

**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.

  
Secretary

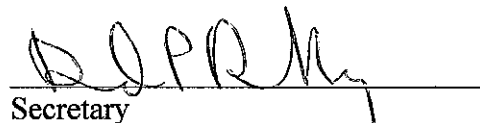
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated January 17, 2017.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman				
Donald R. Brown				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Russell Verducci				

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE MINUTES OF THE REGULAR MEETING  
DATED DECEMBER 20, 2016**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated December 20, 2016 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 January 17, 2016.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman				
Donald R. Brown				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Russell Verducci				

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE MINUTES OF EXECUTIVE SESSION OF  
THE REGULAR MEETING OF DECEMBER 20, 2016**

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

**WHEREAS**, the following issues were discussed: 1) litigation and personnel.

**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 December 20, 2016 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 January 17, 2017

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman				
Donald R. Brown				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Russell Verducci				

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
PROFESSIONAL SERVICES AGREEMENTS WITH ERIC M.  
BERNSTEIN & ASSOCIATES, LLC; McNALLY, YAROS,  
KACZYNSKI & LIME, LLC; GLUCKWALRATH, LLC; ARCHER  
& GREINER, PC; KINSEY, LISOVICZ, REILLY & WOLF; FLORIO  
& KENNY; WANDA CHIN MONAHAN; CHASEN LEYNER  
AND MCMANIMON, SCOTLAND & BAUMANN IN ALL  
PROJECT AREAS**

**WHEREAS**, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) the Agency requires the services of a licensed New Jersey law firm experienced in numerous and varied types of legal practice; and

**WHEREAS**, the Jersey City Redevelopment Agency requires the services of Special Legal Counsels to assist it in complying with the requirements of N.J.S.A. 40A:12A-1 et seq.; and

**WHEREAS**, the Agency is desirous of entering into Professional Services Agreements with Eric M. Bernstein & Associates, LLC of Warren, NJ - \$50,000 (Contract No. 17-01-DJ1); McNally, Yaros, Kaczynski & Lime, LLC of Somerville, NJ - \$50,000 (Contract No. 17-01-DJ2); GluckWalrath, LLC of Trenton, NJ - \$50,000 (Contract No. 17-01-DJ3) ; Archer & Greiner, PC of Red Bank, NJ - \$50,000 (Contract No. 17-01-DJ4; Kinsey, Lisovicz, Reilly & Wolf of Cherry Hill, NJ- \$50,000 (Contract No. 17-01-DJ5); Florio & Kenny of Hoboken, NJ - \$50,000 (Contract No. 17-01-DJ6); Wanda Chin Monahan of Westfield, NJ - \$50,000 (Contract No. 17-01-DJ7); Chasen Leyner of Secaucus, NJ - \$50,000 (Contract No. 17-01-DJ8; and McManimon, Scotland & Baumann of Roseland, NJ - \$100,000 (Contract No. 17-01-DJ9). collectively the "Law Firms;" for the period January 1, 2017 through December 31, 2017; and

**WHEREAS**, the fee for Special Legal Counsel services will be billed at \$175.00 per hour for Agency related fees , with a not to exceed cap of \$50,000 for all firms with the exception of McManimon, Scotland & Baumann, which will cap at \$100,000 ; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that a resolution authorizing the award of a contract be adopted by the Local Public Agency; and

**WHEREAS**, the said services are of a professional nature as to come within the purview of N.J.S.A. 40A:11-5(1)(a)(I) as being a contract for rendition of professional services that do not require competitive bidding.

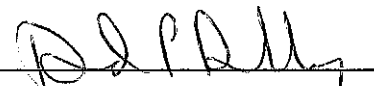
**WHEREAS**, the Law Firms responded to an RFQ published by the Agency on December 2, 2016 and by Resolution dated December 20, 2016, the firms of Eric M. Bernstein & Associates, LLC; McNally, Yaros, Kaczynski & Lime, LLC; GluckWalrath, LLC; Archer & Greiner, PC; Kinsey, Lisovicz, Reilly & Wolf; Florio & Kenny; Wanda Chin Monahan; Chasen Leyner; and McManimon, Scotland & Baumann were qualified to conduct business with the Agency in a fair and open contract; and

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

1. The above recitals are incorporated herein as if set forth at length.
2. The cost of these Law Firms services will be billed at \$175.00 per hour not to exceed the amount indicated above.

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

**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 January 17, 2017

<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
<i>Samuel Berkman</i>	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
<i>Donald Brown</i>	✓			
Russell J. Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING AN AMENDMENT TO PROFESSIONAL  
SERVICES AGREEMENT No. 15-12-BA13 WITH GLUCK  
WALRATH, LLP 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 December 15, 2015, the Board of Commissioners of the Jersey City Redevelopment Agency authorized the Agency to enter into agreement No. 15-12-BA13 with the Law Firm of Gluck Walrath, LLP, a professional services agreement within the purview of N.J.S.A. 40A:11-5(1)(a)(I),; and

**WHEREAS**, the Parties are desirous of amending agreement No. 15-12-BA13, in the amount of \$60,045.35 for a new total contract amount of \$110,045.35.

**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. 15-12-BA13 with the Law Firm of Gluck Walrath, LLP.

**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 a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of January 17, 2017**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE  
EXECUTION OF A REDEVELOPMENT AGREEMENT WITH SCITECH  
SCITY LLC FOR THE REDEVELOPMENT OF A PORTION OF THE  
LIBERTY HARBOR REDEVELOPMENT AREA**

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law (*N.J.S.A.* 40A:12A-1 *et seq.*) (the “**Act**”), the City Council (the “**City Council**”) of the City of Jersey City (the “**City**”), acting by resolution, determined that the Liberty Harbor Redevelopment Area (the “**Redevelopment Area**”) was an “area in need of redevelopment” in accordance with *N.J.S.A.* 40A:12A-5; and

**WHEREAS**, the City Council adopted, at its meeting in March 1973, an ordinance approving a redevelopment plan for the Liberty Harbor Redevelopment Area (as amended and supplemented from time to time, including on January 26, 2011 and February 13, 2013, the “**Redevelopment Plan**”); and

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

**WHEREAS**, the Agency has the responsibility of acquiring certain property at Block 21504, Lot 6, on the tax map of the City (the “**City Parcel**”), from the City, within the Redevelopment Area to effectuate the redevelopment and revitalization of the Redevelopment Area to accomplish the objectives of the Redevelopment Plan; and

**WHEREAS**, the Agency intends to further transfer the City Parcel to the designated redeveloper, in connection with the proposed Scitech Scity Redevelopment Project (the “**Project**”) to be undertaken by a non-profit affiliate of the Liberty Science Center, Scitech Scity LLC (the “**Redeveloper**”, together with the Agency, the “**Parties**”) pursuant to a redevelopment agreement (the “**Redevelopment Agreement**”) to be entered by and between the Agency and the Redeveloper; and

**WHEREAS**, pursuant to the provisions of the Act, the Parties have entered into a Memorandum of Agreement dated September 2, 2015 (the “**MOA**”) for the private redevelopment of property located at Block 21504, Lots 2, 3, 4 (excluding the MUA Retained Portion as defined in the Redevelopment Agreement), 5, 6, 7 as shown on the official tax map of the City, which is located within the Redevelopment Area; and

**WHEREAS**, the Parties have mutually agreed that Lots 3, 6, and 7 are no longer necessary as part of the Project being proposed by the Redeveloper, and accordingly, are not a part of the Redevelopment Agreement; and

**WHEREAS**, Block 21504, Lots 4 and 5 (the “**MUA Parcels**”) are owned by the Jersey City Municipal Utilities Authority (the “**MUA**”) and the Agency will acquire the MUA Parcels from the MUA; and

**WHEREAS**, immediately following the Agency’s acquisition of the MUA Parcels and the City Parcels (collectively the City Parcel(s) and MUA Parcels shall be referred to as the

**Property**”), the Agency intends to sell, and the Redeveloper intends to purchase, the Property, subject to the terms, obligations and conditions which the Parties are setting forth in the Redevelopment Agreement; and

**WHEREAS**, the Act authorizes the Agency to arrange or contract with a redeveloper for the planning, construction or undertaking of any project or redevelopment work in an area designated as an area in need of redevelopment; and

**WHEREAS**, it is in the Agency’s best interests to enter into a Redevelopment Agreement with the Redeveloper for the purpose of setting forth in greater detail their respective undertakings, rights and obligations in connection with the construction of the Project upon the Project premises, all in accordance with any planning approvals, the Redevelopment Plan, Applicable Law and the terms and conditions of the Redevelopment Agreement hereinafter set forth; and

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

I. **GENERAL**

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

II. **EXECUTION OF REDEVELOPMENT AGREEMENT**

(a) The Executive Director is hereby authorized to execute the Redevelopment Agreement, together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to effectuate the same.

