

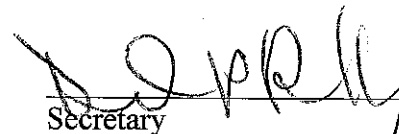
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING GOING INTO EXECUTIVE SESSION TO DISCUSS CERTAIN MATTERS**

**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

**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 March 20, 2018.

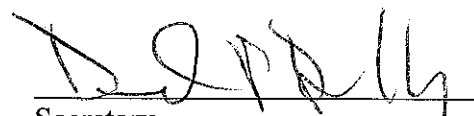
<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera	✓			
Darwin R. Ona				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION OF THE REGULAR MEETING OF FEBRUARY 20, 2018**

**WHEREAS**, the Board of Commissioners approved going into closed session at their meeting of February 20, 2018 ; and

- WHEREAS**, the following issues were discussed:
- 1) potential litigation
  - 2) contract negotiation
  - 3) 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 February 20, 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 March 20, 2018.

<b>RECORD OF COMMISSIONERS VOTE</b>				
<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 FEBRUARY 20, 2018**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated February 20, 2018 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 March 20, 2018.

<b>RECORD OF COMMISSIONERS VOTE</b>				
<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 EXECUTION OF A SHARED SERVICES AGREEMENT WITH THE CITY OF JERSEY CITY FOR DEMOLITION AND LOT CLEANING SERVICES IN ALL REDEVELOPMENT AREAS**

**WHEREAS**, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law, the Jersey City Redevelopment Agency (the "Agency") undertakes various programs for demolition in areas in need of redevelopment in Jersey City; and

**WHEREAS**, the Agency is an autonomous agency of the City of Jersey City (the "City"), created pursuant to N.J.S.A. 40A:12a-11; and

**WHEREAS**, the Uniform Shared Services Consolidation Act, N.J.S.A. 40A:65-1 et seq., authorizes agreements between a municipality and an autonomous agency of the municipality to provide services to each other; and

**WHEREAS**, the Agency and the City desire to enter into a Shared Services Agreement for the City to provide the Agency with building demolition and lot cleaning services; and

**WHEREAS**, the Agreement will allow the Agency to compensate the City for services provided in a total amount not to exceed \$150,000; and

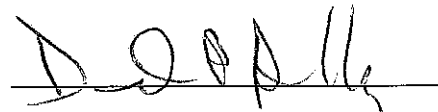
**WHEREAS**, the term of the Shared Services Agreement shall be effective March 1, 2018 and shall expire on February 28, 2019.

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

1. The recitals above are hereby incorporated herein as if set forth at length;
2. The Agency is authorized to enter into a Shared Services Agreement with the City of Jersey City for demolition and lot cleaning services in all redevelopment areas;
3. The Agency shall compensate the City for providing services for a total amount not to exceed \$150,000;
4. The term of the Shared Services Agreement shall be effective March 1, 2018 and shall expire on February 28, 2019;
5. The Shared Services Agreement shall be substantially in the form attached;
6. A copy of the Shared Services Agreement shall be filed with the New Jersey Division of Local Government Services and copies shall be available for inspection at the Office of the

City Clerk.

7. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency 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 true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of March 20, 2018.

<b>RECORD OF COMMISSIONERS VOTE</b>				
<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 CONTRACT NO. 18-03-SG2 WITH THE UNITED WAY OF HUDSON COUNTY FOR PROFESSIONAL MANAGEMENT SERVICES**

**WHEREAS**, the Jersey City Redevelopment Agency (the “Agency”) owns property at 665 Ocean Avenue (Block 22602, Lot 6) where it has rehabilitated an existing three-story mixed-use building to provide eight (8) residential units for veterans housing, as well as office space and community space, to be known further as the “Project;” and

**WHEREAS**, the Agency has received an award from the State of New Jersey Department of Community Affairs for eight (8) Section 8 Project-Based Housing Vouchers for Veterans for the Project’s 8 residential units; and

**WHEREAS**, the Agency entered into a Section 8 Project-Based Voucher Program Housing Assistance Contract with the State of New Jersey Department of Community Affairs as of April 1<sup>st</sup>, 2017, for a contract term of fifteen (15) years; and

**WHEREAS**, the housing assistance payments are used to fund the costs of maintaining eight (8) veterans units located at 665 Ocean Avenue and provide supportive services to veterans housed in those units; and

**WHEREAS**, the Agency entered into contract number 17-05-SG1 with the United Way of Hudson County for professional management services necessary to support veterans housed at 665 Ocean Avenue, including professional management of a social services program and property management services, on May 1<sup>st</sup>, 2017, which contract will expire on April 30<sup>th</sup>, 2018;

**WHEREAS**, the Agency is desirous of entering into a management agreement with the United Way of Hudson County to provide professional management of a social services program at 665 Ocean Avenue for veterans as well as property management services, for an amount not to exceed \$10,000;

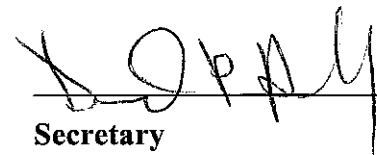
**WHEREAS**, the United Way of Hudson County, a nonprofit established in 1936, works to end the cycle of poverty by providing resources to help individuals facing homelessness; hunger; cerebral, mental or physical disabilities; and other challenges, and

**WHEREAS**, said Agreement amount does not exceed the bid threshold stated in the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) in section 40A:11-3; and

**WHEREAS**, said Agreement will be for a term not to exceed ninety (90) days; and  
**WHEREAS**, said Agreement term does not exceed the contract period stated in N.J.S.A. 40A:11-3.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that Contract No.18-03-SG2 with the United Way of Hudson County is to be awarded in an amount not to exceed \$10,000.

**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 true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of March 20, 2018.

<b>RECORD OF COMMISSIONERS VOTE</b>				
<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 COOPERATION AGREEMENT WITH  
THE JERSEY CITY ECONOMIC DEVELOPMENT CORPORATION**

**WHEREAS**, the Jersey City Redevelopment Agency (the “Agency”) was created in 1949 as an autonomous Agency to serve as the primary vehicle of the City of Jersey City (the “City”) to eliminate blight, to create opportunities and to attract residential, commercial and industrial real estate projects; and

**WHEREAS**, the Jersey City Economic Development Corporation (the “EDC”) and the Agency, in consultation with the City, determined that it is necessary to develop a research report and related policy recommendation to promote mixed-income housing development in the City; and

**WHEREAS**, on or about August 20, 2016, the JPMorgan Chase Foundation (the “Foundation”) awarded a grant of funds to the EDC (the “Grant”) to support development of a research report and related policy recommendation to promote mixed-income housing development in the City (the “Report and Recommendation”); and

**WHEREAS**, the EDC has agreed to act as fiscal agent to administer said Grant, and the Agency has agreed to manage and direct the development of the Report and Recommendation, and to convene stakeholders to review said Report and Recommendation; and

**WHEREAS**, the EDC and the Agency previously entered into a fiscal agreement dated June 20, 2016 (the “Fiscal Agreement”) for the administration of the Grant, which Fiscal Agreement has since expired; and

**WHEREAS**, the Agency and the EDC agree that the research and data analysis needed to develop the Report and Recommendation will require the hiring of a consultant or consultants with specialized skills and expertise; and

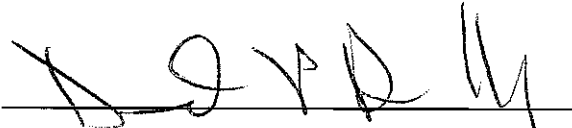
**WHEREAS**, the Agency and EDC now seek to enter into a cooperation agreement (the “Cooperation Agreement”) in order to produce the Report and Recommendation using the Grant funds; and



**WHEREAS**, the term of the Cooperation Agreement will commence from the date of execution through completion and delivery of the Report and Recommendation; 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, and the Agency is hereby authorized to enter into a Cooperation Agreement with the Jersey City Economic Development Corporation.

**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 March 20<sup>th</sup>, 2018.

RECORD OF COMMISSIONERS VOTE				
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 EXECUTION OF A SHARED SERVICES AGREEMENT WITH THE CITY OF JERSEY CITY RENEWING THE APPOINTMENT OF THE JERSEY CITY REDEVELOPMENT AGENCY AS THE CITY'S AGENT FOR ANY AND ALL PURPOSES UNDER THE ABANDONED PROPERTIES REHABILITATION ACT AND SCATTER SITE REDEVELOPMENT PLAN**

**WHEREAS**, the Uniform Shared Services Consolidation Act, N.J.S.A. 40A:65-1 et seq., authorizes agreements between a municipality and an autonomous agency of the municipality to provide services to each other; and

**WHEREAS**, the Jersey City Redevelopment Agency ("Agency") is an autonomous agency of the City of Jersey City ("City"), created pursuant to N.J.S.A. 40A:12a-11 by the City to serve as the City's primary vehicle to eliminate blight, create opportunities and attract residential, commercial and industrial real estate projects and otherwise further the purposes of the redevelopment plan, pursuant to N.J.S.A. 40A:12A-1 et seq.; and

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-39(f) and N.J.S.A. 40A:12A-22(o), authorizes the City to provide funds to and enter into a shared services agreement with the Agency to implement a redevelopment plan; and

**WHEREAS**, on January 27<sup>th</sup>, 2016, by virtue of Resolution 16.042, the Municipal Council authorized the City to execute a Shared Services Agreement appointing the Agency as the City's agent for two (2) years for any and all purposes under the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-79 et seq., and to implement the provisions of the Scatter Site Redevelopment Plan; and

**WHEREAS**, Section III of the Shared Services Agreement authorized by Resolution 16.042 allowed for the Agreement to be renewed for an additional two-year term; and

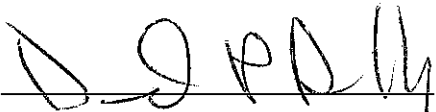
**WHEREAS**, the initial two-year term of the Shared Services Agreement authorized by Resolution 16.042 expired on February 16, 2018;

**WHEREAS**, it is in the City's best interest to extend the City's relationship with the Agency for an additional two-year term and execute an amended Shared Services Agreement appointing the Agency as the City's agent for two (2) years for any and all purposes under the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-79 et seq., and to implement the

provisions of the Scatter Site Redevelopment Plan; and

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

1. The recitals above are hereby incorporated herein as if set forth at length;
2. The Agency is authorized to enter into a Shared Services Agreement with the City renewing the appointment of the Jersey City Redevelopment Agency as the City's agent for any and all purposes under the Abandoned Properties Rehabilitation Act and Scatter Site Redevelopment Plan;
3. The term of the Shared Services Agreement shall be effective for a term of two years upon execution by the Agency and the City;
4. A copy of the Shared Services Agreement shall be filed with the New Jersey Division of Local Government Services and copies shall be available for inspection at the Office of the City Clerk.
5. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency 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 true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of March 20, 2018.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
AUTHORIZING CONTRACT NO. 18-03-MPN1 WITH J & B  
LANDSCAPE, INC. FOR YEARLY LANDSCAPING  
SERVICES AT THE BETZ-CERC**

**WHEREAS**, in order to properly maintain the property and grounds of the BETZ-CERC, the Agency requires the services of a landscaper for the maintenance of the irrigation system, and care of the lawn, plants and trees that were planted on the BETZ-CERC property; and

**WHEREAS**, Agency staff solicited proposals for said yearly maintenance; and

**WHEREAS**, a proposal to provide landscaping services from April 1, 2018 through November 30, 2018 was received from J & B Landscape, Inc. (hereinafter "Contractor") in the amount of \$1,097.50 per month; and

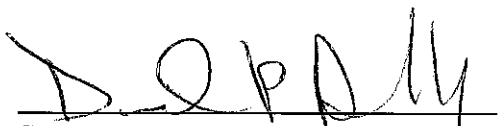
**WHEREAS**, the Contractor will perform the required duties as outlined in the attached proposal dated March 9, 2018, in a workmanlike manner during normal business hours for landscaping services; and

**WHEREAS**, Agency staff has reviewed said proposal and found it acceptable; and

**WHEREAS**, in accordance with Local Public Contracts Law N.J.S.A. 40A:11-1 et seq., contracts under \$21,000.00 do not required competitive bidding.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Chairman, Vice Chairman, Secretary and/dor Executive Director are hereby authorized to execute Contract No. 18-03-MPN1 in the not to exceed amount of \$8,780.00 with J & B Landscape, Inc. for landscaping services at the BETZ-CERC Project.

**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 March 20, 2018.**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<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				✓

# J&B LANDSCAPE INC.



P.O. BOX 149 ♦ SWARTSWOOD, NJ 07877  
Phone (201) 867-3088 ♦ Fax (973) 948-7136  
jblandscape1@gmail.com

PROPOSAL

Proposal Date:

03/09/18

Proposal Submitted To:

Work to be Performed at:

Jersey City Redevelopment Agency  
Mary Patricia Noonan  
Fax: (201) 761-0831  
Tel: (201) 761-0819

180 Ninth Street  
Jersey City, NJ

PROJECT: ***Seasonal Maintenance / Mulch***

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

- Services to include 32 visits from April 1, 2018 - November 30, 2018.
- Cutting of a turf areas, edging of all walkways.
- Removal of all weeds and garbage from garden and plant areas.
- All necessary fertilizers, weed control, etc. will be applied to lawn and shrub areas.
- Blowing of all concrete walkways.
- Trim trees up to 10' and shrubs as needed to keep a neat manicured appearance.
- Trim trees off building as needed to keep a neat manicured appearance.
- Edging of all garden beds.
- Re-seed front area of school.
- Spread approximately 40 yards of black mulch in existing plant areas.

**Total for Season: \$8,780.00**

**Will be Invoiced \$1,097.50 per month for eight months (April - November)**

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to complete this contract as specified.

