


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 :pending litigation, potential litigation and personnel; 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.


Secretary

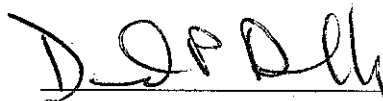
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated October 17, 2017.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene				✓
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera				✓
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF THE REGULAR
MEETING DATED SEPTEMBER 19, 2017.**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated September 19, 2017 date 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.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated October 17, 2017.

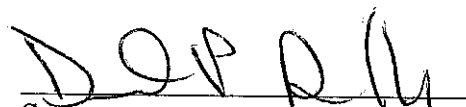
NAME	AYE	NAY	ABSTAIN	ABSENT
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene				✓
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera				✓
Darwin R. Ona	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION OF THE REGULAR MEETING OF SEPTEMBER 19, 2017.

WHEREAS, the Board of Commissioners approved going into closed session at their meeting of ; and

WHEREAS, the following issues were discussed: litigation, potential litigation, and personnel; and

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 Regular Meeting of September 19, 2017 approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated October 17, 2017.

NAME	AYE	NAY	ABSTAIN	ABSENT
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene				✓
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera				✓
Darwin R. Ona	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH PSE&G FOR ENTRY ONTO AGENCY OWNED PROPERTY AT BLOCK 21501, LOTS 16-19 WITHIN THE CANAL CROSSING REDEVELOPMENT AREA

WHEREAS, the Agency is the owner of certain property at Block 21501, Lots 18, 19, 17 and 16 (880 Garfield Avenue, 884 Garfield Avenue, 70 Carteret Avenue, and 2 Dakota Street, respectively) within the Canal Crossing Redevelopment (collectively the "Properties"); and

WHEREAS, Public Service Electric and Gas Company, a New Jersey corporation, whose address is 80 Park Plaza, Newark, NJ 07102 (PSE&G), is undertaking remedial activities related to the former Halladay Street Gas Plant Operations, in accordance with NJDEP requirements, pursuant to which PSE&G is required to perform certain testing, soil borings, groundwater testing and monitoring and remedial work; and

WHEREAS, PSE&G has requested the Agency's permission to access the Properties for the purpose of performing soil boring/probe hole investigation, performing ground water monitoring/testing, and performing remediation work; and

WHEREAS, the Agency desires to execute a License Agreement for an initial term of one year with PSE&G, with up to four one year renewals with PSE&G to access the Properties for the aforementioned purposes.

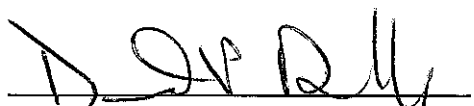
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

- 1) The above recitals are set forth as if in length.

2) PSE&G, its contractors, and agents are authorized to enter the Properties for the purpose of performing the activities described in the License Agreement.

2) The License Agreement shall be for a term of one year, with up to four (4) one year renewals, subject to the discretion of the Executive Director.

BE IT FURTHER RESOLVED, The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized to execute any and all related documents in order to effectuate the purposes of this resolution subject to the review and approval of the Agency's General Counsel.


SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of October 17, 2017.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Daniel Rivera				
Darwin R. Ona				

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH BELOVED COMMUNITY CHARTER SCHOOL, INC. AND FRIENDS OF BELOVED COMMUNITY CHARTER SCHOOL 2, INC. IN THE LAFAYETTE PARK REDEVELOPMENT AREA

WHEREAS, Beloved Community Charter School, Inc. is the Agency's designated Redeveloper under a Redevelopment Agreement for the construction of a middle school on property formerly owned by the Agency at Block 15502, Lots 3 and 4; and

WHEREAS, on or about January 20th, 2016 the Redeveloper and Agency executed a Redevelopment Agreement; and

WHEREAS, at its meeting of January 19, 2016, the Board of Commissioners authorized a First Amendment to the Redevelopment Agreement entered into as of January 27, 2016 which amendment extended certain time lines relating to submission of construction plans to the Agency for approval; and

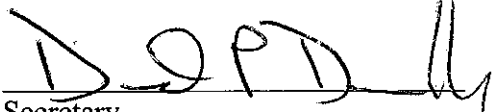
WHEREAS, at its meeting of July 19, 2016 the Board of Commissioners authorized a Second Amendment which reflected the Agency's consent to the conveyance of the property from Beloved Community Charter School, Inc. to Friends of Beloved Community Charter School 2, Inc. for the sum set forth in the Purchase and Sale Agreement between Beloved Community Charter School, Inc. and Friends of Beloved Community Charter School 2, Inc. (hereinafter "Friends"); and

WHEREAS, the Second Amendment to the Redevelopment Agreement included Friends as a turnkey Redeveloper that assumes the rights and obligations of said Agreement as well as permits Beloved Community Charter School, Inc. to sublet space in the building and operate a charter school subject to the terms of and purposes consistent with the Redevelopment Agreement and this Amendment; and

WHEREAS, Redeveloper has requested a Third Amendment to the Redevelopment Agreement which Agency staff deems acceptable; and

WHEREAS, the Third Amendment will reflect a change to the construction timetable allowing the Redeveloper and Friends to begin construction of the new facility on or about April 1, 2018.

NOW, THEREFORE, BE IT RESOLVED, that: 1) the above recitations are incorporated herein as if set forth at length; 2) authorization be and is hereby given to execute a Third Amendment to the Redevelopment Agreement between the parties for purposes set forth above in such form and content as is acceptable and approved by the agency's Executive Director and Agency Counsel; and 3) the Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized to execute any and all documents deemed necessary to effectuate this Resolution subject to review and approval of the Agency General Counsel.


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of October 17, 2017.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene				✓
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera				✓
Darwin R. Ona	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACQUISITION OF THE ABANDONED PROPERTY LOCATED AT 248 GROVE STREET (BLOCK 14103, LOT 54) BY NEGOTIATED PURCHASE OR EMINENT DOMAIN

WHEREAS, the New Jersey Legislature adopted the New Jersey Urban Redevelopment Act, N.J.S.A. 55:19-20 et seq. (the "NJURA"), and the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et. seq. (the "APRA"), and made findings therein that abandoned properties, particularly those located within urban areas or in close proximity to occupied residences and businesses, create a wide range of problems for the communities in which they are located, fostering criminal activity, creating public health problems and otherwise diminishing the quality of life for residents and business operators in those areas, and that abandoned properties diminish the property values of neighboring properties and have a negative effect on the quality of life of adjacent property owners, increasing the risk of property damage through arson and vandalism and discouraging neighborhood stability and revitalization; and

WHEREAS, the NJURA and the APRA authorize municipalities to designate a "public officer" to identify abandoned properties within their borders and to place such properties on an abandoned property list pursuant to the procedures contained therein; and

WHEREAS, in furtherance of these statutory powers, the Municipal Council of the City of Jersey City adopted Ordinance 06-135 authorizing a designated public officer to identify abandoned property within the City and to place such property on an abandoned property list; and

WHEREAS, the City of Jersey City (the "City") has designated the City's Director of Housing Code Enforcement as the public officer and the City's Director of Housing Code Enforcement has identified and placed certain abandoned properties on the City's abandoned property list; and

WHEREAS, the property located at 248 Grove Street and identified on the City's official tax map as Block 14103, Lot 54 (the "Property") has been placed upon the City's abandoned property list; and

WHEREAS, the Property is also located within the City's Scattered Sites Redevelopment Area and is included within the City's Scatter Sites Redevelopment Plan; and

WHEREAS, the City and the Agency entered into an agreement as authorized under the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq., whereby the City authorized the Agency to act as the City's agent to carry out the City's powers with regard to abandoned properties; and

WHEREAS, the Agency has determined that it is necessary to acquire title to the Property through negotiated purchase or eminent domain in order to effectuate the rehabilitation of this abandoned Property; and

WHEREAS, the Agency retained Value Research Group, LLC ("VRG") to issue an appraisal report valuing the Property; and

WHEREAS, VRG has issued an appraisal report determining that the Property has a value of seven hundred seventy thousand dollars (\$770,000.00) under the APRA valuation formula; and

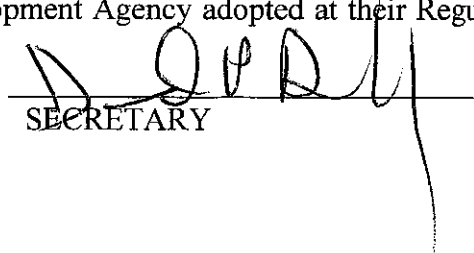
WHEREAS, the JCRA wishes to authorize the acquisition of the Property by negotiated purchase or eminent domain for this appraised value.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby authorizes the Agency to acquire the Property through negotiated purchase for the sum of seven hundred seventy thousand dollars (\$770,000.00) and, if the Agency is unable to acquire the Property by negotiated purchase for seven hundred seventy thousand dollars (\$770,000.00), to file a condemnation action to acquire title to the Property through eminent domain and to deposit the sum of seven hundred seventy thousand dollars (\$770,000.00) into Superior Court in conjunction with the filing of this condemnation action; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to sign, on behalf of the Agency, any and all documents necessary to implement the acquisition of the Property by negotiated purchase or eminent domain, subject to the review and approval of such documents as to form by the Agency's General Counsel.

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene				✓
Rolando R. Lavarro, Jr.	✓			
Darwin R. Ona				
Daniel Rivera				✓

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of October 17, 2017.

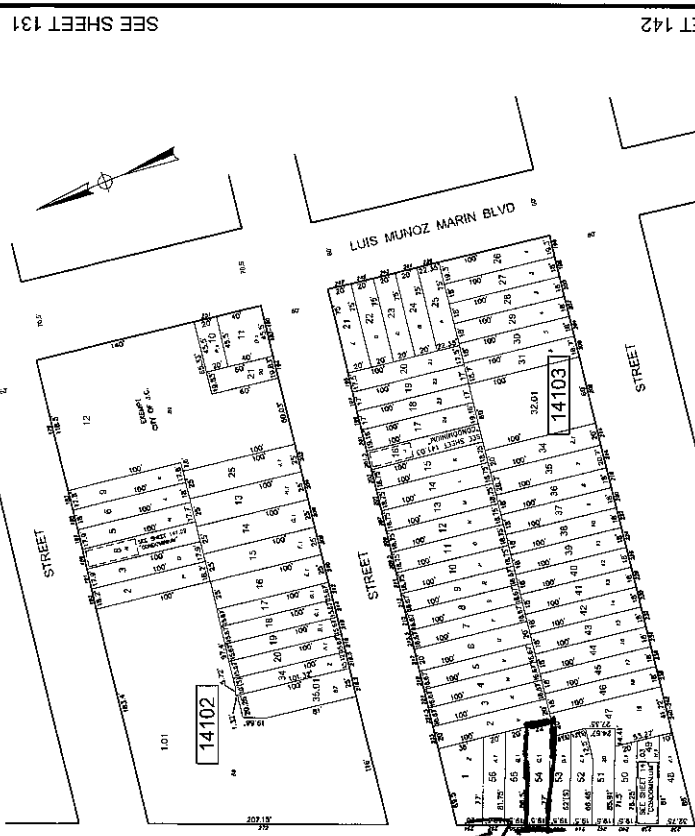

 SECRETARY

REVISIONS

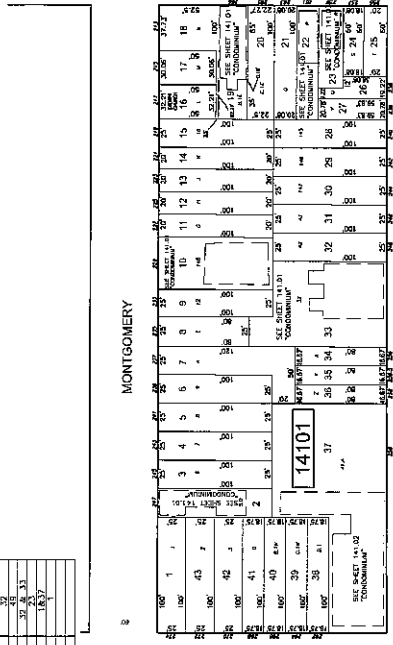
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SEE SHEET 129