(b) The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency Officials are hereby authorized to undertake all actions necessary to effectuate this Resolution.

III. **SEVERABILITY**

If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

IV. **AVAILABILITY OF THE RESOLUTION**

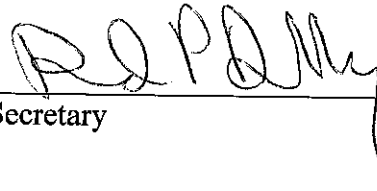
A copy of this resolution shall be available for public inspection at the offices of the Agency.

V. **EFFECTIVE DATE**

This Resolution shall take effect immediately.

17-01-6

I HEREBY CERTIFY the foregoing to be a true copy of a resolution adopted by the Board of Commissioners of the Jersey City Redevelopment Agency, at its meeting held on January 17, 2017.

  
Secretary

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 424 WHITON, L.L.C. AS THE REDEVELOPER OF PROPERTY LOCATED AT 424 WHITON STREET, JERSEY CITY, NJ (BLOCK 17505, LOTS 19 & 20) WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

**WHEREAS**, the City of Jersey City (the "City") designated the Morris Canal Redevelopment Area as an area in need of redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), and thereafter adopted the Morris Canal Redevelopment Plan in order to establish the zoning requirements within this redevelopment area; and

**WHEREAS**, the property located at 424 Whiton Street and identified on the City's official tax map as Block 17505, Lots 19 & 20 (the "Property") is located within the Morris Canal Redevelopment Area and is governed by the Morris Canal Redevelopment Plan (hereinafter, and as amended, the "Redevelopment Plan"); and

**WHEREAS**, the Jersey City Redevelopment Agency (the "Agency") serves as the City's redevelopment agency under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL") and, in this capacity, is authorized to contract with redevelopers in order to arrange for the redevelopment of properties within designated redevelopment areas; and

**WHEREAS**, 424 Whiton Street, L.L.C. is the owner of the Property and has filed an application with the Agency proposing to redevelop the Property by constructing (i) 30 apartments, 2 of which will be deed-restricted for affordable housing available to households at or below 80% of the Area Median Income (AMI) as promulgated by the U.S. Department of Housing and Urban Development for a period of fifteen (15) years from the issuance of the certificate of occupancy or for the duration of an approved tax abatement, whichever is less, and the remaining 28 units designated as unrestricted market-rate housing; and (ii) 13 parking spaces; and

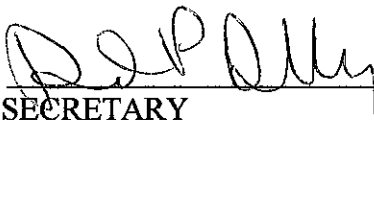
**WHEREAS**, the Agency wishes to designate 424 Whiton, L.L.C. as the redeveloper of the Property for a period of up to one hundred twenty (120) days so that the Agency may attempt to negotiate and enter into a redevelopment agreement with 424 Whiton, L.L.C. for the redevelopment of the Property.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Jersey City Redevelopment Agency hereby designates 424 Whiton, L.L.C. as the redeveloper of the Property for a period of up to one hundred twenty (120) days to allow the Agency time to attempt to negotiate and enter into a redevelopment agreement with 424 Whiton, L.L.C. for the redevelopment of the Property; and

**BE IT FURTHER RESOLVED** that unless this designation is extended by the Agency through future Board resolution, it shall automatically expire one hundred twenty (120) days from the date of the adoption of this resolution; provided, however, that if the Agency's Board of Commissioners adopts a resolution prior to the expiration of this redeveloper designation authorizing a redevelopment agreement between the Agency and 424 Whiton, L.L.C. for the redevelopment of the Property, then such redeveloper designation shall remain in effect for the term of the redevelopment agreement; and

**BE IT FURTHER RESOLVED** that certified copies of this resolution shall be provided by the Board's secretary to 424 Whiton, L.L.C.

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 January 17<sup>th</sup>, 2016.

  
SECRETARY

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Samuel Berman	✓			
Donald Brown	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY  
REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF OPIS  
PARTNERS (OR AN ENTITY TO BE FORMED BY THEM) AS THE  
REDEVELOPER FOR PROPERTY LOCATED IN BLOCK 17505 WITHIN THE  
MORRIS CANAL REDEVELOPMENT AREA**

**WHEREAS**, at its August 16<sup>th</sup>, 2016 Board of Commissioners Meeting, the Agency authorized the designation of Opis Partners (or an entity to be formed by them) as Redeveloper of property located at Block 17505, Lot 4 (325 Pine Street) and Lot 5 (323 Pine Street) within the Morris Canal Redevelopment Area; and

**WHEREAS**, the site is owned by 325 Pine Acquisition, LLC and 323 Pine Acquisition LLC which are wholly controlled and owned by Opis Partners; and

**WHEREAS**, the parties have continued to negotiate the terms and conditions of the Redevelopment Agreement and are seeking an extension of 120 days, with an additional 60 days at the discretion of the Executive Director of the Jersey City Redevelopment Agency, to complete negotiations; and

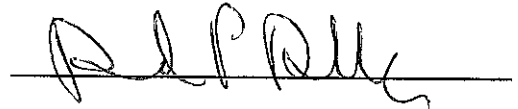
**WHEREAS**, the Redeveloper will comply with all requirements from a design and construction standpoint as indicted on the plan;

**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 Opis Partners as Redeveloper for the development of property located at Block 17505, Lot 4 (325 Pine Street) and Lot 5 (323 Pine Street) in the Morris Canal Redevelopment Area is hereby extended for a one hundred twenty

(120) day period from the date of this resolution, and the Agency's Executive Director may extend for an additional sixty (60) days at his sole discretion.

**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 a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of January 17<sup>th</sup>, 2016.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING RPM DEVELOPMENT, L.L.C. AS THE REDEVELOPER OF PROPERTY LOCATED AT 160 LAFAYETTE STREET, JERSEY CITY, NJ (BLOCK 17301, LOT 12)**

**WHEREAS**, the City of Jersey City (the "City") designated the Morris Canal Redevelopment Area as an area in need of redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), and thereafter adopted the Morris Canal Redevelopment Plan in order to establish the zoning requirements within this redevelopment area; and

**WHEREAS**, the property located at 160 Lafayette Street and identified on the City's official tax map as Block 17301, Lot 12 (the "Property") is located within the Morris Canal Redevelopment Area and is governed by the Morris Canal Redevelopment Plan (hereinafter, and as amended, the "Redevelopment Plan"); and

**WHEREAS**, the Jersey City Redevelopment Agency (the "Agency") serves as the City's redevelopment agency under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL") and, in this capacity, is authorized to contract with redevelopers in order to arrange for the redevelopment of properties within designated redevelopment areas; and

**WHEREAS**, RPM Development, L.L.C. is the contract purchaser of the Property and has filed an application with the Agency proposing to redevelop the Property by constructing (i) a residential apartment complex which will include approximately 336,549 square feet of rental units, with 198 of 330 units to be low and moderate income affordable units, and the remaining 132 units to be market-rate units; (ii) an amenities/recreational area of approximately 14,750 square feet and currently anticipated to include a fitness area and a community lounge; and (iii) a parking garage of approximately 70,572 square feet; and

**WHEREAS**, the Agency wishes to conditionally designate RPM Development, L.L.C. as the redeveloper of the Property for a period of up to one hundred twenty (120) days so that the Agency may attempt to negotiate and enter into a redevelopment agreement with RPM Development, L.L.C., or an entity owned or controlled thereby, for the redevelopment of the Property.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Jersey City Redevelopment Agency hereby conditionally designates RPM Development, L.L.C. as the redeveloper of the Property for a period of up to one hundred twenty (120) days to allow the Agency time to attempt to negotiate and enter into a redevelopment agreement with RPM Development, L.L.C. for the redevelopment of the Property; and

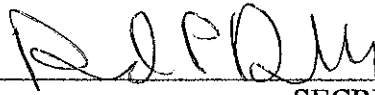


17-01-9

**BE IT FURTHER RESOLVED** that unless this conditional designation is extended by the Agency through future Board resolution, or unless it shall be extended for a period of thirty (30) days in the sole discretion of the Agency's Executive Director, it shall automatically expire one hundred twenty (120) days from the date of the adoption of this resolution; provided, however, that if the Agency's Board of Commissioners adopts a resolution prior to the expiration of this conditional redeveloper designation authorizing a redevelopment agreement between the Agency and RPM Development, L.L.C. for the redevelopment of the Property, then such redeveloper designation shall remain in effect for the term of the redevelopment agreement; and

**BE IT FURTHER RESOLVED** that certified copies of this resolution shall be provided by the Board's secretary to RPM Development, L.L.C. and to Jennifer L. Credidio, Esq. of McManimon, Scotland & Baumann, L.L.C., redevelopment counsel to the Agency.