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A  
SEVENTH AMENDMENT TO THE REDEVELOPMENT  
AGREEMENT BETWEEN THE JERSEY CITY  
REDEVELOPMENT AGENCY AND BARNABAS HEALTH, LLC IN  
THE GRAND JERSEY REDEVELOPMENT AREA**

**WHEREAS**, the Agency and Barnabas Health, LLC (hereinafter the “Redeveloper”) entered into a Redevelopment Agreement, dated December 16, 2014 (hereinafter referred to as the “Agreement”) pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-A-1 et seq.; and

**WHEREAS**, the First Amendment approved on May 19, 2015, extended the due date until June 30, 2015 for the Additional Deposit of Five Million Dollars (\$5,000,000); and

**WHEREAS**, the Second Amendment approved January 1, 2016, extended the closing date with the Initial Payment coming due on February 20, 2016 and the balance of payment due at the final closing on or before December 31, 2016; and

**WHEREAS**, the Third Amendment approved on April 19, 2016, amended the terms of the final closing relating to purchase price; acknowledged the Redeveloper’s intent to enter into an agreement with a qualified development partner, subject to certain conditions; and authorized a Right of Access Agreement for pre-development activities; and

**WHEREAS**, the Fourth Amendment approved December 12, 2016, reflected the parties' agreement that there was a need to revise the Schedule B (project description) and Schedule C (construction timeline), and that the Redeveloper would have until March 21, 2017, to submit these revised documents to the Agency and receive approval thereof through a Fifth Amendment; and

**WHEREAS**, the Fifth Amendment approved March 21, 2017, reflected the parties' agreement that there was a need to revise the Schedule B (project description) and Schedule C (construction timeline), and that the Redeveloper would have until September 20, 2017 to submit these revised documents to the Agency and receive approval thereof through a Sixth Amendment; and

**WHEREAS**, the Sixth Amendment approved September 19, 2017 granted an extension of the deadline for certain tasks to be completed; and

**WHEREAS**, the Redeveloper has continued to act in good faith and to develop an acceptable Schedule B and Schedule C as mandated by the Redevelopment Agreement; and

**WHEREAS**, the Redeveloper has requested the deadline of March 19, 2018 be extended for a six (6) month period, to expire on September 19, 2018, during which time the Redeveloper will meet with professionals to review and create a master plan for the campus needed for the Schedule B, and devise a plan and timeline that will bring more clarity for benchmark dates needed in the Schedule C; and



**WHEREAS**, the parties have agreed that no later than September 19, 2018, the Redeveloper shall submit to the Agency and receive Board approval for a Seventh Amendment to the Redevelopment Agreement which shall set forth a revised Schedule B (project description), which shall be in accordance with the Redevelopment Plan, and Schedule C (construction timeline); and

**WHEREAS**, should the Redeveloper fail to submit an Eighth Amendment or should the Board of Commissioners fail to approve an Eighth Amendment as set forth herein, by September 19, 2018, that event shall constitute a default of the Agreement, and the terms that existed in the original Agreement and as amended by the First, Second, Third, Fourth, Fifth and Sixth Amendments shall remain in full force and effect. No additional extensions will be granted if the redeveloper fails to act in good faith.

**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 Seventh Amendment to the existing Redevelopment Agreement with Barnabas Health, LLC and authorization to execute such Amendment is hereby granted; and
- 4) The Executive Director is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the terms of this Resolution; and

5) 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.

*D. J. P. D. M.*  
 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 March, 2017.**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<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 EXTENDING THE DESIGNATION OF ASH STREET PROPERTY, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED AT 17-19 ASH STREET (BLOCK 17506, LOT 2) WITHIN THE LAFAYETTE PARK REDEVELOPMENT AREA**

**WHEREAS**, at its November 21<sup>st</sup>, 2017 Board of Commissioners meeting, the Jersey City Redevelopment Agency (the “Agency”) authorized the designation of Ash Street Property, LLC (the “Redeveloper”) as the Redeveloper of property located at 17-19 Ash Street (Block 17506, Lot 2) (the “Property”) within the Lafayette Park Redevelopment Area for a period of up to one hundred twenty (120) days, with an additional 30-day extension at the discretion of the Executive Director; and

**WHEREAS**, the designation expires as of March 20<sup>th</sup>, 2018; and

**WHEREAS**, the Redeveloper has proposed to target 15 percent (15%) of the Property’s units as affordable; and

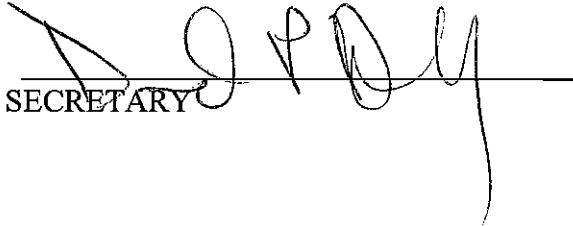
**WHEREAS**, the Agency and the Redeveloper (the “Parties”) find it necessary to extend the designation beginning March 20<sup>th</sup>, 2018 through July 17<sup>th</sup>, 2018, with the option to extend the designation for an additional thirty (30) days at the sole discretion of the Agency’s Executive Director, so that the Parties may attempt to complete the negotiation of a redevelopment agreement for the undertaking of the Project; and

**WHEREAS**, the Redeveloper will comply with all requirements from a design and construction standpoint as indicated 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; and
- 2) The designation of Ash Street Property, LLC as Redeveloper for the Property is hereby extended beginning March 20<sup>th</sup>, 2018 through July 17<sup>th</sup>, 2018, with the option for the Executive Director to extend the designation for an additional thirty (30) days at the Executive Director’s sole discretion.
- 3) The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency 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 March 20<sup>th</sup>, 2018.

<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>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Darwin R. Ona				✓
Daniel Rivera	✓			

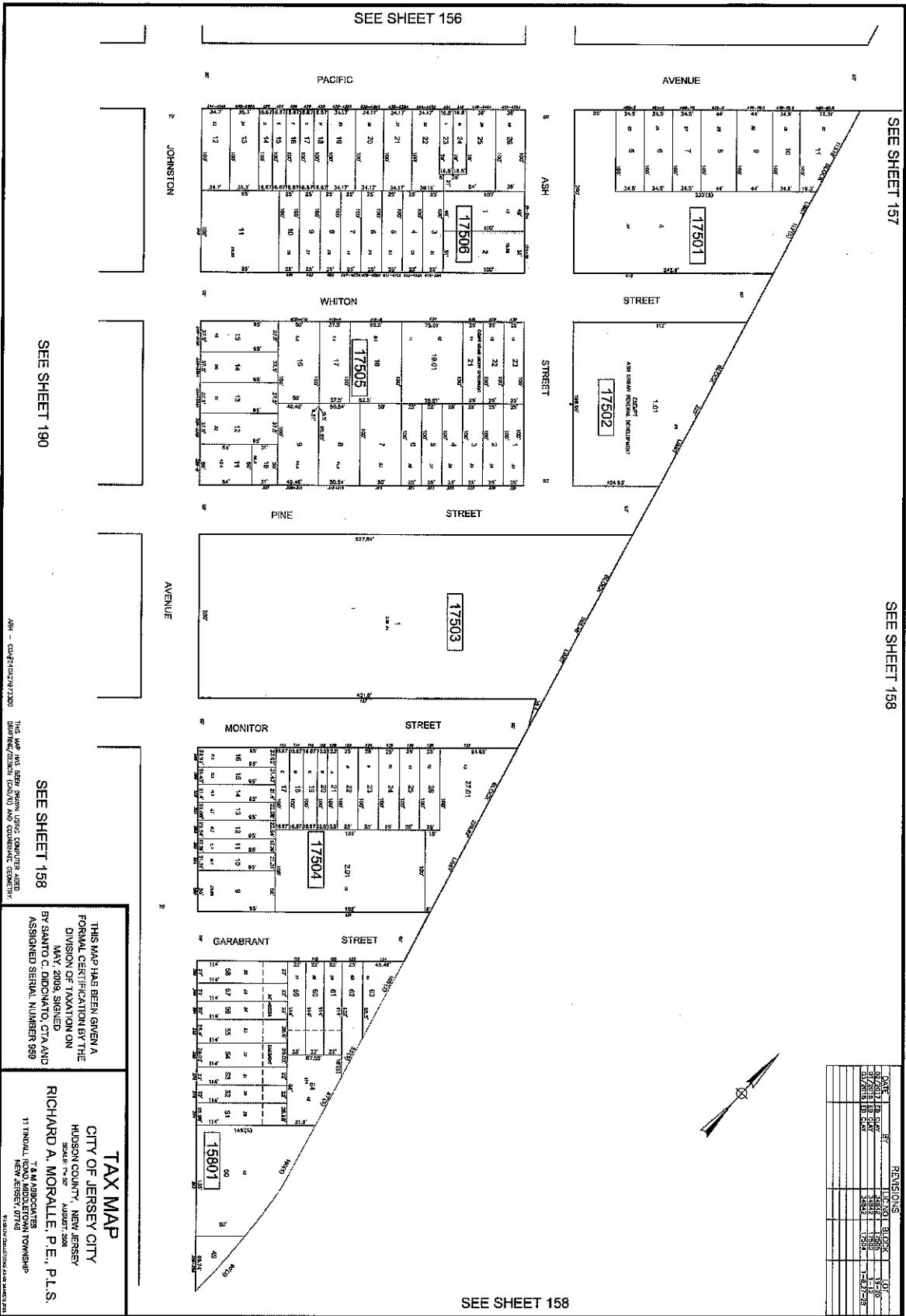
17-19 Ash Street

SEE SHEET 157

SEE SHEET 158

175

REVISIONS			
DATE	BY	DESCRIPTION	APP.
07/20/11	BLK	17501	175
07/20/11	BLK	17502	175
07/20/11	BLK	17503	175
07/20/11	BLK	17504	175
07/20/11	BLK	17505	175
07/20/11	BLK	17506	175



SEE SHEET 190

SEE SHEET 158

THIS MAP WAS PREPARED USING THE DATA PROVIDED BY THE COUNTY AND MUNICIPAL GOVERNMENTS.

THIS MAP HAS BEEN GIVEN A  
 FORMAL CERTIFICATION BY THE  
 DIVISION OF TAXATION ON  
 MAY 2008, SIGNED  
 BY SAOTIC ODONATO, CTA AND  
 ASSIGNED SERIAL NUMBER 839

**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 SCALE 1"=50'  
 AUGUST 2008  
**RICHARD A. MORALLE, P.E., P.L.S.**  
 T.M.A.SOCIATES  
 11 TRINDALL ROAD, ANDERSON TOWNSHIP  
 NEW JERSEY 07004

175

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN ACCESS AGREEMENT WITH HONEYWELL FOR ENTRY ONTO AGENCY OWNED PROPERTY AT BLOCK 18901, LOT 1.01 (1 BERRY ROAD) WITHIN THE MORRIS CANAL REDEVELOPMENT AREA.**

**WHEREAS**, the Agency is the owner of certain property at Block 18901, Lot 1.01 (1 Berry Road) within the Morris Canal Redevelopment Area (the "Property"); and

**WHEREAS**, Honeywell International Inc. ("Honeywell"), entered into a Consent Judgment in the matter of New Jersey Department of Environmental Protection et al. v. Honeywell International, Inc. et al, Civil No. C-77-05, (Supreme Court Hudson County, New Jersey) ("Consent Judgment"), pursuant to which Honeywell would be required to perform certain testing, soil boring, groundwater testing and monitoring and remedial work; and

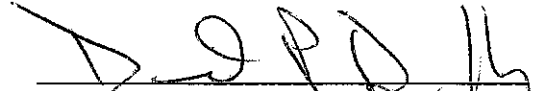
**WHEREAS**, Honeywell has requested the Agency's permission to access Agency Property for the purpose of performing soil borings/probe hole investigation, performing groundwater monitoring/testing and perform soil remediation work; and

**WHEREAS**, the Agency desires to execute an Access Agreement with Honeywell, for a term of one year, to allow Honeywell to access the Property 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. Honeywell, its contractors, and agents are authorized to enter the Property for the purpose of performing the activities described in the Access Agreement.
3. The Access Agreement shall be substantially in the form attached for a term of one year.
4. The Chairman, Vice Chairman, Executive Director and/or Secretary 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.

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 **March 20, 2018**.

  
\_\_\_\_\_  
David P. Donnelly, Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING FAIR  
MARKET VALUE FOR PROPERTY LOCATED IN BLOCK 19003, LOT  
9 AND KNOWN AS 282 PINE STREET WITHIN THE MORRIS CANAL  
REDEVELOPMENT AREA**

**WHEREAS**, the Jersey City Redevelopment Agency, pursuant to the provisions of N.J.S.A. 40:12A-1 et seq, as amended, has determined it necessary to acquire lands and premises located at 282 Pine Street in Block 19003, Lot 9 within the Morris Canal Redevelopment Area and which area has been declared an "area in need of redevelopment"; and

**WHEREAS**, the property in question is owned by George Lapcik Freed; and

**WHEREAS**, the referenced property was appraised by New Jersey Realty Advisory Group, LLC to have a fair market value of \$1,410,000.00.

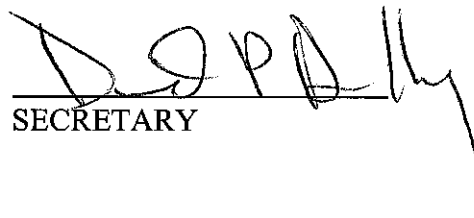
**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Agency accepts the valuation of \$1,410,000.00 by the Appraiser as having been performed in a competent manner and in accordance with applicable State Laws.

**BE IT FURTHER RESOLVED**, that the Agency is authorized to purchase said property located at 282 Pine Street in Block 19003, Lot 9 for the sum referenced above and the Chairman, Vice-Chairman, Secretary and/or Executive Director of the Jersey City Redevelopment Agency are hereby authorized to enter into a contract and to sign all other documents necessary to consummate the acquisition of said premises subject to the review and approval of the Agency's General Counsel.



18-03-13

**BE IT FURTHER RESOLVED**, that in the event the Jersey City Redevelopment Agency cannot, for any reason acquire as a result of amicable negotiations said lands and premises, the Chairman, Vice-Chairman, Secretary and/or Executive Director are hereby authorized to institute condemnation proceedings, pursuant to the provisions of N.J.S.A. 20:3-1 et seq.