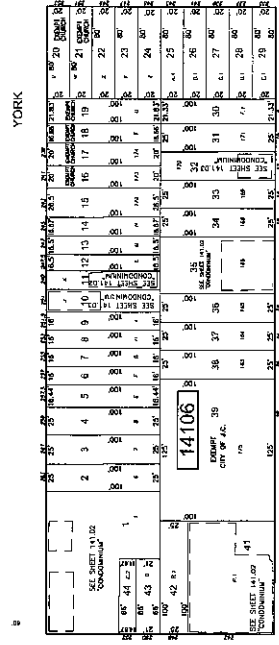
SEE SHEET 131



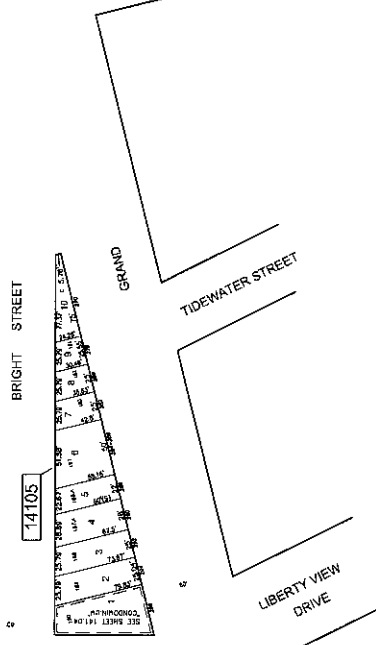
SEE SHEET 142



SEE SHEET 128



SEE SHEET 139



SEE SHEET 140

SEE SHEET 158

SEE SHEET 159

THIS MAP HAS BEEN PREPARED UNDER CONTRACT BY THE
 DESIGNER/ENGINEER AND COORDINATE ENGINEER

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 60' AUGUST 1, 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TINDALL
 NEW JERSEY, 07748
 TOWNSHIP

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

APP - COMP2402317.1410

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACQUISITION OF THE ABANDONED PROPERTY LOCATED AT 364-366 PALISADE AVENUE (BLOCK 5101, LOT 1) BY NEGOTIATED PURCHASE OR EMINENT DOMAIN

WHEREAS, the New Jersey Legislature adopted the New Jersey Urban Redevelopment Act, N.J.S.A. 55:19-20 et seq. (the "NJURA"), and the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et. seq. (the "APRA"), and made findings therein that abandoned properties, particularly those located within urban areas or in close proximity to occupied residences and businesses, create a wide range of problems for the communities in which they are located, fostering criminal activity, creating public health problems and otherwise diminishing the quality of life for residents and business operators in those areas, and that abandoned properties diminish the property values of neighboring properties and have a negative effect on the quality of life of adjacent property owners, increasing the risk of property damage through arson and vandalism and discouraging neighborhood stability and revitalization; and

WHEREAS, the NJURA and the APRA authorize municipalities to designate a "public officer" to identify abandoned properties within their borders and to place such properties on an abandoned property list pursuant to the procedures contained therein; and

WHEREAS, in furtherance of these statutory powers, the Municipal Council of the City of Jersey City adopted Ordinance 06-135 authorizing a designated public officer to identify abandoned property within the City and to place such property on an abandoned property list; and

WHEREAS, the City of Jersey City (the "City") has designated the City's Director of Housing Code Enforcement as the public officer and the City's Director of Housing Code Enforcement has identified and placed certain abandoned properties on the City's abandoned property list; and

WHEREAS, the property located at 364-366 Palisade Avenue and identified on the City's official tax map as Block 5101, Lot 1 (the "Property") has been placed upon the City's abandoned property list; and

WHEREAS, the Property is also located within the City's Scattered Sites Redevelopment Area and is included within the City's Scatter Sites Redevelopment Plan; and

WHEREAS, the City and the Agency entered into an agreement as authorized under the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq., whereby the City authorized the Agency to act as the City's agent to carry out the City's powers with regard to abandoned properties; and

WHEREAS, the Agency has determined that it is necessary to acquire title to the Property through negotiated purchase or eminent domain in order to effectuate the rehabilitation of this abandoned Property; and

WHEREAS, the Agency retained Value Research Group, LLC ("VRG") to issue an appraisal report valuing the Property; and

WHEREAS, VRG has issued an appraisal report determining that the Property has a value of one million one hundred seventy thousand dollars (\$1,170,000.00) under the APRA valuation formula; and

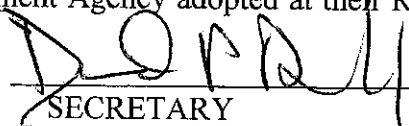
WHEREAS, the JCRA wishes to authorize the acquisition of the Property by negotiated purchase or eminent domain for this appraised value.

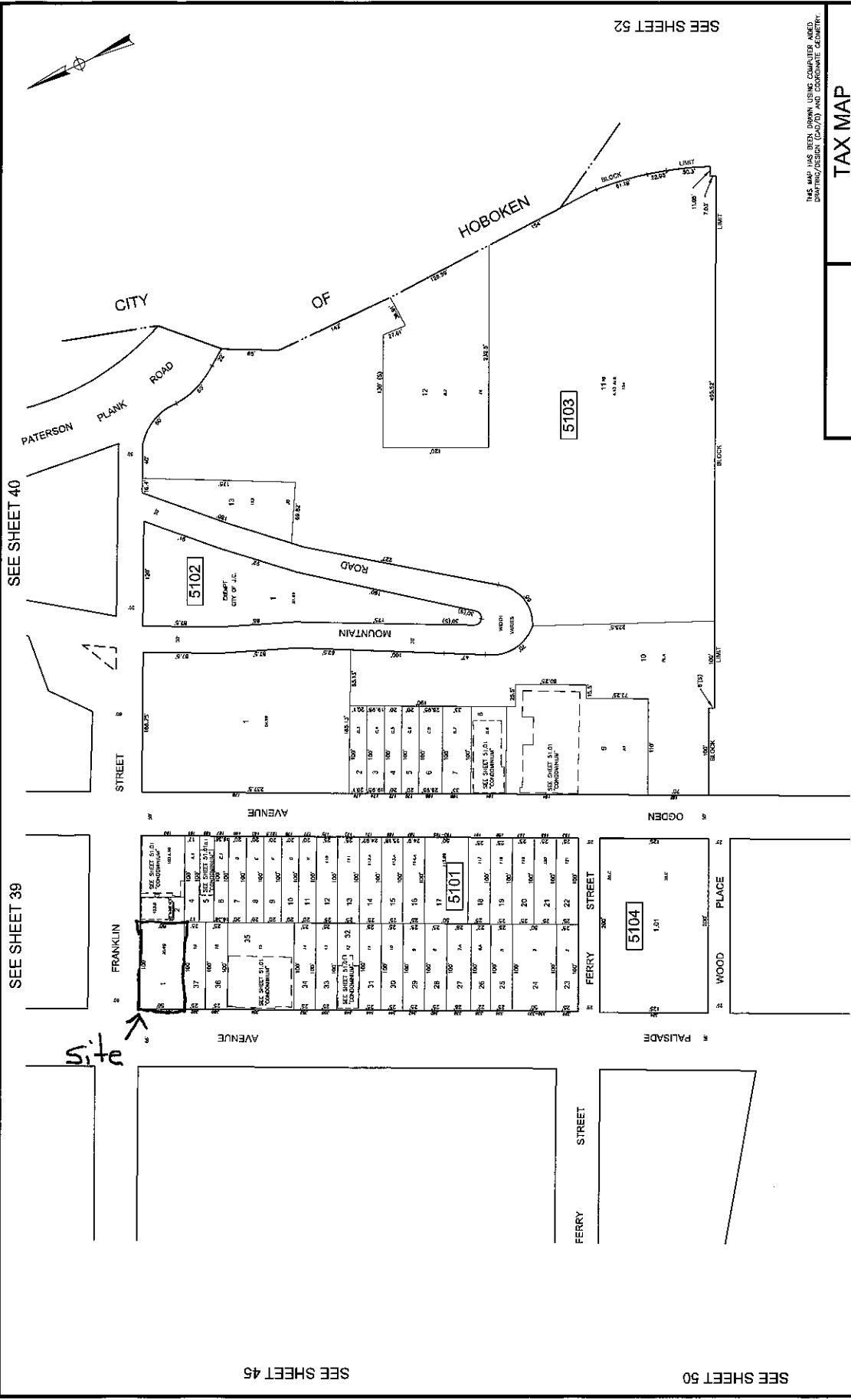
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby authorizes the Agency to acquire the Property through negotiated purchase for the sum of one million one hundred seventy thousand dollars (\$1,170,000.00) and, if the Agency is unable to acquire the Property by negotiated purchase for one million one hundred seventy thousand dollars (\$1,170,000.00), to file a condemnation action to acquire title to the Property through eminent domain and to deposit the sum of one million one hundred seventy thousand dollars (\$1,170,000.00) into Superior Court in conjunction with the filing of this condemnation action; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to sign, on behalf of the Agency, any and all documents necessary to implement the acquisition of the Property by negotiated purchase or eminent domain, subject to the review and approval of such documents as to form by the Agency's General Counsel.

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene				✓
Rolando R. Lavarro, Jr.	✓			
Darwin R. Ona	✓			
Daniel Rivera				✓

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of October 17, 2017.