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 January 17<sup>th</sup>, 2016.



SECRETARY

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel Berman	✓			
Donald Brown	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY FOR THE DEVELOPMENT OF BERRY LANE PARK**

**WHEREAS**, the Agency has undertaken the development of the Berry Lane Park project within the Morris Canal Redevelopment Area; and

**WHEREAS**, the Agency and the City desire to enter into a Cooperation Agreement to enable the Agency to be reimbursed for additional costs associated with the project; and

**WHEREAS**, the substantial form of the Cooperation Agreement will be attached to this resolution.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized to execute a Cooperation Agreement(s) (to be attached) within the current calendar year, 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 January 17, 2017.**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY (1)  
CORRECTING RESOLUTION 16-09-7 REGARDING  
PROPERTY LOCATED AT 308 WHITON STREET; AND (2)  
RATIFYING THE TRANSFER OF THE PROJECT FROM  
NEW JERSEY COMMUNITY CAPITAL TO 308 WHITON  
STREET LLC SUBJECT TO THE NEGOTIATION OF AN  
AMENDMENT TO THE RDA AND APPROVAL THEREOF  
BY THE BOARD OF COMMISSIONERS**

**WHEREAS**, New Jersey Community Capital (hereinafter "Developer") was designated on October 20, 2015 by the Jersey City Redevelopment Agency to construct a 2-family home on Whiton Street; and

**WHEREAS**, the Agency owned property is situated on Block 20301, Lot 15 with a street address of 308 Whiton Street within the Morris Canal Redevelopment Area; and

**WHEREAS**, New Jersey Community Capital requested Agency approval of its request to transfer ownership in the project from New Jersey Community Capital to 308 Whiton Street LLC, pursuant to Section 7.05 of the existing Redevelopment Agreement; and

**WHEREAS**, Resolution 16-09-7 adopted on September 20, 2016 erroneously approved the addition of Opis Partners LLC to the existing Redevelopment Agreement with New Jersey Community Capital, instead of approving the transfer request from New Jersey Community Capital to 308 Whiton Street LLC; and

**WHEREAS**, Opis Partners LLC is a partner of 308 Whiton LLC, the proposed transferee;  
and

**WHEREAS**, the Agency has given its written approval of the transfer request, pursuant to Section 7.02 and Section 7.05 of the RDA, and subject to ratification by the Board of Commissioners; and

**WHEREAS**, because this involves a transfer from a not-for-profit entity to a for-profit entity, the transfer shall be conditioned upon the successful negotiation of an Amended and Restated Redevelopment Agreement and approval thereof by the Board of Commissioners; and

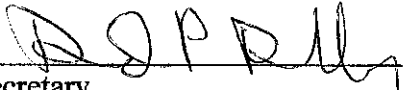
**WHEREAS**, as stated in the original proposal by New Jersey Community Capital, the transferee 308 Whiton Street LLC shall comply with all requirements from a design and construction standpoint as indicated in the Morris Canal Redevelopment Plan and as may be required by the Jersey City Planning Board and Agency staff.

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

1. The above recitals are incorporated herein as if set forth at length; and
2. Resolution 16-09-7 adopted at the September 20, 2016 meeting of the Board of Commissioners is hereby corrected to reflect that Opis Partners LLC is an addition to 308 Whiton LLC, the proposed transferee; and
3. The Agency's approval of the transfer of ownership from New Jersey Community Capital to 308 Whiton Street LLC is hereby ratified, subject to the negotiation of an Amended and Restated Redevelopment Agreement and approval thereof by the Board of Commissioners.
4. 308 Whiton Street LLC is hereby recognized as Developer having the exclusive option for property located at 308 Whiton Street, Block 20301, Lot 15 located within the Morris Canal Redevelopment Area.

**BE IT FURTHER RESOLVED**, by the Board of Commissioners 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 citing the original scope of services.

  
Secretary

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

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING TOVASTE MANAGEMENT LLC OR AN ENTITY TO BE FORMED BY THEM AS REDEVELOPER FOR PROPERTY LOCATED IN BLOCK 17102 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

**WHEREAS**, Tovaste Management LLC (or an entity to be formed by them) (hereinafter referred to as "Redeveloper") made a formal presentation to the Jersey City Redevelopment Agency for the development of two sites with a five story, 30 unit rental apartment with 21 parking spaces; and

**WHEREAS**, the site is located at Block 17102, Lot 17, know as 23 Cornelison Avenue within the Morris Canal Redevelopment Area (map attached); and

**WHEREAS**, in addition a renovation to Bergen-Hill Summit Avenue Park is also proposed; and

**WHEREAS**, lot 17 is wholly owned by the City of Jersey City; and

**WHEREAS**, Tovaste Management LLC has requested designation as the Redeveloper for this site; and

**WHEREAS**, staff has reviewed the application submitted and finds same acceptable; and


**WHEREAS**, the Redeveloper will comply with all requirements from a design and construction standpoint as indicted on the plan.

**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) Tovaste Management LLC is hereby designated Redeveloper for the development of property located at Block 17102, Lot 17 in the Morris Canal Redevelopment Area.

- 3) The designation is contingent upon Redeveloper being responsible for and assuming all costs incurred by the Agency, including, but not limited to appraisal, title, environmental, legal, property maintenance, etc. for the proposed project.
- 3) The designation granted herein is for a 120 day period to expire on May 17, 2017 during which time the developer will enter in contract negotiations with the Agency.
- 4) This period may be extended for a period of thirty (30) days if necessary at the sole discretion of the Agency's Executive Director.

**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 a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of January 17, 2017.**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

H:\Tovaste Management reso.wpd





**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY  
REDEVELOPMENT AGENCY DESIGNATING 37-39 CORNEL LLC AS  
REDEVELOPER FOR PROPERTY LOCATED IN BLOCK 17102 WITHIN THE  
MORRIS CANAL REDEVELOPMENT AREA**

**WHEREAS**, 37-39 Cornel LLC (hereinafter referred to as "Redeveloper") made a formal presentation to the Jersey City Redevelopment Agency for the development of two sites with a five story, 37 unit rental apartment with 37 parking spaces; and

**WHEREAS**, the site is located at Block 17102, Lot 15 and 16, know as 37-39 Cornelison Avenue within the Morris Canal Redevelopment Area (map attached); and

**WHEREAS**, lots 15 and 16 are wholly owned by the redeveloper; and

**WHEREAS**, 37-39 Cornel LLC has requested designation as the Redeveloper for this site; and

**WHEREAS**, staff has reviewed the application submitted and finds same acceptable; and

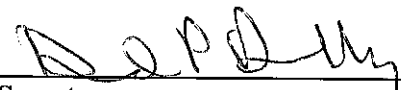
**WHEREAS**, the Redeveloper will comply with all requirements from a design and construction standpoint as indicted on the plan.

**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) 37-39 Cornel LLC is hereby designated Redeveloper for the development of property located at Block 17102, Lot 15 and 16 in the Morris Canal Redevelopment Area.
- 3) The designation is contingent upon Redeveloper being responsible for and assuming all costs incurred by the Agency, including, but not limited to appraisal, title, environmental, legal, property maintenance, etc. for the proposed project.

- 3) The designation granted herein is for a 120 day period to expire on May 17, 2017 during which time the developer will enter in contract negotiations with the Agency.
- 4) This period may be extended for a period of thirty (30) days if necessary at the sole discretion of the Agency's Executive Director.