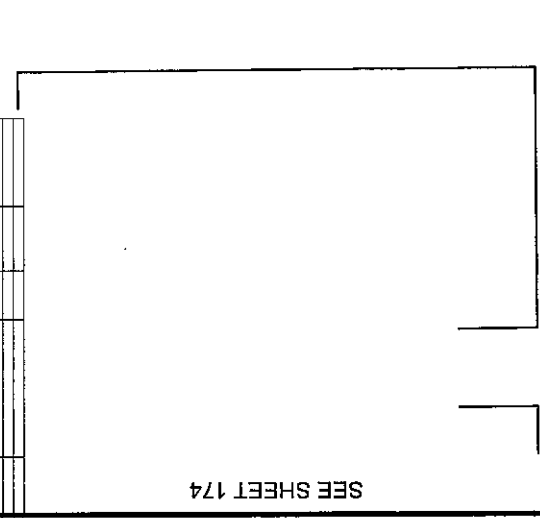
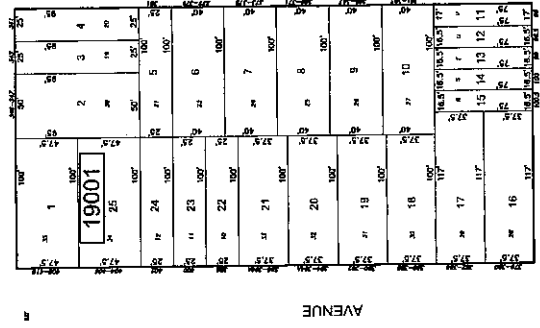
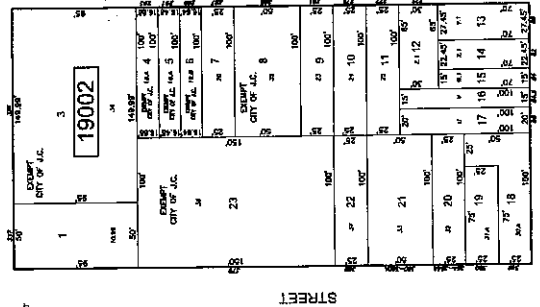
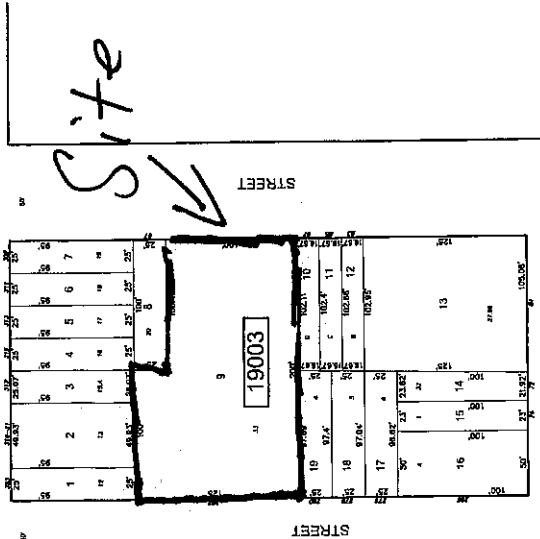
  
SECRETARY

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 March 20, 2018.

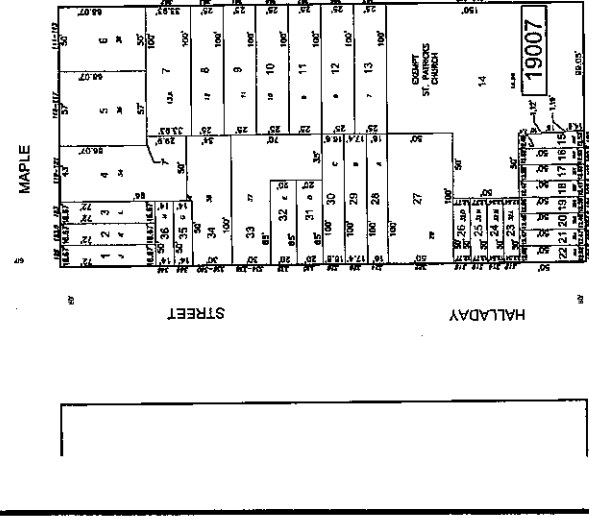
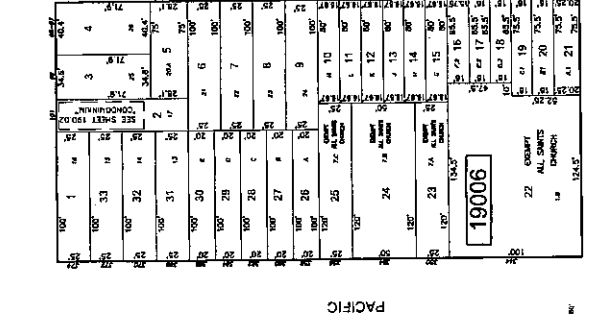
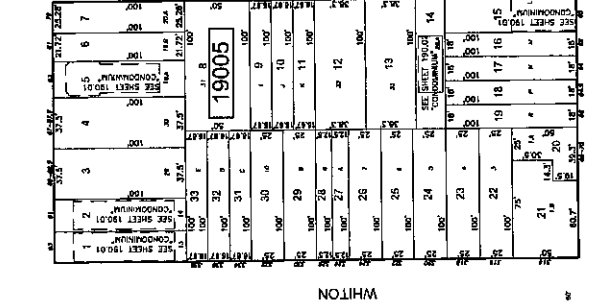
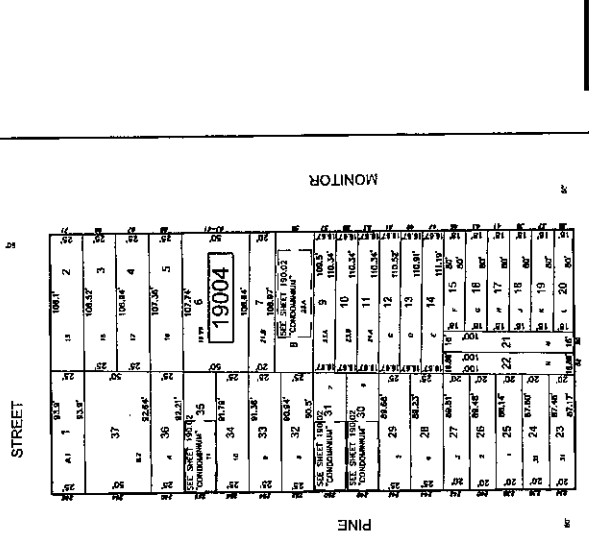
<b>RECORD OF COMMISSIONERS VOTE</b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera	✓			
Darwin R. Ona				✓

SEE SHEET 175

REVISIONS		
DATE	BY	REVISIONS
10/20/09	CHARLES J. JOHNSON	3.3984



SEE SHEET 174



AVENUE

STREET

STREET

STREET

AVENUE

JOHNSTON

STREET

MONITOR

PINE

WHITON

PACIFIC

MAPLE

STREET

HALLADAY

STREET

LAFAYETTE

18-03- 14

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING FAIR  
MARKET VALUE FOR PROPERTY LOCATED IN BLOCK 19003, LOTS  
1-7 AND KNOWN AS 309-323 JOHNSTON AVENUE WITHIN THE  
MORRIS CANAL REDEVELOPMENT AREA**

**WHEREAS**, the Jersey City Redevelopment Agency, pursuant to the provisions of N.J.S.A. 40:12A-1 et seq, as amended, has determined it necessary to acquire lands and premises located at 309-323 Johnston Avenue in Block 19003, Lots 1-7 within the Morris Canal Redevelopment Area and which area has been declared an "area in need of redevelopment"; and

**WHEREAS**, the property in question is owned by George Lapcik; and

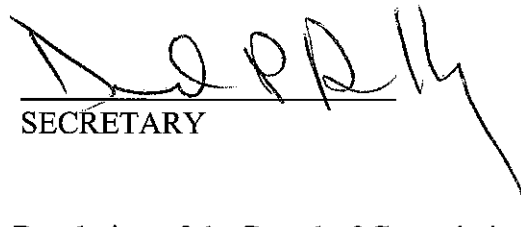
**WHEREAS**, the referenced property was appraised by New Jersey Realty Advisory Group, LLC to have a fair market value of \$1,272,000.00.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Agency accepts the valuation of \$1,272,000.00 by the Appraiser as having been performed in a competent manner and in accordance with applicable State Laws.

**BE IT FURTHER RESOLVED**, that the Agency is authorized to purchase said property located at 309-323 Johnston Avenue in Block 19003, Lot 1-7 for the sum referenced above and the Chairman, Vice-Chairman, Secretary and/or Executive Director of the Jersey City Redevelopment Agency are hereby authorized to enter into a contract and to sign all other documents necessary to consummate the acquisition of said premises subject to the review and approval of the Agency's General Counsel.

18-03-14

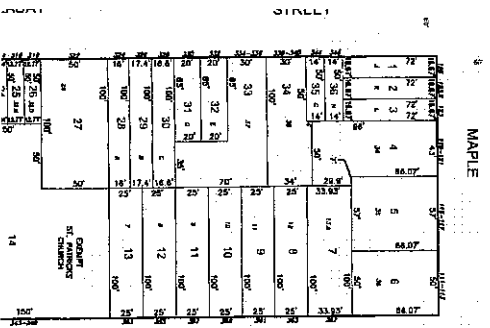
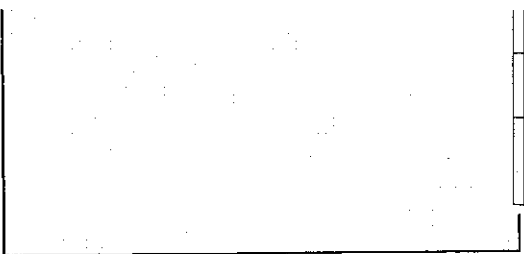
**BE IT FURTHER RESOLVED**, that in the event the Jersey City Redevelopment Agency cannot, for any reason acquire as a result of amicable negotiations said lands and premises, the Chairman, Vice-Chairman, Secretary and/or Executive Director are hereby authorized to institute condemnation proceedings, pursuant to the provisions of N.J.S.A. 20:3-1 et seq.

  
SECRETARY

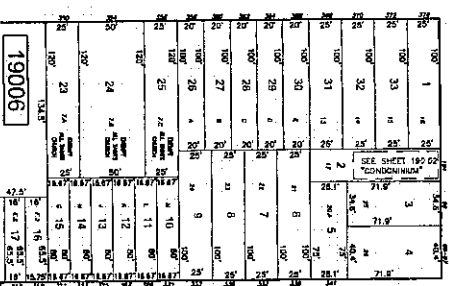
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of March 20, 2018.

<b>RECORD OF COMMISSIONERS VOTE</b>				
<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				✓

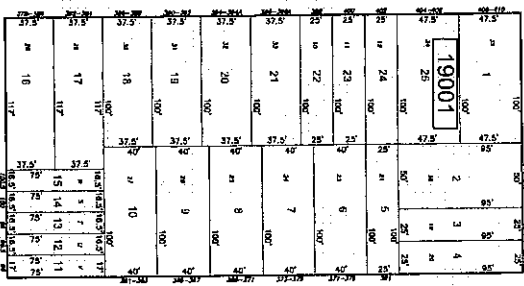
ONS  
BLOCK 103



PACIFIC

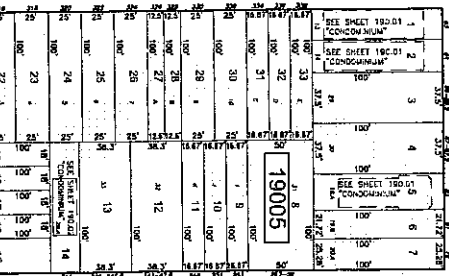


AVENUE

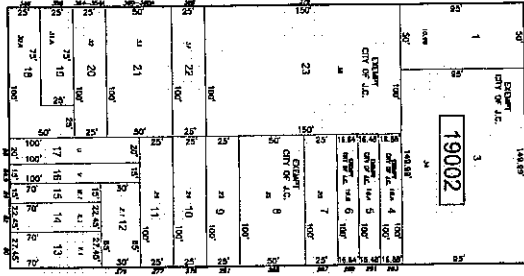


JOHNSTON

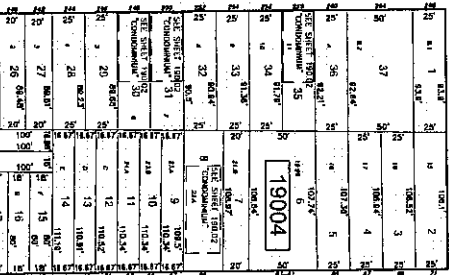
WHITON



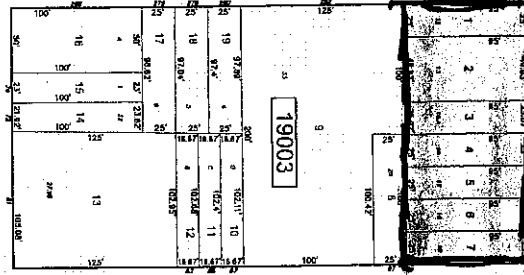
STREET



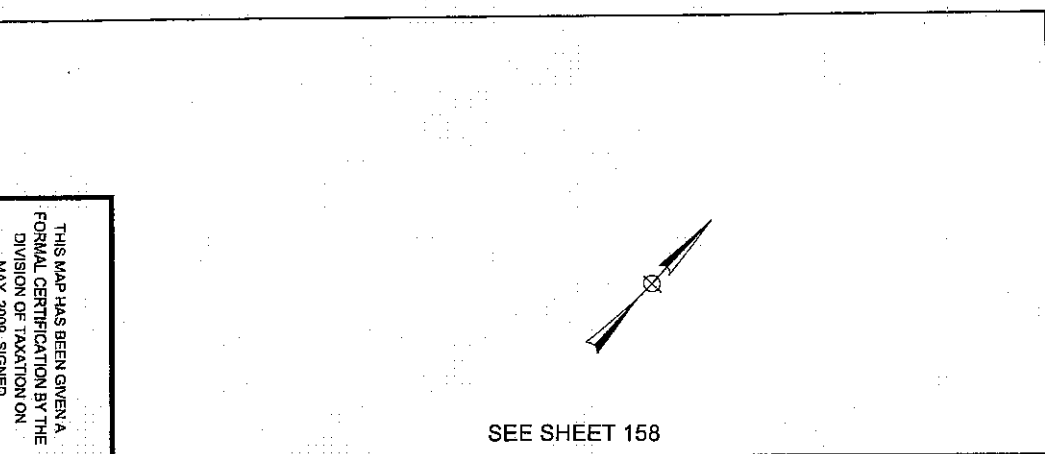
PINE



STREET



MONITOR



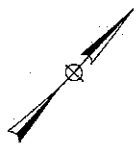
STREET

SEE SHEET 175

190

*Site*

SEE SHEET 158



THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
MAY 2008. SIGNED

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
EXTENDING THE DESIGNATION OF MYNENI  
PROPERTIES, LLC AS REDEVELOPER OF PROPERTY  
LOCATED IN THE WATER STREET REDEVELOPMENT  
AREA**

**WHEREAS**, at its meeting of August 15, 2015 the Board of Commissioners designated Myneni Properties, Inc. (Mr. Mohan Myneni) as Redeveloper of property in the Water Street Redevelopment Area which designation has been subsequently extended; and

**WHEREAS**, said designation was for Block 20403, Lot 2 a/k/a 11 Bennett Street; and


**WHEREAS**, the project will be developed in conjunction with Block 20403, Lot 1 and will contain a mixed use development of approximately 120 residential units and ground floor commercial; and

**WHEREAS**, Agency Counsel and Counsel for Myneni Properties have been working diligently on the terms to be incorporated into the Redevelopment Agreement; and

**WHEREAS**, Agency Counsel and staff deem it appropriate to extend the designation for a period of 60 days to expire on May 30, 2018 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 recitals are incorporated herein as if set forth at length; 2) the designation of Myneni Properties, LLC for property located at Block 20403, Lot 2 be and is hereby extended for 60 days to expire on May 30, 2018; and 3) the Executive Director is hereby authorized to extend the designation herein granted for an additional 30 day period.

