Board authorization is requested to execute 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. The amendment would revise the purchase timing and deposits for Development Lots 30 and 31, remove Development Lots 25 and 29 from the project and related agreements, and update Schedule C –Development of the Restated RDA. A map is attached.

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

Victoria Bonners

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

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

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

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

WHEREAS, on March 12, 2008, pursuant to Ordinance No. 08-025 and the Redevelopment Law, the City adopted a redevelopment plan known as the Bayfront 1 Redevelopment Plan, which was amended pursuant to Ordinance No. 21-009 and which resulted in the Bayfront I Redevelopment Plan Amended and Restated, dated February 24, 2021 (the "**Redevelopment Plan**"), to effectuate and regulate the redevelopment of the Redevelopment Area; and

WHEREAS, the Redevelopment Plan, in part, provides for the creation of thirty-five (35) lots for development within the approximately seventy (70) acres of development parcels referenced above, which is currently identified as Block 21901.01, Lots 1, 4, 6, 8 and 9 on the official tax maps of the City (the "**Development Lots**") as depicted on Map 1, the "Block Identification Map" in the Redevelopment Plan; and

WHEREAS, on October 10, 2018, the City adopted an ordinance (the "**Acquisition Ordinance**") authorizing public financing for the acquisition of the Development Lots and construction of certain public infrastructure within the Redevelopment Area; and

WHEREAS, in accordance with the Acquisition Ordinance, the City became the fee simple owner of the Development Lots on January 15, 2019; and

WHEREAS, on June 16, 2020, by Resolution No. 20-06-03, the Agency conditionally designated BRP Cove Pointe LLC (the "**Redeveloper**"), as the Redeveloper of a portion of the Phase 1 Development Area identified as portions of Block 21901.01, Lots 4 and 6 on the official tax maps of the City, i.e., Development Lot 25 ("**Development Lot 25**") and Development Lot 31 ("**Development Lot 31**") as depicted on Map 1, the "Block Identification Map" in the Redevelopment Plan, which designation was subsequently extended until June 30, 2023; and

WHEREAS, on December 15, 2021, the City adopted Ordinance Nos. 21-074 and 21-080 authorizing the transfer of the Development Lots, including Development Lot 25 and Development Lot 31, to the Agency, and a subsidy agreement for the public financing for same and thereafter, on January 11, 2022, the Agency became the fee simple owner of the Development Lots, including Development Lot 25 and Development Lot 31; and

WHEREAS, on April 18, 2023, by Resolution 23-04-3, the Agency authorized the execution of a Redevelopment Agreement (the "**Original RDA**") and a Purchase and Sale Agreement (the "**Original PSA**") with the Redeveloper for Development Lot 25, Development Lot 31, Development Lot 29 ("**Development Lot 29**"), and Development Lot 30 ("**Development Lot 30**" and together with Development Lot 25, Development Lot 31, and Development Lot 29, the "**Property**"); and

WHEREAS, on March 18, 2025, by Resolution No. 25-03-5, the Agency authorized the execution of a First Amended and Restated Redevelopment Agreement (the "**Restated RDA**") and a First Amended and Restated Purchase and Sale Agreement (the "**Restated PSA**") to revise the Original RDA and the Original PSA to modify various provisions relating to the project description, project milestone dates, and Property sale terms, which were executed on June 9, 2025; and

WHEREAS, on December 16, 2025, by Resolution No. 25-12-6, the Agency authorized the execution of a First Amendment to the Restated RDA and Restated PSA to: i) revise the timing of the purchase of the Property by the Redeveloper and the payment of deposits towards the purchase price of the Property in both the Restated RDA and Restated PSA; and ii) update Schedule-C – Development Timetable of the Restated RDA, which was executed on April 1, 2026 (the "**First Amendment**"); and

WHEREAS, the Redeveloper and the Agency have negotiated and agreed to a second amendment to the Restated RDA and the Restated PSA (the "**Second Amendment**") to: i) revise the timing of the purchase of Development Lot 31 and Development Lot 30 and the deposits due; ii) remove Development Lot 25 and Development Lot 29 in their entirety from the Project, Restated RDA, and Restated PSA; and iii) update Restated RDA Schedule C – Development Timetable accordingly; and

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

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

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

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver the Second Amendment in substantially the form on file with the Agency, together with such additions, deletions and/or modifications thereto as may be necessary or desirable in consultation with Counsel.

Section 3. The Chair, Vice-Chair, 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.

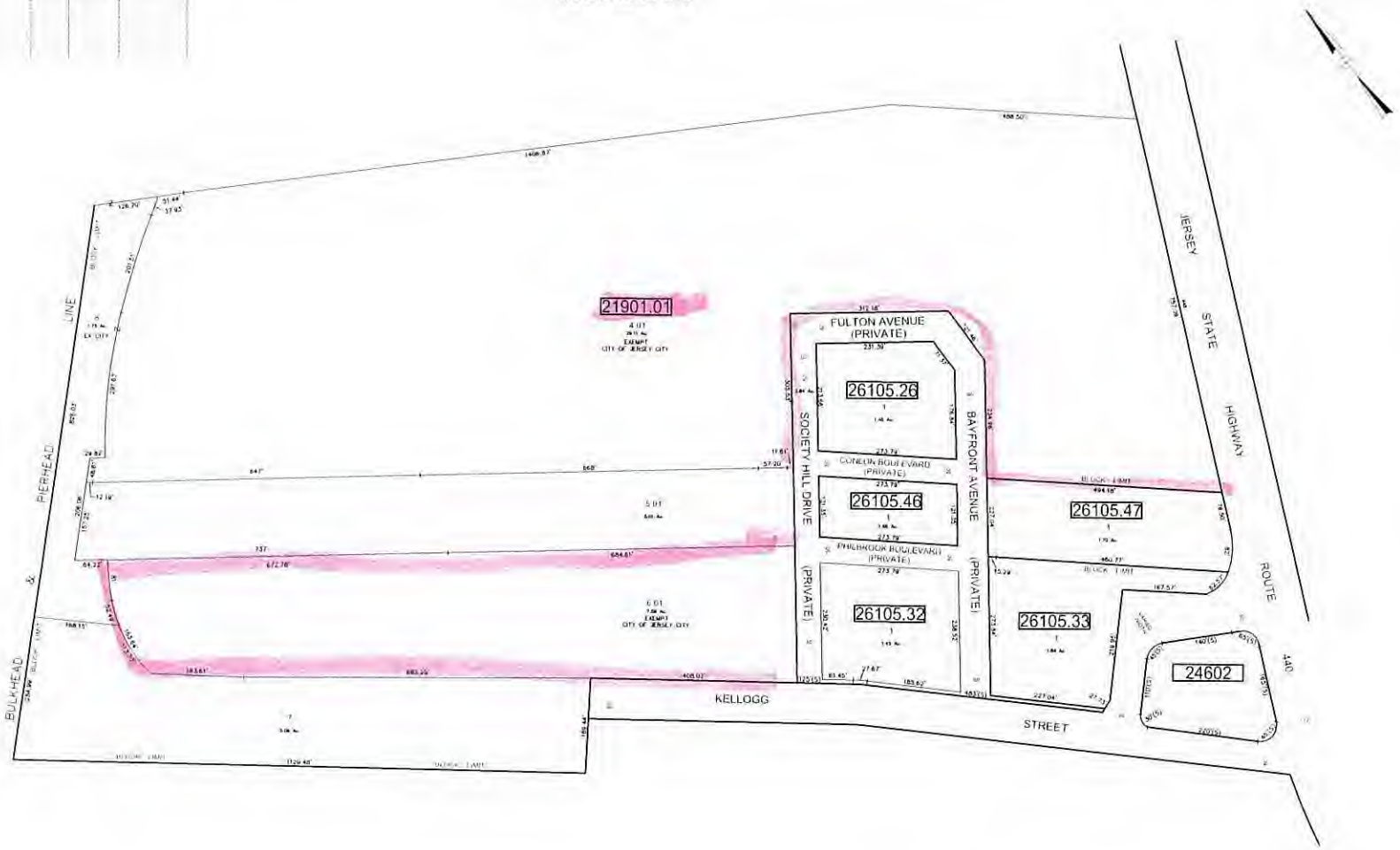
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of November 16, 2026.

_____
Polina Bakhteiarov,
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 219



SEE SHEET 261

SEE SHEET 261

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, 2009

ERICK E. MUFF

246

Reso No.: 26-11____

Regular Meeting
November 16th, 2026

AGENDA

Canal Crossing Redevelopment Area- Board authorization is requested to award a contract to The Banker Group LLC (TBG) to provide independent financial advisory services for a property located within the Canal Crossing Redevelopment Area. The contract amount shall not exceed $22,890.00.

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

Victoria Bonners

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

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

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

WHEREAS, pursuant to the Redevelopment Law, the City designated an area in need of redevelopment commonly known as the "Canal Crossing Redevelopment Area" (the "**Redevelopment Area**") and adopted a redevelopment plan for the Redevelopment Area entitled the "**Canal Crossing Redevelopment Plan**" (as amended and supplemented from time to time, the "Redevelopment Plan"); and

WHEREAS, the Agency previously entered into an Amended and Restated Redevelopment Agreement dated August 22, 2018 (as amended, the "**Redevelopment Agreement**"), concerning the redevelopment of certain property within the Redevelopment Area by the redeveloper designated thereunder, including certain phases of the redevelopment project referred to therein as Phase 1A and Phase 1B (the "**Project**"); and

WHEREAS, the Agency determined that it was necessary to obtain independent financial advisory services in connection with its evaluation of the Project, including review of the financial analysis and submissions provided by the redeveloper, independent analysis of the Project's financial feasibility and potential fiscal impact, evaluation of proposed redevelopment incentives, and other related advisory services (the "**Services**"); and

WHEREAS, in May 2026, the Agency solicited multiple firms in an effort to obtain competitive quotations for the Services and received one response; and

WHEREAS, The Banker Group LLC ("**TBG**") submitted a detailed proposal to perform the Services at the hourly rates set forth therein (the "**Proposal**"); and

WHEREAS, the Agency finds TBG to possess the skills and expertise to perform the Services, and finds its Proposal to be fair and equitable; and

WHEREAS, the Agency desires to approve and authorize a contract with TBG (the "**Contract**"), a copy of which is on file with the Agency, to perform the Services during the term

outlined in the Proposal, in an amount not to exceed Twenty Two Thousand Eight Hundred Ninety Dollars ($22,890.00), payable at the rates set forth in the Proposal; and

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

WHEREAS, TBG has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the City in the previous year, and acknowledges that the Contract will prohibit TBG from making any reportable contributions through the term of the Contract, a copy of which is on file with the Agency; and

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

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 Contract with TBG is hereby authorized. The Contract shall expire upon the earlier of (i) completion of the Services and all related tasks, or (ii) twelve (12) months after the effective date of the Contract, and shall be in an amount not to exceed Twenty Two Thousand Eight Hundred Ninety Dollars ($22,890.00), payable at the rates set forth in the Proposal.

Section 3. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are each 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. This Resolution shall take effect immediately.