 SECRETARY



DATE	BY	REVISIONS	LOT
12/15/18	LUCAS	BLOCK	101
12/15/18	CHRISTOPHER A. ATKINSON	3000	101
		3100	101

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

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 30'
 AUGUST, 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
 NEW JERSEY, 07748
 JOB # - COM-FAC-279-12800

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY, 2008, SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 968

SEE SHEET 39

SEE SHEET 40

SEE SHEET 45

SEE SHEET 50

SEE SHEET 52

SEE SHEET 52

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING ENTERING INTO AN AGREEMENT
NO. 17-10-BA3 WITH FUSION CREATIVE FOR GRAPHIC
DESIGN & WEB SERVICES FOR THE PERIOD OF
OCTOBER 17, 2017 THROUGH OCTOBER 17, 2018**

WHEREAS, the Jersey City Redevelopment Agency (hereinafter "JCRA") is desirous of continuing its graphic design and web site maintenance services with Fusion Creative; and

WHEREAS, Fusion Creative. has been under contract with the JCRA since September, 2006; and

WHEREAS, Fusion Creative, is a local Jersey City firm, with the knowledge, ability and experience to maintain the JCRA's web site; and


WHEREAS, Fusion Creative will conduct these services for the period October 17, 2017 through October 17, 2018 for an amount not to exceed amount of \$25,000; and

WHEREAS, Fusion has completed and submitted a Business Entity Disclosure Certification which certifies that their firm has not made any contributions to a political or candidate committee in violation of the § 3-51.1 of the Jersey City Code, "Contractor Pay to Play" or §3-512 "Redevelopment Pay to Play Reform" or in excess of the monetary thresholds established therein, in the previous one year, and that the contract will prohibit Fusion from making any contributions through the term of the contract inconsistent with §3-51.1 or §3.512.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the above recitals are incorporated herein as if set forth at length.

BE IT FURTHER RESOLVED, that a contract in the not to exceed amount of \$25,000.00 be awarded to Fusion Creative of Jersey City, New Jersey for the purpose of graphic design services and website maintenance for the Jersey City Redevelopment Agency be approved.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of October 17, 2017

<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene				✓
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera				✓
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING AN AMENDMENT TO PROFESSIONAL
SERVICES AGREEMENT No. 17-01-DJ4 WITH ARCHER &
GREINER, P.C. FOR SPECIAL LEGAL COUNSEL
SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-
WIDE**

WHEREAS, the Jersey City Redevelopment Agency requires the service of a Law Firm as Special Counsel, pursuant to certain requirements of N.J.S.A. 40A:12a-1 et. seq.; and

WHEREAS, at its meeting dated January 17, 2017, the Board of Commissioners of the Jersey City Redevelopment Agency authorized the Agency to enter into Agreement No. 17-01-DJ4 with the Law Firm of Archer & Greiner, P.C., within the purview of N.J.S.A. 40A:11-5(1)(a)(I);; and

WHEREAS, the parties are desirous of amending Agreement No. 17-01-DJ4, in the amount of \$100,000.00 for a new total contract amount of \$150,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the above recitations are incorporated herein as if set forth at length; authorization be and is hereby given to the Agency to enter into an amendment of Professional Services Agreement No. 17-01-DJ4 with the law firm of Archer & Greiner, P.C..

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

D. J. P. D.
Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of October 17, 2017

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene				✓
Rolando R. Lavarro, Jr.	✓			
Darwin R. Ona	✓			
Daniel Rivera				✓

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A TERMINATION OF AGREEMENT NO. 16-09-EV1 WITH GOVERNANCE & FISCAL AFFAIRS, LLC (JERRY VOLPE) FOR CONSULTING SERVICES


WHEREAS, the Agency entered into agreement No. 16-09-EV1 for consulting services with Governance & Fiscal Affairs, LLC (Jerry Volpe)

WHEREAS, the original contract was in the amount of \$25,000 which was not exceeded; and

WHEREAS, this will close out agreement No. 16-09-EV1; and

WHEREAS, the amount of the contract is under the bid threshold of \$40,00.00 and did not require competitive bidding [N.J.S.A. 40A:11-5(1)(a)(I)].

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that Agreement No. 16-09-EV1 be terminated.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of October 17, 2017.

NAME	AYE	NAY	ABSTAIN	ABSENT
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene				✓
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera				✓
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ENTERING INTO
AGREEMENT NO. 17-10-EV1 WITH GOVERNANCE & FISCAL
AFFAIRS, LLC (JERRY VOLPE) FOR CONSULTING SERVICES**

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.), the Agency from time to time may need the services of a consultant for guidance in purchasing and procurement compliance; and

WHEREAS, the Agency requires assistance from a professional knowledgeable in the applicable federal and state laws, and who can complete specific activities related to developing the Agency's purchasing knowledge including but not limited to developing a purchasing system for compliance with both the Local Public Contracts Law and Pay-to-Play, providing mentoring services, etc.; and

WHEREAS, the Agency desires to contract with Governance & Fiscal Affairs, LLC (Jerry Volpe) to provide professional consulting services to the Agency for development of purchasing for outside ventures; and

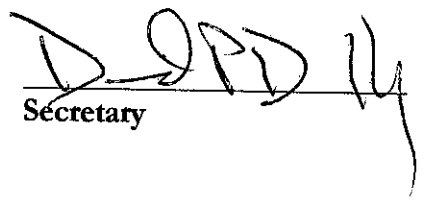
WHEREAS, Jerry Volpe has the professional qualifications and expertise to assist the Agency in carrying out these purchasing requirements; and

WHEREAS, said services shall be for a twelve-month period beginning November 1, 2017 through October 31, 2018 to be billed hourly as needed at a not to exceed amount of \$33,100.00; and

WHEREAS, the amount of the contract is under the bid threshold of \$40,00.00 and does not require competitive bidding [N.J.S.A. 40A:11-5(1)(a)(I)].

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that Agreement No. 17-10-EV1 is hereby awarded to Jerry Volpe for the purpose of creating development of purchasing plans for the Agency programs.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chair and/or Secretary are hereby authorized to sign any and all documents necessary to effectuate the purposes of this Resolution.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of October 17, 2017.

<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene				✓
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera				✓
Darwin R. Ona	✓			

Governance & Fiscal Affairs, LLC
Jerry Volpe
26 Paterson Avenue
Haledon, NJ 07508
973-464-6800
Jerry@NJpurchasing.com

PROPOSAL

for

Consulting Services

to

Mr. David P. Donnelly, Executive Director
Jersey City Redevelopment Agency

66 York Street, Jersey City, NJ

October 2017

This proposal for Professional Qualified Purchasing Agent (Q.P.A.) Consulting Services is in connection with the procurement function of the Jersey City Redevelopment Agency.

The initial scope of work is multi-faceted and can be accomplished in several stages. Our normal progression is outlined below. Any work we do for you can be done in a variety of ways. One way is based upon hourly rates, while an alternative would be a monthly retainer. This proposal is for a monthly retainer agreement. The agreement is for a fixed flat monthly fee for the initial term. This agreement will automatically renew on the first of each month and is subject to termination with 60 days notice by either party as outlined below. Upon any annual anniversary date, the monthly rate will automatically be increased by five percent for the next twelve month period and each subsequent annual anniversary date unless mutually agreed to otherwise by and between the parties.

We anticipate we will spend significant time reviewing your policies and procedures relating to procurement and be available to you and/or your designee as needed. We can assist you in any variety of ways. Below is an example of our proposal for ongoing services.

Assuring the primary objectives of your purchasing policies are in a system supporting:

- A. Maximize the use of the taxpayer's dollar;
- B. Ensure that full value is received for dollars spent;
- C. Foster competition in the procurement process
- D. Prevent corruption and favoritism and ensure the integrity of the purchasing system;
and
- E. Attempt to secure the best possible price.

All of these; of course, are in furtherance of advancing the objectives of the Local Public Contracts Law.

We will review the presence on the website of the Agency and make appropriate recommendations as needed relating to purchasing.

In analyzing the needs of the procurement function, we focus on standard operating procedures. Reorganize, Standardize, Implement and Benefit are the primary focus.

Objectives include standardization of operations while providing a quality standard of service. It must be recognized that the procurement function is a SERVICE function. Providing customer (end user) service is paramount!

“Friends, Romans, Countrymen,....” We all do the same thing but not the same way—We must reorganize and standardize! The adage “we have always done it that way” doesn’t work. We need to understand what it is we do and more importantly; why we do it. Change for the sake of change is meaningless. We must use change to accomplish our goals.

Consistency, reliability and customer service are the critical components of success in the procurement function. We often cite, “The Integrity of the Process” in our approach. A determination as to the integrity of the process is essential. This assessment is determined by several steps. The initial step includes interviews of personnel. This is done collectively and individually. The first step is to assure everyone we are present to assist them. Most individuals resist change and see outside consultants as threats. Our approach is to demonstrate how important the human asset is and working with your staff in partnership to make the work environment a better functioning place.

We will interview appropriate personnel.

Customer service, complaints, timeliness of process are all key ingredients to success.

When the process starts it is essential that all parties

Communicate

Troubleshoot

Streamline

Expedite

Our collective goal is to eliminate duplication

We believe in the principle of K.I.S.S. (Keep it Simple and Short)

We will strive for assurance that the integrity of the process is maintained through clear and concise reporting. This eliminates confusion.

Stabilization of the Process

Is a restructuring in order? What is the current table of organization? Are duties and responsibilities matched? Are additional personnel needed or can we do more with less?

Who? What? Where? When?

The answers to these questions will lead to increased accountability and responsibility

Standardization can be positive if and only if the process is proven to work. In our assessment we will conduct an independent analysis of the procurement function of the Authority.

Our focus will be on ease of training, open communication, improved understanding and shared knowledge. In order to accomplish this we promote productivity and efficiency. We approach everyone with a sense of fairness, improved self-esteem, a sense of belonging and promoting teamwork!

What does the Agency need done and how is that going to be accomplished?

What is the primary goal?

We will conduct interviews.

Analysis of existing written policies and procedures to actual policies and procedures.

Review of all forms and paper flow.

Continuing education and seminars to staff is paramount and we will customize various in house seminars at your location for various groups if you require same. Seminars are an additional fee and will be invoiced separately. See our fee proposal and structure below.

In addition to analysis of compliance to The Local Public Contract Law, review in detail the bid process. Look at the existing systems to determine if the optimum standard of centralization is at work or if in the alternative a de-centralized or modified system is at work and make the system work for you.

We will also look at the Pay to Play reform and procurement practices of Fair and Open and Non Fair and Open as relates to the authority.

You have identified the point of contact to be Elizabeth Garcia and we will work directly with her in any items that are procurement related.

Potential development of standard documents for Bids, Competitive Contracts, goods and services and construction projects.

Most important is the ongoing support phase. This proposal is all inclusive in that it can be customized and modified by mutual consent at hourly or flat rates as mutually agreed to.

It is specifically understood that we are not conducting an audit nor compliance review. Rather it is specifically agreed that our analysis is just that; an analysis of the existing systems. We must first determine what it is that the Authority has and then make recommendations on how to proceed. All of our work is considered proprietary and our intellectual property. You agree to indemnify and hold harmless Governance & Fiscal Affairs, LLC and its officers and employees and consultants from any and all matters directly or indirectly arising as a result of our work, advice, opinions and actions. Naturally, all of our work product should be reviewed by your attorney for ultimate legal review and analysis prior to adoption. It is strongly recommended and suggested that you allow us to work with your attorney to review anything we recommend.

Most importantly and critical to the success of your Agency is our Mentoring services. Your newly certificated Q.P.A. is in need of mentoring services and we will be available and on call to her as needed. We anticipate the majority of work and time expended will be done electronically and via email, telephone and other electronic vehicles. We will come to the Agency from time to time but the majority of the work will be done remotely.