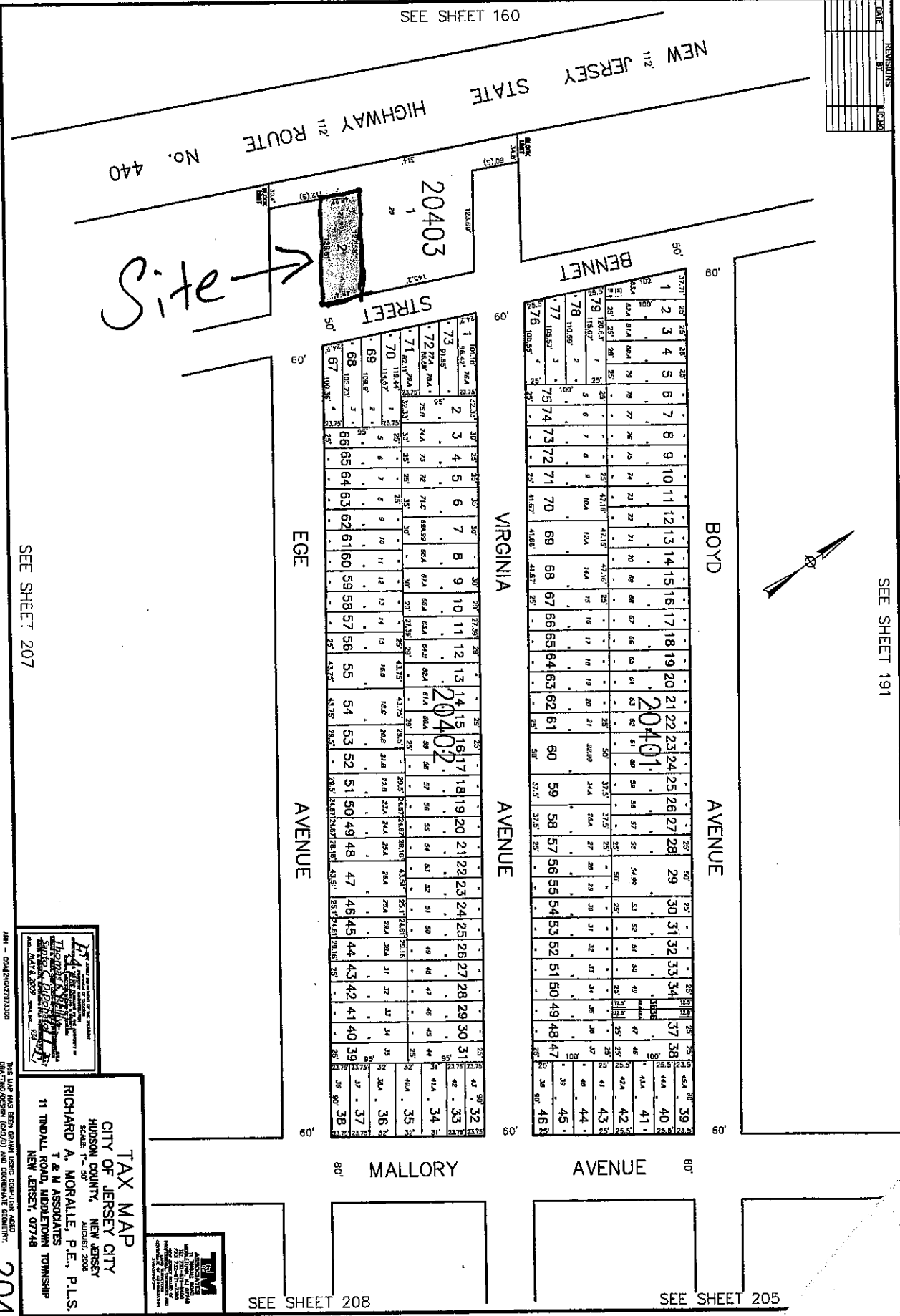
**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

  
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 March 20, 2018.**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<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				✓

DATE	REVISIONS
BY	
10/2/00	



SEE SHEET 191



Site →

SEE SHEET 160

SEE SHEET 207

481 - 004/2007/23/00



**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 RICHARD A. MORALLE, P.E., P.L.S.  
 T & M ASSOCIATES  
 11 TINDALL ROAD, MIDDLETOWN TOWNSHIP  
 NEW JERSEY, 07748

204



SEE SHEET 208

SEE SHEET 205



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 327 COMMUNIPAW AVE. LLC AS REDEVELOPER FOR PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

**WHEREAS**, 327 Communipaw Ave. LLC (Zalmen Strulovic) (hereinafter referred to as “Redeveloper”) made a formal presentation to the Jersey City Redevelopment Agency for the construction of a mixed use development containing approximately 16 residential units and ground floor commercial/retail; and

**WHEREAS**, the site is owned by 327 Communipaw Ave. LLC and is located at Block 20201 Lot 85 in the Morris Canal Redevelopment Area; and

**WHEREAS**, the newly constructed project will be designed to complement the surrounding neighborhood with the base of the project offering space for two retail units; and; and

**WHEREAS**, the Redeveloper will comply with the zoning requirements as well as the Morris Canal Redevelopment Plan; and

**WHEREAS**, 327 Communipaw Ave. LLC has requested designation as the Redeveloper for this site; and

**WHEREAS**, staff has reviewed the application submitted and found it acceptable; and

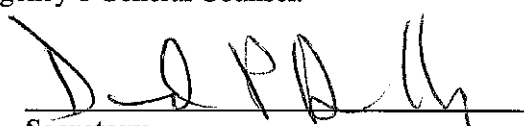
**WHEREAS**, Redeveloper will comply with all requirements from a design and construction standpoint as indicted on the plan.

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

- 1) 327 Communipaw Ave. LLC is hereby designated Redeveloper for the development of property located at Block 20201, Lot 85 in the Morris Canal Redevelopment Area.

- 2) The designation is contingent upon: (i) Redeveloper being responsible for and assuming all costs incurred by the Agency, including, but not limited to environmental, legal, property maintenance, etc. for the proposed project; (ii) negotiation of a redevelopment agreement.
- 3) The designation granted herein is for a 120 day period to expire on July 31, 2018 which period may be extended for a period of sixty (60) days if necessary 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 March 20, 2018.**

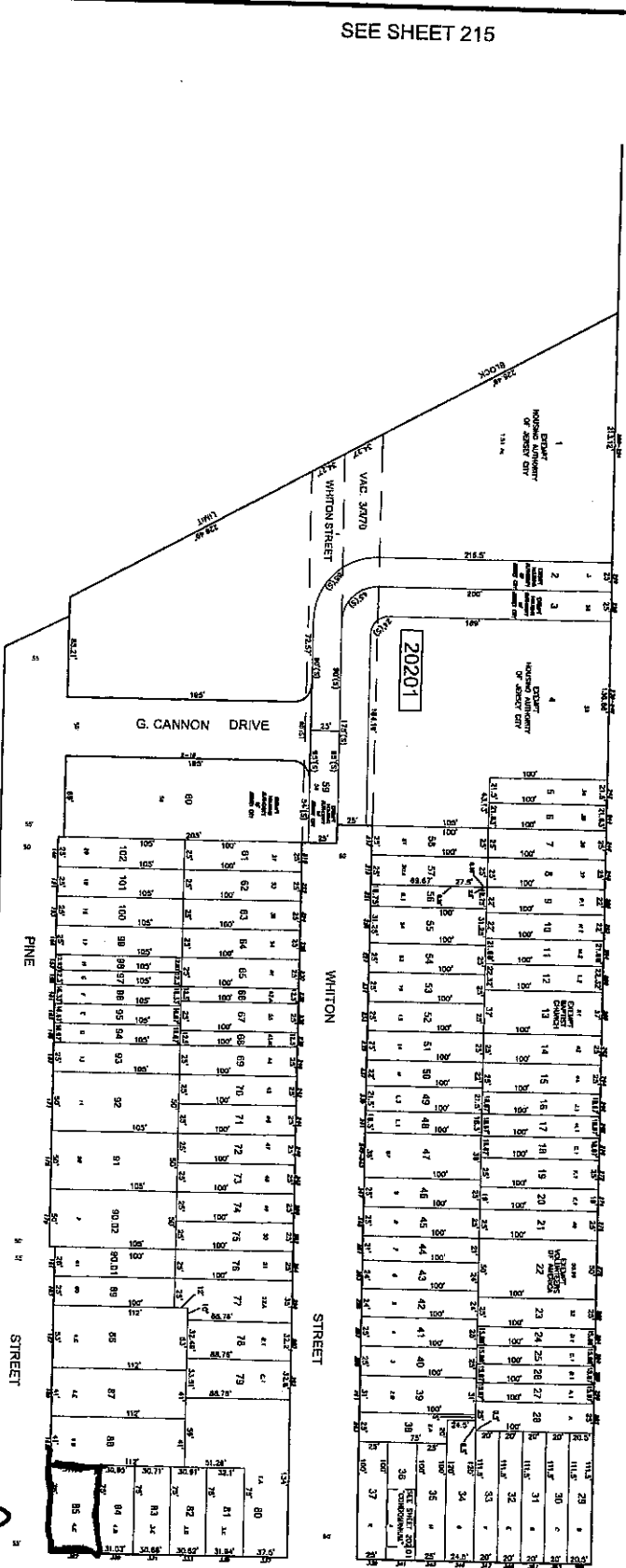
<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera	✓			
Darwin R. Ona				✓


SEE SHEET 199

BRAMHALL AVENUE

PACIFIC AVENUE

SEE SHEET 215



THIS MAP WAS SET UP, DRAWN USING COMPUTER AIDED DRAWING/DESIGN (CAD/CAM) AND CONFORMS TO ALL REQUIREMENTS OF THE STATE OF NEW JERSEY.

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY, 2009, SIGNED BY SANTO G. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 939

**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 SCALE: 1"=50' AUGUST, 2008  
 RICHARD A. MORALLE, P.E., P.L.S.  
 T.A.M. ASSOCIATES  
 11 TINDALL ROAD  
 NEW JERSEY 07740

SEE SHEET 215

SEE SHEET 203

*Site* ↑

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AFFIRMING AND EXTENDING THE DESIGNATION OF GARDEN STATE EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION AS THE REDEVELOPER OF PROPERTY LOCATED AT 98 MYRTLE AVENUE (BLOCK 23202, LOT 48) WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA**

**WHEREAS**, at its September 19<sup>th</sup>, 2017 Board of Commissioners meeting, the Jersey City Redevelopment Agency (the “Agency”) authorized the designation of Garden State Episcopal Community Development Corporation (the “Redeveloper”) as the Redeveloper of property located at 98 Myrtle Avenue (Block 23202, Lot 48) (the “Property”) within the Ocean Bayview Redevelopment Area for a period of up to one hundred twenty (120) days, with an additional 60-day extension at the discretion of the Executive Director, which 60-day extension was granted by the Executive Director; and

**WHEREAS**, the designation expired as of March 18<sup>th</sup>, 2018; and

**WHEREAS**, Garden State Episcopal Community Development Corporation has proposed to rehabilitate the Property to create a one-family for-sale affordable housing unit; and

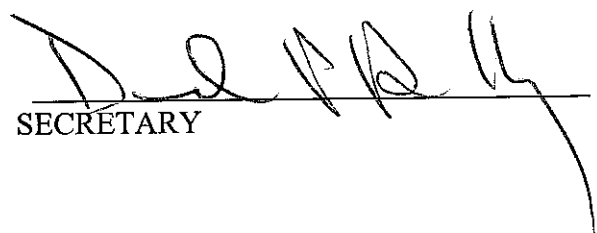
**WHEREAS**, the Agency and the Redeveloper (the “Parties”) find it necessary to affirm and extend the designation for an additional sixty (60) days, beginning March 20<sup>th</sup>, 2018, to expire on May 19<sup>th</sup>, 2018, with the option to extend the designation for an additional thirty (30) days at the sole discretion of the Agency’s Executive Director, so that the Parties may attempt to complete the negotiation of a redevelopment agreement for the undertaking of the Project; and

**WHEREAS**, the Redeveloper will comply with all requirements from a design and construction standpoint as indicated 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; and
- 2) The designation of Garden State Episcopal Community Development Corporation as Redeveloper for the Property is hereby extended beginning March 20<sup>th</sup>, 2018 through May 19<sup>th</sup>, 2018, with the option for the Executive Director to extend the designation for an additional thirty (30) days at the Executive Director’s sole discretion.

- 3) The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency 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.