Resolution No. 26-11-__

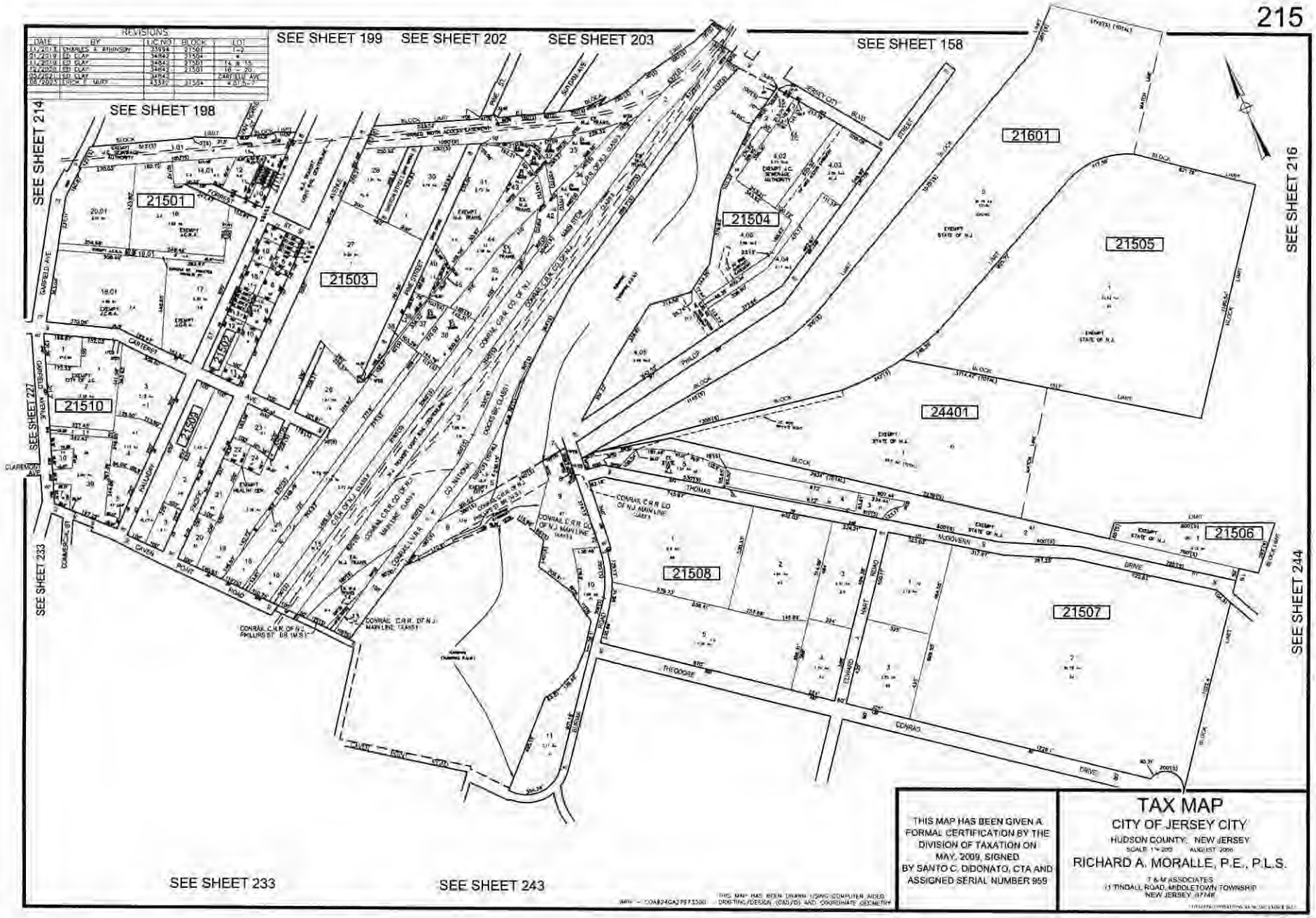
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of November 16, 2026.

_____

Polina Bakhteiarov,
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.


215
REVISIONS
DATE | BY | LIC NO | BLOCK | LOT
11/2018 | CHARLES A. ATHINSON | 33994 | 21501 | 1-2
01/2019 | ED CLAY | 34642 | 21504 | 4
11/2019 | ED CLAY | 34642 | 21501 | 14 & 15
02/2020 | ED CLAY | 34642 | 21501 | 16 - 20
04/2021 | ED CLAY | 34642 | | CARTERET AVE
08/2021 | DREW E. MUES | 43307 | 21504 | 4.01 thru 4.03
SEE SHEET 199
SEE SHEET 202
SEE SHEET 203
SEE SHEET 158
SEE SHEET 198
SEE SHEET 214
SEE SHEET 216
SEE SHEET 227
SEE SHEET 233
SEE SHEET 244
SEE SHEET 233
SEE SHEET 243
21501
21502
21503
21504
21505
21506
21507
21508
21509
21510
21601
24401
GARFIELD AVE
CARTERET AVE
PHILLIPS AVE
CLAREMONT AVE
DOMSIC ST
CAVEN POINT ROAD
PINE STREET
SONORA AVE
JERSEY CITY BLVD
CONRAIL C.R.R. OF N.J. MAIN LINE CLASS I
CONRAIL C.R.R. OF N.J. PHILLIPS ST. BR. (M.S.)
CONRAIL C.R.R. CO. OF N.J. MAIN LINE CLASS I
CONRAIL C.R.R. CO. OF N.J. WAREHOUSE CLASS I
CONRAIL C.R.R. CO. OF N.J. MAIN LINE CLASS II
CONRAIL C.R.R. CO. OF N.J. MAIN LINE CLASS III
CONRAIL C.R.R. CO. OF N.J. PHILLIPS ST. BR. (M.S.)
CONRAIL C.R.R. CO. OF N.J. MAIN LINE CLASS II
CONRAIL C.R.R. CO. OF N.J. MAIN LINE CLASS III
CLARK CREEK CULVERT
CLARK CREEK CO. OF N.J.
COL. NATIONAL
COCKE BR. CLASS I
COCKE BR. CLASS II
COCKE BR. CLASS III
THOMAS
MCGOVERN
DRIVE
THEODORE
CONRAD
EXEMPT STATE OF N.J.
EXEMPT JC REDEVELOPMENT AUTHORITY
EXEMPT CITY OF J.C.
EXEMPT HEALTH DEPT.
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
THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY
215

Reso No. 26-11-___

Regular Meeting
November 16, 2026

AGENDA

Grand Jersey Redevelopment Area - Board authorization is requested to execute a Nineth Amendment to the Redevelopment Agreement with RWJBH Corporate Services, Inc., formally known as Barnabas Health, Inc., for property identified as Block 15801, Lots 3.02, 4.01 and 5 located within the Grand Jersey Redevelopment Area. The purpose of this amendment is to modify various provisions of the Redevelopment Agreement concerning the redevelopment of the Project Premises and the purchase price and terms of sale for the Agency Parcel. Map is attached.

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

Victoria Bonners

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

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, 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 designated as the Grand Jersey Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the area entitled the Grand Jersey Redevelopment Plan (as amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, the Agency and RWJBH Corporate Services, Inc. (f/k/a Barnabas Health, Inc.), a New Jersey nonprofit corporation (the "**Redeveloper**"), are parties to a Redevelopment Agreement dated December 31, 2014, which has been amended from time to time (collectively, the "**Redevelopment Agreement**"); and

WHEREAS, on April 3, 2023, the Redeveloper filed with the Treasurer of the State of New Jersey a Certificate of Amendment to the Certificate of Incorporation of Barnabas Health, Inc., which provides for a change of the name of the corporation from Barnabas Health, Inc. to RWJBH Corporate Services, Inc.; and

WHEREAS, the Redevelopment Agreement governs, among other things, the sale by the Agency, and the purchase and redevelopment by the Redeveloper of a portion of the Redevelopment Area that previously constituted City-owned vacant land, and was then designated as a portion of Block 15801, Lot 3, and of the adjacent Block 15801, Lot 4; and

WHEREAS, on November 15, 2016, the City Planning Board approved the subdivision of Block 15801, Lot 3 and Block 15801, Lot 4, resulting in the creation of Block 15801, Lot 4.01 (the "**City Parcel**"), by subdivision deed dated December 16, 2016; and

WHEREAS, the Redeveloper's affiliate, Jersey City Medical Center, Inc., acquired Block 15801, Lot 5 (the "**Hospital Parcel**") by Deed from the New Jersey Economic Development Authority (the "**EDA**") dated August 24, 2001 (the "**NJEDA Deed**"), in accordance with the terms and conditions of that certain Tri-Party Agreement dated October 21, 1994, and amended August 4, 1999 (the "**Tri-Party Agreement**") (the Hospital Parcel and the City Parcel are hereinafter referred to collectively as the "**Existing Project Premises**"); and

WHEREAS, the Seventh Amendment to the Redevelopment Agreement added to the Redevelopment Agreement property owned by the Agency within the Redevelopment Area, subject to the Redevelopment Plan, that is located adjacent to the Existing Project Premises, identified as Block 15801, Lot 3.02, commonly known by the street address 185 Monmouth Street and generally located at the southerly terminus of the developed Monmouth Street, west of the Jersey City Medical Center, and to the east of Route 78 (the "**Agency Parcel**" and, together with the Existing Project Premises, the "**Project Premises**"); and

WHEREAS, on January 23, 2026, the Agency and the Redeveloper entered into a Purchase and Sale Agreement for the Agency Parcel (the "**Agency Parcel PSA**") as authorized on December 16, 2025, by Resolution No. 25-12-09; and

WHEREAS, the Redeveloper and the Agency desire to enter into a ninth amendment to the Redevelopment Agreement to amend various provisions of the Redevelopment Agreement relating to the redevelopment of the Project Premises and the purchase price and terms of sale for the Agency Parcel (the "**Ninth 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 are incorporated herein as though fully set forth at length.

Section 2. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver the Ninth Amendment in substantially the form on file with the Agency, together with such additions, deletions and modifications thereto as may be necessary or desirable in consultation with Counsel.

Section 3. The Chair, Vice-Chair, Executive Director and/or 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.

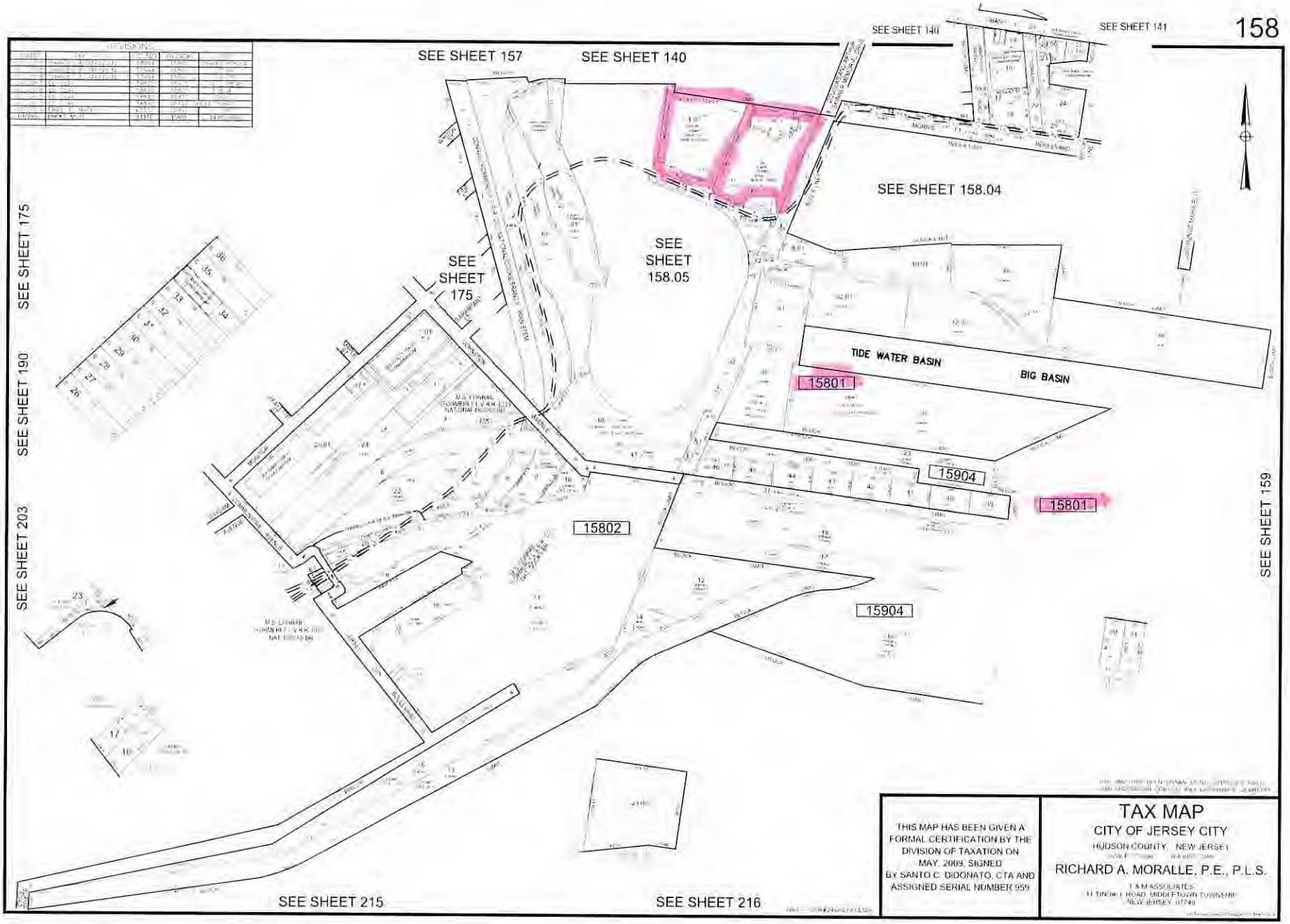
Section 4. This Resolution shall take effect immediately.