In addition to the above we anticipate several in service training seminars. The seminars are above and beyond the monthly retainer outlined above and will be invoiced separately at the rate of \$1,500 per topic for each session. C.E.U.'s will be provided to certificated staff for specific seminars. Some seminars are general in nature and no C.E.U. will be awarded. Some topics include the following and may be supplemented from time to time. We anticipate we will have a minimum of one in service seminar per quarter and this can be increased at your request and will be invoiced separately. Examples include:

1. Purchasing Function: An overview
2. The Bid Process in New Jersey
3. Specification writing
4. Ethics in Procurement
5. Green Purchasing

items mentioned above will be invoiced separately .

The scope of services has been outlined above.

Fee structures:

We believe the approach outlined above covers some of the needs of the Jersey City Redevelopment Agency. We believe this project is multi phased and consists of both short term and long term needs. Once completed and if mutually agreed, this proposal can be extended for additional time as identified below.

To assist the Authority in its primary objectives and being sensitive to cost control, we offer the following fee schedule. PLEASE NOTE THAT WE ARE OFFERING YOU A SIGNIFICANT PROFESSIONAL DISCOUNT as a result of some of your team having a familiarity with me and formal education as Q.P.A. or R.P.P.O. or other professional certifications and training. OUR NORMAL and DISCOUNTED HOURLY RATES FOR YOU ONLY ARE HERE (Please note however we will propose a flat fee,):

Hourly rates :	NORMAL RATES	DISCOUNTED RATES
Partner	\$200.00	\$150.00
Senior Associate	\$150.00	\$125.00
Clerical	\$ 100.00	\$ 75.00

All Expenses to be reimbursed. Mileage for travel at the rate of .50 per mile. Other reimbursables include copier, fax, email and other office expenses and overhead which will be invoiced monthly with a flat fee not to be exceeded each month. We will invoice you a lump sum not to exceed \$175.00 per month for all expenses.

We propose a lump sum flat fee of \$1,975 plus expenses. This phase will include work product in both your offices and ours. We have discussed and agreed that the majority of the time will be spent via electronic communications; i.e. telephone, text, email. We can provide on site assistance if needed. Additional time or days will be invoiced separately. Most importantly, we will provide ongoing support and access to me directly 24/7. We highly recommend consideration for additional training seminars for your staff that are general in nature and explain the various processes that are mandated by law. These training seminars will be customized to your needs. We anticipate several seminars which can be structured to be recurring or repeating. Should you require these additional general seminars, they are above and beyond and will be invoiced separately. Of course all additional work; i.e., initial analysis, review of all documentation, discussions with you or any of your team, bid document review,

policy and procedure review, support to your staff, and other procurement related items are all inclusive. THIS IS A LUMP SUM FLAT FEE. No surprises, no extras (other than expenses which we will cap at \$175 per month). The hourly rates we have designated above become irrelevant in that we will perform and do whatever work is required without limitation with the understanding that the majority of work will be done at our offices. Our invoices will be FLAT MONTHLY FEES and not submitted as number of hours at hourly rates. We will structure payment by submitting an invoice commencing November 1, 2017 and then ongoing invoices. We will invoice you monthly commencing November 1, 2017 and each month thereafter. Our proposal is for a flat monthly fee of \$1,975 per month plus expenses as outlined above which will include unlimited telephone and electronic support, onsite education and seminars as determined by GFA, LLC. Expenses will be capped at \$175 per month. This contains a proposal with dollars attached for your consideration.

Team for this engagement will include:

Jerry Volpe, Partner

Cathy Marino, Senior Associate

Credentials of individuals include:

Qualified Purchasing Agent

Registered Public Procurement Officer

Registered Public Procurement Specialist

Certified County Purchasing Officer

Certified Public Procurement Official

This team has over 50 collective years of public procurement expertise

This agreement is for a month to month agreement and if either party wishes to terminate it will require 60 days written notice to both David P. Donnelly, Executive Director of Jersey City Redevelopment Agency and Jerry Volpe, Partner GFA, LLC. All fees are due and payable up to the 60 day period commencing with written notification. In the event the parties continue on a month to month basis after the one year anniversary the fee will be adjusted annually at the annual anniversary date by an annual adjustment of five percent. In summary, our proposal is for the following:

Ongoing monthly retainer of \$1,975.00 plus expenses capped at \$175.00 per month. You will be invoiced a flat monthly fee all-inclusive and will not be invoiced for hours worked or time spent.

Training seminars at your facility at the rate of \$1,500.00 per seminar topic. Each seminar will be invoiced separately and are above and beyond the monthly retainer flat fee amount.

Proposed by:
Jerry Volpe

Our State of New Jersey Business Registration Certificate is attached

Our Federal EI Number is 26-1898799

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING PROFESSIONAL SERVICES AGREEMENT
NO. 17-10-BA2 WITH HODULIK & MORRISON, PA FOR
ACCOUNTING/FINANCIAL SERVICES**

WHEREAS, the Jersey City Redevelopment Agency is in need of an independent accountant for the preparation of financial statements, reports, schedules, and other to be submitted to the auditing firm of Ferraiolo, Wielkotz, Cerullo and Cuva, P.A. on a quarterly basis and other financial consulting services; and

WHEREAS, Hodulik & Morrison, PA (hereinafter referred to as "H & M") has responded to an RFQ dated September 29, 2017 in compliance with N.J.S.A. 40A:20.4 (Pay to Play Law); and

WHEREAS, H & M is hereby qualified to enter into a Professional Services Agreement with the Jersey City Redevelopment Agency for these services; and

WHEREAS, H & M has the qualifications and experience in governmental accounting; and has been acting in this financial capacity at the Agency for the last two years; and

WHEREAS, the anticipated term of this contract is one (1) year commencing November 1, 2017 through October 31, 2018; and

WHEREAS, the cost for these services will be in an amount not to exceed sum of \$40,000; and


WHEREAS, funds are available from Jersey City Redevelopment Agency resources pursuant to the provisions of N.J.A.C. 5:30-5.4; and

WHEREAS, pursuant to the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) these services are professional services and therefore exempt from public bidding.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that Contract No. 17-10-BA2 for internal accounting and financial services be awarded to Hodulik & Morrison, PA in an amount not to exceed \$40,000, exclusive of any additional hourly charges, which may be authorized by the Executive Director but which should not exceed \$1,500 without the prior approval of the Board of Commissioners.

BE IT FURTHER RESOLVED that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to carry out the purposes of this Resolution subject to the review and approval of the Agency's General Counsel.

BE IT FURTHER RESOLVED that notice of the award of this contract shall be published in a newspaper of general circulation in accordance with N.J.S.A. 40A:11-5(1)(a)(I).


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of October 17, 2017.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene				✓
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera				✓
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
BENJAMIN DELISLE TO ATTEND THE RG3 CONFERENCE IN
PHILADELPHIA, PA ON NOVEMBER 1-3, 2017**

WHEREAS, the 2017 RG3 Conference will be held on November 1-3, 2017 in Philadelphia, PA; and

WHEREAS, Benjamin Delisle, Director of Development has requested to attend the Conference; and

WHEREAS, the Executive Director has approved Mr. Delisle's attendance; and

WHEREAS, will include overnight accommodations, meals, travel and therefore, a "per diem" will be issued.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that it here by approves Benjamin Delisle to attend the 2017 RG3 Conference on November 1-3, 2017.



Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of October 17, 2017.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene				✓
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera				✓
Darwin R. Ona	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH THE CITY OF BAYONNE FOR THE TRANSFER OF PROPERTY COMMONLY KNOWN AS THE ROUTE 440 ACCESS ROAD

WHEREAS, the City of Bayonne owns certain real property (Block 26704, Lots 4 &5, Block 27804, Lot 13, & Block 28401, Lot 40) running North from West 63rd Street, Bayonne (a/k/a the Route 440 Access Road) extending north past Danforth Avenue, Jersey City (the “Property”); and

WHEREAS, Bayonne’s “Force Main” pipeline is used to deliver sewage for treatment and runs underneath the Property (the “Pipeline”); and

WHEREAS, the City of Bayonne does not use the area above or adjacent to the Pipeline but must, nonetheless, maintain the areas above and adjacent to the Property at the sole cost and expense of Bayonne; and

WHEREAS, the Agency, acting on behalf of the City of Jersey City (the “City”), has expressed interest in acquiring the Property for the development of a portion of the Morris Canal Greenway (the “Project”), which the City would maintain, thereby benefitting the residents of Bayonne and Jersey City who would utilize the Project; and

WHEREAS, the Agency intends to acquire the Property as replacement land for parkland currently listed on the City of Jersey City Recreation and Open Space Inventory (ROSI) in accordance with Green Acres Rules NJAC 7:36-26.10(d)2.ii.(3); and

WHEREAS, at a public meeting of the Bayonne Municipal Utilities Authority conducted on May 4, 2015, the BMUA adopted a resolution (the “Seller’s Resolution”) expressing support for the Project and authorizing the BMUA to negotiate the terms of an Agreement with the City with respect to same; and

WHEREAS, the Parties desire to set forth their agreement in a comprehensive document setting forth their mutual understanding; and

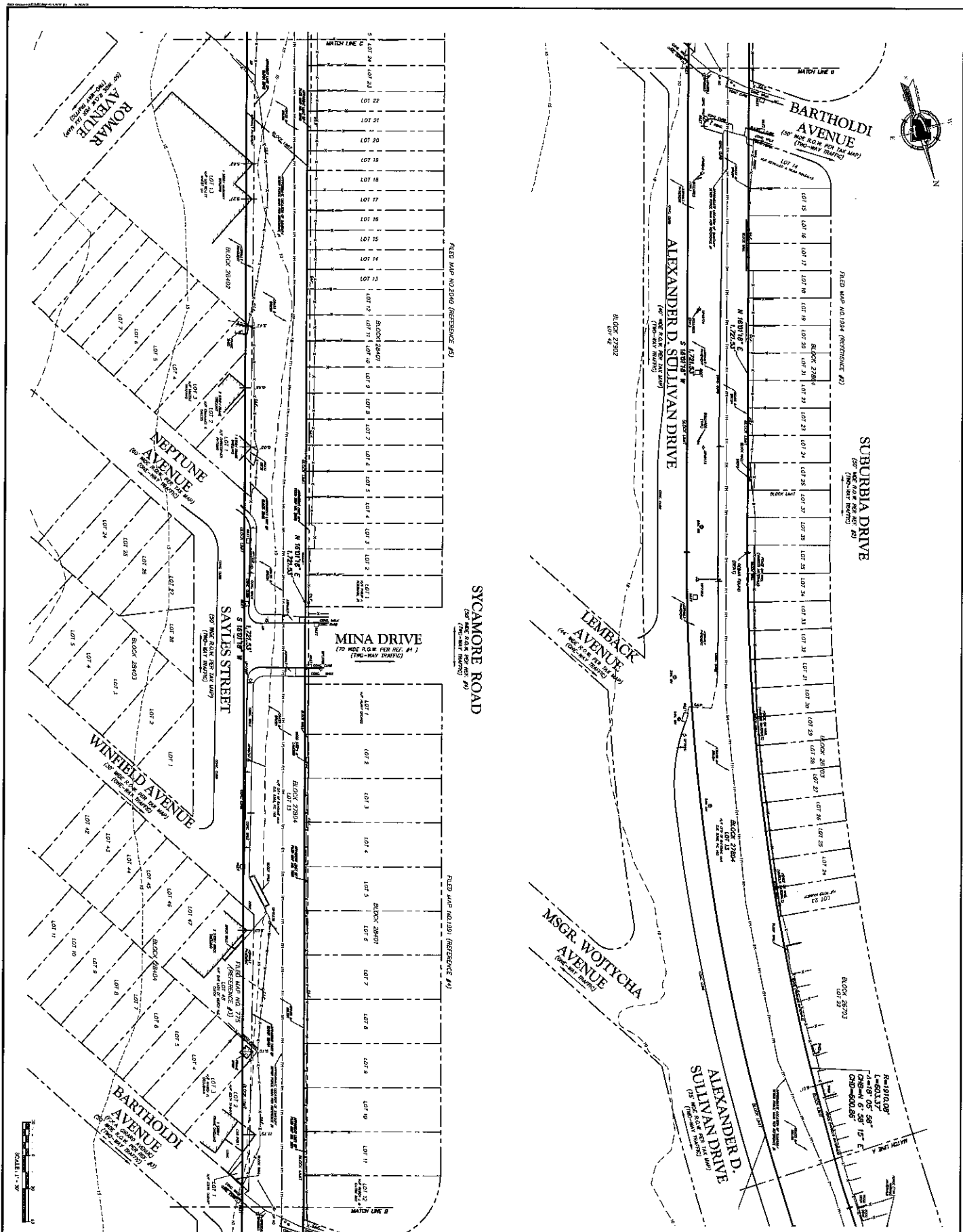
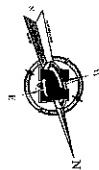
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the above recitations are incorporated herein as if set forth at length; authorization be and is hereby given to the Agency to negotiate and enter into a Purchase and Sale Agreement with the City of Bayonne for the transfer of the Property.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