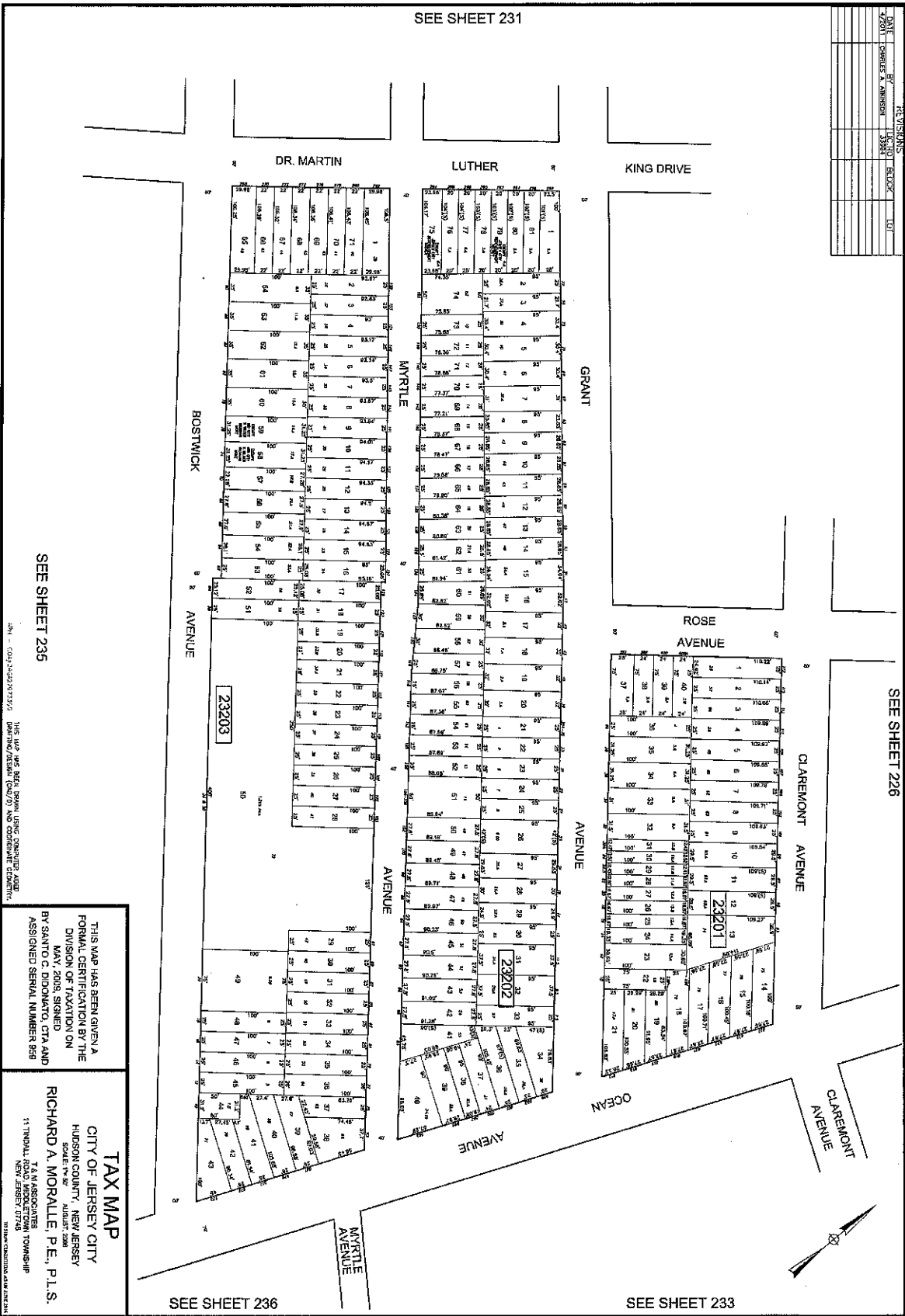
  
 SECRETARY

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 March 20<sup>th</sup>, 2018.

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

98 Myrtle Avenue

DATE	BY	REVISIONS	RECORD	LOT
4/20/11	CHERRIS A. AMANN	30000		



SEE SHEET 226

232

SEE SHEET 233

SEE SHEET 236

SEE SHEET 235

THIS MAP WAS MADE FROM THE MOST RECENT RECORDS OF THE COUNTY CLERK'S OFFICE AND THE TAX MAPS DIVISION OF THE COUNTY CLERK'S OFFICE.

THIS MAP HAS BEEN GIVEN A  
 FORMAL CERTIFICATION BY THE  
 DIVISION OF TAXATION ON  
 MAY 2008, SIGNED  
 BY SANTO C. DIOMATO, CPA AND  
 ASSIGNED SERIAL NUMBER 858

**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 SCALE: 1" = 500'  
 RICHARD A. MORALLE, P.E., P.L.S.  
 T & F ASSOCIATES  
 11 TINDALL ROAD, MIDDLETOWN TOWNSHIP  
 NEW JERSEY 07045

232

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AFFIRMING AND EXTENDING THE DESIGNATION OF GARDEN STATE EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION AS THE REDEVELOPER OF PROPERTY LOCATED AT 182 CLAREMONT AVENUE (BLOCK 22503, LOT 58) WITHIN THE SCATTER SITE REDEVELOPMENT AREA**

**WHEREAS**, at its September 19<sup>th</sup>, 2017 Board of Commissioners meeting, the Jersey City Redevelopment Agency (the "Agency") authorized the designation of Garden State Episcopal Community Development Corporation (the "Redeveloper") as the Redeveloper of property located at 182 Claremont Avenue (Block 22503, Lot 58) (the "Property") within the Scatter Site Redevelopment Area for a period of up to one hundred twenty (120) days, with an additional 60-day extension at the discretion of the Executive Director, which 60-day extension was granted by the Executive Director; and

**WHEREAS**, the designation expired as of March 18<sup>th</sup>, 2018; and

**WHEREAS**, Garden State Episcopal Community Development Corporation has proposed to rehabilitate the Property to create a one-family for-sale affordable housing unit; and

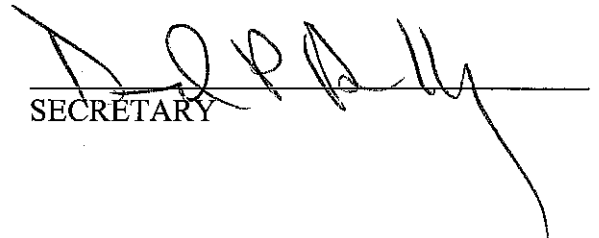
**WHEREAS**, the Agency and the Redeveloper (the "Parties") find it necessary to affirm and extend the designation for an additional sixty (60) days, beginning March 20<sup>th</sup>, 2018, to expire on May 19<sup>th</sup>, 2018, with the option to extend the designation for an additional thirty (30) days at the sole discretion of the Agency's Executive Director, so that the Parties may attempt to complete the negotiation of a redevelopment agreement for the undertaking of the Project; and

**WHEREAS**, the Redeveloper will comply with all requirements from a design and construction standpoint as indicated 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; and
- 2) The designation of Garden State Episcopal Community Development Corporation as Redeveloper for the Property is hereby extended beginning March 20<sup>th</sup>, 2018 through May 19<sup>th</sup>, 2018, with the option for the Executive Director to extend the designation for an additional thirty (30) days at the Executive Director's sole discretion.
- 3) The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the

Agency 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 March 20<sup>th</sup>, 2018.

<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>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Darwin R. Ona				✓
Daniel Rivera	✓			

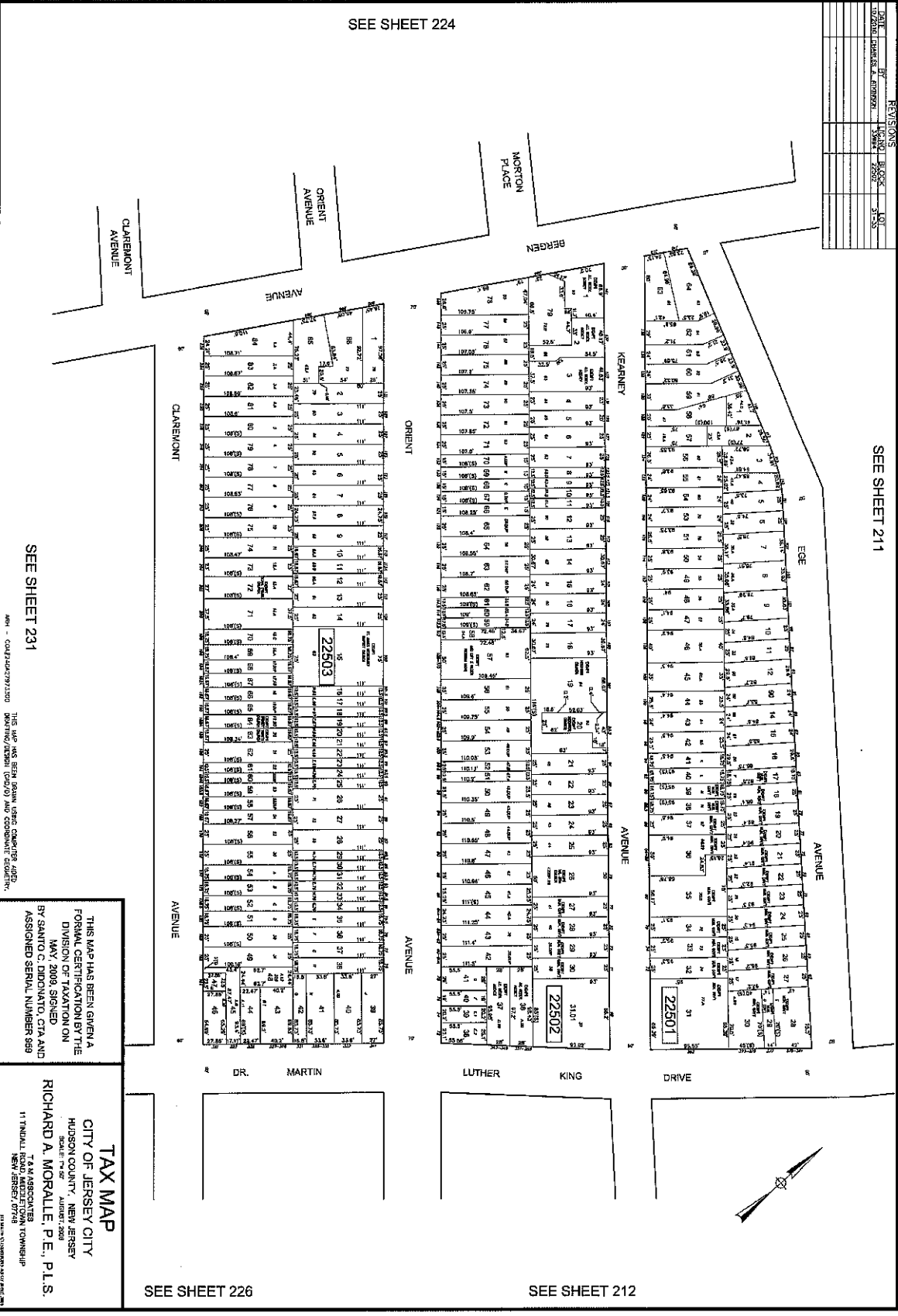


182 Claremont Avenue

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DATE	BY	REVISIONS
10/20/10	MARKS & ANDERSON	ISSUE 2010
03/16/11	MARKS & ANDERSON	ISSUE 2011
03/16/11	MARKS & ANDERSON	ISSUE 2011
03/16/11	MARKS & ANDERSON	ISSUE 2011
03/16/11	MARKS & ANDERSON	ISSUE 2011
03/16/11	MARKS & ANDERSON	ISSUE 2011
03/16/11	MARKS & ANDERSON	ISSUE 2011
03/16/11	MARKS & ANDERSON	ISSUE 2011
03/16/11	MARKS & ANDERSON	ISSUE 2011
03/16/11	MARKS & ANDERSON	ISSUE 2011

SEE SHEET 211



SEE SHEET 231

THE MAP AND DATA FORM, UNDER THE SUPERVISION OF THE  
 COUNTY ENGINEER, HAS BEEN PREPARED AND APPROVED BY THE  
 COUNTY ENGINEER, COUNTY OF BERGEN, NEW JERSEY.

THIS MAP HAS BEEN GIVEN A  
 FORMAL CERTIFICATION BY THE  
 DIVISION OF TAXATION ON  
 MAY 2009 SIGNED  
 BY SANTO C. DI DONATO, CTA AND  
 ASSIGNED SERIAL NUMBER 889

**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 SCALE 1"=50'  
 AUGUST 2009  
**RICHARD A. MORALLE, P.E., P.L.S.**  
 T & M ASSOCIATES  
 11 TRINDALL ROAD, ARDEN TOWNSHIP  
 NEW JERSEY, 07018

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**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
AUTHORIZING ANY TWO (2) OF THE AGENCY'S FOUR  
(4) SIGNATORIES FOR CHECKS UP TO AND  
INCLUDING \$10,000**

**WHEREAS**, the Jersey City Redevelopment Agency makes various bank related transactions requiring four officers of the Agency to have signatory responsibility on behalf of the Agency.

**WHEREAS**, it is sometimes necessary to produce checks prior to or just after the monthly Board meeting; and

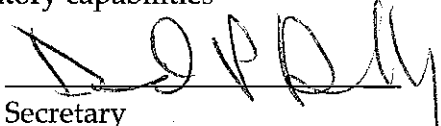
**WHEREAS**, it would be more reasonable for the Agency to be able to pay invoices up to the amount of \$10,000 with two (2) rather than three (3) signatures; and

**WHEREAS**, the two (2) signatories would be any two (2) of the following:

Rolando R. Lavarro, Jr., Chairman  
Evelyn Farmer, Vice Chairwoman  
Diana Jeffrey, Acting Executive Director  
Christopher Fiore, Assistant Executive Director

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that it hereby authorizes any two (2) of the preceding officers of the Agency to sign any invoices, checks, notes, etc. up to and including \$10,000.

**BE IT FURTHER RESOLVED**, that checks \$10,001 and above will still require three (3) signatures of any of the Agency's offices with signatory capabilities



Secretary

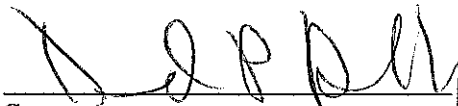
**Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Regular Meeting of March 20, 2018.**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<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 ACCOUNTS/INVOICES PAYABLE LIST  
AS OF MARCH 20, 2018**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of March 20, 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 March 20, 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 March 20, 2018.