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 November 16, 2026.

Polina Bakhteiarov
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.


158
SEE SHEET 140
SEE SHEET 141
SEE SHEET 157
SEE SHEET 140
SEE SHEET 158.04
SEE SHEET 175
SEE SHEET 158.05
SEE SHEET 175
SEE SHEET 175
SEE SHEET 190
SEE SHEET 203
TIDE WATER BASIN
BIG BASIN
15801
15904
15801
15802
15904
SEE SHEET 159
SEE SHEET 215
SEE SHEET 216
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
158

REVISIONS

DATE	BY	LICENSED BLOCK	LOT
05/2024	ERICK T. WOLF	15801	3.02, 3.05

SEE SHEET 140

SEE SHEET 158

DETAIL "A"

DETAIL "B"

DETAIL "C"

SEE SHEET 158



SEE SHEET 158.04

SEE SHEET 158

SEE SHEET 158

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

TAX MAP
CITY OF JERSEY CITY

ED CLAY

Reso No. 26-11-___

Regular Meeting
November 16, 2026

AGENDA

Grand Jersey Redevelopment Area - Board authorization is requested to execute an Amended and Restated Purchase and Sale Agreement with RWJBH Corporate Services, Inc. (f/k/a Barnabas Health, Inc.) for the Agency-owned property identified as Block 15801, Lot 3.02, commonly known as 185 Monmouth Street, within the Grand Jersey Redevelopment Area. Map is attached.

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

Victoria Bonners

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

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 designated as the Grand Jersey Redevelopment Area (the "**Redevelopment Area**") and adopted a redevelopment plan for the area entitled the Grand Jersey Redevelopment Plan (as amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, the Agency and RWJBH Corporate Services, Inc. (f/k/a Barnabas Health, Inc.), a New Jersey nonprofit corporation (the "**Redeveloper**"), are parties to a Redevelopment Agreement dated December 31, 2014, which has been amended from time to time (collectively, the "**Redevelopment Agreement**"); and

WHEREAS, on April 3, 2023, the Redeveloper filed with the Treasurer of the State of New Jersey a Certificate of Amendment to the Certificate of Incorporation of Barnabas Health, Inc., which provides for a change of the name of the corporation from Barnabas Health, Inc., to RWJBH Corporate Services, Inc.; and

WHEREAS, the Redevelopment Agreement governs, among other things, the sale by the Agency, and the purchase and redevelopment by the Redeveloper of a portion of the Redevelopment Area that previously constituted City-owned vacant land, and was then designated as a portion of Block 15801, Lot 3, and of the adjacent Block 15801, Lot 4; and

WHEREAS, on November 15, 2016, the City Planning Board approved the subdivision of Block 15801, Lot 3 and Block 15801, Lot 4, resulting in the creation of Block 15801, Lot 4.01 (the "**City Parcel**"), by subdivision deed dated December 16, 2016; and

WHEREAS, the Redeveloper's affiliate, Jersey City Medical Center, Inc., acquired Block 15801, Lot 5 (the "**Hospital Parcel**") by Deed from the New Jersey Economic Development Authority (the "**EDA**") dated August 24, 2001 (the "**NJEDA Deed**"), in accordance with the terms and conditions of that certain Tri-Party Agreement dated October 21, 1994, and amended August 4, 1999 (the "**Tri-Party Agreement**") (the Hospital Parcel and the City Parcel are hereinafter referred to collectively as the "**Existing Project Premises**"); and

WHEREAS, the Seventh Amendment to the Redevelopment Agreement added to the Redevelopment Agreement property owned by the Agency within the Redevelopment Area, subject to the Redevelopment Plan, that is located adjacent to the Existing Project Premises, identified as Block 15801, Lot 3.02, commonly known by the street address 185 Monmouth Street and generally located at the southerly terminus of the developed Monmouth Street, west of the Jersey City Medical Center, and to the east of Route 78 (the "**Agency Parcel**"); and

WHEREAS, on January 23, 2026, the Agency and the Redeveloper entered into a Purchase and Sale Agreement for the Agency Parcel (the "**Agency Parcel PSA**") as authorized on December 16, 2025, by Resolution No. 25-12-09; and

WHEREAS, the Agency and the Redeveloper have negotiated and agreed to an amended and restated Agency Parcel PSA (the "**Amended and Restated Agency Parcel PSA**"), a copy of which is on file with the Agency, in accordance with the terms of the Redevelopment Agreement; and

WHEREAS, the Agency wishes to enter into the Amended and Restated Agency Parcel PSA with the Redeveloper,

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, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver the Amended and Restated Agency Parcel PSA 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, Executive Director and/or 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. 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 November 16, 2026.

_____
Polina Bakhteiarov
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.

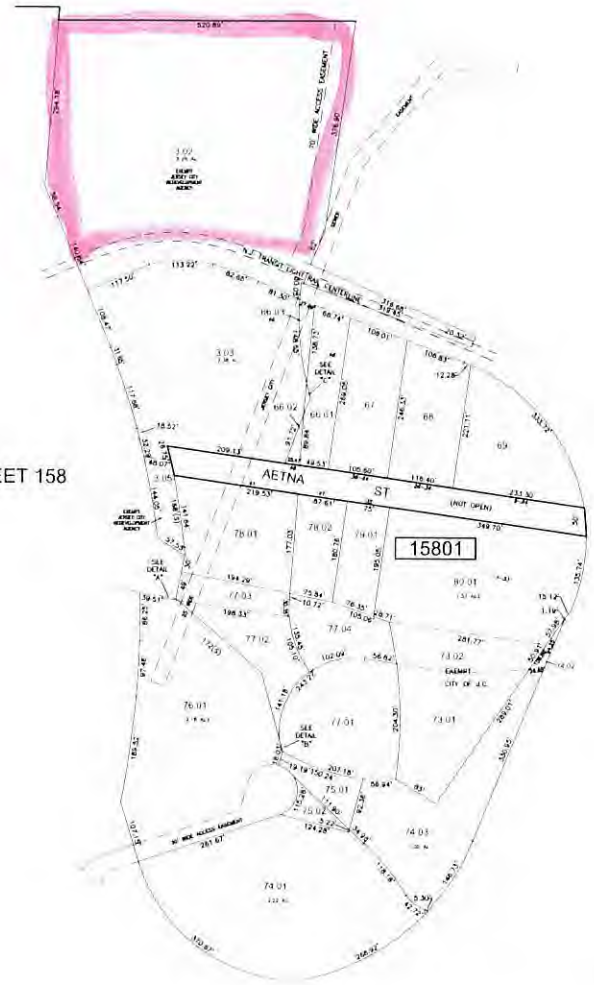
SEE SHEET 140

SEE SHEET 158

DETAIL "A"

DETAIL "B"

DETAIL "C"



SEE SHEET 158

SEE SHEET 158.04

SEE SHEET 158

SEE SHEET 158

* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING / DESIGN (CAD/D) AND SUBDIVIDE GEOMETRY (CDGD)

TAX MAP
CITY OF JERSEY CITY

ED CLAY

Reso No. 26-11-___

Regular Meeting
November 16, 2026

AGENDA

Grand Jersey Redevelopment Area - Board authorization is requested to designate Related KRE JCMC Holdings, LLC as the Redeveloper and approve the execution of a Redevelopment Agreement with designate Related KRE JCMC Holdings, LLC for a portion of the properties at 185 Monmouth Street, 353 Skinner Memorial Drive and 44 Aetna (Rear) within the Grand Jersey Redeveloper Area. The redeveloper proposes a four-phase, mixed-use project featuring three high-rise towers with approximately 1,700 market-rate units across the Block 8, Block 7 East, and Block 7 West Phase Properties. A fourth high-rise tower on the Block 5/6 Phase Property would contain approximately 515 residential units, 10% of which would be workforce housing. The project would also include indoor and outdoor amenities, ground-floor commercial space, structured parking, a publicly accessible park, and related public and private infrastructure improvements. A map is attached.

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

Victoria Bonners

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

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City 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, RWJBH Corporate Services, Inc. (f/k/a Barnabas Health, Inc.) ("**RWJBH**") or an affiliate is the owner of properties within the Redevelopment Area identified as Block 15801, Lots 4.01 and 5, and RWJBH is the contract purchaser of Block 15801, Lot 3.02 (collectively, the "**RWJBH Properties**"); and

WHEREAS, the Agency and RWJBH are parties to that certain Redevelopment Agreement with respect to the RWJBH Properties dated December 31, 2014 (as amended, the "**RWJBH RDA**"); and

WHEREAS, on November 15, 2016, the Jersey City Planning Board approved the subdivision of Block 15801, Lot 3 and Block 15801, Lot 4 and the resulting creation of the property identified as Block 15801, Lot 4.01, and commonly known by the street address 44 Aetna (Rear) ("**Lot 4.01**"); and

WHEREAS, the Agency perfected the subdivision and conveyed Lot 4.01 to RWJBH's affiliate, Jersey City Medical Center (the "**JCMC**"), by subdivision deed dated December 16, 2016; and

WHEREAS, JCMC acquired the property identified as Block 15801, Lot 5, and commonly known by the street address 353 Skinner Memorial Drive (the "**Lot 5**") by deed from the New Jersey Economic Development Authority dated August 24, 2001; and

WHEREAS, the RWJBH RDA governs, among other things, the sale by the Agency and purchase and redevelopment by RWJBH of a portion of the Redevelopment Area that previously constituted City-owned vacant land and was then identified as a portion of Block 15801, Lot 3, and of the adjacent Block 15801, Lot 4; and

WHEREAS, the Seventh Amendment to the RWJBH RDA (the "**Seventh Amendment**") added to the RWJBH RDA the property owned by the Agency identified as Block 15801, Lot 3.02, and commonly known by the street address 185 Monmouth Street, and generally located at the southerly terminus of the developed Monmouth Street, to the west of the Jersey City Medical Center, and to the east of Route 78, which property is located within the Redevelopment Area and is subject to the Redevelopment Plan (the "**Lot 3.02**"); and

WHEREAS, in the Seventh Amendment the Agency authorized a process to approve a subsequent redeveloper for the RWJBH Properties (the "**Subsequent Redeveloper**") upon certain stated conditions; and

WHEREAS, RWJBH engaged in an exhaustive competitive process to select a Subsequent Redeveloper for the RWJBH Properties; and

WHEREAS, Related KRE JCMC Holdings, LLC (the "**Redeveloper**") was selected by RWJBH as the Subsequent Redeveloper to purchase and redevelop portions of Lot 3.02, Lot 4.01, and Lot 5 (collectively, the "**Property**"); and

WHEREAS, on February 18, 2025, by Resolution No. 25-02-12, the Agency conditionally designated the Redeveloper as the redeveloper of the Property, and authorized a Funding Agreement between the Redeveloper and the Agency (the "**Funding Agreement**") to defray the costs and expenses of the Agency in connection with pre-development activities, including negotiation of the Redevelopment Agreement; and

WHEREAS, the Redeveloper may seek approval of a subdivision of Lot 5 (to the extent required) (the "**Lot 5 Subdivision**") and will acquire Lot 5 (or the applicable subdivided portion thereof) from JCMC (the "**Block 8 Phase Property**"), and may seek approval to subdivide Lot 4.01 (the "**Lot 4.01 Subdivision**") into two lots (the "**Block 7 East Phase Property**" and the "**Block 7 West Phase Property**") and will acquire the Block 7 East Phase Property and the Block 7 West Phase Property; and

WHEREAS, the Redeveloper may seek approval of a subdivision of Lot 3.02 (to the extent required) (the "**Lot 3.02 Subdivision**") and will acquire the residential subdivided portion of Lot 3.02 from JCMC (the "**Block 5/6 Phase Property**"); and