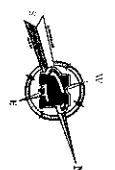
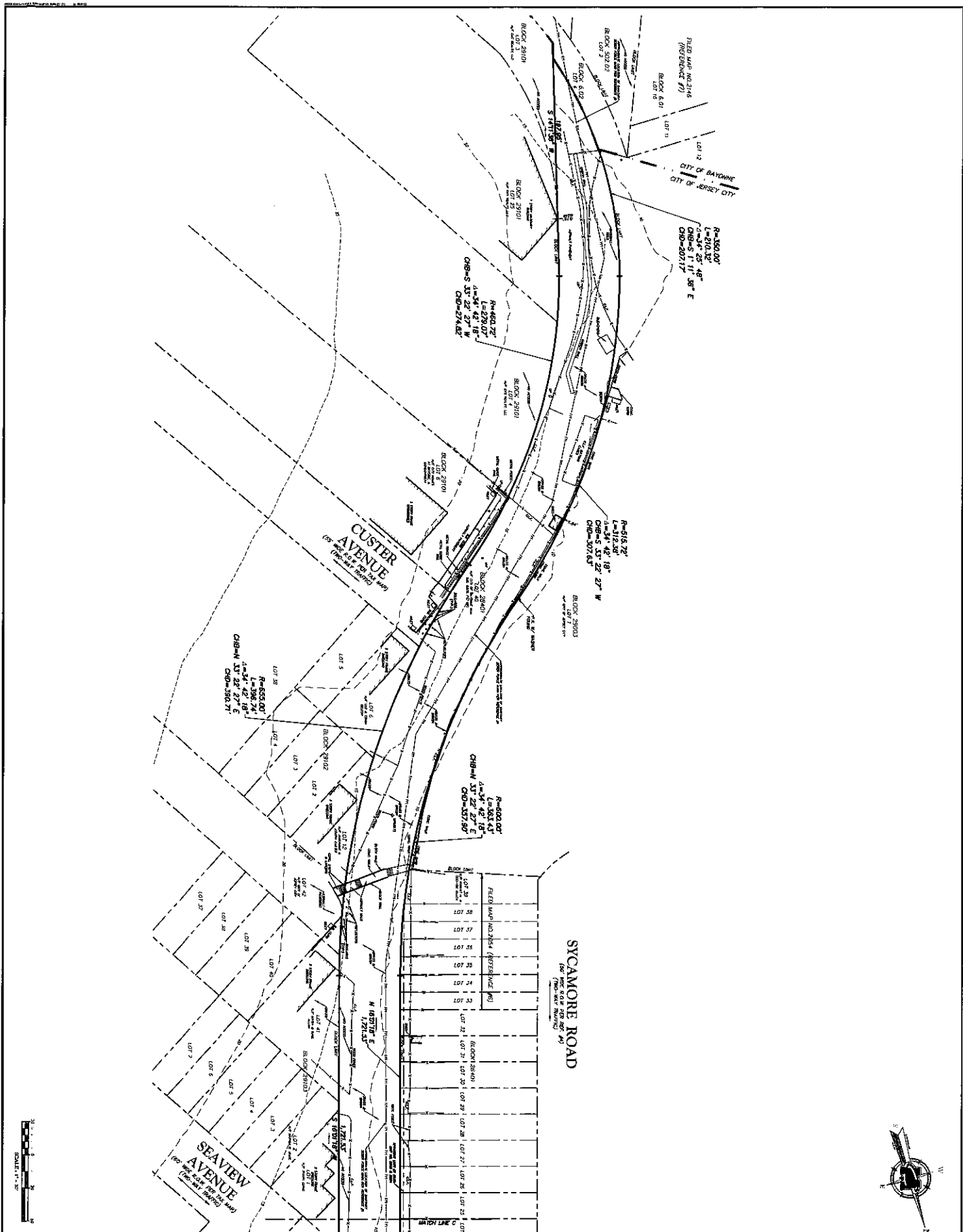

Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of October 17, 2017.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Borwn	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene				✓
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera				✓
Darwin R. Ona	✓			



		PREPARED BY: JEFFREY D. BINCE SURVEYOR 1000 N. 10TH ST., SUITE 200 PHILADELPHIA, PA 19107 TEL: 215-592-1234 FAX: 215-592-1235 WWW.MASERPA.COM	
BOUNDARY SURVEY 2 of 3		BLOCK 2904, LOTS 1-45 BLOCK 2905, LOTS 1-45 CITY OF JERSEY CITY HUDSON/JERSEY JERSEY CITY REDEVELOPMENT AGENCY	
REFERENCE MAP NO. 104 (REFERENCE #1) REFERENCE MAP NO. 104 (REFERENCE #2) REFERENCE MAP NO. 104 (REFERENCE #3) REFERENCE MAP NO. 104 (REFERENCE #4)		REFERENCE MAP NO. 104 (REFERENCE #5) REFERENCE MAP NO. 104 (REFERENCE #6) REFERENCE MAP NO. 104 (REFERENCE #7) REFERENCE MAP NO. 104 (REFERENCE #8)	
REFERENCE MAP NO. 104 (REFERENCE #9) REFERENCE MAP NO. 104 (REFERENCE #10) REFERENCE MAP NO. 104 (REFERENCE #11) REFERENCE MAP NO. 104 (REFERENCE #12)		REFERENCE MAP NO. 104 (REFERENCE #13) REFERENCE MAP NO. 104 (REFERENCE #14) REFERENCE MAP NO. 104 (REFERENCE #15) REFERENCE MAP NO. 104 (REFERENCE #16)	

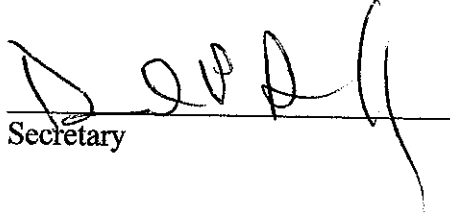


<p>MASER Professional Surveying & Mapping 1000 N. 10th Street, Suite 100 Jersey City, NJ 07310 Tel: 201-734-1100 Fax: 201-734-1101 www.maser.com</p>	<p>BOUNDARY SURVEY</p>	<p>3 of 3</p>

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE
LIST AS OF OCTOBER 17, 2017**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of October 17, 2018.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of October 17, 2018 be approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated October 17, 2017.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene				✓
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera				✓
Darwin R. Ona	✓			

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
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	9/22/2017	4/6/2017	4080922	Legal Services - Point Capital/Suydam Avenue	\$4,625.34	\$0.00		\$4,625.34
ARCHER & GREINER, P.C.	9/22/2017	5/2/2017	4083831	Legal Services - Point Capital/Suydam Avenue	\$17,733.76	\$0.00		\$17,733.76
ARCHER & GREINER, P.C.	9/22/2017	6/6/2017	4087536	Legal Services - Point Capital/Suydam Avenue	\$12,248.46	\$0.00		\$12,248.46
ARCHER & GREINER, P.C.	9/22/2017	7/6/2017	4090121	Legal Services - Point Capital/Suydam Avenue	\$4,000.00	\$0.00		\$4,000.00
ARCHER & GREINER, P.C.	9/22/2017	9/5/2017	4096439	Legal Services - Point Capital/Suydam Avenue	\$9,758.10	\$0.00		\$9,758.10
ARCHER & GREINER, P.C.	9/22/2017	9/5/2017	4096441	Legal Services - LMD #13 Urban Knwl to FDA	\$3,577.29	\$0.00		\$3,577.29
ARCHER & GREINER, P.C.	9/22/2017	9/5/2017	4096442	Legal Services - MGILIC Journal Sq JC, LLC	\$601.12	\$0.00		\$601.12
ARCHER & GREINER, P.C.	9/22/2017	9/5/2017	4096443	Legal Services - Ash Street Revopment	\$420.00	\$0.00		\$420.00
ARCHER & GREINER, P.C.	9/22/2017	9/5/2017	4096444	Legal Services - 199 Woodward	\$1,347.50	\$0.00		\$1,347.50
ARCHER & GREINER, P.C.	9/22/2017	9/11/2017	4098261	Legal Services - 423 Grand Street	\$1,050.00	\$0.00		\$1,050.00
				Totals for ARCHER & GREINER, P.C.:	\$55,361.57	\$0.00		\$55,361.57
				GRAND TOTALS:	\$55,361.57	\$0.00		\$55,361.57

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today
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: Today (9/22/2017)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include all Banks
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
BANK OF AMERICA, N.A.								
BANK OF AMERICA, N.A.	9/21/2017	9/21/2017	Closing	Closing - 142 Boyd Avenue	\$52,500.00	\$0.00		\$52,500.00
				Totals for BANK OF AMERICA, N.A.:	\$52,500.00	\$0.00		\$52,500.00
				GRAND TOTALS:	\$52,500.00	\$0.00		\$52,500.00

Jersey City Redevelopment Agency Cash Requirements Report

- Report name: Invoice Due Today
- 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: Today (9/21/2017)
- Include all Post Statuses
- Include all Invoices
- Include all Vendors
- Include all Banks
- Include all Invoice Attributes
- Include all Vendor Attributes