**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 a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of January 17, 2017.**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

H:\Tovaste Management reso.wpd

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH GARDEN STATE EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION FOR PROPERTY LOCATED IN THE OCEAN BAYVIEW REDEVELOPMENT AREA**

**WHEREAS**, by Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency (the “Agency”) dated November 18, 2014 Garden State Episcopal Community Development Corporation was designated as Redeveloper (“Redeveloper”) for the construction of four units of affordable housing located at 480 and 474 Ocean Avenue within the Ocean Bayview Redevelopment Area, (Block 25201, Lots 1 and 71); and

**WHEREAS**, after review and consideration of the Redeveloper’s proposal Agency staff has determined that the designation of Redeveloper as a redeveloper within the meaning of the Redevelopment Law and the undertaking of a Project in furtherance of redeveloping the Area would be in the best interests of the City’s inhabitants; and

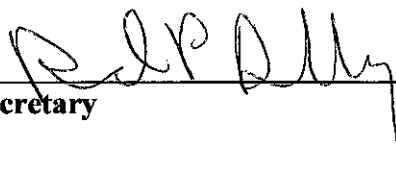
**WHEREAS**, the execution of a Redevelopment Agreement and any future related agreements are required in order to implement the project; and

**WHEREAS**, the project will be constructed in accordance with the terms and conditions of the Redevelopment Agreement and the Redevelopment Plan.

**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; and

- 2) approval of the Redevelopment Agreement and authorization to execute a Redevelopment Agreement and/or any related documents with Garden State Episcopal Community Development Corporation is hereby granted; and
- 3) The Executive Director is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the terms of the Redevelopment Agreement and this Resolution; and
- 4) 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 of Agency 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 January 17, 2017.**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE CONVEYANCE OF BLOCK 25201,  
LOTS 71, AND 1, LOCATED WITHIN THE OCEAN  
BAYVIEW REDEVELOPMENT AREA, TO GARDEN  
STATE EPISCOPAL, IN ACCORDANCE WITH THE  
REDEVELOPMENT AGREEMENT BETWEEN THE  
AGENCY AND GARDEN STATE EPISCOPAL.**

**WHEREAS**, by Resolution adopted November 18, 2014, as affirmed by the Board on November 14, 2016, the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") designated Garden State Episcopal as Redeveloper for the redevelopment of Block 25201, Lots 71, and 1 having street address's of 474 and 480 Ocean Avenue, located within the Ocean Bayview Redevelopment Area (the "Property"); and

**WHEREAS**, the Agency and the Redeveloper will enter into a Redevelopment Agreement (the "Redevelopment Agreement"), for the purpose of creating affordable housing; and

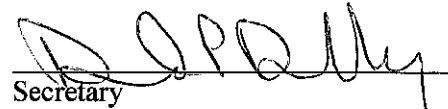
**WHEREAS**, the Redeveloper is now in a position to accept conveyance of the Property from the Agency in accordance with the Redevelopment Agreement; and

**WHEREAS**, the purchase price to be paid by the Redeveloper for the Property is One (\$1.00) Dollar (the "Purchase Price"), which is to be paid, in accordance with the terms of the Redevelopment Agreement.

**NOW, THEREFORE**, for good and valuable consideration and for the benefit of the general public and to implement the purposes of the Local Redevelopment and Housing Law and the Ocean Bayview Redevelopment Plan, **IT IS HEREBY RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that:

1. The above recitals are incorporated herein as if set forth at length;
2. The Jersey City Redevelopment Agency hereby authorizes, in accordance with the Redevelopment Agreement, (i) the conveyance of the Property by the Agency to the Redeveloper for the Purchase Price.

**BE IT FURTHER RESOLVED**, that the Chairman, Vice President 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 final form of such documents by the Agency's Executive Director and General Counsel.

  
Secretary

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

<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING GLOBAL SETTLEMENT WITH ZENITH RE I INVESTMENT, LLC, 671 PALISADE AVENUE, LLC, AND NEW JERSEY COMMUNITY CAPITAL RESOLVING ALL CLAIMS IN THE LITIGATION ENTITLED JERSEY CITY REDEVELOPMENT AGENCY v. AMY STEELE, et als., DOCKET NO. HUD-L-1535-16 AND AUTHORIZING EXECUTIVE DIRECTOR AND REDEVELOPMENT COUNSEL TO EXECUTE SETTLEMENT DOCUMENTS**

**WHEREAS**, the City of Jersey City placed the property located at 671 Palisade Avenue, Jersey City, New Jersey and identified on the City's official tax map as Block 1702, Lot 2 (the "Property") on the City's abandoned property list in accordance with the requirements of applicable law; and

**WHEREAS**, on December 11, 2015, the JCRA entered into a Memorandum of Agreement with New Jersey Community Capital ("NJCC") designating NJCC as the redeveloper of the Property and granting NJCC the exclusive right to negotiate and enter into a redevelopment agreement with the JCRA for the Property; and

**WHEREAS**, on or about April 18, 2016, NJCC entered into a Redevelopment Agreement with the JCRA for the Property (the "April 2016 Redevelopment Agreement") which, among other things, requires the JCRA to acquire title to the Property and to thereafter convey the Property to NJCC for redevelopment; and

**WHEREAS**, the JCRA filed a condemnation action entitled Jersey City Redevelopment Agency v. Amy Steele, et als., Docket No. HUD-L-1535-16 to acquire title to the Property (the "Condemnation Action"); and

**WHEREAS**, simultaneous with the filing of the Condemnation Action, the JCRA filed and recorded a Declaration of Taking and deposited the appraised value of the Property (i.e. \$25,000.00) into the Superior Court and provided notice thereof to all defendants to the Condemnation Action, thereby taking title to the Property; and

**WHEREAS**, defendants Zenith Re I Investment, LLC ("Zenith"), the assignee of a mortgage on the Property, and 671 Palisade Avenue, LLC ("671 Palisade"), the successful bidder on the Property at a sheriff's sale in a foreclosure action on the Property, through their respective counsel, filed papers opposing the JCRA's taking of the Property through condemnation; and

**WHEREAS**, on June 17, 2016, the Honorable Peter J. Bariso, Jr., A.J.S.C. entered an Order of final judgment in the Condemnation Action determining that the JCRA is duly vested with and duly exercised its powers of eminent domain to acquire the Property and appointing condemnation commissioners to determine the just compensation to be paid by the JCRA for the taking; and



**WHEREAS**, defendant SBMUNI CUST % LB HONEY BADGER LLC ("Honey Badger"), the holder of a tax sale certificate on the Property, appeared in this Condemnation Action and filed a motion seeking leave to withdraw a portion of the funds on deposit in the Superior Court in order to pay off its tax lien; and

**WHEREAS**, Honey Badger obtained a Court Order dated July 8, 2016 authorizing the withdrawal of \$7,549.02, together with accrued interest from July 1, 2016 at the per diem rate of \$2.36 per day, and was thereafter issued a check in the amount of \$7,676.46 paid out of the funds on deposit in the Superior Court; and

**WHEREAS**, the remaining balance on deposit with the Superior Court Trust Fund Unit in the Condemnation Action is \$17,323.54 plus any accrued interest (the "Balance"); and

**WHEREAS**, defendants Zenith and 671 Palisade have submitted appraisals to the condemnation commissioners in the Condemnation Action contesting the JCRA's valuation of the Property; and

**WHEREAS**, in order to settle the issues in dispute in the Condemnation Action, the NJCC offered to relinquish and assign its redevelopment rights in the Property to defendant 671 Palisade so long as NJCC was reimbursed for the costs which it incurred relating to this Property and to the April 2016 Redevelopment Agreement; and

**WHEREAS**, the NJCC has agreed to compromise its cost reimbursement claim and to accept the sum of \$50,000 in full and final settlement of such claim, with \$40,000 of this sum being paid by 671 Palisade and the other \$10,000 being paid out of the Balance once it is withdrawn from Superior Court and repaid to the JCRA; and

**WHEREAS**, the NJCC has also agreed to execute an Assignment Agreement with 671 Palisade assigning its redevelopment rights in the Property and under the April 2016 Redevelopment Agreement to 671 Palisade; and

**WHEREAS**, 671 Palisade has agreed to terminate the April 2016 Redevelopment Agreement and to enter into a amended and restated Redevelopment Agreement with the JCRA for the redevelopment of the Property; and

**WHEREAS**, Zenith has agreed to release its claims to the Property and in the Condemnation Action in exchange for a payment from 671 Palisade; and

**WHEREAS**, the JCRA Board of Commissioners has determined that it is in the best interest of the Agency to authorize the global settlement of the Condemnation Action and the execution of the documents necessary to implement this settlement.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Jersey City Redevelopment Agency hereby authorizes the Executive Director to execute the following documents, in substantially the forms attached hereto, on behalf of the JCRA in order to implement the global settlement of this Condemnation Action:

- (1) Settlement Agreement between Zenith, 671 Palisade, and JCRA;
- (2) Assignment Agreement between NJCC and 671 Palisade confirming JCRA consent to assignment;
- (3) Redevelopment Agreement between 671 Palisade and JCRA; and
- (4) Settlement Agreement between NJCC and JCRA.