<b>RECORD OF COMMISSIONERS VOTE</b>				
<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 March 20, 2018 Board Meeting

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	3/20/2018	3/6/2018	April	Rent Payment for 66 York Street	\$9,697.84	\$0.00		\$9,697.84
66 YORK STREET, LLC	3/20/2018	3/13/2018	April	Monthly Operating Expenses	\$250.00	\$0.00		\$250.00
66 YORK STREET, LLC	3/20/2018	3/13/2018	April	Electric Utility Payment	\$648.52	\$0.00		\$648.52
				<b>Totals for 66 YORK STREET, LLC:</b>	<b>\$10,596.36</b>	<b>\$0.00</b>		<b>\$10,596.36</b>
<b>AFLAC</b>								
AFLAC	3/20/2018	3/6/2018	March	Policy Deduction for Agency Employees	\$518.76	\$0.00		\$518.76
				<b>Totals for AFLAC:</b>	<b>\$518.76</b>	<b>\$0.00</b>		<b>\$518.76</b>
<b>Amec Foster Wheeler Environmental &amp; Infrastructure, Inc.</b>								
Amec Foster Wheeler Environmental & I	3/20/2018	2/27/2018	102207853	ICMUA Hazmat Survey	\$1,112.38	\$0.00		\$1,112.38
Amec Foster Wheeler Environmental & I	3/20/2018	2/19/2018	102207811	ICMUA Hazmat Survey	\$1,419.83	\$0.00		\$1,419.83
				<b>Totals for Amec Foster Wheeler Environmental &amp; Infrastructure, Inc.:</b>	<b>\$2,532.21</b>	<b>\$0.00</b>		<b>\$2,532.21</b>
<b>ARCHER &amp; GREINER, P.C.</b>								
ARCHER & GREINER, P.C.	3/20/2018	2/7/2018	4111433	Legal Services - LMD #13 Urban Rawl to FDA	\$9,624.50	\$0.00		\$9,624.50
ARCHER & GREINER, P.C.	3/20/2018	2/7/2018	4111436	Legal Services - Water Street Red. - Myneni	\$700.00	\$0.00		\$700.00
ARCHER & GREINER, P.C.	3/20/2018	1/4/2018	4108037	Legal Services - Water Street Red. - Myneni	\$1,120.00	\$0.00		\$1,120.00
ARCHER & GREINER, P.C.	3/20/2018	1/3/2018	4108028	Legal Services - 423 Grand Street	\$3,764.90	\$0.00		\$3,764.90
ARCHER & GREINER, P.C.	3/20/2018	1/3/2018	4108039	Legal Services - 61 - 63 Slip Avenue	\$2,310.00	\$0.00		\$2,310.00
ARCHER & GREINER, P.C.	3/20/2018	1/3/2018	4108031	Legal Services - LMD #13 Urban Rawl to FDA	\$6,428.20	\$0.00		\$6,428.20
ARCHER & GREINER, P.C.	3/20/2018	2/6/2018	4111349	Legal Services - 423 Grand Street	\$2,361.79	\$0.00		\$2,361.79
ARCHER & GREINER, P.C.	3/20/2018	1/3/2018	4108035	Legal Services - 199 Woodward	\$3,964.10	\$0.00		\$3,964.10
ARCHER & GREINER, P.C.	3/20/2018	2/6/2018	4111347	Legal Services - Point Capital/Syrdam Avenue	\$3,031.50	\$0.00		\$3,031.50
ARCHER & GREINER, P.C.	3/20/2018	2/6/2018	4111352	Legal Services - 199 Woodward	\$75,933.85	\$0.00		\$75,933.85
				<b>Totals for ARCHER &amp; GREINER, P.C.:</b>	<b>\$109,238.84</b>	<b>\$0.00</b>		<b>\$109,238.84</b>
<b>ASH URBAN DEVELOPMENT, LLC</b>								
ASH URBAN DEVELOPMENT, LLC	3/20/2018	2/16/2018	Application #4	Environmental Remediation - Ash Street	\$97,442.45	\$0.00		\$97,442.45
				<b>Totals for ASH URBAN DEVELOPMENT, LLC:</b>	<b>\$97,442.45</b>	<b>\$0.00</b>		<b>\$97,442.45</b>
<b>BROWNFIELD REDEVELOPMENT SOLUTIONS</b>								
BROWNFIELD REDEVELOPMENT S	3/20/2018	2/12/2018	3754	Environmental Svcs - Haz Sub	\$743.66	\$0.00		\$743.66
BROWNFIELD REDEVELOPMENT S	3/20/2018	2/12/2018	3756	Oversight & Mgmt Svcs - EPA - RLF	\$155.00	\$0.00		\$155.00
BROWNFIELD REDEVELOPMENT S	3/20/2018	2/12/2018	3755	Environmental Svcs - Petro	\$728.75	\$0.00		\$728.75
BROWNFIELD REDEVELOPMENT S	3/20/2018	3/5/2018	3779	Environmental Svcs - Petro	\$861.25	\$0.00		\$861.25
BROWNFIELD REDEVELOPMENT S	3/20/2018	3/5/2018	3780	Environmental Svcs - Haz Sub	\$1,195.00	\$0.00		\$1,195.00
BROWNFIELD REDEVELOPMENT S	3/20/2018	2/12/2018	3753	Oversight & Mgmt Svcs - EPA Grand Jersey	\$855.00	\$0.00		\$855.00
BROWNFIELD REDEVELOPMENT S	3/20/2018	3/5/2018	3782	Oversight & Mgmt Svcs - EPA - RLF	\$153.75	\$0.00		\$153.75
BROWNFIELD REDEVELOPMENT S	3/20/2018	3/5/2018	3781	Environmental Svcs - Grand Jersey	\$442.50	\$0.00		\$442.50
BROWNFIELD REDEVELOPMENT S	3/20/2018	2/9/2018	3775	Former Fire House Facility	\$1,800.00	\$0.00		\$1,800.00
				<b>Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:</b>	<b>\$6,934.91</b>	<b>\$0.00</b>		<b>\$6,934.91</b>

# Jersey City Redevelopment Agency

## Cash Requirements Report March 20, 2018 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>BROWNFIELD SCIENCE &amp; TECHNOLOGY</b>								
BROWNFIELD SCIENCE & TECHNO	3/20/2018	2/28/2018	764-02.18	Environmental Svcs - Turnkey/Ocean & Dwig	\$224.25	\$0.00		\$224.25
Totals for BROWNFIELD SCIENCE & TECHNOLOGY:					\$224.25	\$0.00		\$224.25
<b>CASH</b>								
CASH	3/20/2018	3/13/2018	Petty Cash	Replenishment	\$250.00	\$0.00		\$250.00
Totals for CASH:					\$250.00	\$0.00		\$250.00
<b>CENTRAL PARKING SYSTEM</b>								
CENTRAL PARKING SYSTEM	3/20/2018	3/13/2018	April	Parking for 15 Spaces at Harborside 4A @ \$3	\$1,632.00	\$0.00		\$1,632.00
Totals for CENTRAL PARKING SYSTEM:					\$1,632.00	\$0.00		\$1,632.00
<b>Chasan Lamparello Mallon &amp; Cappuzzo, PC</b>								
Chasan Lamparello Mallon & Cappuzzo	3/20/2018	2/28/2018	173430	Legal Services - ICRAY Bright & Varick Urh	\$385.00	\$0.00		\$385.00
Chasan Lamparello Mallon & Cappuzzo	3/20/2018	1/25/2018	172130	Legal Services - 37.5 Oak Street	\$508.92	\$0.00		\$508.92
Totals for Chasan Lamparello Mallon & Cappuzzo, PC:					\$893.92	\$0.00		\$893.92
<b>COLONIAL LIFE</b>								
COLONIAL LIFE	3/20/2018	3/6/2018	March	Insurance Plan - Accident BCN: E4830766	\$115.14	\$0.00		\$115.14
Totals for COLONIAL LIFE:					\$115.14	\$0.00		\$115.14
<b>COMCAST</b>								
COMCAST	3/20/2018	2/16/2018	8499 05 354 3248876	Business Internet - 665 Ocean Ave	\$88.94	\$0.00		\$88.94
COMCAST	3/20/2018	3/1/2018	66 York Street	Business Cable	\$157.38	\$0.00		\$157.38
Totals for COMCAST:					\$246.32	\$0.00		\$246.32
<b>CRYSTAL POINT CONDOMINIUM ASSOC.</b>								
CRYSTAL POINT CONDOMINIUM A	3/20/2018	3/18/2018	April	Monthly Maintenance Fee	\$149.53	\$0.00		\$149.53
Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:					\$149.53	\$0.00		\$149.53
<b>DAVID P. DONNELLY</b>								
DAVID P. DONNELLY	3/20/2018	3/19/2018	Travel	Expenses - February & March	\$632.36	\$0.00		\$632.36
Totals for DAVID P. DONNELLY:					\$632.36	\$0.00		\$632.36
<b>DAVISON, EASTMAN &amp; MUNOZ, PA</b>								
DAVISON, EASTMAN & MUNOZ, PA	3/20/2018	2/2/2018	352678	Legal Services - Barrabas Health	\$3,222.37	\$0.00		\$3,222.37
Totals for DAVISON, EASTMAN & MUNOZ, PA:					\$3,222.37	\$0.00		\$3,222.37
<b>DIANA JEFFREY</b>								
DIANA JEFFREY	3/20/2018	3/8/2018	Reimbursement	Dental for Self	\$290.00	\$0.00		\$290.00
Totals for DIANA JEFFREY:					\$290.00	\$0.00		\$290.00
<b>DRESDNER ROBIN ENVIRON MGMT</b>								
DRESDNER ROBIN ENVIRON MGM	3/20/2018	2/22/2018	11711	Environmental Svcs - Betty Lane Park	\$11,192.75	\$0.00		\$11,192.75
DRESDNER ROBIN ENVIRON MGM	3/20/2018	2/14/2018	11712	Environmental Svcs - BLP	\$17,973.61	\$0.00		\$17,973.61

## Jersey City Redevelopment Agency Cash Requirements Report March 20, 2018 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
DRESDNER ROBIN ENVIRON MGM	3/20/2018	2/22/2018	11718	Environmental Svcs - BLP	\$575.00	\$0.00		\$575.00
Totals for DRESDNER ROBIN ENVIRON MGMT:					\$29,741.36	\$0.00		\$29,741.36
<b>ELIZABETH VASQUEZ</b>								
ELIZABETH VASQUEZ	3/20/2018	3/13/2018		Reimbursement	\$642.00	\$0.00		\$642.00
ELIZABETH VASQUEZ	3/20/2018	3/19/2018		Reimbursement	\$249.00	\$0.00		\$249.00
ELIZABETH VASQUEZ	3/20/2018	3/19/2018		Reimbursement	\$184.00	\$0.00		\$184.00
ELIZABETH VASQUEZ	3/20/2018	3/20/2018		Travel	\$107.65	\$0.00		\$107.65
Totals for ELIZABETH VASQUEZ:					\$1,182.65	\$0.00		\$1,182.65
<b>ENGENUITY INFRASTRUCTURE, LLC</b>								
ENGENUITY INFRASTRUCTURE, L	3/20/2018	2/28/2018	SI-57	Engineering Consulting - Canal Crossing	\$1,082.50	\$0.00		\$1,082.50
Totals for ENGENUITY INFRASTRUCTURE, LLC:					\$1,082.50	\$0.00		\$1,082.50
<b>ERIC M. BERNSTEIN &amp; ASSOCIATES, LLC</b>								
ERIC M. BERNSTEIN & ASSOCIATES	3/20/2018	2/5/2018	51493	Legal Services - 37-39 Cornel LLC	\$175.00	\$0.00		\$175.00
ERIC M. BERNSTEIN & ASSOCIATES	3/20/2018	2/5/2018	51494	Legal Services - Betty Lane Park	\$245.00	\$0.00		\$245.00
Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC:					\$420.00	\$0.00		\$420.00
<b>FEDERAL EXPRESS</b>								
FEDERAL EXPRESS	3/20/2018	3/12/2018	6-114-70648	Overnight Deliveries	\$22.68	\$0.00		\$22.68
Totals for FEDERAL EXPRESS:					\$22.68	\$0.00		\$22.68
<b>FUSION CREATIVE</b>								
FUSION CREATIVE	3/20/2018	1/22/2018	2915	Website redesign, maintenance, hosting, etc.	\$884.94	\$0.00		\$884.94
Totals for FUSION CREATIVE:					\$884.94	\$0.00		\$884.94
<b>GLUCK WALRATH LLP</b>								
GLUCK WALRATH LLP	3/20/2018	2/8/2018	39098	Legal Services - Sip Jones	\$420.00	\$0.00		\$420.00
GLUCK WALRATH LLP	3/20/2018	3/5/2018	39213	Legal Services - Journal Square	\$332.50	\$0.00		\$332.50
GLUCK WALRATH LLP	3/20/2018	2/8/2018	39099	Legal Services - 248 Grove Street	\$4,546.12	\$0.00		\$4,546.12
GLUCK WALRATH LLP	3/20/2018	3/5/2018	39211	Legal Services - 201 New York Avenue	\$840.00	\$0.00		\$840.00
GLUCK WALRATH LLP	3/20/2018	2/8/2018	39100	Legal Services - 201 New York Avenue	\$6,648.61	\$0.00		\$6,648.61
GLUCK WALRATH LLP	3/20/2018	3/5/2018	39214	Legal Services - 9 Myrtle Avenue	\$1,312.50	\$0.00		\$1,312.50
GLUCK WALRATH LLP	3/20/2018	2/8/2018	39101	Legal Services - 364-366 Palisade	\$945.00	\$0.00		\$945.00
GLUCK WALRATH LLP	3/20/2018	3/5/2018	39212	Legal Services - 346-366 Palisade	\$52.50	\$0.00		\$52.50
GLUCK WALRATH LLP	3/20/2018	3/5/2018	39210	Legal Services - 248 Grove Street	\$734.07	\$0.00		\$734.07
GLUCK WALRATH LLP	3/20/2018	2/8/2018	39096	Legal Services - 37.5 Oak Street	\$210.00	\$0.00		\$210.00
GLUCK WALRATH LLP	3/20/2018	3/5/2018	39209	Legal Services - 9 Myrtle Avenue	\$315.00	\$0.00		\$315.00
GLUCK WALRATH LLP	3/20/2018	3/5/2018	39208	Legal Services - 332 Whiton Street	\$1,832.46	\$0.00		\$1,832.46
GLUCK WALRATH LLP	3/20/2018	2/8/2018	39097	Legal Services - 332 Whiton Street	\$1,270.00	\$0.00		\$1,270.00
Totals for GLUCK WALRATH LLP:					\$19,458.76	\$0.00		\$19,458.76
<b>HUDSON REPORTER ASSOC. LP</b>								
HUDSON REPORTER ASSOC. LP	3/20/2018	2/28/2018	February	Legal Advertising	\$264.60	\$0.00		\$264.60