Jersey City Redevelopment Agency Cash Requirements Report October 17, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
66 YORK STREET, LLC								
66 YORK STREET, LLC	10/17/2017	10/6/2017	November	Electric Utility Pymt	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	10/17/2017	9/25/2017	November	Rent Payment for 66 York Street	\$9,616.09	\$0.00		\$9,616.09
66 YORK STREET, LLC	10/17/2017	10/6/2017	November	Monthly Operating Expenses	\$150.00	\$0.00		\$150.00
				Totals for 66 YORK STREET, LLC:	\$10,414.61	\$0.00		\$10,414.61
ALAIMO GROUP								
ALAIMO GROUP	10/17/2017	8/31/2017	099515	Engineering Planning Svcs - JC Greenway/Act	\$4,605.00	\$0.00		\$4,605.00
				Totals for ALAIMO GROUP:	\$4,605.00	\$0.00		\$4,605.00
ALARM & COMMUNICATION TECHNOLOGIES								
ALARM & COMMUNICATION TECH	10/17/2017	10/2/2017	17Q3436	Fire Alarm Monitoring - Annual Fee/665 Ocea	\$375.00	\$0.00		\$375.00
				Totals for ALARM & COMMUNICATION TECHNOLOGIES:	\$375.00	\$0.00		\$375.00
BENJAMIN DELISLE								
BENJAMIN DELISLE	10/17/2017	10/11/2017	Per Diem	Attendance at RE3 in Philadelphia, PA	\$330.00	\$0.00		\$330.00
BENJAMIN DELISLE	10/17/2017	9/23/2017	EYE	Eye Glasses Reimbursement	\$100.00	\$0.00		\$100.00
BENJAMIN DELISLE	10/17/2017	10/17/2017	Sept & Oct	Travel Expenses	\$146.44	\$0.00		\$146.44
				Totals for BENJAMIN DELISLE:	\$576.44	\$0.00		\$576.44
BROWNFIELD SCIENCE & TECHNOLOGY								
BROWNFIELD SCIENCE & TECHNO	10/17/2017	9/30/2017	764-09.17	Turnkey Redevelopment Area - Ocean & Dwig	\$5,798.55	\$0.00		\$5,798.55
				Totals for BROWNFIELD SCIENCE & TECHNOLOGY:	\$5,798.55	\$0.00		\$5,798.55
CENTRAL PARKING SYSTEM								
CENTRAL PARKING SYSTEM	10/17/2017	10/6/2017	November	Parking for 15 Spaces at Harborside 4A	\$1,875.50	\$0.00		\$1,875.50
				Totals for CENTRAL PARKING SYSTEM:	\$1,875.50	\$0.00		\$1,875.50
CME ASSOCIATES								
CME ASSOCIATES	10/17/2017	10/13/2017	0213979	Redevelopment Planning Svcs Area in need of	\$3,937.50	\$0.00		\$3,937.50
				Totals for CME ASSOCIATES:	\$3,937.50	\$0.00		\$3,937.50
Colonial Life								
Colonial Life	10/17/2017	10/1/2017	October	Insurance Plan - Accident / BCN: E4830766	\$115.14	\$0.00		\$115.14
				Totals for Colonial Life:	\$115.14	\$0.00		\$115.14
COMCAST								
COMCAST	10/17/2017	9/28/2017	66 York St	Comcast Business Cable	\$144.78	\$0.00		\$144.78
COMCAST	10/17/2017	9/16/2017	September	665 Ocean Avenue	\$229.70	\$0.00		\$229.70
				Totals for COMCAST:	\$374.48	\$0.00		\$374.48
COSTAR REALTY INFORMATION, INC.								
COSTAR REALTY INFORMATION, I	10/17/2017	10/9/2017	105457697	Property Professional Services	\$467.91	\$0.00		\$467.91
				Totals for COSTAR REALTY INFORMATION, INC.:	\$467.91	\$0.00		\$467.91

Jersey City Redevelopment Agency

Cash Requirements Report

October 17, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	10/17/2017	10/6/2017	November	Monthly Maintenance Fee	\$145.88	\$0.00		\$145.88
Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:					\$145.88	\$0.00		\$145.88
DAVID P. DONNELLY								
DAVID P. DONNELLY	10/17/2017	10/12/2017	Travel Expense	September & October Expenses	\$619.78	\$0.00		\$619.78
Totals for DAVID P. DONNELLY:					\$619.78	\$0.00		\$619.78
DIANA JEFFREY								
DIANA JEFFREY	10/17/2017	9/29/2017	Reimbursement	Dental for Dependent	\$250.00	\$0.00		\$250.00
Totals for DIANA JEFFREY:					\$250.00	\$0.00		\$250.00
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGMT	10/17/2017	9/19/2017	10902	Environmental Services - Mill Creek	\$6,740.50	\$0.00		\$6,740.50
DRESDNER ROBIN ENVIRON MGMT	10/17/2017	9/19/2017	10922	Environmental Services - Mill Creek	\$12,931.79	\$0.00		\$12,931.79
Totals for DRESDNER ROBIN ENVIRON MGMT:					\$19,672.29	\$0.00		\$19,672.29
ENGENUITY INFRASTRUCTURE, LLC								
ENGENUITY INFRASTRUCTURE, L	10/17/2017	9/30/2017	4	Engineering Consulting - Canal Crossing	\$4,660.30	\$0.00		\$4,660.30
Totals for ENGENUITY INFRASTRUCTURE, LLC:					\$4,660.30	\$0.00		\$4,660.30
ERIC M. BERNSTEIN & ASSOCIATES, LLC								
ERIC M. BERNSTEIN & ASSOCIATES	10/17/2017	9/5/2017	48673	Legal Services - Personnel	\$175.00	\$0.00		\$175.00
ERIC M. BERNSTEIN & ASSOCIATES	10/17/2017	10/3/2017	49350	Legal Services - Personnel	\$52.50	\$0.00		\$52.50
ERIC M. BERNSTEIN & ASSOCIATES	10/17/2017	10/3/2017	49349	Legal Services - Berry Lane	\$192.50	\$0.00		\$192.50
ERIC M. BERNSTEIN & ASSOCIATES	10/17/2017	9/5/2017	48799	Legal Services - Berry Lane	\$4,077.50	\$0.00		\$4,077.50
Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC:					\$4,497.50	\$0.00		\$4,497.50
FEDERAL EXPRESS								
FEDERAL EXPRESS	10/17/2017	10/9/2017	5-953-72466	Overnight Deliveries	\$458.32	\$0.00		\$458.32
Totals for FEDERAL EXPRESS:					\$458.32	\$0.00		\$458.32
FLORIO KENNY RAYVAL, LLP								
FLORIO KENNY RAYVAL, LLP	10/17/2017	3/31/2017	105237	Legal Services - JORA Micos Inquiry	\$31.56	\$0.00		\$31.56
FLORIO KENNY RAYVAL, LLP	10/17/2017	1/31/2017	104164	Legal Services - 125 Monitor Street	\$192.50	\$0.00		\$192.50
Totals for FLORIO KENNY RAYVAL, LLP:					\$224.06	\$0.00		\$224.06
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	10/17/2017	9/12/2017	38172	Legal Services - 35 Dwight Street	\$70.00	\$0.00		\$70.00
GLUCK WALRATH LLP	10/17/2017	9/12/2017	38173	Legal Services - 9 Myrtle	\$35.00	\$0.00		\$35.00
GLUCK WALRATH LLP	10/17/2017	9/12/2017	38178	Legal Services - 346-366 Palisade	\$542.50	\$0.00		\$542.50
GLUCK WALRATH LLP	10/17/2017	9/12/2017	38175	Legal Services - 248 GGrove Street	\$367.50	\$0.00		\$367.50
GLUCK WALRATH LLP	10/17/2017	10/11/2017	201 New York Ave	Acquisition Funds - 201 New York Avenue	\$100,000.00	\$0.00		\$100,000.00
GLUCK WALRATH LLP	10/17/2017	9/12/2017	38179	Legal Services - 461 Palisade Avenue	\$175.00	\$0.00		\$175.00
GLUCK WALRATH LLP	10/17/2017	9/12/2017	38176	Legal Services - 671 Palisade Avenue	\$577.50	\$0.00		\$577.50

Jersey City Redevelopment Agency Cash Requirements Report October 17, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
GLUCK WALRATH LLP	10/17/2017	9/12/2017	38174	Legal Services - 142 Boyd Avenue	\$2,050.00	\$0.00		\$2,050.00
GLUCK WALRATH LLP	10/17/2017	9/12/2017	38177	Legal Services - 201 New York Avenue	\$577.50	\$0.00		\$577.50
				Totals for GLUCK WALRATH LLP:	\$104,395.00	\$0.00		\$104,395.00
GOVERNANCE & FISCAL AFFAIRS, LLC								
GOVERNANCE & FISCAL AFFAIRS, LLC	10/17/2017	10/1/2017	1056	Purchasing Consultancy	\$1,350.00	\$0.00		\$1,350.00
				Totals for GOVERNANCE & FISCAL AFFAIRS, LLC:	\$1,350.00	\$0.00		\$1,350.00
HODULIK & MORRISON, PA								
HODULIK & MORRISON, PA	10/17/2017	10/12/2017	3rd QTR	TRFDP and CFO/Comptroller Svcs 7/1/17 - 9	\$16,250.00	\$0.00		\$16,250.00
				Totals for HODULIK & MORRISON, PA:	\$16,250.00	\$0.00		\$16,250.00
HOME DEPOT CREDIT SERVICES								
HOME DEPOT CREDIT SERVICES	10/17/2017	9/21/2017	7050277	665 Ocean Avenue	\$14.76	\$0.00		\$14.76
				Totals for HOME DEPOT CREDIT SERVICES:	\$14.76	\$0.00		\$14.76
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	10/17/2017	9/26/2017	1288486	Recording Fee: Declaration of Emcunbrance -	\$31.00	\$0.00		\$31.00
HUDSON COUNTY REGISTER	10/17/2017	9/20/2017	1286723	Recording Fee: Quitclaim Deed ISC, LLC to J	\$31.00	\$0.00		\$31.00
				Totals for HUDSON COUNTY REGISTER:	\$62.00	\$0.00		\$62.00
HUDSON REALTY ABSTRACT CO.								
HUDSON REALTY ABSTRACT CO.	10/17/2017	9/12/2017	HR32446	Title/Tax Search - 627 Grand Street	\$220.00	\$0.00		\$220.00
				Totals for HUDSON REALTY ABSTRACT CO.:	\$220.00	\$0.00		\$220.00
HUDSON REPORTER ASSOC. LP								
HUDSON REPORTER ASSOC. LP	10/17/2017	9/30/2017	September	Legal Advertising - Public Notice	\$88.20	\$0.00		\$88.20
				Totals for HUDSON REPORTER ASSOC. LP:	\$88.20	\$0.00		\$88.20
IN-LINE AIR CONDITIONING CO.,								
IN-LINE AIR CONDITIONING CO.,	10/17/2017	9/11/2017	0000045737	Betz - Replace Crankcase heater for Rm 312	\$841.37	\$0.00		\$841.37
IN-LINE AIR CONDITIONING CO.,	10/17/2017	9/8/2017	0000045721	Betz - Leak Check & Repair Unit for Rm 116	\$1,585.43	\$0.00		\$1,585.43
				Totals for IN-LINE AIR CONDITIONING CO.,:	\$2,426.80	\$0.00		\$2,426.80
J & B LANDSCAPE, INC.								
J & B LANDSCAPE, INC.	10/17/2017	9/19/2017	26446	Betz - Monthly Maintenance Fee	\$1,097.50	\$0.00		\$1,097.50
				Totals for J & B LANDSCAPE, INC.:	\$1,097.50	\$0.00		\$1,097.50
JC MUNICIPAL UTILITIES AUTHORI								
JC MUNICIPAL UTILITIES AUTHORI	10/17/2017	9/11/2017	665 Ocean Ave	Water Charges - Acct No. 30306348540000	\$114.60	\$0.00		\$114.60
				Totals for JC MUNICIPAL UTILITIES AUTHORI:	\$114.60	\$0.00		\$114.60
JERSEY CITY DEPT. OF PUBLIC WORKS								
JERSEY CITY DEPT. OF PUBLIC WOI	10/17/2017	10/6/2017	Violation	Work Completed: 347-349 MLK	\$706.48	\$0.00		\$706.48
JERSEY CITY DEPT. OF PUBLIC WOI	10/17/2017	9/19/2017	Violation	Work Completed: 97 Dwight Street	\$1,026.30	\$0.00		\$1,026.30