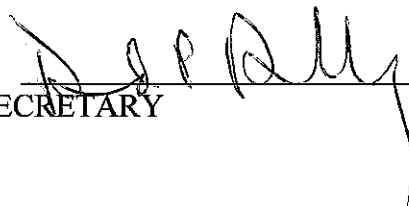
**BE IT FURTHER RESOLVED** that the Board of Commissioners hereby authorizes the Executive Director to execute any additional documents necessary to implement this global settlement, so long as the forms of such documents are approved by the JCRA's counsel; and

**BE IT FURTHER RESOLVED** that the Board of Commissioners hereby authorizes the JCRA's redevelopment counsel, David A. Clark, Esq., to execute the Consent Order authorizing the withdrawal of the Balance from Superior Court, the Stipulation of Dismissal of the Condemnation Action, and any other documents deemed necessary to implement this global settlement, so long as the forms of such documents are approved by the JCRA's counsel; and

**BE IT FURTHER RESOLVED** that the Board Secretary is hereby directed to provide a certified copy of this resolution along with the executed documents referenced herein to the Agency's redevelopment counsel, David A. Clark, Esq., at Gluck Walrath, LLP, 428 River View Plaza, Trenton NJ 08611, for distribution to the other parties in the Condemnation Action.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel Berman	✓			
Donald Brown	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russel Verducci				✓

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 January 17, 2017.

  
 SECRETARY

17-01-18

# 2017 ADOPTED BUDGET RESOLUTION

## Jersey City Redevelopment Agency

(Name)

### AUTHORITY

**FISCAL YEAR:** FROM: January 1, 2017 TO: December 31, 2017

WHEREAS, the Annual Budget for the Jersey City Redevelopment Agency for the fiscal year beginning January 1, 2017 and ending, December 31, 2017 has been presented for adoption before the governing body of the Jersey City Redevelopment Agency at its open public meeting of January 17, 2017; and

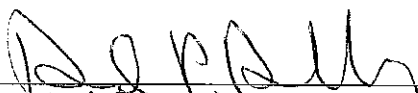
WHEREAS, the Annual as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$ 11,368,396, Total Appropriations of \$11,368,396 and

WHEREAS, there are no anticipated capital projects, therefore no Capital Budget is presented; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Jersey City Redevelopment Agency, at an open public meeting held on January 17, 2017 that the Annual Budget of the Jersey City Redevelopment Agency for the fiscal year beginning, January 1, 2017 and, ending, December 31, 2017 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

  
(Secretary's Signature)

January 17, 2017  
(Date)

Governing Body Member:	Recorded Vote Aye	Nay	Abstain	Absent
---------------------------	----------------------	-----	---------	--------

Rolando R. Lavarro, Jr.  
Evelyn Farmer  
Samuel A. Berman  
Donald R. Brown  
Erma D. Greene  
Russell Verducci

✓  
✓  
✓  
✓  
✓

✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING ELIZABETH VASQUEZ AS THE AGENCY'S PUBLIC AGENCY COMPLIANCE OFFICER**


**WHEREAS**, in accordance with N.J.A.C. 17:27-3.2, every public agency is required to designate a Public Agency Compliance Office (P.A.C.O.); and

**WHEREAS**, the PACO will be the point of contact for all matters concerning implementation and administration of the legal requirements of the Equal Employment Opportunity Monitoring Program; and

**WHEREAS**, all public agencies are required to submit a Resolution indicating who the PACO is to the Division of Purchase and Property.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that Elizabeth Vasquez be designated as the JCRA's Public Agency Compliance Officer effective immediately.

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

  
Secretary

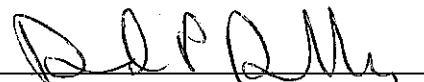
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of January 17, 2017.

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓

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

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of January 17, 2017.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of January 17, 2017 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 January 17, 2017.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

# Jersey City Redevelopment Agency

## Cash Requirements Report

January 2017

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>PINNACLE DEVELOPMENT GROUP, INC.</b>								
PINNACLE DEVELOPMENT GROUP, 1/5/2017	1/3/2017	Work Or. #037	Retrad of 665 Ocean Avenue		\$82,008.00	\$0.00		\$82,008.00
		Totals for PINNACLE DEVELOPMENT GROUP, INC.:			\$82,008.00	\$0.00		\$82,008.00
		<b>GRAND TOTALS:</b>			\$82,008.00	\$0.00		\$82,008.00

**Jersey City Redevelopment Agency**  
**Cash Requirements Report**  
January 2017

Report name: New Cash Requirements Report  
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 (1/5/2017)  
Include all Post Statutes  
Include all Invoices  
Include all Vendors  
Include all Banks  
Include all Invoice Attributes  
Include all Vendor Attributes

# Jersey City Redevelopment Agency

## Cash Requirements Report

### January 2017

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>66 YORK STREET, LLC</b>								
66 YORK STREET, LLC	1/17/2017	1/11/2017	February	Electric Utility Payment	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	1/17/2017	1/11/2017	February	Monthly Operating Expenses	\$172.14	\$0.00		\$172.14
66 YORK STREET, LLC	1/17/2017	1/11/2017	February	Rent payment for 66 york street	\$9,616.09	\$0.00		\$9,616.09
				<b>Totals for 66 YORK STREET, LLC:</b>	<b>\$10,436.75</b>	<b>\$0.00</b>		<b>\$10,436.75</b>
<b>ABLE EQUIPMENT RENTAL</b>								
ABLE EQUIPMENT RENTAL	1/17/2017	1/3/2017	181293	Veteran's Housing Project- 655 Ocean ave	\$3,192.00	\$0.00		\$3,192.00
				<b>Totals for ABLE EQUIPMENT RENTAL:</b>	<b>\$3,192.00</b>	<b>\$0.00</b>		<b>\$3,192.00</b>
<b>ADMIRAL INSURANCE COMPANY</b>								
ADMIRAL INSURANCE COMPANY	1/17/2017	12/14/2016	Deductible	Helen Covington v. JCRA	\$154.35	\$0.00		\$154.35
				<b>Totals for ADMIRAL INSURANCE COMPANY:</b>	<b>\$154.35</b>	<b>\$0.00</b>		<b>\$154.35</b>
<b>BARBARA A. AMATO</b>								
BARBARA A. AMATO	1/17/2017	1/10/2017	Reimbursement	Reimbursemental dental expenses	\$235.00	\$0.00		\$235.00
				<b>Totals for BARBARA A. AMATO:</b>	<b>\$235.00</b>	<b>\$0.00</b>		<b>\$235.00</b>
<b>BENJAMIN DELISLE</b>								
BENJAMIN DELISLE	1/17/2017	12/31/2016	December	Travel Expenses	\$79.60	\$0.00		\$79.60
				<b>Totals for BENJAMIN DELISLE:</b>	<b>\$79.60</b>	<b>\$0.00</b>		<b>\$79.60</b>
<b>BLACKBAUD FUNDWARE</b>								
BLACKBAUD FUNDWARE	1/17/2017	1/5/2017	91198926	Financial Edge Training- Customer #1000094	\$2,550.00	\$0.00		\$2,550.00
				<b>Totals for BLACKBAUD FUNDWARE:</b>	<b>\$2,550.00</b>	<b>\$0.00</b>		<b>\$2,550.00</b>
<b>CASH</b>								
CASH	1/17/2017	1/11/2017	January	Replenishment of Petty Cash	\$200.00	\$0.00		\$200.00
				<b>Totals for CASH:</b>	<b>\$200.00</b>	<b>\$0.00</b>		<b>\$200.00</b>
<b>CENTRAL PARKING SYSTEM</b>								
CENTRAL PARKING SYSTEM	1/17/2017	1/11/2017	February	Parking for 11 spaces at Harborside 4A	\$1,375.00	\$0.00		\$1,375.00
				<b>Totals for CENTRAL PARKING SYSTEM:</b>	<b>\$1,375.00</b>	<b>\$0.00</b>		<b>\$1,375.00</b>
<b>CHRISTOPHER FIORE</b>								
CHRISTOPHER FIORE	1/17/2017	12/31/2016	December	Travel Expenses	\$1,345.00	\$0.00		\$1,345.00
				<b>Totals for CHRISTOPHER FIORE:</b>	<b>\$1,345.00</b>	<b>\$0.00</b>		<b>\$1,345.00</b>
<b>COMCAST</b>								
COMCAST	1/17/2017	11/16/2016	8499053543248876	665 Ocean Ave	\$314.33	\$0.00		\$314.33
				<b>Totals for COMCAST:</b>	<b>\$314.33</b>	<b>\$0.00</b>		<b>\$314.33</b>
<b>CRYSTAL POINT CONDOMINIUM ASSOC.</b>								
CRYSTAL POINT CONDOMINIUM A	1/17/2017	1/11/2017	February	Monthly Maintenance Fee	\$133.59	\$0.00		\$133.59
				<b>Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:</b>	<b>\$133.59</b>	<b>\$0.00</b>		<b>\$133.59</b>