## Jersey City Redevelopment Agency Cash Requirements Report March 20, 2018 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>IN-LINE AIR CONDITIONING CO.,</b>								
IN-LINE AIR CONDITIONING CO.,	3/20/2018	2/12/2018	0000047251	Repair - 152 MLK Drive	\$294.23	\$0.00		\$294.23
Totals for HUDSON REPORTER ASSOC. LP:					\$264.60	\$0.00		\$264.60
Totals for IN-LINE AIR CONDITIONING CO.,:					\$294.23	\$0.00		\$294.23
<b>JC MUNICIPAL UTILITIES AUTHORI</b>								
JC MUNICIPAL UTILITIES AUTHORI	3/20/2018	2/20/2018	665 Ocean	Water Charges	\$204.89	\$0.00		\$204.89
Totals for JC MUNICIPAL UTILITIES AUTHORI:					\$204.89	\$0.00		\$204.89
<b>Jesamii Suazo</b>								
Jesamii Suazo	3/20/2018	3/13/2018	Reimbursement	Notary Stamp	\$52.24	\$0.00		\$52.24
Totals for Jesamii Suazo:					\$52.24	\$0.00		\$52.24
<b>JM SORGE, INC.</b>								
JM SORGE, INC.	3/20/2018	3/6/2018	34752	Environmental Svcs - JCRA Grand Street	\$2,000.00	\$0.00		\$2,000.00
Totals for JM SORGE, INC.:					\$2,000.00	\$0.00		\$2,000.00
<b>JOHNNY ON THE SPOT, LLC</b>								
JOHNNY ON THE SPOT, LLC	3/20/2018	2/14/2018	0000416960	Berry Lane Park - 1000 Garfield Avenue	\$229.18	\$0.00		\$229.18
JOHNNY ON THE SPOT, LLC	3/20/2018	2/16/2018	0000417660	Berry Lane Park - 1000 Garfield Avenue	\$66.86	\$0.00		\$66.86
JOHNNY ON THE SPOT, LLC	3/20/2018	2/23/2018	0000419729	Berry Lane Park - 1000 Garfield Avenue	\$406.04	\$0.00		\$406.04
Totals for JOHNNY ON THE SPOT, LLC:					\$702.08	\$0.00		\$702.08
<b>KINNEY LISOVICZ REILLY &amp; WOLFF PC</b>								
KINNEY LISOVICZ REILLY & WOLF	3/20/2018	1/31/2018	7305	Legal Services - 311-315 MLK	\$5,232.50	\$0.00		\$5,232.50
KINNEY LISOVICZ REILLY & WOLF	3/20/2018	12/31/2017	7028	Legal Services - 311-315 MLK	\$6,129.10	\$0.00		\$6,129.10
Totals for KINNEY LISOVICZ REILLY & WOLFF PC:					\$11,361.60	\$0.00		\$11,361.60
<b>MCMANNINON, SCOTLAND &amp; BAUMANN, LLC</b>								
MCMANNINON, SCOTLAND & BAU	3/20/2018	1/31/2018	152081	Legal Services - St. George/St. Shenouda	\$137.50	\$0.00		\$137.50
MCMANNINON, SCOTLAND & BAU	3/20/2018	10/24/2017	151646	Legal Services - General Litigation	\$1,102.50	\$0.00		\$1,102.50
MCMANNINON, SCOTLAND & BAU	3/20/2018	1/31/2018	152078	Legal Services - Whitlock Mills	\$1,375.00	\$0.00		\$1,375.00
MCMANNINON, SCOTLAND & BAU	3/20/2018	2/22/2018	152346	Legal Services - Liberty Science Center	\$210.00	\$0.00		\$210.00
MCMANNINON, SCOTLAND & BAU	3/20/2018	7/31/2017	148700	Legal Services - Liverty Science Center	\$1,370.58	\$0.00		\$1,370.58
MCMANNINON, SCOTLAND & BAU	3/20/2018	1/31/2018	152084	Legal Services - TRFDP Jackson Green	\$318.15	\$0.00		\$318.15
MCMANNINON, SCOTLAND & BAU	3/20/2018	2/22/2018	152366	Legal Services - 311-315 MLK	\$980.00	\$0.00		\$980.00
MCMANNINON, SCOTLAND & BAU	3/20/2018	1/31/2018	152077	Legal Services - Journal Square RABS	\$1,092.50	\$0.00		\$1,092.50
MCMANNINON, SCOTLAND & BAU	3/20/2018	2/22/2018	152354	Legal Services - 25 Pathside	\$6,194.90	\$0.00		\$6,194.90
MCMANNINON, SCOTLAND & BAU	3/20/2018	2/22/2018	152417	Legal Services - G&S Forest City	\$175.00	\$0.00		\$175.00
MCMANNINON, SCOTLAND & BAU	3/20/2018	2/22/2018	152359	Legal Services - Powehouse Project	\$1,179.63	\$0.00		\$1,179.63
MCMANNINON, SCOTLAND & BAU	3/20/2018	2/22/2018	152416	Legal Services - G&S Forest City	\$437.50	\$0.00		\$437.50
MCMANNINON, SCOTLAND & BAU	3/20/2018	1/31/2018	152071	Legal Services - Lowes Theatre NMTC	\$105.00	\$0.00		\$105.00
MCMANNINON, SCOTLAND & BAU	3/20/2018	1/31/2018	152074	Legal Services - 125 Monitor Street	\$624.79	\$0.00		\$624.79
MCMANNINON, SCOTLAND & BAU	3/20/2018	1/31/2018	152072	Legal Services - G&S Forest City	\$70.00	\$0.00		\$70.00



# Jersey City Redevelopment Agency

## Cash Requirements Report March 20, 2018 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MCMANIMON, SCOTLAND & BAU	3/20/2018	1/31/2018	152080	Legal Services - 25 Pathside	\$828.92	\$0.00		\$828.92
MCMANIMON, SCOTLAND & BAU	3/20/2018	1/31/2018	152079	Legal Services - Johnston Station	\$2,441.41	\$0.00		\$2,441.41
MCMANIMON, SCOTLAND & BAU	3/20/2018	1/31/2018	152082	Legal Services - West Campus KKF 5B	\$837.98	\$0.00		\$837.98
MCMANIMON, SCOTLAND & BAU	3/20/2018	1/31/2018	152086	Legal Services - Bayfront/Honeywell	\$110.00	\$0.00		\$110.00
MCMANIMON, SCOTLAND & BAU	3/20/2018	1/31/2018	152076	Legal Services - Harwood Project - 808 Pavoni	\$377.39	\$0.00		\$377.39
MCMANIMON, SCOTLAND & BAU	3/20/2018	10/24/2017	151660	Legal Services - 25 Pathside	\$13,723.36	\$0.00		\$13,723.36
MCMANIMON, SCOTLAND & BAU	3/20/2018	7/31/2017	151662	Legal Services - 125 Monitor Street	\$4,110.67	\$0.00		\$4,110.67
MCMANIMON, SCOTLAND & BAU	3/20/2018	9/27/2017	151649	Legal Services - Powderhouse	\$140.00	\$0.00		\$140.00
MCMANIMON, SCOTLAND & BAU	3/20/2018	9/27/2017	151648	Legal Services - G&S Forest City	\$17.50	\$0.00		\$17.50
MCMANIMON, SCOTLAND & BAU	3/20/2018	1/31/2018	152075	Legal Services - Argent Venture/Johnston Vie	\$5,824.28	\$0.00		\$5,824.28
MCMANIMON, SCOTLAND & BAU	3/20/2018	1/31/2018	152073	Legal Services - PPG Redevelopment	\$1,959.03	\$0.00		\$1,959.03
MCMANIMON, SCOTLAND & BAU	3/20/2018	10/24/2017	151643	Legal Services - Grand Jersey Conrail	\$825.00	\$0.00		\$825.00
MCMANIMON, SCOTLAND & BAU	3/20/2018	10/24/2017	151658	Legal Services - Grand Jersey Conrail	\$82.00	\$0.00		\$82.00
MCMANIMON, SCOTLAND & BAU	3/20/2018	10/24/2017	151673	Legal Services - Grand Jersey Conrail	\$110.00	\$0.00		\$110.00
MCMANIMON, SCOTLAND & BAU	3/20/2018	7/31/2017	151665	Legal Services - Grand Jersey Conrail	\$2,560.95	\$0.00		\$2,560.95
MCMANIMON, SCOTLAND & BAU	3/20/2018	12/28/2017	151663	Legal Services - Grand Jersey Conrail	\$3,470.00	\$0.00		\$3,470.00
MCMANIMON, SCOTLAND & BAU	3/20/2018	12/28/2017	151664	Legal Services - Grand Jersey Conrail	\$55.00	\$0.00		\$55.00
MCMANIMON, SCOTLAND & BAU	3/20/2018	7/31/2017	151666	Legal Services - Grand Jersey Barnabas	\$275.00	\$0.00		\$275.00
MCMANIMON, SCOTLAND & BAU	3/20/2018	10/24/2017	151672	Legal Services - Grand Jersey Barnabas	\$1,832.51	\$0.00		\$1,832.51
MCMANIMON, SCOTLAND & BAU	3/20/2018	10/24/2017	151659	Legal Services - Grand Jersey Barnabas	\$82.50	\$0.00		\$82.50
MCMANIMON, SCOTLAND & BAU	3/20/2018	11/30/2017	151657	Legal Services - Grand Jersey Barnabas	\$350.00	\$0.00		\$350.00
MCMANIMON, SCOTLAND & BAU	3/20/2018	2/22/2018	152342	Legal Services - Grand Jersey Barnabas	\$120.00	\$0.00		\$120.00
MCMANIMON, SCOTLAND & BAU	3/20/2018	8/28/2017	151668	Legal Services - Grand Jersey Conrail	\$27.50	\$0.00		\$27.50
MCMANIMON, SCOTLAND & BAU	3/20/2018	10/24/2017	151671	Legal Services - Grand Jersey Argent	\$825.00	\$0.00		\$825.00
MCMANIMON, SCOTLAND & BAU	3/20/2018	8/28/2017	151669	Legal Services - Grand Jersey Barnabas	\$330.00	\$0.00		\$330.00
MCMANIMON, SCOTLAND & BAU	3/20/2018	2/22/2018	152361	Legal Services - Heavenly Temple	\$2,747.50	\$0.00		\$2,747.50
MCMANIMON, SCOTLAND & BAU	3/20/2018	2/22/2018	152365	Legal Services - M&M 440 Retail Matter	\$1,165.08	\$0.00		\$1,165.08
MCMANIMON, SCOTLAND & BAU	3/20/2018	11/30/2017	151655	Legal Services - Bates Street	\$175.00	\$0.00		\$175.00
MCMANIMON, SCOTLAND & BAU	3/20/2018	11/30/2017	151654	Legal Services - Tommie Avenue	\$805.00	\$0.00		\$805.00
MCMANIMON, SCOTLAND & BAU	3/20/2018	9/27/2017	151650	Legal Services - Tommie Avenue	\$2,065.00	\$0.00		\$2,065.00
MCMANIMON, SCOTLAND & BAU	3/20/2018	2/22/2018	152364	Legal Services - Tommie Avenue	\$3,395.00	\$0.00		\$3,395.00
MCMANIMON, SCOTLAND & BAU	3/20/2018	10/24/2017	151644	Legal Services - Tommie Avenue	\$2,906.90	\$0.00		\$2,906.90
<b>Totals for MCMANIMON, SCOTLAND &amp; BAUMANN, LLC:</b>					<b>\$69,948.53</b>	<b>\$0.00</b>		<b>\$69,948.53</b>
<b>METLIFE</b>								
METLIFE	3/20/2018	3/6/2018	4/6/18	Deferred Salary Per Attached	\$800.00	\$0.00		\$800.00
METLIFE	3/20/2018	3/6/2018	4/20/18	Deferred Salary Per Attached	\$800.00	\$0.00		\$800.00
<b>Totals for METLIFE:</b>					<b>\$1,600.00</b>	<b>\$0.00</b>		<b>\$1,600.00</b>
<b>MLK Urban Renewal JV Partnership</b>								
MLK Urban Renewal JV Partnership	3/20/2018	3/5/2018	January & February	HUB Rent Payment for City of Jersey City	\$4,948.92	\$0.00		\$4,948.92
MLK Urban Renewal JV Partnership	3/20/2018	3/20/2018	April	HUB Rent for City of Jersey City	\$2,747.46	\$0.00		\$2,747.46
<b>Totals for MLK Urban Renewal JV Partnership:</b>					<b>\$7,696.38</b>	<b>\$0.00</b>		<b>\$7,696.38</b>

# Jersey City Redevelopment Agency

## Cash Requirements Report March 20, 2018 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>MODULAR SPACE CORPORATION</b>								
MODULAR SPACE CORPORATION	3/20/2018	2/17/2018	502340942	Trailer Rental - Berry Lane Park	\$598.75	\$0.00		\$598.75
				<b>Totals for MODULAR SPACE CORPORATION:</b>	<b>\$598.75</b>	<b>\$0.00</b>		<b>\$598.75</b>
<b>MOISHE'S MOVING SYSTEMS</b>								
MOISHE'S MOVING SYSTEMS	3/20/2018	3/13/2018	March	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	3/20/2018	7/1/2017	369	Legal Services - 323 and 325 Pine Street	\$412.50	\$0.00		\$412.50
MYKL, LLC	3/20/2018	7/1/2017	373	Legal Services - 424 Whithon LLC	\$687.50	\$0.00		\$687.50
MYKL, LLC	3/20/2018	7/1/2017	371	Legal Services - Black Bear	\$1,705.00	\$0.00		\$1,705.00
MYKL, LLC	3/20/2018	7/1/2017	370	Legal Services - Liberty National	\$1,350.00	\$0.00		\$1,350.00
MYKL, LLC	3/20/2018	7/1/2017	368	Legal Services - 233 Newark Avenue	\$247.00	\$0.00		\$247.00
MYKL, LLC	3/20/2018	7/1/2017	165	Legal Services - 308 Whithon Street	\$165.00	\$0.00		\$165.00
				<b>Totals for MYKL, LLC:</b>	<b>\$4,567.00</b>	<b>\$0.00</b>		<b>\$4,567.00</b>
<b>NW FINANCIAL GROUP, LLC</b>								
NW FINANCIAL GROUP, LLC	3/20/2018	1/31/2018	23770	Financial Advisory Services - Pep Boys II	\$780.00	\$0.00		\$780.00
NW FINANCIAL GROUP, LLC	3/20/2018	1/31/2018	23769	Financial Advisory Services - Pathside	\$336.25	\$0.00		\$336.25
				<b>Totals for NW FINANCIAL GROUP, LLC:</b>	<b>\$1,116.25</b>	<b>\$0.00</b>		<b>\$1,116.25</b>
<b>PETROCCI AGENCY, LLC</b>								
PETROCCI AGENCY, LLC	3/20/2018	3/8/2017	Renewal	Policy for 2nd Street Unit - #102	\$1,066.80	\$0.00		\$1,066.80
				<b>Totals for PETROCCI AGENCY, LLC:</b>	<b>\$1,066.80</b>	<b>\$0.00</b>		<b>\$1,066.80</b>
<b>STAPLES CREDIT PLAN</b>								
STAPLES CREDIT PLAN	3/20/2018	3/5/2018	*3001/*8791	Office Supplies	\$315.53	\$0.00		\$315.53
				<b>Totals for STAPLES CREDIT PLAN:</b>	<b>\$315.53</b>	<b>\$0.00</b>		<b>\$315.53</b>
<b>The Law Offices of Wanda Chin Monahan, LLC</b>								
The Law Offices of Wanda Chin Monahan, LLC	3/20/2018	2/20/2018	324	Legal Services - JC MacElroy, Inc	\$87.50	\$0.00		\$87.50
The Law Offices of Wanda Chin Monahan, LLC	3/20/2018	1/3/2018	297	Legal Services - JC MacElroy, Inc	\$955.00	\$0.00		\$955.00
				<b>Totals for The Law Offices of Wanda Chin Monahan, LLC:</b>	<b>\$1,042.50</b>	<b>\$0.00</b>		<b>\$1,042.50</b>
<b>TOSHIBA FINANCIAL SERVICES</b>								
TOSHIBA FINANCIAL SERVICES	3/20/2018	3/11/2018	68168192	Monthly Lease Payment - Toshiba Copier	\$1,260.50	\$0.00		\$1,260.50
				<b>Totals for TOSHIBA FINANCIAL SERVICES:</b>	<b>\$1,260.50</b>	<b>\$0.00</b>		<b>\$1,260.50</b>
<b>TWIN ROCKS SPRING WATER</b>								
TWIN ROCKS SPRING WATER	3/20/2018	3/8/2018	55269999	Water & Cooler Rental	\$6.50	\$0.00		\$6.50
				<b>Totals for TWIN ROCKS SPRING WATER:</b>	<b>\$6.50</b>	<b>\$0.00</b>		<b>\$6.50</b>
<b>UNITED WAY OF HUDSON COUNTY</b>								
UNITED WAY OF HUDSON COUNTY	3/20/2018	3/1/2018	February	Prof. Mgmt of a Social Services Program	\$3,000.00	\$0.00		\$3,000.00