WHEREAS, the Redeveloper proposes to develop, finance and construct a four (4) phased mixed-use development project consisting of three (3) high-rise towers containing approximately one thousand seven hundred (1,700) market rate units on the Block 8 Phase Property, the Block 7 East Phase Property, and the Block 7 West Phase Property, and a

single high rise tower with approximately five hundred fifteen (515) residential units, ten percent (10%) of which shall be workforce housing units, on the Block 5/6 Phase Property, and indoor and outdoor amenity spaces, ground-floor commercial space, structured parking, a publicly accessible park, and all associated public and private infrastructure improvements, which will be developed in Phases as follows:

i) **Block 8 Phase**: on the Block 8 Phase Property, the Redeveloper will demolish the presently existing surface parking lot and construct a high-rise mixed-use building with approximately seven hundred (700) market rate residential rental units, amenity spaces, and ground-floor commercial space and a parking structure, which will serve the residential towers, the Jersey City Medical Center and the existing medical office building (the "**Block 8 Phase Project**");

ii) **Block 7 East Phase**: on the Block 7 East Phase Property, the Redeveloper will construct a high-rise mixed-use building with approximately six hundred (600) market rate residential rental units, a parking garage, amenity spaces, and ground floor commercial space (the "**Block 7 East Phase Project**");

iii) **Block 7 West Phase**: on the Block 7 West Phase Property, the Redeveloper will construct another high-rise mixed-use building with approximately four hundred (400) market rate residential rental units, amenity spaces, and ground-floor commercial space (the "**Block 7 West Phase Project**");

iv) **Block 5/6 Phase:** subsequent to the acquisition of the Agency Parcel by JCMC and a subdivision thereof, the Redeveloper will acquire the residential subdivided lot for the construction of a forty-five (45) story residential building with approximately five hundred fifteen (515) residential rental units, of which ten percent (10%) shall be workforce housing units, amenity spaces, and ground-floor commercial space (the **"Block 5/6 Phase Project"**);

v) The Redeveloper will also provide for the development of all private and public infrastructure required to support each of the four phases of development as required by the Redevelopment Plan, and any other governmental approvals, and the development and perpetual maintenance of a section of the Morris Canal Greenway required to be constructed on the Property by the Redevelopment Plan (collectively with the Block 8 Phase Project, the Block 7 East Phase Project, the Block 7 West Phase Project, and the Block 5/6 Phase Project the "**Project**"); and

]WHEREAS, the Agency wishes to designate the Redeveloper as the redeveloper of the Project and authorize the execution of a redevelopment agreement with the Redeveloper (the "**Redevelopment Agreement**"), a copy of which is on file with the Agency, for the Project to be constructed on the Property, all as further described in the Redevelopment Agreement and in accordance with the Redevelopment Plan,

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 Related KRE JCMC Holdings, LLC as the redeveloper of the Property.

Section 3. The Board of Commissioners hereby authorizes and approves the transfer by RWJBH of the development rights for the Property, by phases, to Related KRE JCMC Holdings, LLC, as Subsequent Redeveloper of the Property, in accordance with the RWJBH RDA and the Redevelopment Agreement, conditioned upon: (i) the execution of the Redevelopment Agreement; (ii) the sale and conveyance of the Property, by phase, to the Redeveloper and, upon satisfaction of such conditions, the release of such phase of the Property from the RWJBH RDA and the obligations applicable thereto under the RWJBH RDA; and (iii) the Redeveloper's assumption of all rights and obligations for the redevelopment of such portion of the Property in accordance with the Redevelopment Agreement.

Section 4. The Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute and deliver the Redevelopment Agreement in substantially the form on file with the Agency, together with such additions, deletions and/or modifications as deemed necessary or desirable by the Executive Director, and take any other actions and execute any and all other documents necessary or desirable to effectuate this Resolution, all in consultation with Counsel.

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of November 16, 2026.

_____
Polina Bakhteiarov
Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

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

SEE SHEET 140

SEE SHEET 158

DETAIL "A"



DETAIL "B"



DETAIL "C"





SEE SHEET 158

SEE SHEET 158.04

SEE SHEET 158

SEE SHEET 158

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

TAX MAP
CITY OF JERSEY CITY

ED CLAY

Resolution No. 26-11-____

Regular Meeting
November 16, 2026

AGENDA

Grand Jersey Redevelopment Area – Board authorization is requested to approve Professional Services Contract No. 26-11-VB11 with Dresdner Robin Environmental Management, Inc. to provide environmental services at the Mill Creek site under the oversight of a Licensed Site Remediation Professional (LSRP). The site is 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. The contract will cover LSRP oversight of fieldwork at the property and will not exceed $34,244.91 (Thirty-Four Thousand Two Hundred Forty-Four Dollars and Ninety-One Cents). Map is attached.

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

Victoria Bonners

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

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

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

WHEREAS, in accordance with the Redevelopment Law, the City designated that certain area known as the Grand Jersey Redevelopment Area (the "**Redevelopment Area**") and enacted a redevelopment plan entitled the "Grand Jersey Redevelopment Plan" in order to effectuate the redevelopment of the Redevelopment Area (as amended and supplemented from time to time, the "**Redevelopment Plan**"); and

WHEREAS, the Redevelopment Area contains Brownfield sites in the vicinity of Mill Creek which is comprised of the property identified as Block 15801, Lots 73.01, 73.02, 77.01, 77.02, 77.03 and 77.04 (the "**Mill Creek Site**"); and

WHEREAS, remediation of upland soils on the northern part of the Mill Creek Site is required pursuant to a remediation plan identified as a Self-Implementing Plan approved by the U.S. Environmental Protection Agency (the "**SIP**"); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law, the Redevelopment Plan and of the SIP, the Agency requires professional environmental services for remedial compliance, reporting and oversight services performed by a licensed site remediation professional ("**LSRP**") at the excavation and disposal phase of PCB-contaminated soils at the Mill Creek Site (the "**LSRP Services**"); and

WHEREAS, Dresdner Robin Environmental Management, Inc. ("**Dresdner**") submitted a proposal to the Agency to provide the LSRP Services (the "**Proposal**"); and

WHEREAS, Dresdner possesses the skills and expertise to perform and complete the LSRP Services on the Mill Creek Site; and

WHEREAS, the Agency wishes to authorize Professional Services Contract No. 26-11-VB11 with Dresdner ("**Contract**"), a copy of which is on file with the Agency, to provide the LSRP Services for a term to expire upon completion of the LSRP Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier, for an amount not to exceed Thirty-Four Thousand Two Hundred Forty-Four Dollars and Ninety-One Cents ($34,244.91), payable at the rates set forth in the Proposal; and

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

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

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

WHEREAS, the LSRP Services are considered professional services within the definition contained in *N.J.S.A.* 40A:11-2(6) of the LPCL and are exempt from public bidding in accordance with *N.J.S.A.* 40A:11-5(1)(a)(i); and

WHEREAS, notice of the award of the Contract shall be published in the legal notices section on the Agency's official internet website in accordance with *N.J.S.A.* 40A:11-5(1)(a)(i) of the LPCL and *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 Chair, Vice-Chair, Executive Director and/or Secretary of the Agency are each hereby authorized to execute and deliver Professional Services Contract No. 26-11-VB11 with Dresdner to perform the LSRP Services, for a term to expire upon completion of the LSRP Services and all related tasks, or twelve (12) months after the effective date of the Contract, whichever is earlier, for a total amount not to exceed Thirty-Four Thousand Two Hundred Forty-Four Dollars and Ninety-One Cents ($34,244.91), subject to the terms and conditions set forth in the Agency's form agreement, together with any such additions, deletions and modifications as may be necessary and/or desirable in consultation with Counsel.

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

Section 4. The Agency shall publish notice of the award of the Contract in accordance with the LPCL 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 November 16, 2026.

Polina Bakhteiarov
Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

REVISIONS

DATE	BY	LIC NO	BLOCK	LOT
05/2024	NICK J. MUH	15372	15801	3.02,105

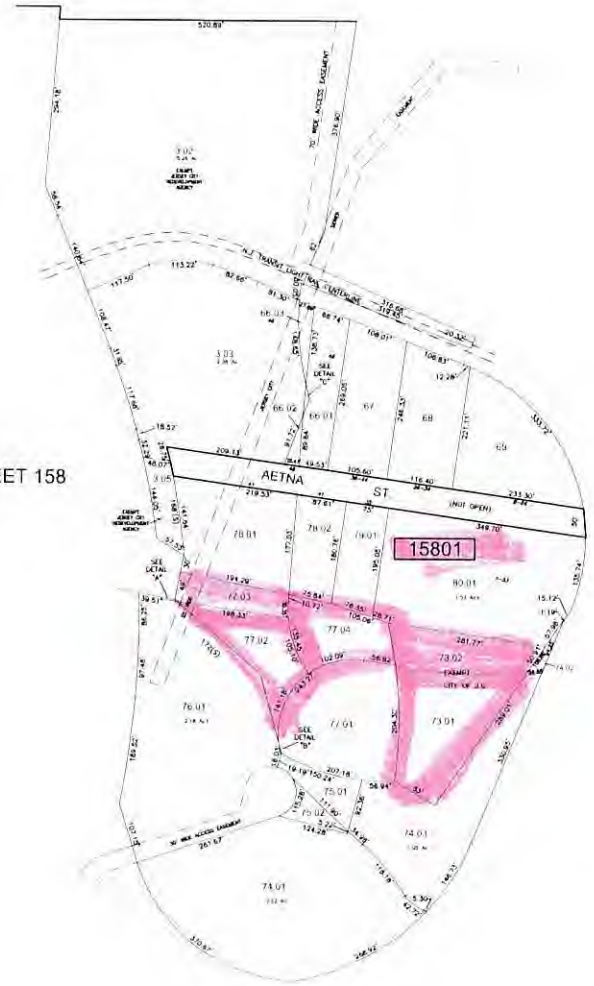
SEE SHEET 140

SEE SHEET 158

DETAIL "A"

DETAIL "B"

DETAIL "C"



SEE SHEET 158

SEE SHEET 158.04

SEE SHEET 158

SEE SHEET 158

* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING DESIGN (CAD/D) AND EUCLIDEAN GEOMETRY (EDGD)

TAX MAP
CITY OF JERSEY CITY

ED CLAY

Reso No. 26-11-____

Regular Meeting
November 16, 2026

A G E N D A

Jackson Hill Redevelopment Area – Board authorization is requested to approve the renewal of the Lease Agreement with tenant Dorian Hamilton at the Veterans Residential Housing Development in Honor Jaime Vazquez located at 665 Ocean Avenue. A map is attached.

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

Robert G. Napiorski

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

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

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City enacted a redevelopment plan entitled the "Jackson Hill Redevelopment Plan," (as amended and as may be further amended and supplemented from time to time, the "**Redevelopment Plan**") to effectuate and regulate the redevelopment of certain property within the City designated as the Jackson Hill Redevelopment Area (the "**Redevelopment Area**"); and

WHEREAS, the Agency is the owner of the Veterans Residential Housing Development in Honor of Jaime Vazquez which is located on property identified as Block 22602, Lot 6 and commonly known by the street address 665 Ocean Avenue within the Redevelopment Area (the "**Development**"); and

WHEREAS, the Development houses formerly homeless veterans; and

WHEREAS, by Resolution No. 25-10-9, the Agency authorized execution of a lease agreement for a one-year term from December 1, 2025 through November 30, 2026 (the "**Lease**") with tenant Dorian Hamilton (the "**Tenant**"); and

WHEREAS, the Agency wishes to renew its residential lease agreement with the Tenant; and

WHEREAS, the Agency and the Tenant have agreed to renew the Lease conditioned on the approval by the Board of Commissioners, at a rental rate of $1,405 per month, for the period of December 1, 2026 through November 30, 2027; and

WHEREAS, the Agency wishes to authorize renewal of the Lease.

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

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

Section 2. The Chair, Vice Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to renew the Lease with the Tenant at a rental rate of $1,405 per month for the period of December 1, 2026 through November 30, 2027, 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, Executive Director and/or the Secretary of the Agency are hereby authorized to execute all other documents and to take any and all actions necessary to effectuate this Resolution, in consultation with Counsel.

Section 4. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of November 16, 2026.