# Jersey City Redevelopment Agency

## Cash Requirements Report

January 2017

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>CUMMING CONSTRUCTION MANAGEMENT, INC.</b>								
CUMMING CONSTRUCTION MANA	1/17/2017	10/31/2016	Various Invoices	Construction Management Services for 665 O	\$27,816.00	\$0.00		\$27,816.00
			Totals for CUMMING CONSTRUCTION MANAGEMENT, INC.:		\$27,816.00	\$0.00		\$27,816.00
<b>DAVID P. DONNELLY</b>								
DAVID P. DONNELLY	1/17/2017	12/31/2016	December	Travel Expenses	\$58.63	\$0.00		\$58.63
			Totals for DAVID P. DONNELLY:		\$58.63	\$0.00		\$58.63
<b>DRESDNER ROBIN ENVIRON MGMT</b>								
DRESDNER ROBIN ENVIRON MGM	1/17/2017	12/27/2016	02311	Environmental Svcs- Pittsburgh Metals	\$2,310.00	\$0.00		\$2,310.00
DRESDNER ROBIN ENVIRON MGM	1/17/2017	12/27/2016	02319	Environmental Svcs- Mill Creek	\$63,296.31	\$0.00		\$63,296.31
DRESDNER ROBIN ENVIRON MGM	1/17/2017	12/27/2016	02312	Environmental Svcs- Summit Metals	\$1,091.25	\$0.00		\$1,091.25
DRESDNER ROBIN ENVIRON MGM	1/17/2017	12/27/2016	02313	Environmental Svcs- Berry Lane Park	\$2,760.75	\$0.00		\$2,760.75
DRESDNER ROBIN ENVIRON MGM	1/17/2017	9/9/2016	01884	Environmental Svcs- Berry Lane Park	\$3,910.00	\$0.00		\$3,910.00
DRESDNER ROBIN ENVIRON MGM	1/17/2017	11/8/2016	02153	Environmental Svcs- Berry Lane Park	\$2,960.00	\$0.00		\$2,960.00
			Totals for DRESDNER ROBIN ENVIRON MGMT:		\$76,328.31	\$0.00		\$76,328.31
<b>ERIC M. BERNSTEIN &amp; ASSOCIATES, LLC</b>								
ERIC M. BERNSTEIN & ASSOCIATES	1/17/2017	10/5/2016	43199	Legal Svcs- Janet Hanna	\$33.46	\$0.00		\$33.46
			Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC:		\$33.46	\$0.00		\$33.46
<b>FEDERAL EXPRESS</b>								
FEDERAL EXPRESS	1/17/2017	1/9/2017	5-668-77314	Overnight Deliveries	\$162.68	\$0.00		\$162.68
			Totals for FEDERAL EXPRESS:		\$162.68	\$0.00		\$162.68
<b>FLORIO KENNY RAVAL, LLP</b>								
FLORIO KENNY RAVAL, LLP	1/17/2017	8/29/2016	102121	Prof. Svcs- Communipaw RDA	\$52.50	\$0.00		\$52.50
			Totals for FLORIO KENNY RAVAL, LLP:		\$52.50	\$0.00		\$52.50
<b>FUSION CREATIVE</b>								
FUSION CREATIVE	1/17/2017	12/29/2016	2840	Website Maintenance - 4th QTR	\$1,337.50	\$0.00		\$1,337.50
			Totals for FUSION CREATIVE:		\$1,337.50	\$0.00		\$1,337.50
<b>GOVERNANCE &amp; FISCAL AFFAIRS, LLC</b>								
GOVERNANCE & FISCAL AFFAIRS, I	1/17/2017	1/3/2017	January	Purchasing Consulting- January 2017	\$1,350.00	\$0.00		\$1,350.00
			Totals for GOVERNANCE & FISCAL AFFAIRS, LLC:		\$1,350.00	\$0.00		\$1,350.00
<b>HECHT TRAILER, LLC</b>								
HECHT TRAILER, LLC	1/17/2017	1/11/2017	Various Invoices	Container rental- office trailer rental	\$553.75	\$0.00		\$553.75
			Totals for HECHT TRAILER, LLC:		\$553.75	\$0.00		\$553.75
<b>HOME DEPOT CREDIT SERVICES</b>								
HOME DEPOT CREDIT SERVICES	1/17/2017	12/21/2016	665 ocean ave	Building Supplies at 665 Ocean Ave	\$5,256.09	\$0.00		\$5,256.09
			Totals for HOME DEPOT CREDIT SERVICES:		\$5,256.09	\$0.00		\$5,256.09

# Jersey City Redevelopment Agency Cash Requirements Report

January 2017

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>HUDSON REALTY ABSTRACT CO.</b>								
HUDSON REALTY ABSTRACT CO.	1/17/2017	12/14/2016	HR31964	Title Work - 450 Manila Avenue	\$875.00	\$0.00		\$875.00
				Totals for HUDSON REALTY ABSTRACT CO.:	<u>\$875.00</u>	<u>\$0.00</u>		<u>\$875.00</u>
<b>HUDSON REPORTER ASSOC. LP</b>								
HUDSON REPORTER ASSOC. LP	1/17/2017	12/31/2016	1695	Display Advertising	\$88.20	\$0.00		\$88.20
				Totals for HUDSON REPORTER ASSOC. LP:	<u>\$88.20</u>	<u>\$0.00</u>		<u>\$88.20</u>
<b>IN-LINE AIR CONDITIONING CO.,</b>								
IN-LINE AIR CONDITIONING CO.,	1/17/2017	12/12/2016	43294	Betz-Cerc- Replace Hot Water Actuator & Val	\$1,430.00	\$0.00		\$1,430.00
IN-LINE AIR CONDITIONING CO.,	1/17/2017	12/12/2016	43297	Betz-Cerc- Report hot water actuator room 31	\$810.00	\$0.00		\$810.00
IN-LINE AIR CONDITIONING CO.,	1/17/2017	12/12/2016	43296	Betz-Cerc- Replace Condenser Fan room 310	\$615.00	\$0.00		\$615.00
IN-LINE AIR CONDITIONING CO.,	1/17/2017	12/12/2016	43298	Betz-Cerc- Repair electric heater room 218	\$795.00	\$0.00		\$795.00
				Totals for IN-LINE AIR CONDITIONING CO.,:	<u>\$3,650.00</u>	<u>\$0.00</u>		<u>\$3,650.00</u>
<b>JANET HANNA</b>								
JANET HANNA	1/17/2017	1/3/2017	20 Periods	Settlement Agreement Dated October 28, 201	\$46,645.20	\$0.00		\$46,645.20
				Totals for JANET HANNA:	<u>\$46,645.20</u>	<u>\$0.00</u>		<u>\$46,645.20</u>
<b>JC MUNICIPAL UTILITIES AUTHORI</b>								
JC MUNICIPAL UTILITIES AUTHORI	1/17/2017	12/13/2016	77783801	Water Service - 665 Ocean Avenue	\$113.08	\$0.00		\$113.08
				Totals for JC MUNICIPAL UTILITIES AUTHORI:	<u>\$113.08</u>	<u>\$0.00</u>		<u>\$113.08</u>
<b>JM SORGE, INC.</b>								
JM SORGE, INC.	1/17/2017	12/31/2016	33105	Environmental Consulting	\$7,775.00	\$0.00		\$7,775.00
JM SORGE, INC.	1/17/2017	12/9/2016	32993	Prof. Svcs- Environmental Consulting	\$11,015.00	\$0.00		\$11,015.00
				Totals for JM SORGE, INC.:	<u>\$18,790.00</u>	<u>\$0.00</u>		<u>\$18,790.00</u>
<b>JOHN TO GO</b>								
JOHN TO GO	1/17/2017	12/8/2016	A-41292	Monthly rental fee for site toilet at 665 ocean a	\$400.00	\$0.00		\$400.00
				Totals for JOHN TO GO:	<u>\$400.00</u>	<u>\$0.00</u>		<u>\$400.00</u>
<b>JOHNNY ON THE SPOT, LLC</b>								
JOHNNY ON THE SPOT, LLC	1/17/2017	12/30/2016	256601	1000 Garfield Ave- Berry Lane Park	\$559.64	\$0.00		\$559.64
				Totals for JOHNNY ON THE SPOT, LLC:	<u>\$559.64</u>	<u>\$0.00</u>		<u>\$559.64</u>
<b>LERCH, VINCI &amp; HIGGINS, LLP</b>								
LERCH, VINCI & HIGGINS, LLP	1/17/2017	12/31/2016	29304	Preparation of the Agency's Budget	\$3,000.00	\$0.00		\$3,000.00
				Totals for LERCH, VINCI & HIGGINS, LLP:	<u>\$3,000.00</u>	<u>\$0.00</u>		<u>\$3,000.00</u>
<b>MCMANIMON, SCOTLAND &amp; BAUMANN, LLC</b>								
MCMANIMON, SCOTLAND & BAU	1/17/2017	11/30/2016	143851	Prof. Svcs- Grand Jersey Development Banaba	\$20,254.37	\$0.00		\$20,254.37
MCMANIMON, SCOTLAND & BAU	1/17/2017	12/27/2016	144074	Prof. Svcs- PPG Redevelopment	\$12,744.48	\$0.00		\$12,744.48
MCMANIMON, SCOTLAND & BAU	1/17/2017	12/27/2016	144082	Prof. Svcs- 100 Hoboken	\$2,960.29	\$0.00		\$2,960.29
MCMANIMON, SCOTLAND & BAU	1/17/2017	12/27/2016	144081	Prof. Svcs- Johnston Station	\$165.00	\$0.00		\$165.00