Jersey City Redevelopment Agency Cash Requirements Report October 17, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
JERSEY CITY DEPT. OF PUBLIC WO	10/17/2017	9/12/2017	Violation	Work Completed: 683 Ocean Avenue	\$2,349.60	\$0.00		\$2,349.60
JERSEY CITY DEPT. OF PUBLIC WO	10/17/2017	9/28/2017	Violation	Work Completed: 254 MLK	\$699.05	\$0.00		\$699.05
Totals for JERSEY CITY DEPT. OF PUBLIC WORKS:					<u>\$4,781.43</u>	<u>\$0.00</u>		<u>\$4,781.43</u>
JOHNNY ON THE SPOT, LLC								
JOHNNY ON THE SPOT, LLC	10/17/2017	9/27/2017	0000365166	Berry Lane Park - 1000 Garfield Ave	\$229.18	\$0.00		\$229.18
JOHNNY ON THE SPOT, LLC	10/17/2017	9/19/2017	0000361461	Berry Lane Park - 1000 Garfield Ave	\$685.31	\$0.00		\$685.31
Totals for JOHNNY ON THE SPOT, LLC:					<u>\$914.49</u>	<u>\$0.00</u>		<u>\$914.49</u>
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLF	10/17/2017	8/31/2017	5046	Legal Services - 311 - 315 MLK	\$2,749.20	\$0.00		\$2,749.20
Totals for KINNEY LISOVICZ REILLY & WOLFF PC:					<u>\$2,749.20</u>	<u>\$0.00</u>		<u>\$2,749.20</u>
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	10/17/2017	8/28/2017	149053	Legal Services - 25 Patisside	\$8,542.15	\$0.00		\$8,542.15
MCMANIMON, SCOTLAND & BAU	10/17/2017	9/27/2017	149527	Legal Services - 125 Monitor St	\$1,298.15	\$0.00		\$1,298.15
MCMANIMON, SCOTLAND & BAU	10/17/2017	9/27/2017	149534	Legal Services - Journal Sq - RABS	\$979.92	\$0.00		\$979.92
MCMANIMON, SCOTLAND & BAU	10/17/2017	9/27/2017	149539	Legal Services - Johnston Station	\$923.18	\$0.00		\$923.18
MCMANIMON, SCOTLAND & BAU	10/17/2017	9/27/2017	149514	Legal Services - Journal Square	\$910.00	\$0.00		\$910.00
MCMANIMON, SCOTLAND & BAU	10/17/2017	9/27/2017	149547	Legal Services - West Campus - KKF 5B	\$522.20	\$0.00		\$522.20
MCMANIMON, SCOTLAND & BAU	10/17/2017	9/27/2017	149518	Legal Services - G & S Forest City	\$688.56	\$0.00		\$688.56
MCMANIMON, SCOTLAND & BAU	10/17/2017	9/27/2017	149536	Legal Services - Whitlock Mills	\$4,443.18	\$0.00		\$4,443.18
MCMANIMON, SCOTLAND & BAU	10/17/2017	9/27/2017	149526	Legal Services - Berry Lane Park	\$367.50	\$0.00		\$367.50
MCMANIMON, SCOTLAND & BAU	10/17/2017	9/27/2017	149522	Legal Services - PPG Redevelopment	\$2,090.04	\$0.00		\$2,090.04
MCMANIMON, SCOTLAND & BAU	10/17/2017	9/27/2017	149548	Legal Services - Argent - Aetna	\$962.50	\$0.00		\$962.50
MCMANIMON, SCOTLAND & BAU	10/17/2017	9/27/2017	149532	Legal Services - Argent Venture/Johnston Vie	\$3,156.45	\$0.00		\$3,156.45
MCMANIMON, SCOTLAND & BAU	10/17/2017	9/27/2017	149044	Legal Services - Liberty Science Center Projec	\$402.50	\$0.00		\$402.50
MCMANIMON, SCOTLAND & BAU	10/17/2017	8/28/2017	149554	Legal Services - TRFDP Jackson Green	\$153.18	\$0.00		\$153.18
MCMANIMON, SCOTLAND & BAU	10/17/2017	8/28/2017	149058	Legal Services - Liberty Harbor Holding/Park,	\$279.95	\$0.00		\$279.95
MCMANIMON, SCOTLAND & BAU	10/17/2017	9/27/2017	149530	Legal Services - 101 Newark	\$225.65	\$0.00		\$225.65
MCMANIMON, SCOTLAND & BAU	10/17/2017	9/27/2017	149549	Legal Services - Exchange Place SID	\$395.02	\$0.00		\$395.02
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:					<u>\$26,340.13</u>	<u>\$0.00</u>		<u>\$26,340.13</u>
METLIFE								
METLIFE	10/17/2017	9/25/2017	11/3/17	Deferred Salary Per Attached	\$550.00	\$0.00		\$550.00
METLIFE	10/17/2017	9/25/2017	11/17/17	Deferred Salary Per Attached	\$550.00	\$0.00		\$550.00
Totals for METLIFE:					<u>\$1,100.00</u>	<u>\$0.00</u>		<u>\$1,100.00</u>
MILK Urban Renewal JV Partnership								
MLK Urban Renewal JV Partnership	10/17/2017	9/25/2017	September	HUB Rent Pymt for City of Jersey City	\$2,474.46	\$0.00		\$2,474.46
Totals for MLK Urban Renewal JV Partnership:					<u>\$2,474.46</u>	<u>\$0.00</u>		<u>\$2,474.46</u>
MODULAR SPACE CORPORATION								
MODULAR SPACE CORPORATION	10/17/2017	9/17/2017	502166203	Trailer Rental - Berry Lane Park	\$590.75	\$0.00		\$590.75

Jersey City Redevelopment Agency

Cash Requirements Report October 17, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MOISHES MOVING SYSTEMS								
MOISHES MOVING SYSTEMS	10/17/2017	10/6/2017	November	Storage Spac at Dey Space	\$700.00	\$0.00		\$700.00
Totals for MODULAR SPACE CORPORATION:					\$590.75	\$0.00		\$590.75
MYKL, LLC								
MYKL, LLC	10/17/2017	9/1/2017	429	Legal Services - Black Bear	\$440.00	\$0.00		\$440.00
MYKL, LLC	10/17/2017	9/1/2017	431	Legal Services - 323 and 325 Pine Street	\$852.50	\$0.00		\$852.50
MYKL, LLC	10/17/2017	9/1/2017	430	Legal Services - 424 Whiron LLC	\$935.00	\$0.00		\$935.00
Totals for MYKL, LLC:					\$2,227.50	\$0.00		\$2,227.50
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	10/17/2017	9/26/2017	23435	Financial Advisory Services - NICU	\$185.00	\$0.00		\$185.00
Totals for NW FINANCIAL GROUP, LLC:					\$185.00	\$0.00		\$185.00
PHILLIPS,PREISS GRYGIEL, LLC								
PHILLIPS,PREISS GRYGIEL, LLC	10/17/2017	8/31/2017	25047	Relocation Assitance - 239 Suydam Avenue	\$270.00	\$0.00		\$270.00
Totals for PHILLIPS,PREISS GRYGIEL, LLC:					\$270.00	\$0.00		\$270.00
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	10/17/2017	9/22/2017	17,597.6	Environmental Services - 125 Monitor St	\$10,347.27	\$0.00		\$10,347.27
Totals for POTOMAC-HUDSON ENVIRONMENTAL I:					\$10,347.27	\$0.00		\$10,347.27
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	10/17/2017	9/15/2017	665 Ocean	Services at 665 Ocean Avenue - Apt 2A	\$28.15	\$0.00		\$28.15
PUBLIC SERVICE ELECTRIC & GAS	10/17/2017	9/15/2017	665 Ocean	Services at 665 Ocean Avenue - Office B	\$507.04	\$0.00		\$507.04
PUBLIC SERVICE ELECTRIC & GAS	10/17/2017	9/15/2017	665 Ocean	Servics at 665 Ocean Avenue - HSE	\$463.41	\$0.00		\$463.41
PUBLIC SERVICE ELECTRIC & GAS	10/17/2017	9/15/2017	152 MLK	Services at 152 MLK Drive	\$103.21	\$0.00		\$103.21
PUBLIC SERVICE ELECTRIC & GAS	10/17/2017	9/15/2017	152 MLK	Services at 152 MLK Drive - Office	\$195.70	\$0.00		\$195.70
PUBLIC SERVICE ELECTRIC & GAS	10/17/2017	9/15/2017	152 MLK	Services at 152 MLK Drive - HS	\$51.96	\$0.00		\$51.96
PUBLIC SERVICE ELECTRIC & GAS	10/17/2017	9/15/2017	152 MLK	Services at 152 MLK Drive - Apt 1	\$24.81	\$0.00		\$24.81
PUBLIC SERVICE ELECTRIC & GAS	10/17/2017	9/15/2017	665 Ocean	Services at 665 Ocean Avenue - Apt 3B	\$57.49	\$0.00		\$57.49
PUBLIC SERVICE ELECTRIC & GAS	10/17/2017	9/15/2017	665 Ocean	Services at 665 Ocean Avenue - Apt 2B	\$30.99	\$0.00		\$30.99
PUBLIC SERVICE ELECTRIC & GAS	10/17/2017	9/15/2017	665 Ocean	Services at 665 Ocean Avenue - Apt 3C	\$79.68	\$0.00		\$79.68
PUBLIC SERVICE ELECTRIC & GAS	10/17/2017	9/15/2017	665 Ocean	Services at 665 Ocean Avenue - Office A	\$25.98	\$0.00		\$25.98
PUBLIC SERVICE ELECTRIC & GAS	10/17/2017	9/15/2017	152 MLK	Services at 152 MLK Drive - Apt 3	\$507.04	\$0.00		\$507.04
PUBLIC SERVICE ELECTRIC & GAS	10/17/2017	9/15/2017	152 MLK	Services at 152 MLK Drive - Apt 2	\$24.81	\$0.00		\$24.81
PUBLIC SERVICE ELECTRIC & GAS	10/17/2017	9/15/2017	407 Ocean	Services at 407 Ocean Avenue - FL 3	\$11.88	\$0.00		\$11.88
PUBLIC SERVICE ELECTRIC & GAS	10/17/2017	9/15/2017	407 Ocean	Services at 407 Ocean Avenue - FL 3	\$22.42	\$0.00		\$22.42
PUBLIC SERVICE ELECTRIC & GAS	10/17/2017	9/15/2017	405 Ocean	Services at 405 Ocean Avenue - HSE	\$43.68	\$0.00		\$43.68
PUBLIC SERVICE ELECTRIC & GAS	10/17/2017	9/15/2017	405 Ocean	Services at 407 Ocean Avenue - FL 3	\$38.20	\$0.00		\$38.20
PUBLIC SERVICE ELECTRIC & GAS	10/17/2017	9/15/2017	405 Ocean	Services at 407 Ocean Avenue - Office	\$57.53	\$0.00		\$57.53
PUBLIC SERVICE ELECTRIC & GAS	10/17/2017	9/15/2017	292 MLK	Services at 292 MLK Drive - FL 1	\$46.12	\$0.00		\$46.12