_____
Polina Bakhteiarov
Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

REVISIONS				
DATE	BY	LIC.NO	BLOCK	LOT
11/2013	CHARLES A. ATKINSON	33994	22602	1-4
02/2014	CHARLES A. ATKINSON	33994	22601	10.01,10.02
02/2014	CHARLES A. ATKINSON	33994	22601	16.01-16.14
02/2014	CHARLES A. ATKINSON	33994	22602	1.01-1.06
05/2019	ED CLAY	34942	22601	10.01
06/2019	ED CLAY	34942	22601	10-15 16-15 2201-37

REVISIONS				
DATE	BY	LIC.NO	BLOCK	LOT

SEE SHEET 212

SEE SHEET 225

SEE SHEET 227

SEE SHEET 231

SEE SHEET 232

KEARNEY AVENUE

DRIVE

22601

ORIENT AVENUE

22602

OCEAN AVENUE

KING

22605

CLAREMONT AVENUE

22603

DR. MARTIN LUTHER

22604

GRANT AVENUE

ROSE

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

Reso No. 26-11-____

Regular Meeting
November 16, 2026

A G E N D A

Jackson Hill Redevelopment Area – Board authorization is requested to rescind Resolution No. 26-09-13 and approve a Lease Agreement for $600.00 a month for twelve (12) months with Elizabeth Development Company for ground floor space at the Veterans Residential Housing Development in Honor of Jaime Vazquez at 665 Ocean Avenue. A map is attached.

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

Robert G. Napiorski

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

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

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

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

WHEREAS, the Agency is the owner of the Veterans Residential Housing Development in Honor of Jaime Vazquez, located on property identified as Block 22602, Lot 6, and commonly known by the street address 665 Ocean Avenue within the Redevelopment Area (the "**Development**"); and

WHEREAS, the Development houses formerly homeless veterans; and

WHEREAS, on September 15, 2026, by Resolution No. 26-09-13, the Agency authorized a lease agreement with Lisa's Networking Group for the Development for a term of twelve (12) months, with the option to extend the lease for an additional twelve (12) months at the sole discretion of the Agency's Executive Director; and

WHEREAS, the Agency has determined that it is in its best interest to rescind Resolution No. 26-09-13 and enter into a lease agreement (the "**Lease**") with Elizabeth Development Company (the "**Tenant**") for a term of twelve (12) months commencing on the effective date of the Lease, with an option to extend the Lease for three (3) additional twelve (12)-month periods at the sole discretion of the Agency's Executive Director, for a monthly rent in the amount of Six Hundred Dollars ($600.00); and

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

WHEREAS, the Redevelopment Law, including, but not limited to *N.J.S.A.* 40A:12A-8(g), permits the Agency to lease property upon terms it deems reasonable in support of and in conjunction with the Redevelopment Plan; and

WHEREAS, the Agency wishes to rescind Resolution No. 26-09-13 and enter into the Lease with the Tenant.

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. Resolution No. 26-09-13 is hereby rescinded and is of no force and effect.

Section 3. The Chair, Vice-Chair, Executive Director and/or the Secretary of the Agency are each hereby authorized to execute and deliver the Lease with the Tenant for a term of twelve (12) months commencing on the effective date of the Lease, with an option to extend the Lease for three (3) additional twelve (12)-month periods at the sole discretion of the Agency's Executive Director, for a monthly rent in the amount of Six Hundred Dollars ($600.00).

Section 4. This Resolution shall take effect immediately.

Resolution No. 26-11-__

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 November 16, 2026.

_____
Polina Bakhteiarov,
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 K. ATKINSON	33994	22602	1 - A
02/2014	CHARLES K. ATKINSON	33994	22601	10.01_10.02
02/2014	CHARLES K. ATKINSON	33994	22601	16.01 - 16.14
02/2014	CHARLES K. ATKINSON	33994	22602	1.01 - 1.06
05/2017	ED CLAY	34842	22601	10.01
08/2019	ED CLAY	34842	22601	10.15, 16.15, 2501.01

REVISIONS

DATE	BY	LIC NO	BLOCK	LOT

SEE SHEET 212

KEARNEY AVENUE

DRIVE

22601

ORIENT AVENUE

22602

OCEAN AVENUE

SEE SHEET 225

KING

22605

CLAREMONT AVENUE

22603

SEE SHEET 227

DR. MARTIN LUTHER

22604

ROSE

GRANT AVENUE

SEE SHEET 231

SEE SHEET 232

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 950

TAX MAP

CITY OF JERSEY CITY

HUDSON COUNTY NEW JERSEY

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

Reso No. 26-11-____

Regular Meeting
November 16, 2026

A G E N D A

Jackson Hill Redevelopment Area – Board authorization is requested to approve to exercise its option to extend Contract No. 25-11-RN27 with United Way of Hudson County to continue providing property management and social services for the Veterans Residential Housing in Honor of Jaime Vazquez at 665 Ocean Avenue. A map is attached.

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

Robert G. Napiorski

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

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 Jackson Hill Redevelopment Area (the "**Redevelopment Area**") and enacted a redevelopment plan for the Redevelopment Area, entitled the Jackson Hill 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 Agency is the owner of the Veterans Residential Housing in Honor of Jaime Vazquez which is located on property identified as Block 22602, Lot 6, and commonly known by the street address 665 Ocean Avenue within the Redevelopment Area (the "**Development**"); and

WHEREAS, in furtherance of the goals and objectives of the Redevelopment Law and Redevelopment Plan, the Agency requires property management and social services for the operation of the Development (the **"Services"**); and

WHEREAS, on November 17, 2025, pursuant to Resolution No. 25-11-14, after a Request for Proposals process to procure the Services pursuant to the competitive contracting process set forth in the Local Public Contracts Law, *N.J.S.A.* 40A:11-4.1 *et seq.*, including but not limited to, *N.J.S.A.* 40A:11-4.3, the Board of Commissioners awarded Contract No. 25-11-RN27 to United Way of Hudson County ("**United Way**") to perform the Services (the "**Contract**"); and

WHEREAS, the Contract is set to expire on December 15, 2026; and

WHEREAS, pursuant to N.J.S.A. 40A:11-15, the Agency may extend the term of a contract at the Agency's option for up to four (4) additional one (1)-year terms upon a finding by the Agency that the services are being provided in an effective and efficient manner; and

WHEREAS, the Agency has determined that the Services have been provided in an effective and efficient manner and desires to exercise its option to extend the Contract for one (1) additional year, commencing on December 16, 2026 (the "**Extended Term**"), in the amount not to exceed Sixty-Four Thousand Five Hundred Thirty-Nine Dollars ($64,539.00), payable in twelve (12) monthly installments; and

WHEREAS, the Agency certifies that funds are available for the costs of the Extended Term.

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

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

Section 2. The Board of Commissioners hereby authorizes the Agency to exercise its option to extend the Contract with United Way to continue to perform the Services, commencing on December 16, 2026 and expiring on December 15, 2027, for an amount not to exceed Sixty-Four Thousand Five Hundred Thirty-Nine Dollars ($64,539.00), payable in twelve (12) monthly installments.

Section 3. Except as authorized herein, all other terms and conditions of the Contract shall remain in full force and effect.

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

Section 5. This Resolution shall take effect immediately.

Resolution No. 26-11-___

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 November 16, 2026.

_____
Polina Bakhteiarov
Executive Director and Secretary

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

*Resolutions require 4 affirmative votes to pass.

REVISIONS

DATE	BY	LIC NO	BLOCK	LOT
11/2013	CHARLES A ATKINSON	33994	22602	1-4
07/2014	CHARLES A ATKINSON	33994	22601	10.01-10.02
02/2014	CHARLES A ATKINSON	33994	22601	18.01-18.14
02/2014	CHARLES A ATKINSON	33994	22602	1.01-1.03
05/2017	ED CLAK	34842	22601	10.01
08/2019	ED CLAK	34842	22601	10.15, 10.01-17

REVISIONS

DATE	BY	LIC NO	BLOCK	LOT
				71

SEE SHEET 212

SEE SHEET 225

SEE SHEET 227

SEE SHEET 231

SEE SHEET 232

KEARNEY AVENUE

DRIVE

ORIENT AVENUE

OCEAN AVENUE

KING DRIVE

CLAREMONT AVENUE

DR. MARTIN LUTHER KING DRIVE

ROSE AVENUE

GRANT AVENUE

22601

22602

22603

22604

22605

EXEMPT J.C. REDEV. AGENCY

EXEMPT TRUSTEES OF CHURCH OF GOD

EXEMPT M.L.K. DRIVE

EXEMPT JERSEY CITY

EXEMPT CLAREMONT CHURCH

EXEMPT J.C.B.A.

EXEMPT SCHOOL NO. 79

SEE SHEET 226 CONDOMINIUM

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.

7 & 9 MAGNOLIA PL.
CHATALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY 07748

A01 - COA#24GA27971300

Reso No. 26-11-____

Regular Meeting
November 16, 2026

A G E N D A

Powerhouse Arts District Redevelopment Area – Board authorization is requested to approve Change Order No. 1 to Contract No. 26-04-RN8 with Porcello Engineering, Inc. (PEI) for $51,000.00 engineering services related to the Powerhouse Building for construction and historic preservation. Approval is also requested to rescind Resolution No. 26-10-19, which erroneously omitted part of the engineering services proposal. A map is attached.

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

Robert G. Napiorski

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

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 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 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 Fifty-One Thousand Dollars ($51,000.00) (the "**Supplemental Proposal**"); and

WHEREAS, on October 16, 2026, by Resolution No. 26-10-19, the Agency authorized a change order to the Contract ("**Change Order No. 1**") in an amount not to exceed Twenty-Four Thousand Dollars ($24,000.00) which only represented the construction administration services fee quoted in the Supplemental Proposal and erroneously omitted the historic preservation services fee quoted therein in the amount of Twenty-Seven Thousand Dollars ($27,000.00); and

WHEREAS, the Agency wishes to rescind Resolution No. 26-10-19 and authorize Change Order No. 1, a copy of which is on file with the Agency, for the total Additional Services in the corrected amount not to exceed Fifty-One Thousand Dollars ($51,000.00) and for a total Contract amount of One Hundred Sixty One Thousand Dollars ($161,000.00), payable 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. Resolution No. 26-10-19 is hereby rescinded and is of no force and effect.

Section 3. Change Order No. 1, authorizing PEI to perform the Additional Services for an additional amount not to exceed Fifty-One Thousand Dollars ($51,000.00), and for a total Contract amount of One Hundred Sixty-One Thousand Dollars ($161,000.00), payable in accordance with the cost breakdown set forth in the Supplemental Proposal, is hereby approved.

Section 4. 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 5. The Agency shall publish notice of the award of Change Order No. 1 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 November 16, 2026.

_____
Polina Bakhteiarov,
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				

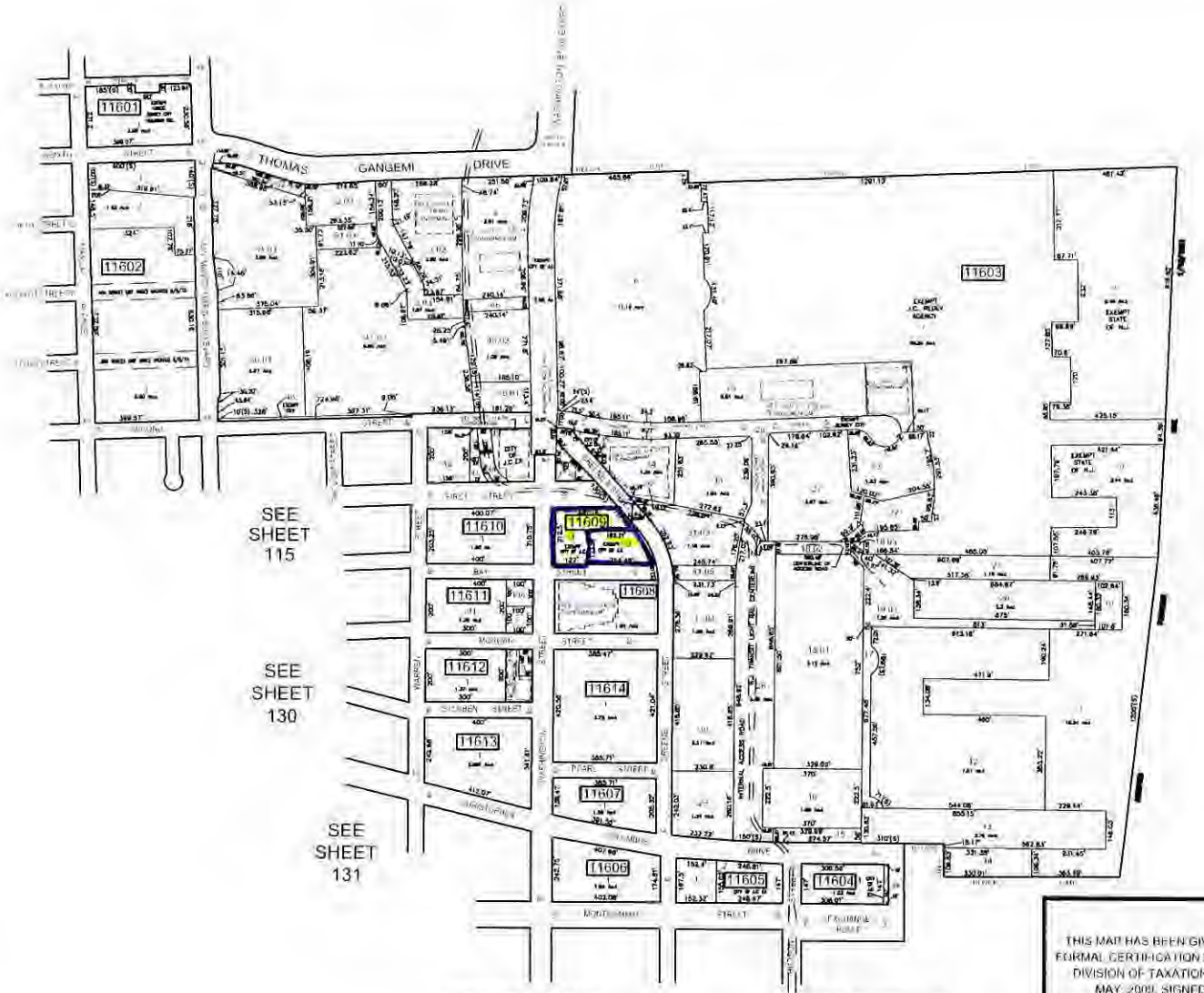
*Resolutions require 4 affirmative votes to pass.