# Jersey City Redevelopment Agency Cash Requirements Report

January 2017

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MCMANIMON, SCOTLAND & BAU	1/17/2017	12/27/2016	144079	Prof. Svcs- Harwood/808 Pavonia Journal Sq 1	\$1,320.00	\$0.00		\$1,320.00
MCMANIMON, SCOTLAND & BAU	1/17/2017	11/30/2016	143855	Prof. Svcs- One Journal Square	\$3,996.58	\$0.00		\$3,996.58
MCMANIMON, SCOTLAND & BAU	1/17/2017	12/27/2016	144075	Prof. Svcs- Liberty Science Center Project	\$137.50	\$0.00		\$137.50
MCMANIMON, SCOTLAND & BAU	1/17/2017	11/30/2016	143858	Prof. Svcs- General	\$385.76	\$0.00		\$385.76
MCMANIMON, SCOTLAND & BAU	1/17/2017	11/30/2016	143850	Prof. Svcs- General	\$315.00	\$0.00		\$315.00
MCMANIMON, SCOTLAND & BAU	1/17/2017	12/27/2016	144076	Prof. Svcs- 125 Monitor Street	\$2,695.00	\$0.00		\$2,695.00
MCMANIMON, SCOTLAND & BAU	1/17/2017	11/30/2016	143854	Prof. Svcs- West Campus NJCU	\$3,162.50	\$0.00		\$3,162.50
MCMANIMON, SCOTLAND & BAU	1/17/2017	11/30/2016	143853	Prof. Svcs - China Construction America, Inc.	\$82.50	\$0.00		\$82.50
MCMANIMON, SCOTLAND & BAU	1/17/2017	12/27/2016	144078	Prof. Svcs- Argent Venture/Johnston View	\$522.50	\$0.00		\$522.50
MCMANIMON, SCOTLAND & BAU	1/17/2017	12/27/2016	144077	Prof. Svcs- 101 Newkirk	\$4,757.50	\$0.00		\$4,757.50
MCMANIMON, SCOTLAND & BAU	1/17/2017	12/27/2016	144080	Legal Svcs - Whitlock Mills	\$907.50	\$0.00		\$907.50
				<b>Totals for MCMANIMON, SCOTLAND &amp; BAUMANN, LLC:</b>	<b>\$54,406.48</b>	<b>\$0.00</b>		<b>\$54,406.48</b>
<b>METLIFE</b>								
METLIFE	1/17/2017	1/3/2016	2/10/17	Employee's deferred salary Per payroll period	\$250.00	\$0.00		\$250.00
METLIFE	1/17/2017	1/3/2016	02/24/2017	Employee's deferred salary per payroll period	\$250.00	\$0.00		\$250.00
				<b>Totals for METLIFE:</b>	<b>\$500.00</b>	<b>\$0.00</b>		<b>\$500.00</b>
<b>MODULAR SPACE CORPORATION</b>								
MODULAR SPACE CORPORATION	1/17/2017	12/17/2015	501855185	Trailer Rental	\$569.50	\$0.00		\$569.50
				<b>Totals for MODULAR SPACE CORPORATION:</b>	<b>\$569.50</b>	<b>\$0.00</b>		<b>\$569.50</b>
<b>MOISHE'S MOVING SYSTEMS</b>								
MOISHE'S MOVING SYSTEMS	1/17/2017	1/11/2017	February	Storage Space at Dey Street	\$700.00	\$0.00		\$700.00
				<b>Totals for MOISHE'S MOVING SYSTEMS:</b>	<b>\$700.00</b>	<b>\$0.00</b>		<b>\$700.00</b>
<b>MYKL, LLC</b>								
MYKL, LLC	1/17/2017	11/1/2016	199	Prof. Svcs- Black Bear	\$70.00	\$0.00		\$70.00
MYKL, LLC	1/17/2017	11/1/2016	200	Prof. Svcs- 308 Whiton Street	\$210.00	\$0.00		\$210.00
MYKL, LLC	1/17/2017	12/1/2016	218	Prof. Svcs- 308 Whiton Street	\$70.00	\$0.00		\$70.00
MYKL, LLC	1/17/2017	12/1/2016	221	Prof. Svcs- Urban Partner, LLC	\$52.50	\$0.00		\$52.50
MYKL, LLC	1/17/2017	12/1/2016	217	Prof. Svcs- Kerrigan/Mocco Liberty Harbor Nt	\$105.00	\$0.00		\$105.00
MYKL, LLC	1/17/2017	12/1/2016	220	Prof. Svcs- 233 Newark ave Slurzburg v. Petra	\$1,200.00	\$0.00		\$1,200.00
MYKL, LLC	1/17/2017	11/1/2016	201	Prof. Svcs- Urban Partner, LLC Cease and Des	\$332.50	\$0.00		\$332.50
MYKL, LLC	1/17/2017	11/1/2016	196	Prof. Svcs- 233 Newark Ave-Slurzburg v. Petra	\$2,593.91	\$0.00		\$2,593.91
MYKL, LLC	1/17/2017	11/1/2016	198	Prof. Svcs- Liberty National WA Golf	\$70.00	\$0.00		\$70.00
MYKL, LLC	1/17/2017	12/1/2016	216	Legal Svcs - 633 Grand Street Tax Sale Certif	\$35.00	\$0.00		\$35.00
MYKL, LLC	1/17/2017	12/1/2016	219	Legal Svcs - Opis Partners / 323 and 325 Pine	\$245.00	\$0.00		\$245.00
MYKL, LLC	1/17/2017	11/1/2016	197	Legal Svcs - Opis Partners / 323 and 325 Pine	\$295.00	\$0.00		\$295.00
				<b>Totals for MYKL, LLC:</b>	<b>\$5,278.91</b>	<b>\$0.00</b>		<b>\$5,278.91</b>
<b>NW FINANCIAL GROUP, LLC</b>								
NW FINANCIAL GROUP, LLC	1/17/2017	11/21/2016	22780	Financial Advisory- One Journal Square	\$9,262.50	\$0.00		\$9,262.50
				<b>Totals for NW FINANCIAL GROUP, LLC:</b>	<b>\$9,262.50</b>	<b>\$0.00</b>		<b>\$9,262.50</b>