## Jersey City Redevelopment Agency Cash Requirements Report March 20, 2018 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
<b>VALUE RESEARCH GROUP, LLC</b>				Totals for UNITED WAY OF HUDSON COUNTY:	\$3,000.00	\$0.00		\$3,000.00
VALUE RESEARCH GROUP, LLC	3/20/2018	3/13/2018	19071	Real Estate Appraisal - 37.5 Oak Street	\$3,550.00	\$0.00		\$3,550.00
				Totals for VALUE RESEARCH GROUP, LLC:	\$3,550.00	\$0.00		\$3,550.00
<b>VERIZON</b>				Totals for VERIZON:	\$365.71	\$0.00		\$365.71
VERIZON	3/20/2018	2/23/2018	9802328268	Agency's Cell Phones	\$365.71	\$0.00		\$365.71
<b>W. B. MASON CO., INC.</b>				Totals for W. B. MASON CO., INC.:	\$95.29	\$0.00		\$95.29
W. B. MASON CO., INC.	3/20/2018	3/1/2018	152864933	Office Supplies	\$95.29	\$0.00		\$95.29
<b>XEROX CORPORATION</b>				Totals for XEROX CORPORATION:	\$230.74	\$0.00		\$230.74
XEROX CORPORATION	3/20/2018	2/20/2018	092249936	Meter Usage/Printer	\$230.74	\$0.00		\$230.74
<b>GRAND TOTALS:</b>					<b>\$399,952.43</b>	<b>\$0.00</b>		<b>\$399,952.43</b>

**Jersey City Redevelopment Agency**  
**Cash Requirements Report**  
March 20, 2018 Board Meeting

- Report name: March 20, 2018 Board Meeting
- Show invoices open as of today
- Do not include invoices scheduled to be generated
- Calculate discounts as of today
- Include all invoice dates
- Include all post dates
- Include these due dates: 3/20/2018 to 3/20/2018
- 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 Disbursement Journals Pre-payment Report

Payee	Trans. Type Trans. No.	Trans. Dat	Post Date Post Status	Amount	Account Number	Account Description	Debit Amount	Credit Amount
BEES CONSTRUCTION LLC	Computer Check 10063349	3/16/2018	3/16/2018	\$9,567.00	10-1000-00	Provident - Checking	\$0.00	\$9,567.00
			Not yet posted		10-2000-00	Accounts Payable	\$9,567.00	\$0.00
			<b>Grand Totals:</b>	<u>\$9,567.00</u>			<u>\$9,567.00</u>	<u>\$9,567.00</u>

A total of 1 payment(s) listed

# Jersey City Redevelopment Agency Cash Disbursement Journals Pre-payment Report

Report name: New Cash Disbursement Journals

Include all payment dates

Include all Banks

Include all Transaction Types

Include all Post Statuses

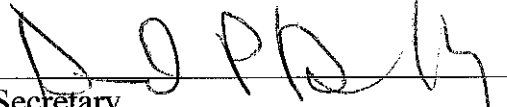
Include all Vendors

Include all Payment Statuses

**RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE PERSONNEL LIST AS OF  
MARCH 20, 2018**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of March 20, 2018

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of March 20, 2018 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 March 20, 2018.

<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 AUTHORIZING THE EXECUTION OF A FORBEARANCE AGREEMENT AND A DISCHARGE OF REDVELOPMENT AGREEMENT WITH 201 NEW YORK AVENUE LLC**

**WHEREAS**, the property located at 201 New York Avenue (Block 3805, Lot 19)(the "Property") was placed on the City of Jersey City's abandoned property list in accordance with 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

**WHEREAS**, in order to arrange for the redevelopment of this abandoned property, the Agency entered into a redevelopment agreement with 201 New York Avenue LLC (the "Redeveloper"), a wholly-owned subsidiary of New Jersey Community Capital, for the redevelopment of the Property (the "Redevelopment Agreement"); and

**WHEREAS**, the Redeveloper contacted the Agency and indicated that the Redeveloper no longer wants to serve as the redeveloper for the Property and that it would like to terminate the Redevelopment Agreement; and

**WHEREAS**, the Agency alleges that there is no basis for the Redeveloper to terminate the Redevelopment Agreement and that the Redeveloper's refusal to proceed with its redevelopment obligations constitutes an Event of Default under the Redevelopment Agreement; and

**WHEREAS**, the Redeveloper alleges that it has a valid and bona fide basis for terminating the Redevelopment Agreement and further disputes the existence of any Event of Default thereunder; and

**WHEREAS**, although the Agency has no obligation to release the Redeveloper from its obligations under the Redevelopment Agreement, the Agency is willing to forbear on its right to hold the Redeveloper in default, and is willing to release the Redeveloper from its obligations under the Redevelopment Agreement, subject to the terms and conditions set forth in the Forbearance Agreement attached hereto; and

**WHEREAS**, since the Redevelopment Agreement was recorded against the Property, it is necessary to record a Discharge of Redevelopment Agreement so that the redevelopment rights and obligations recorded against the Property may be formally discharged; and

**WHEREAS**, the Board wishes to authorize the execution of the Forbearance Agreement and the Discharge of Redevelopment Agreement on behalf of the Agency.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of

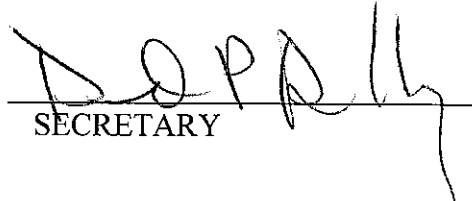


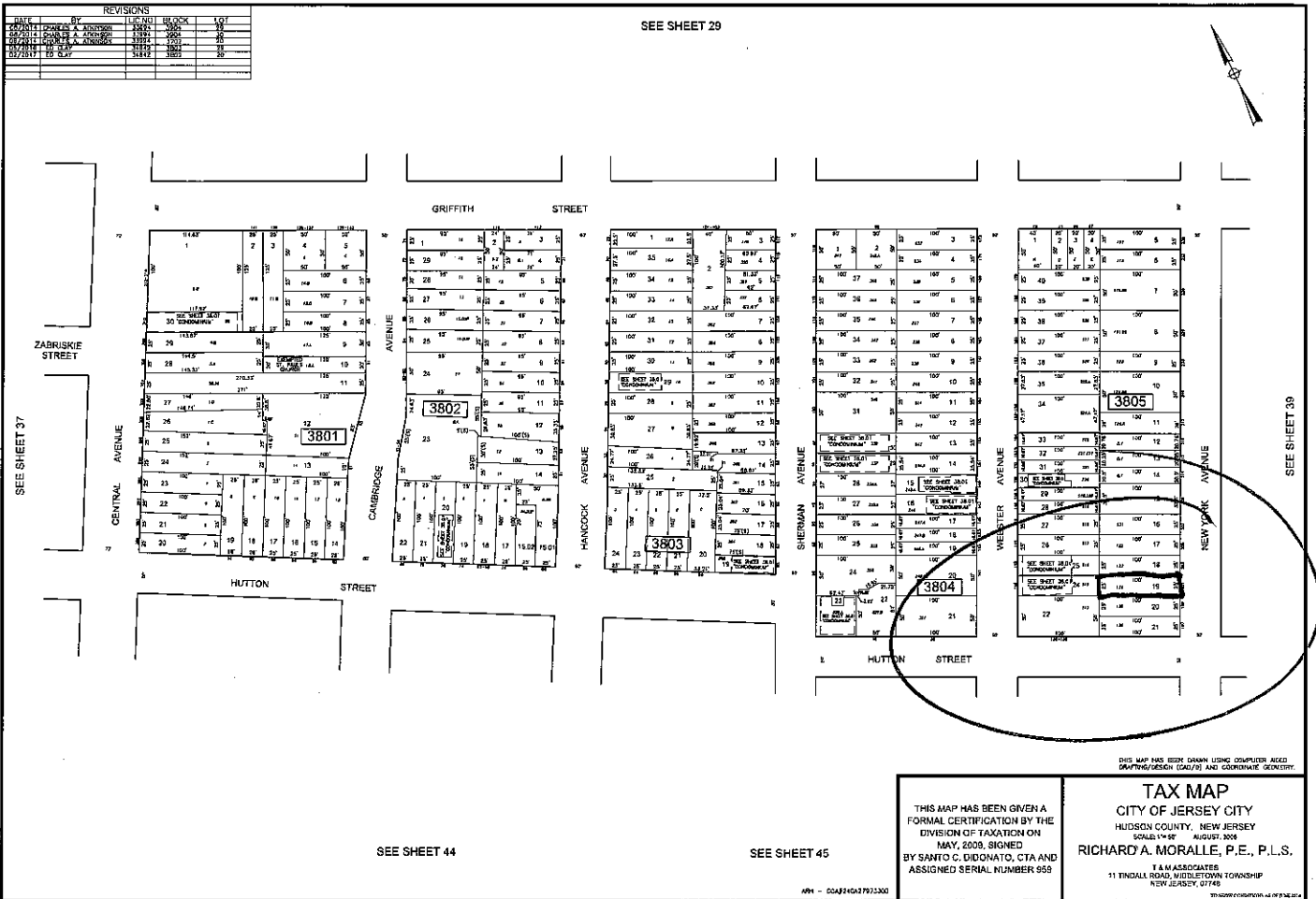
Commissioners of the Jersey City Redevelopment Agency hereby approves the Forbearance Agreement and the Discharge of Redevelopment Agreement in substantially the forms attached hereto and authorizes the Agency's Executive Director, Chairman, Vice Chairman and/or Secretary to execute these documents on behalf of the Agency; and

**BE IT FURTHER RESOLVED** that the Board Secretary is hereby directed to provide a certified copy of this resolution along with the executed Redevelopment Agreement to the Agency's redevelopment counsel, David A. Clark,, Esq., at Gluck Walrath, LLP, 428 River View Plaza, Trenton NJ 08611 and to the Redeveloper's counsel, Neal Ruben, Esq., at the Law Offices of Neal M. Ruben, Esq., 179 Avenue of the Common, Suite 201, Shrewsbury, New Jersey 07702.

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 its Regular Meeting of March 20, 2018.

  
 SECRETARY



REVISIONS				
DATE	BY	DESCRIPTION	BLOCK	LOT
05/21/12	FRANK J. MORALLE	2012 TAX MAP	2801	38
05/21/12	FRANK J. MORALLE	2012 TAX MAP	2802	38
05/21/12	FRANK J. MORALLE	2012 TAX MAP	2803	38
05/21/12	FRANK J. MORALLE	2012 TAX MAP	2804	38
05/21/12	FRANK J. MORALLE	2012 TAX MAP	2805	38

SEE SHEET 29



SEE SHEET 37

SEE SHEET 39

SEE SHEET 44

SEE SHEET 45

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY, 2009, SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 959

**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 SCALE 1" = 50'  
 AUGUST 2009  
 RICHARD A. MORALLE, P.E., P.L.S.  
 I & M ASSOCIATES  
 11 TINDALL ROAD, MIDDLETOWN TOWNSHIP  
 NEW JERSEY, 07460

APN - 00471404702300

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND BRIGHT AND VARICK URBAN RENEWAL, LLC FOR PROPERTY LOCATED WITHIN THE BRIGHT & VARICK REDEVELOPMENT AREA**

**WHEREAS**, the Jersey City Redevelopment Agency (the "Agency") and Bright and Varick Urban Renewal, LLC (the "Redeveloper"), are parties to a redevelopment agreement dated April 13, 2013, for certain premises located within Bright & Varick Redevelopment Area (collectively, the "Redevelopment Agreement") pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

**WHEREAS**, Article 7 of the Redevelopment Agreement provides that certain transfers of interests in the Redevelopment Agreement, the respective redevelopment project and/or the Redevelopers are subject to the approval of the Agency; and

**WHEREAS**, the Redeveloper has submitted a Letter of Intent to the Agency with proposed changes to its ownership interests, as well as proposed changes to the scope of the redevelopment project, a copy of which is attached to this Resolution; and

**WHEREAS**, after review and consideration of this matter, the Agency wishes to authorize the transfer;

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

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

**Section 2.** The Agency hereby authorized the transfer of ownership interests in the Redeveloper as follows:

- a. Michael J. Rushman shall be removed as the Managing Member of the Redeveloper, and there shall be no requirement under the Redevelopment Agreement that either Michael Rushman or Don Dillon be the managing partner or hold any ownership interest in the Redeveloper;
- b. Varick Partners, LLC, a new Jersey Limited Liability Company, controlled by John D. Fio Rito, shall be the operational and Managing Member of the Redeveloper;

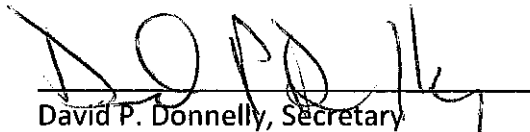
c. All ownership interest in the Redeveloper currently held by Michael J. Rushman shall be transferred to Varick Partners, LLC, so that Varick Partners, LLC, shall become the majority member of the Redeveloper.

**Section 3.** The Executive Director is hereby authorized to negotiate further amendments to the Redevelopment Agreement to effectuate the terms and conditions proposed by the Developer in the attached Letter of Intent, including, but not limited to, the proposed scope of project.

**Section 4.** The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency 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.

**Section 5.** This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of **March 20, 2018**.

  
 David P. Donnelly, Secretary

<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 Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Darwin R. Ona				✓
Daniel Rivera	✓			