SEE SHEET 73

SEE SHEET 101

SEE SHEET 113

REVISIONS				
DATE	BY	LIC NO	BLOCK	LOT
10/2010	CHARLES A. ATKINSON	33994	11601	45
12/2013	CHARLES A. ATKINSON	33994	11603	31.01–31.03



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

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

T & M ASSOCIATES

11 TINDALL ROAD, MIDDLETOWN TOWNSHIP

NEW JERSEY 07748

Reso No. 26-11-____

Regular Meeting
November 16, 2026

A G E N D A

Powerhouse Arts District Redevelopment Area – Board authorization is requested to reject the bid received from DMR Construction Services, Inc. submitted in response to the Request for Bid (RFB) issued by the Agency for the Hudson and Manhattan Powerhouse Stabilization Project. A map is attached.

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

Robert G. Napiorski

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

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, in connection with the Powerhouse Property, it was necessary to procure a firm to conduct work consisting of building stabilization and installation of a monitoring system, in accordance with the Local Public Contracts Law, *N.J.S.A.* 40A:11-1 *et seq.* (the "**LPCL**"); and

WHEREAS, on September 30, 2026, the Agency issued a request for bids (the "**RFB**") for the Hudson and Manhattan Powerhouse Stabilization Project (the "**Project**"); and

WHEREAS, on October 29, 2026, the Agency conducted a bid opening for the RFB and received one (1) bid from DMR Construction Services, Inc. ("**DMR**"), in response to the RFB (the "**Bid**"); and

WHEREAS, having reviewed the Bid, the Agency has determined to reject the Bid in accordance with *N.J.S.A.* 40A:11-13.2(d) because the Agency has determined to substantially revise the specifications for the Project.

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. In accordance with *N.J.S.A.* 40A:11-13.2(d), the Bid is hereby rejected because the Agency has determined to substantially revise the specifications for the Project.

Section 3. A copy of this Resolution shall be provided to DMR.

Section 4. The Chairman, Vice-Chair, Executive Director, Secretary and/or Qualified Purchasing Agent of the Agency are hereby authorized to revise the Project specifications and to rebid for the Project.

Section 5. The Chairman, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to undertake all actions as deemed necessary or desirable and to execute any and all documents necessary to effectuate this Resolution in consultation with Counsel.

Section 6. This Resolution shall take effect immediately.

Resolution No. 26-11-__

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 November 16, 2026.

_____
Polina Bakhteiarov
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				

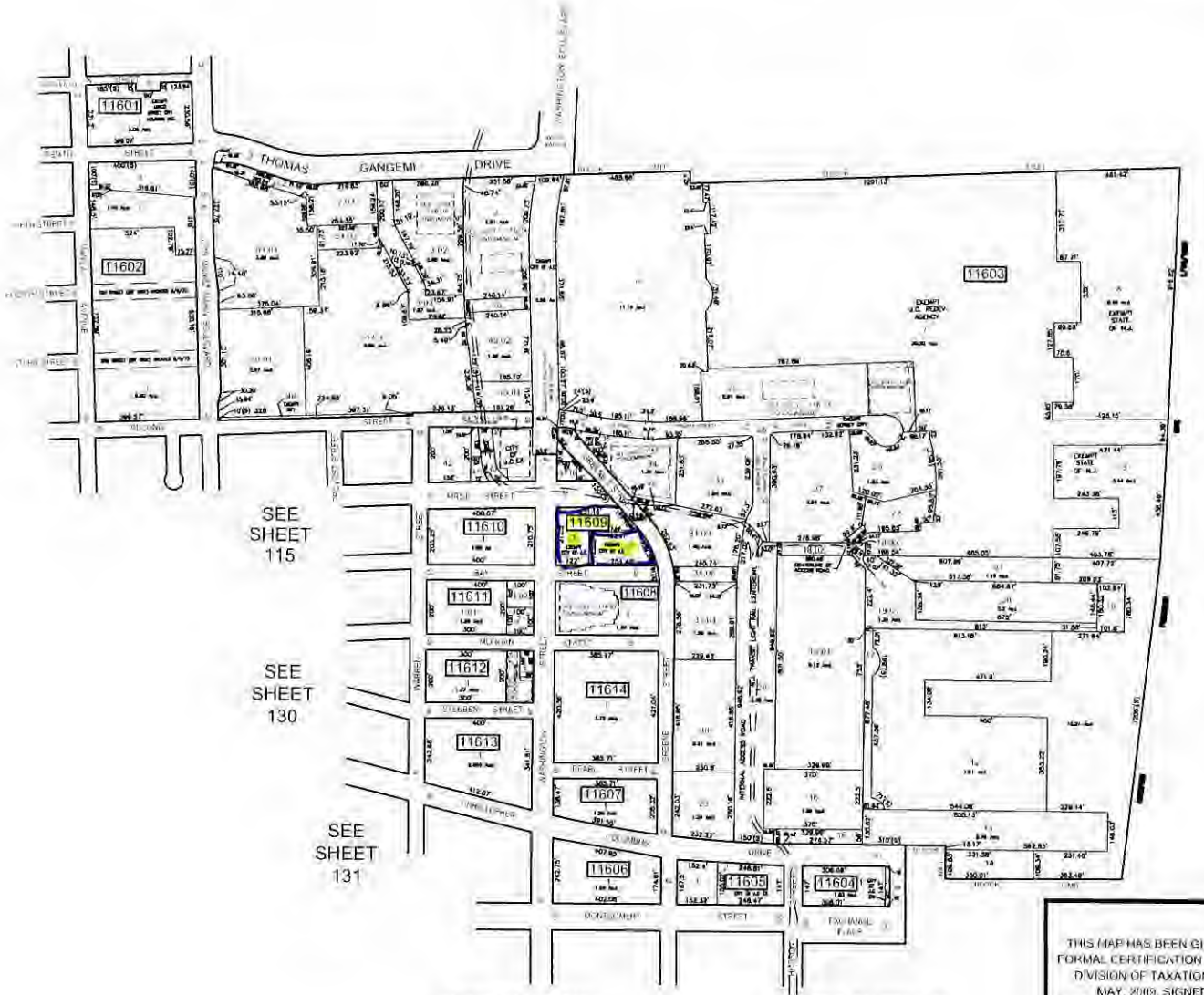
*Resolutions require 4 affirmative votes to pass.

SEE SHEET 73

SEE SHEET 101

SEE SHEET 113

REVISIONS				
DATE	BY	LIC NO	BLOCK	LOT
10/2010	CHARLES A. ATKINSON	31994	11601	#5
12/2013	CHARLES A. ATKINSON	31994	11601	31.01 - 31.05



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

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

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

RESO.26-11-____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF NOVEMBER 16, 2026

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of November 16, 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 November 16, 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 November 16, 2026.

_____

Polina Bakhteiarov,

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
Allied Universal								
Allied Universal	11/16/2026	10/29/2026	19117475	Security Services-24/7 Unarmed (	$38,913.13	$0.00		$38,913.13
				Totals for Allied Universal:	$38,913.13	$0.00		$38,913.13
Artheon								
Artheon	11/16/2026	10/13/2026	0470403	Professional Scv- Engineering- Ba	$47,885.00	$0.00		$47,885.00
Artheon	11/16/2026	10/26/2026	0408612	Professional Scv- Engineering- Ba	$51,614.75	$0.00		$51,614.75
Artheon	11/16/2026	09/28/2026	0407092	Professional Scv- Engineering- Ba	$2,196.00	$0.00		$2,196.00
				Totals for Artheon:	$101,695.75	$0.00		$101,695.75
Conti Civil, LLC								
Conti Civil, LLC	11/16/2026	11/04/2026	2603500-2	Constuction- Bayfront Phase 1A-	$604,933.42	$0.00		$604,933.42
				Totals for Conti Civil, LLC:	$604,933.42	$0.00		$604,933.42
FUSION CREATIVE								
FUSION CREATIVE	11/16/2026	10/14/2026	3348	JCRA Website Support & Tech Su	$5,050.00	$0.00		$5,050.00
				Totals for FUSION CREATIVE:	$5,050.00	$0.00		$5,050.00
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269673	Legal Services - BayFront-Sept. 3	$10,737.68	$0.00		$10,737.68
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	$10,737.68	$0.00		$10,737.68
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JERSEY	11/16/2026	09/14/2026	261652840	Site Remediation - Permit Fee Hu	$550.00	$0.00		$550.00
TREASURER - STATE OF NEW JERSEY	11/16/2026	10/18/2026	261865730	Site Remediation - Permit Fee- JC	$550.00	$0.00		$550.00
				Totals for TREASURER - STATE OF NEW JERSEY:	$1,100.00	$0.00		$1,100.00
Watermen LLC								
Watermen LLC	11/16/2026	10/18/2026	2026-367	July 2026 Redevelopment Consu	$15,000.00	$0.00		$15,000.00
Watermen LLC	11/16/2026	10/18/2026	2026-368	August 2026 Redevelopment Co	$15,000.00	$0.00		$15,000.00
Watermen LLC	11/16/2026	10/17/2026	2026-363	September 2026 Redevelopmen	$15,000.00	$0.00		$15,000.00
				Totals for Watermen LLC:	$45,000.00	$0.00		$45,000.00
Wielkotz & Company, LLC.								
Wielkotz & Company, LLC.	11/16/2026	11/01/2026	1328	CFO Accounting - Bayfront-Svcs-	$3,487.50	$0.00		$3,487.50
				Totals for Wielkotz & Company, LLC.:	$3,487.50	$0.00		$3,487.50
				GRAND TOTALS:	**$810,917.48**	**$0.00**		**$810,917.48**