# Jersey City Redevelopment Agency

## Cash Requirements Report

January 2017

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>POTOMAC-HUDSON ENVIRONMENTAL I</b>								
POTOMAC-HUDSON ENVIRONMEN	1/17/2017	8/1/2016	16.0596.07	Remediation Svcs- Sci Tech/MUA	\$8,369.78	\$0.00		\$8,369.78
POTOMAC-HUDSON ENVIRONMEN	1/17/2017	9/1/2016	16.0596.08	Remediation Service- Sci Tech/MUA	\$9,061.33	\$0.00		\$9,061.33
POTOMAC-HUDSON ENVIRONMEN	1/17/2017	11/1/2016	16.0596.10	Remediation Svcs- Sci Tech/MUA	\$4,737.50	\$0.00		\$4,737.50
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$22,168.61	\$0.00		\$22,168.61
<b>PUBLIC SERVICE ELECTRIC &amp; GAS</b>								
PUBLIC SERVICE ELECTRIC & GAS	1/17/2017	12/1/2016	7235763205	292 MLK Jr Drive- Floor 2	\$20.69	\$0.00		\$20.69
PUBLIC SERVICE ELECTRIC & GAS	1/17/2017	12/1/2016	665 Ocean Ave	665 Ocean Ave	\$1,432.00	\$0.00		\$1,432.00
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$1,452.69	\$0.00		\$1,452.69
<b>THE EVENING JOURNAL ASSOCIATIO</b>								
THE EVENING JOURNAL ASSOCIAT	1/17/2017	12/31/2016	December 2016	Legal Advertising - December 2016	\$229.87	\$0.00		\$229.87
				Totals for THE EVENING JOURNAL ASSOCIATIO:	\$229.87	\$0.00		\$229.87
<b>TOSHIBA FINANCIAL SERVICES</b>								
TOSHIBA FINANCIAL SERVICES	1/17/2017	1/8/2017	66254210	Monthly Lease Payment- Toshiba Copier	\$1,310.00	\$0.00		\$1,310.00
TOSHIBA FINANCIAL SERVICES	1/17/2017	12/25/2016	66153980	Toshiba Copier	\$1,246.46	\$0.00		\$1,246.46
				Totals for TOSHIBA FINANCIAL SERVICES:	\$2,556.46	\$0.00		\$2,556.46
<b>TREASURER - STATE OF NEW JERSEY</b>								
TREASURER - STATE OF NEW JER	1/17/2017	1/5/2017	Registration fee	Registration Fee for Underground Storage Ta	\$400.00	\$0.00		\$400.00
				Totals for TREASURER - STATE OF NEW JERSEY:	\$400.00	\$0.00		\$400.00
<b>TWIN ROCKS SPRING WATER</b>								
TWIN ROCKS SPRING WATER	1/17/2017	12/29/2016	969798 and 969798	Water Cooler Rental	\$109.85	\$0.00		\$109.85
				Totals for TWIN ROCKS SPRING WATER:	\$109.85	\$0.00		\$109.85
<b>VALUE RESEARCH GROUP, LLC</b>								
VALUE RESEARCH GROUP, LLC	1/17/2017	12/30/2016	18172 -18174	Appraisal Svcs - 248 Grove/201 New York/46	\$11,250.00	\$0.00		\$11,250.00
				Totals for VALUE RESEARCH GROUP, LLC:	\$11,250.00	\$0.00		\$11,250.00
<b>VERIZON</b>								
VERIZON	1/17/2017	12/23/2016	9777614333	Agency's Black Berry	\$315.22	\$0.00		\$315.22
				Totals for VERIZON:	\$315.22	\$0.00		\$315.22
<b>WCD CONSULTANTS</b>								
WCD CONSULTANTS	1/17/2017	12/31/2016	1216111	Environmental Svcs- 474 and 480 Ocean Ave	\$4,640.00	\$0.00		\$4,640.00
				Totals for WCD CONSULTANTS:	\$4,640.00	\$0.00		\$4,640.00
<b>ZUCCARO, INC.</b>								
ZUCCARO, INC.	1/17/2017	12/17/2016	Appl. #1	Snow Removal - Various Addresses	\$6,550.00	\$0.00		\$6,550.00
ZUCCARO, INC.	1/17/2017	1/7/2016	Appl. #2	Snow Removal - Various Addresses	\$13,100.00	\$0.00		\$13,100.00
				Totals for ZUCCARO, INC.:	\$19,650.00	\$0.00		\$19,650.00

**Jersey City Redevelopment Agency**  
**Cash Requirements Report**  
January 2017

GRAND TOTALS:	\$340,575.75	\$0.00	\$340,575.75
---------------	--------------	--------	--------------

# Jersey City Redevelopment Agency

## Cash Requirements Report

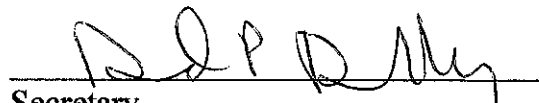
January 2017

Report name: January 2017  
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: 1/17/2017 to 1/17/2017  
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  
JANUARY 17, 2017**

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

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the  
Jersey City Redevelopment Agency that the Personnel List as of January 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 January 17, 2017.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AGENCY DIRECTOR TO ENTER INTO A LICENSE AGREEMENT WITH SANTOMAURO GENERAL LLC WHO IS THE DESIGNATED DEVELOPER FOR THE PROJECT KNOWN AS 142 BOYD AVE IN THE SCATTER SITE REDEVELOPMENT AREA.**

**WHEREAS**, the Agency and Santomauro General, ("Redeveloper"), entered into a Redevelopment Agreement for rehabilitation of a property in the Scatter Site Redevelopment Area; and

**WHEREAS**, in furtherance of the goals of both the Redevelopment Agreement and the Scatter Site Redevelopment Plan it is necessary to allow the redeveloper access to the property prior to the taking phase during condemnation; and

**WHEREAS**, in order to achieve the above planned project, access by the redeveloper is necessary for pre construction planning and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitals are incorporated herein as if set forth at length; 2) the Agency is authorized to enter into a license agreement with Santomauro General LLC; 3) The redeveloper will access the property only for the purpose of pre construction planning.

**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 a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of January 17, 2017.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A MEMORANDUM OF AGREEMENT BETWEEN THE AGENCY, THE CITY OF JERSEY CITY, THE MUNICIPAL UTILITIES AUTHORITY AND PPG WITHIN THE CANAL CROSSING REDEVELOPMENT AREA**

**WHEREAS**, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law, the Jersey City Redevelopment Agency as a local autonomous Agency undertake various redevelopment projects within the City of Jersey City; and

**WHEREAS**, implementation of the Canal Crossing Redevelopment Plan will require environmental remediation and the installation of new utilities, among other things to support the new development; and

**WHEREAS**, PPG, a Pennsylvania Corporation (PPG), whose address is 1 PPG Place, Pittsburgh, Pennsylvania 15272, entered into an Administrative Consent Order (ACO) with the New Jersey Department of Environmental Protection (DEP), which requires PPG to perform certain environmental testing, soil borings, groundwater testing and monitoring and remedial work related to hexavalent chromium; and

**WHEREAS**, the Jersey City Municipal Utilities Authority (JCMUA), whose address is 555 Route 440, Jersey City, NJ 07305, is responsible for the construction and maintenance of sewers throughout the City; and

**WHEREAS**, there is chromium waste within the Carteret Avenue that requires remediation which is complicated by the presence of a 96" sewer main located within the right of way; and

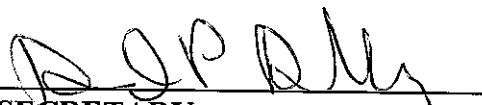
**WHEREAS**, the parties have agreed that the JCMUA shall engineer and relocate the 96" sewer within Carteret Avenue so as to facilitate the remediation of chromium within the Right of Way by PPG; and

**WHEREAS**, the Agency has agreed, if necessary, to grant access and utility easement(s) for

the work on Agency property, subject to Board approval.

**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 agreement will be substantially in the form attached to this agreement.
- 3) 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 a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of January 17, 2017.**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald Brown	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