Jersey City Redevelopment Agency

Cash Requirements Report October 17, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
TWIN ROCKS SPRING WATER	10/17/2017	9/20/2017	1102670	Water Cooler Rental	\$6.50	\$0.00		\$6.50
				Totals for TWIN ROCKS SPRING WATER:	\$6.50	\$0.00		\$6.50
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNT	10/17/2017	10/16/2017	September 2017	Professional Mgmt of Social Services Progra	\$2,600.00	\$0.00		\$2,600.00
				Totals for UNITED WAY OF HUDSON COUNTY:	\$2,600.00	\$0.00		\$2,600.00
VALUE RESEARCH GROUP, LLC								
VALUE RESEARCH GROUP, LLC	10/17/2017	9/28/2017	18735	Real Estate Appraisal - Malave, Jose & John	\$825.00	\$0.00		\$825.00
				Totals for VALUE RESEARCH GROUP, LLC:	\$825.00	\$0.00		\$825.00
VERIZON								
VERIZON	10/17/2017	9/23/2017	9793370861	Agency's Cell Phones	\$364.65	\$0.00		\$364.65
				Totals for VERIZON:	\$364.65	\$0.00		\$364.65
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	10/17/2017	9/13/2017	147828803	Office Supplies	\$8.67	\$0.00		\$8.67
W. B. MASON CO., INC.	10/17/2017	10/4/2017	148405257	Office Supplies	\$359.00	\$0.00		\$359.00
				Totals for W. B. MASON CO., INC.:	\$367.67	\$0.00		\$367.67
WILLIAM J. GUARINI, INC.								
WILLIAM J. GUARINI, INC.	10/17/2017	9/12/2017	WG31082	Replaced 2 broken basket strainers on sink - 1	\$364.98	\$0.00		\$364.98
				Totals for WILLIAM J. GUARINI, INC.:	\$364.98	\$0.00		\$364.98
WORKZONE, LLC								
WORKZONE, LLC	10/17/2017	9/20/2017	27854	WorkZone License and Hosting Fee	\$900.00	\$0.00		\$900.00
				Totals for WORKZONE, LLC:	\$900.00	\$0.00		\$900.00
XEROX CORPORATION								
XEROX CORPORATION	10/17/2017	9/20/2017	090574118	Printer - Ser. #MXO-009951	\$224.09	\$0.00		\$224.09
				Totals for XEROX CORPORATION:	\$224.09	\$0.00		\$224.09
GRAND TOTALS:					\$261,679.56	\$0.00		\$261,679.56

Jersey City Redevelopment Agency

Cash Requirements Report

October 17, 2017 Board Meeting

Report name: October Bd Meeting

Show invoices open as of today

Do not include invoices scheduled to be generated

Calculate discounts as of today

Include all invoice dates

Include all post dates

Include these due dates: 10/17/2017 to 10/17/2017

Include all Post Statuses

Include all Invoices

Include all Vendors

Include all Banks

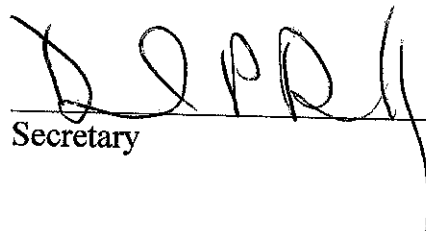
Include all Invoice Attributes

Include all Vendor Attributes

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING THE
PERSONNEL LIST AS OF OCTOBER 17, 2017**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of October 17, 2017.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of October 17, 2017 be approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners adopted at their Meeting dated October 17, 2017.

NAME	AYE	NAY	ABSTAIN	ABSENT
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene				✓
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera				✓
Darwin R. Ona	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF MGLLC JOURNAL SQUARE JERSEY CITY LLC AS REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 9403, LOT 16 IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

WHEREAS, at its meeting of October 18, 2016 the Jersey City Redevelopment Agency Board of Commissioners designated MGLLC Journal Square Jersey City LLC as Redeveloper for property located within the Journal Square 2060 Redevelopment Area which designation was subsequently extended; and

WHEREAS, said designation was for the construction of a mixed use project on property owned by them; and

WHEREAS, the project is slated to include retail and/or restaurant uses on the ground floor and lower lobby level, office use on floors 2-5 and residential rental apartments on floors 6-25; and

WHEREAS, Redeveloper has requested an extension of its designation so that they may finalized the Redevelopment Agreement; and

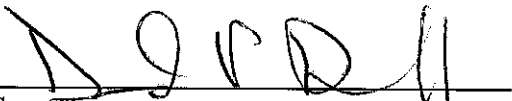
WHEREAS, staff deems it appropriate to extend the designation for a period of 60 days to expire on December 31, 2017 with an additional 30 day extension at the sole discretion of the Agency's Executive Director.

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

- 1) the above recitations are incorporated herein as if set forth at length;

- 2) The designation of MGLLC Journal Square Jersey City LLC as Redeveloper for property owned by them located at Block 9403 Lot 16 is hereby extended until December 31, 2017 with an additional 30 day extension at the sole discretion of the Agency's Executive Director.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of October 17, 2017.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene				✓
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera				✓
Darwin R. Ona	✓			

REVISIONS		
DATE	BY	DESCRIPTION
07/20/11	CHRISTOPHER A. AMBROSIO	ISSUED
03/18/11	LIEPINS & BLOCK	LOI
03/18/11	ISSUED	ISSUED
03/18/11	ISSUED	ISSUED
03/18/11	ISSUED	ISSUED
03/18/11	ISSUED	ISSUED
03/18/11	ISSUED	ISSUED
03/18/11	ISSUED	ISSUED
03/18/11	ISSUED	ISSUED
03/18/11	ISSUED	ISSUED
03/18/11	ISSUED	ISSUED
03/18/11	ISSUED	ISSUED

SEE SHEET 94

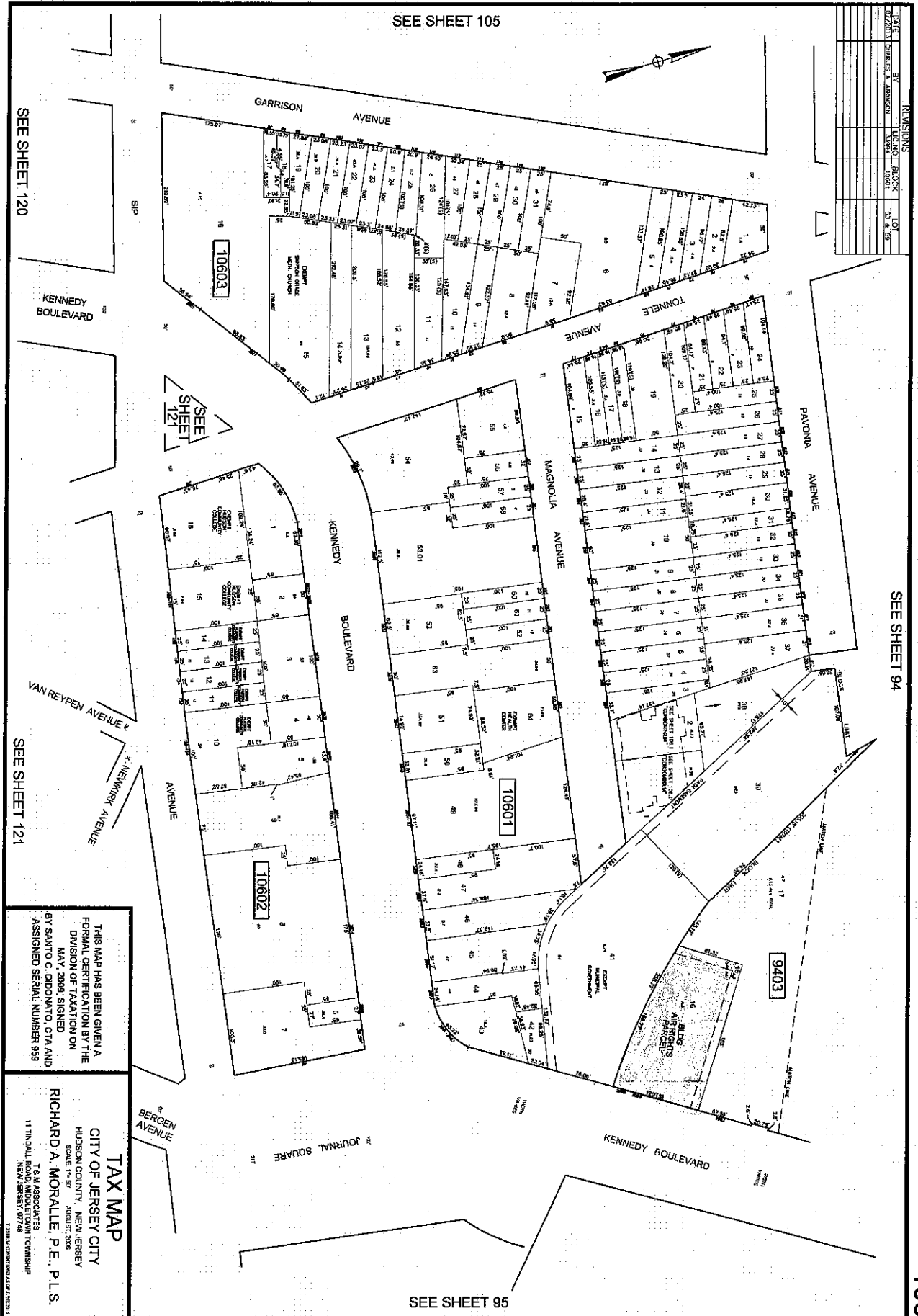
SEE SHEET 105

SEE SHEET 120

SEE SHEET 121

SEE SHEET 121

SEE SHEET 95



THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY 7, 2009, SIGNED BY SAUTO C. DIDONATO, GTA AND ASSIGNED SERIAL NUMBER 899

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE 1" = 50' AUGUST 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 11 FINANCIAL NEW JERSEY, 07102
 2 & 3 ASSOCIATES
 TOWNSHIP

APR - 00474202121000 THE MAP HAS BEEN DRAWN USING COMPASS AZIMUTH DRAWING/DESIGN (CAD/D) AND COORDINATE SYSTEM.