Jersey City Redevelopment Agency
Cash Requirements Report

Criteria

Report name: Bayfront-November 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: 11/16/2026 to 11/16/2026
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Investors - Bayfront
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
ADVANCED SCAFFOLD SERVICES LLC								
ADVANCED SCAFFOLD SERVICES LLC	11/16/2026	10/26/2026	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	11/16/2026	11/13/2026	775496	Employee Deductions per Payroll	$501.72	$0.00		$501.72
				Totals for AFLAC:	$501.72	$0.00		$501.72
AFS Insurance								
AFS Insurance	11/16/2026	10/08/2026	176	General Liability-Effec. 10/9/26- 2	$7,643.00	$0.00		$7,643.00
AFS Insurance	11/16/2026	10/07/2026	171	New GL & Prop 2 Second St. Effe	$1,528.00	$0.00		$1,528.00
				Totals for AFS Insurance:	$9,171.00	$0.00		$9,171.00
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT SOLUTIC	11/16/2026	10/07/2026	8958	JCRA- Litigation - 185 Monmouth	$5,877.50	$0.00		$5,877.50
BROWNFIELD REDEVELOPMENT SOLUTIC	11/16/2026	10/07/2026	8956	Misc Non-Grant Support Services	$1,958.00	$0.00		$1,958.00
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	$7,835.50	$0.00		$7,835.50
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	11/16/2026	10/20/2026	Oct. 29-2026	Expense Reimbursement - Carmi	$185.00	$0.00		$185.00
CHRISTOPHER FIORE	11/16/2026	10/29/2026	Oct.10,2026	Expense Reimbursement-JCRA O	$267.99	$0.00		$267.99
CHRISTOPHER FIORE	11/16/2026	10/27/2026	Oct. 27, 2026	Expense Reimbursement - Zoom	$102.22	$0.00		$102.22
CHRISTOPHER FIORE	11/16/2026	10/21/2026	Oct.212026	Expense Reimbursement-Eercalor	$77.10	$0.00		$77.10
CHRISTOPHER FIORE	11/16/2026	10/23/2026	Oct. 23, 2026	Expense Reimbursement Parking	$65.50	$0.00		$65.50
				Totals for CHRISTOPHER FIORE:	$697.81	$0.00		$697.81
COMCAST								
COMCAST	11/16/2026	10/26/2026	8499 05 354 4361702	Internet Service at 39 Kearney Av	$735.05	$0.00		$735.05
COMCAST	11/16/2026	10/16/2026	8499 05 354 3248876	Internet Service at 665 Ocean Ave	$226.97	$0.00		$226.97
				Totals for COMCAST:	$962.02	$0.00		$962.02
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM ASSOC.	11/16/2026	10/13/2026	December.2026	Monthly Maint. December.2026	$195.46	$0.00		$195.46
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC:	$195.46	$0.00		$195.46
DELTA STORAGE								
DELTA STORAGE	11/16/2026	10/27/2026	Dec.2026	Storage Unit - Size: 10x30, Unit #	$1,194.00	$0.00		$1,194.00
DELTA STORAGE	11/16/2026	10/27/2026	Dec.2026	Storage Unit - Size: 10x30, Unit #	$1,159.00	$0.00		$1,159.00
				Totals for DELTA STORAGE:	$2,353.00	$0.00		$2,353.00
Dilworth Paxson LLP								
Dilworth Paxson LLP	11/16/2026	10/15/2026	653384	Legal Services -461 Palisade Ave	$434.02	$0.00		$434.02

Jersey City Redevelopment Agency
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
				Totals for Dilworth Paxson LLP:	$434.02	$0.00		$434.02
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGMT	11/16/2026	10/16/2026	27877	Professional Service- Payment#7	$27,921.28	$0.00		$27,921.28
				Totals for DRESDNER ROBIN ENVIRON MGMT:	$27,921.28	$0.00		$27,921.28
Economic Project Solutions, Inc.								
Economic Project Solutions, Inc.	11/16/2026	10/31/2026	14535	Constru. Phase- Loews- Svcs Oct.	$20,919.00	$0.00		$20,919.00
Economic Project Solutions, Inc.	11/16/2026	10/31/2026	14536	Owner's Rep- Powerhouse- Svcs	$10,080.00	$0.00		$10,080.00
				Totals for Economic Project Solutions, Inc.	$30,999.00	$0.00		$30,999.00
FEDERAL EXPRESS								
FEDERAL EXPRESS	11/16/2026	10/19/2026	9-730-06272	Overnight Deliveries	$8.27	$0.00		$8.27
FEDERAL EXPRESS	11/16/2026	10/12/2026	9-729-61368	Overnight Deliveries	$11.33	$0.00		$11.33
FEDERAL EXPRESS	11/16/2026	09/28/2026	9-479-67768	Overnight Deliveries	$12.75	$0.00		$12.75
				Totals for FEDERAL EXPRESS:	$32.35	$0.00		$32.35
FUSION CREATIVE								
FUSION CREATIVE	11/16/2026	10/14/2026	3349	JCRA Website Support & Tech Su	$1,325.00	$0.00		$1,325.00
				Totals for FUSION CREATIVE:	$1,325.00	$0.00		$1,325.00
Gordon Rees Scully Mansukhani, LLP								
Gordon Rees Scully Mansukhani, LLP	11/16/2026	07/20/2026	22284719	Legal Services - Suazo Vs. JCRA	$198.00	$0.00		$198.00
Gordon Rees Scully Mansukhani, LLP	11/16/2026	09/28/2026	22364317	Legal Services - Suazo Vs. JCRA	$858.00	$0.00		$858.00
				Totals for Gordon Rees Scully Mansukhani, LLP:	$1,056.00	$0.00		$1,056.00
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	11/16/2026	10/06/2026	625353	Recording Fee -72 Montgomer y	$33.00	$0.00		$33.00
HUDSON COUNTY REGISTER	11/16/2026	10/07/2026	625643	Recording Fee- Homestead Asse	$33.00	$0.00		$33.00
HUDSON COUNTY REGISTER	11/16/2026	09/25/2026	623224	Recording Fee - 244 Bay Street-2	$33.00	$0.00		$33.00
HUDSON COUNTY REGISTER	11/16/2026	09/23/2026	628382	Recording Fee - Lott Street Asse	$33.00	$0.00		$33.00
HUDSON COUNTY REGISTER	11/16/2026	09/23/2026	622539	Recording Fee - 650 Grove Ste- E	$33.00	$0.00		$33.00
				Totals for HUDSON COUNTY REGISTER:	$165.00	$0.00		$165.00
IN-LINE AIR CONDITIONING CO.,								
IN-LINE AIR CONDITIONING CO.,	11/16/2026	06/29/2026	10005375	Repair HVAC - 39 Kearney St	$9,107.80	$0.00		$9,107.80
IN-LINE AIR CONDITIONING CO.,	11/16/2026	07/01/2026	10006042	Repair HVAC - 39 Kearney St	$420.82	$0.00		$420.82
IN-LINE AIR CONDITIONING CO.,	11/16/2026	06/19/2026	10005295	Service Call- Check HVAC System	$175.93	$0.00		$175.93
				Totals for IN-LINE AIR CONDITIONING CO.,:	$9,704.55	$0.00		$9,704.55
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	11/16/2026	10/13/2026	30302282340000	Water & Sewer - 407 Ocean Ave-	$92.02	$0.00		$92.02

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
JC MUNICIPAL UTILITIES AUTHORITY	11/16/2026	10/01/2026	30308307348913	Water & Sewer -84 Sip (25 Journ	$119.30	$0.00		$119.30
JC MUNICIPAL UTILITIES AUTHORITY	11/16/2026	10/13/2026	30303282340000	Water & Sewer - 405 Ocean Ave	$33.08	$0.00		$33.08
JC MUNICIPAL UTILITIES AUTHORITY	11/16/2026	10/01/2026	30304979369009	Water & Sewer - 292 MLK Drive (	$288.39	$0.00		$288.39
				Totals for JC MUNICIPAL UTILITIES AUTHORITY:	$532.79	$0.00		$532.79
JESAMIL LOZANO								
JESAMIL LOZANO	11/16/2026	11/05/2026	3253470	Employee Reimbursement- Dent	$1,150.00	$0.00		$1,150.00
				Totals for JESAMIL LOZANO:	$1,150.00	$0.00		$1,150.00
Kassim Handyman Service, LLC								
Kassim Handyman Service, LLC	11/16/2026	07/29/2026	086849	Replace 6 batteries add exit signs	$1,085.00	$0.00		$1,085.00
Kassim Handyman Service, LLC	11/16/2026	09/17/2026	086860	Check for water meter - 428 Paci	$500.00	$0.00		$500.00
Kassim Handyman Service, LLC	11/16/2026	09/18/2026	86873	Board Windows -84 Sip Ave	$1,200.00	$0.00		$1,200.00
Kassim Handyman Service, LLC	11/16/2026	11/06/2026	86874	Repair sidewalk- Pathside	$1,800.00	$0.00		$1,800.00
Kassim Handyman Service, LLC	11/16/2026	11/06/2026	086885	665 Ocean Ave - Unclog Bathroc	$285.00	$0.00		$285.00
Kassim Handyman Service, LLC	11/16/2026	10/19/2026	86866	665 Ocean Ave - Refrig.Swap for	$325.00	$0.00		$325.00
				Totals for Kassim Handyman Service, LLC:	$5,195.00	$0.00		$5,195.00
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLFF PC	11/16/2026	10/09/2026	52369	Legal Services - JCRA v Crazy Gre	$4,880.00	$0.00		$4,880.00
				Totals for KINNEY LISOVICZ REILLY & WOLFF PC:	$4,880.00	$0.00		$4,880.00
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269666	Legal Services - Loew's - Svcs Sep	$2,272.00	$0.00		$2,272.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269668	Legal Services - Liberty Science- S	$3,896.00	$0.00		$3,896.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269669	Legal Services - 125 Monitor- Sep	$7,525.00	$0.00		$7,525.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269670	Legal Services - Argent Johnston	$1,293.00	$0.00		$1,293.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269672	Legal Services- 8 Aetna - Sept. 3(	$175.00	$0.00		$175.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269675	Legal Services -General Litigation	$8,600.00	$0.00		$8,600.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269676	Legal Services - Namdar - Homes	$3,714.00	$0.00		$3,714.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269677	Legal Services - 665 Ocean Ave -S	$1,736.10	$0.00		$1,736.10
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269678	Legal Services - Hampshire/ Bora	$10,918.48	$0.00		$10,918.48
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269679	Legal Services - Grand Jersey Me	$2,811.00	$0.00		$2,811.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269680	Legal Services - 975 Garfield Ave	$1,429.00	$0.00		$1,429.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269681	Legal Services - 311-315 MLK -Se	$260.00	$0.00		$260.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269682	Legal Services - St. Lucy's - Sept	$231.00	$0.00		$231.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269683	Legal Services - General Counsel	$37,710.50	$0.00		$37,710.50
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269385	Legal Services - Cole Street Park-	$19,354.77	$0.00		$19,354.77
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269688	Legal Services - Morris Canal Gre	$1,067.00	$0.00		$1,067.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269690	Legal Services - Bayfront - Pennr	$893.31	$0.00		$893.31

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MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269691	Legal Services - Bayfront- BRP- Si	$1,855.00	$0.00		$1,855.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269695	Legal Services - 199 Stegman- Se	$258.00	$0.00		$258.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269697	Legal Services -174 Newark Ave I	$536.00	$0.00		$536.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269699	Legal Services - 808 Pavonia- Sep	$18,654.00	$0.00		$18,654.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269701	Legal Services -Grand Jersey /Mo	$866.00	$0.00		$866.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269702	Legal Services -650 Grove St - Se	$261.00	$0.00		$261.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269703	Legal Services -244 Bay St.- Sept	$11,200.93	$0.00		$11,200.93
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269707	Legal Services -107 Morgan Sept	$519.00	$0.00		$519.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269709	Legal Services - 200 Chapel Ave.	$1,330.00	$0.00		$1,330.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269712	Legal Services - KRE/JCMC. - Sep	$1,987.00	$0.00		$1,987.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269718	Legal Services - 2859-2873 Kenn	$6,308.03	$0.00		$6,308.03
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269721	Legal Services - 168 Sip-Tag Dev	$1,236.00	$0.00		$1,236.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269728	Legal Services - 29 Van Reipen A	$465.00	$0.00		$465.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269729	Legal Services -610-612 Pavonia	$430.00	$0.00		$430.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269732	Legal Services - 60-94 Bay St.- Pc	$4,449.00	$0.00		$4,449.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269736	Legal Services - 428 Pacific Ave -	$400.00	$0.00		$400.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269737	Legal Services - 547-555 Summit	$474.00	$0.00		$474.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269739	Legal Services - Holland Park- Se	$499.00	$0.00		$499.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	270193	Legal Services - OPRA- Sept 30,2	$2,845.00	$0.00		$2,845.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	266536	Legal Services - 547-555 Summit	$803.00	$0.00		$803.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269731	Legal Services -Alpine. Svcs. Sept	$280.00	$0.00		$280.00
MCMANIMON, SCOTLAND & BAUMANN	11/16/2026	10/22/2026	269711	Legal Services-660 Grove Street	$1,166.00	$0.00		$1,166.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	$160,708.12	$0.00		$160,708.12
Northstar Marine, Inc.								
Northstar Marine, Inc.	11/16/2026	11/04/2026	#5	Remediation For Mill Creek- Pay	$82,719.17	$0.00		$82,719.17
				Totals for Northstar Marine, Inc.	$82,719.17	$0.00		$82,719.17
Paul V. Fernicola & Associates, LLC								
Paul V. Fernicola & Associates, LLC	11/16/2026	03/31/2026	5015	Legal Services- 323 Johnston Ave	$6,195.00	$0.00		$6,195.00
Paul V. Fernicola & Associates, LLC	11/16/2026	10/22/2026	5016	Legal Services- 125 Monitor Stre	$18,865.00	$0.00		$18,865.00
				Totals for Paul V. Fernicola & Associates, LLC.	$25,060.00	$0.00		$25,060.00
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMENTAL I	11/16/2026	10/02/2026	26.0597.41	Professional Services - 125 Monit	$21,355.46	$0.00		$21,355.46
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	$21,355.46	$0.00		$21,355.46
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	11/16/2026	10/20/2026	72-729-979-07	Gas & Electric - 665 Ocean Aven	$104.04	$0.00		$104.04
PUBLIC SERVICE ELECTRIC & GAS	11/16/2026	10/20/2026	72-729-980-08	Gas & Electric - 665 Ocean Aven	$194.68	$0.00		$194.68

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PUBLIC SERVICE ELECTRIC & GAS	11/16/2026	10/20/2026	72-729-971-09	Gas & Electric - 665 Ocean Avent	$421.14	$0.00		$421.14
PUBLIC SERVICE ELECTRIC & GAS	11/16/2026	10/20/2026	72-729-972-06	Gas & Electric - 665 Ocean Avent	$101.73	$0.00		$101.73
PUBLIC SERVICE ELECTRIC & GAS	11/16/2026	10/20/2026	72-729-973-03	Gas & Electric - 665 Ocean Avent	$48.50	$0.00		$48.50
PUBLIC SERVICE ELECTRIC & GAS	11/16/2026	10/20/2026	72-729-974-00	Gas & Electric - 665 Ocean Avent	$74.93	$0.00		$74.93
PUBLIC SERVICE ELECTRIC & GAS	11/16/2026	10/20/2026	72-729-975-08	Gas & Electric - 665 Ocean Avent	$87.85	$0.00		$87.85
PUBLIC SERVICE ELECTRIC & GAS	11/16/2026	10/20/2025	72-729-976-05	Gas & Electric - 665 Ocean Avent	$104.84	$0.00		$104.84
PUBLIC SERVICE ELECTRIC & GAS	11/16/2026	10/20/2026	72-729-978-18	Gas & Electric - 665 Ocean Avent	$24.33	$0.00		$24.33
PUBLIC SERVICE ELECTRIC & GAS	11/16/2026	10/20/2026	42-497-031-18	Gas & Electric - 25 Journal Squar	$495.85	$0.00		$495.85
PUBLIC SERVICE ELECTRIC & GAS	11/16/2026	10/20/2026	70-455-651-00	Gas & Electric - 405 Ocean Ave -	$8.04	$0.00		$8.04
PUBLIC SERVICE ELECTRIC & GAS	11/16/2026	10/20/2026	70-451-417-18	Gas & Electric - 407 Ocean Ave -	$8.04	$0.00		$8.04
PUBLIC SERVICE ELECTRIC & GAS	11/16/2026	10/20/2026	72-357-631-08	Gas & Electric - 292 MLK Dr - Flo	$29.83	$0.00		$29.83
PUBLIC SERVICE ELECTRIC & GAS	11/16/2026	10/20/2026	72-357-632-05	Gas & Electric - 292 MLK Dr - Flo	$31.39	$0.00		$31.39
PUBLIC SERVICE ELECTRIC & GAS	11/16/2026	10/20/2026	72-729-965-01	Gas & Electric - 665 Ocean Avent	$95.25	$0.00		$95.25
PUBLIC SERVICE ELECTRIC & GAS	11/16/2026	10/20/2026	72-357-633-02	Gas & Electric - 292-MLK Dr - HS	$99.29	$0.00		$99.29
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	$1,929.73	$0.00		$1,929.73
ROBERT NAPIORSKI								
ROBERT NAPIORSKI	11/16/2026	10/27/2026	October 2026	Employee Reimbursement-Rutge	$249.09	$0.00		$249.09
				Totals for ROBERT NAPIORSKI:	$249.09	$0.00		$249.09
Schenck Price Smith & King, LLP								
Schenck Price Smith & King, LLP	11/16/2026	05/20/2026	1308181	Legal Services - 248 Erie st - Svcs	$183.75	$0.00		$183.75
Schenck Price Smith & King, LLP	11/16/2026	10/13/2026	1330347	Legal Services - 248 Erie st - Svcs	$367.50	$0.00		$367.50
				Totals for Schenck Price Smith & King, LLP:	$551.25	$0.00		$551.25
Silagy Contracting, LLC.								
Silagy Contracting, LLC	11/16/2026	10/05/2026	151398-1	Lawn Maintenance & Trash Remc	$830.00	$0.00		$830.00
Silagy Contracting, LLC	11/16/2026	10/05/2026	151398-2	Lawn Maintenance & Trash Remc	$690.00	$0.00		$690.00
Silagy Contracting, LLC	11/16/2026	10/05/2026	151398-3	Lawn Maintenance & Trash Remc	$650.00	$0.00		$650.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-4	Lawn Maintenance & Trash Remc	$550.00	$0.00		$550.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-5	Lawn Maintenance & Trash Remc	$600.00	$0.00		$600.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-6	Lawn Maintenance & Trash Remc	$500.00	$0.00		$500.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-7	Lawn Maintenance & Trash Remc	$900.00	$0.00		$900.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-8	Lawn Maintenance & Trash Remc	$100.00	$0.00		$100.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-9	Lawn Maintenance & Trash Remc	$400.00	$0.00		$400.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-10	Lawn Maintenance & Trash Remc	$350.00	$0.00		$350.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-11	Lawn Maintenance & Trash Remc	$200.00	$0.00		$200.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-12	Lawn Maintenance & Trash Remc	$50.00	$0.00		$50.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-13	Lawn Maintenance & Trash Remc	$400.00	$0.00		$400.00

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Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-14	Lawn Maintenance & Trash Remc	$600.00	$0.00		$600.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-15	Lawn Maintenance & Trash Remc	$600.00	$0.00		$600.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-16	Lawn Maintenance & Trash Remc	$800.00	$0.00		$800.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-17	Lawn Maintenance & Trash Remc	$200.00	$0.00		$200.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-18	Lawn Maintenance & Trash Remc	$200.00	$0.00		$200.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-19	Lawn Maintenance & Trash Remc	$200.00	$0.00		$200.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-20	Lawn Maintenance & Trash Remc	$500.00	$0.00		$500.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-21	Lawn Maintenance & Trash Remc	$300.00	$0.00		$300.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-22	Lawn Maintenance & Trash Remc	$300.00	$0.00		$300.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-23	Lawn Maintenance & Trash Remc	$400.00	$0.00		$400.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-24	Lawn Maintenance & Trash Remc	$400.00	$0.00		$400.00
Silagy Contracting, LLC	11/16/2026	11/05/2026	151398-25	Lawn Maintenance & Trash Remc	$1,000.00	$0.00		$1,000.00
				Totals for Silagy Contracting, LLC:	$11,720.00	$0.00		$11,720.00
Spiro Harrison & Nelson LLC								
Spiro Harrison & Nelson LLC	11/16/2026	06/02/2026	2026-JCRA.0047-06	Legal Services-355 Bergen Ave.Sv	$2,260.00	$0.00		$2,260.00
				Totals for Spiro Harrison & Nelson LLC:	$2,260.00	$0.00		$2,260.00
STAPLES INC.								
STAPLES INC	11/16/2026	09/30/2026	7011576245	Office Supplies - Various	$578.60	$0.00		$578.60
				Totals for STAPLES INC.:	$578.60	$0.00		$578.60
Suburban Consulting Engineers, Inc								
Suburban Consulting Engineers, Inc	11/16/2026	10/23/2026	88883	Morris Canal - Greenway Segmer	$2,600.00	$0.00		$2,600.00
				Totals for Suburban Consulting Engineers, Inc:	$2,600.00	$0.00		$2,600.00
The Banker Group, LLC								
The Banker Group, LLC	11/16/2026	11/06/2026	2026-016-02	Professional Svcs-Garfield Phase	$5,520.00	$0.00		$5,520.00
				Totals for The Banker Group, LLC:	$5,520.00	$0.00		$5,520.00
Thornton Tomasetti, Inc.								
Thornton Tomasetti, Inc	11/16/2026	10/21/2026	ARIV0051672	Professional Services - 50 Jouran	$1,730.00	$0.00		$1,730.00
				Totals for Thornton Tomasetti, Inc.:	$1,730.00	$0.00		$1,730.00
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	11/16/2026	11/01/2026	5040832631	Payment for Copier Lease-11/2-1	$1,091.76	$0.00		$1,091.76
				Totals for TOSHIBA FINANCIAL SERVICES:	$1,091.76	$0.00		$1,091.76
Toshiba- GreatAmerica Financial Svcs.								
Toshiba- GreatAmerica Financial Svcs.	11/16/2026	11/01/2026	42815606	Payment for Copier Lease-Octob	$545.90	$0.00		$545.90
				Totals for Toshiba- GreatAmerica Financial Svcs.:	$545.90	$0.00		$545.90

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Toshiba-America Business Solutions								
Toshiba-America Business Solutions	11/16/2026	10/04/2026	6402714	Copier Meter Usage	$1,050.71	$0.00		$1,050.71
				Totals for Toshiba-America Business Solutions:	$1,050.71	$0.00		$1,050.71
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNTY	11/16/2026	11/05/2026	October 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	11/16/2026	11/05/2026	6156599151	Agency Cell Phone Bill 10/24-11/	$127.62	$0.00		$127.62
				Totals for VERIZON:	$127.62	$0.00		$127.62
VICTORIA BONNERS								
VICTORIA BONNERS	11/16/2026	10/27/2026	October 2026	Employee Reimbursement-Rutge	$236.65	$0.00		$236.65
				Totals for VICTORIA BONNERS:	$236.65	$0.00		$236.65
W. B. MASON CO., INC.								
W. B. MASON CO., INC	11/16/2026	10/21/2026	265265671	Office Supplies	$171.97	$0.00		$171.97
W. B. MASON CO., INC	11/16/2026	10/22/2026	265282346	Office Supplies	$88.82	$0.00		$88.82
				Totals for W. B. MASON CO., INC.:	$260.79	$0.00		$260.79
Wielkotz & Company, LLC.								
Wielkotz & Company, LLC.	11/16/2026	11/01/2026	1327	CFO Accounting Services Rende	$8,000.00	$0.00		$8,000.00
Wielkotz & Company, LLC.	11/16/2026	11/01/2026	1329	CFO Accounting Additional Serv	$9,000.00	$0.00		$9,000.00
				Totals for Wielkotz & Company, LLC.:	$17,000.00	$0.00		$17,000.00
WILLIAM J. GUARINI, INC.								
WILLIAM J. GUARINI, INC.	11/16/2026	10/15/2026	40094	General Plumbing- 292 Martin Lu	$972.00	$0.00		$972.00
				Totals for WILLIAM J. GUARINI, INC.:	$972.00	$0.00		$972.00
Yesenia Palacios-Sanchez								
Yesenia Palacios-Sanchez	11/16/2026	11/03/2026	Nov-26	Emlpoyee Reimbursement - Dent	$3,000.00	$0.00		$3,000.00
				Totals for Yesenia Palacios-Sanchez:	$3,000.00	$0.00		$3,000.00
Yvette Sanchez								
Yvette Sanchez	11/16/2026	10/23/2026	Oct-2026	Employee Reimbursement - Eye \	$200.00	$0.00		$200.00
				Totals for Yvette Sanchez:	$200.00	$0.00		$200.00
				GRAND TOTALS:	**$453,156.60**	**$0.00**		**$453,156.60**

Jersey City Redevelopment Agency
Cash Requirements Report

Criteria

Report name: JCRA - November 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: 11/16/2026 to 11/16/2026
Include all Post Statuses
Include all Invoices
Include all Vendors
Include these Banks: Provident Checking
Include all Invoice Attributes
Include all Vendor Attributes