

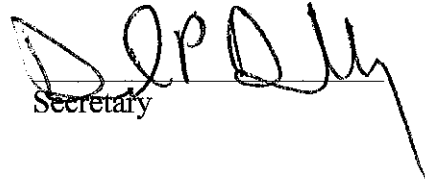
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING GOING INTO EXECUTIVE SESSION TO
DISCUSS CERTAIN MATTERS**

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 matters, contract negotiations and personnel; and

WHEREAS, the results will be disclosed to the public upon settlement of any litigation matters which were discussed.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency approving the Commissioners go into Executive Session to discuss certain matters including pending or potential litigation as well as personnel matters.


Secretary

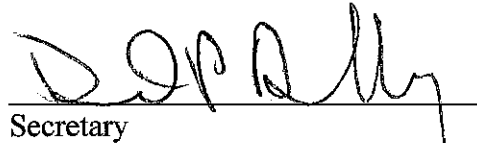
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated March 21, 2017.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF THE REGULAR MEETING
DATED FEBRUARY 21, 2017**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated February 21, 2017 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 21, 2017.

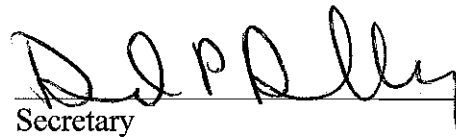
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera	✓			
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE SESSION OF
THE REGULAR MEETING OF JANUARY 17, 2017**

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

WHEREAS, the following issues were discussed: 1) litigation matters, contract negotiations and personnel issues.

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 January 17, 2017 be approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated March 21, 2017

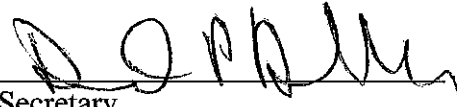
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Daniel Rivera	✓			
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE SESSION OF
THE REGULAR MEETING OF FEBRUARY 21, 2017**

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

WHEREAS, the following issues were discussed: 1) litigation matters, contract negotiations and personnel issues.

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 21, 2017 be approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated March 21, 2017

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 THE EXECUTIVE DIRECTOR TO SIGN AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH THE ROXY URBAN RENEWAL, LLC FOR THE REDEVELOPMENT OF THE ROXY PROPERTY LOCATED AT 201 CORNELISON AVENUE (BLOCK 13601, LOT 12) AND TO SIGN A RELEASE WITH THE REDEVELOPERS OF THE OTHER BEACON REDEVELOPMENT AREA PARCELS

WHEREAS, the City of Jersey City (the "City") designated a number of parcels which were formerly the site of the Jersey City Medical Center and which were collectively identified as the Medical Center Study Area, and which are now known as the Beacon Redevelopment Area, as "an area in need of redevelopment" in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"); and

WHEREAS, the City thereafter adopted a redevelopment plan now known as the Beacon Redevelopment Plan to govern the redevelopment of these parcels; and

WHEREAS, the property located at 201 Cornelison Avenue in Jersey City and identified on the City's official tax map as Block 13601, Lot 12 which is commonly known as the Roxy property (the "Property") is located within the Beacon Redevelopment Area and is governed by the Beacon Redevelopment Plan (the "Redevelopment Plan"); and

WHEREAS, on or about December 28, 2011, the Jersey City Redevelopment Agency (the "Agency") and the Hudson County Improvement Authority (the "HCIA") entered into a redevelopment agreement with BR Baldwin Asset Associates Urban Renewal Company, LLC, BR Mercury Urban Renewal Company, LLC, BR Orpheum Urban Renewal Company, LLC, BR Beacon Commerce Urban Renewal Company, LLC, BR Beacon Parking Urban Renewal Company, LLC, BR Tower Urban Renewal Company, LLC, BR Paramount Urban Renewal Company, LLC, BR Criterion Urban Renewal Company, LLC, BR Hague Urban Renewal Company, LLC, and The Roxy Urban Renewal Company, LLC (collectively, the "Beacon Redevelopers") for the redevelopment of all of the Beacon Redevelopment Area parcels, including the Property (the "2011 Redevelopment Agreement"); and

WHEREAS, through the adoption of the 2011 Redevelopment Agreement, the Agency and the HCIA designated The Roxy Urban Renewal Company, LLC as the redeveloper of the Property; and

WHEREAS, under the 2011 Redevelopment Agreement, the HCIA assigned its remedies under the agreement to the Agency and, therefore, the Agency is now the sole redevelopment entity for the Beacon Redevelopment Area parcels; and

WHEREAS, the projects to redevelop the other Beacon Redevelopment Area parcels governed by the 2011 Redevelopment Agreement have all been completed and the only remaining parcel that still needs to be redeveloped is the Property; and

WHEREAS, the 2011 Redevelopment Agreement required the redevelopment of the Property with commercial uses on the ground floor and senior citizen affordable housing on the upper floors; and

WHEREAS, as a result of prevailing economic conditions, The Roxy Urban Renewal Company, LLC is unable to develop the Property for senior citizen affordable housing; and

WHEREAS, The Roxy Urban Renewal Company, LLC is now proposing to redevelop the Property with a project consisting of commercial uses on the ground floor and market rate rental housing on the upper floors; and

WHEREAS, the Agency and The Roxy Urban Renewal Company, LLC wish to enter into an amended and restated redevelopment agreement (the "Redevelopment Agreement") in order to amend and their respective rights and obligations regarding the redevelopment of the Property; and

WHEREAS, the Agency and The Roxy Urban Renewal Company, LLC intend that this Redevelopment Agreement shall replace and supersede the 2011 Redevelopment Agreement with respect to the Property; and

WHEREAS, the Agency has also determined that since the projects to redevelop the other Beacon Redevelopment Area parcels governed by the 2011 Redevelopment Agreement have all been completed, it is appropriate to execute a release with those other redevelopers releasing them from any further obligations with regard to the Property.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby authorizes the Executive Director to execute an amended and restated Redevelopment Agreement with The Roxy Urban Renewal Company, LLC on behalf of the Agency in substantially the form attached hereto and to execute a Release with the redevelopers of the other Beacon Redevelopment Area parcels on behalf of the Agency in substantially the form attached

hereto; 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 redevelopment counsel for The Roxy Urban Renewal Company, LLC, Eugene Paolino, Esq., at Genova Burns, 30 Montgomery Street, 11th Floor, Jersey City NJ 07302.

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

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 21, 2017.


Secretary

DATE	BY	REVISIONS
07/24/04	CHARLES A. ANTONIO	100
07/24/04	1000	100
07/24/04	1000	100
07/24/04	1000	100
07/24/04	1000	100
07/24/04	1000	100
07/24/04	1000	100
07/24/04	1000	100
07/24/04	1000	100
07/24/04	1000	100

SEE SHEET 124

FLORENCE STREET

SEE SHEET 125

RISTAINO DRIVE

CHOPIN STREET

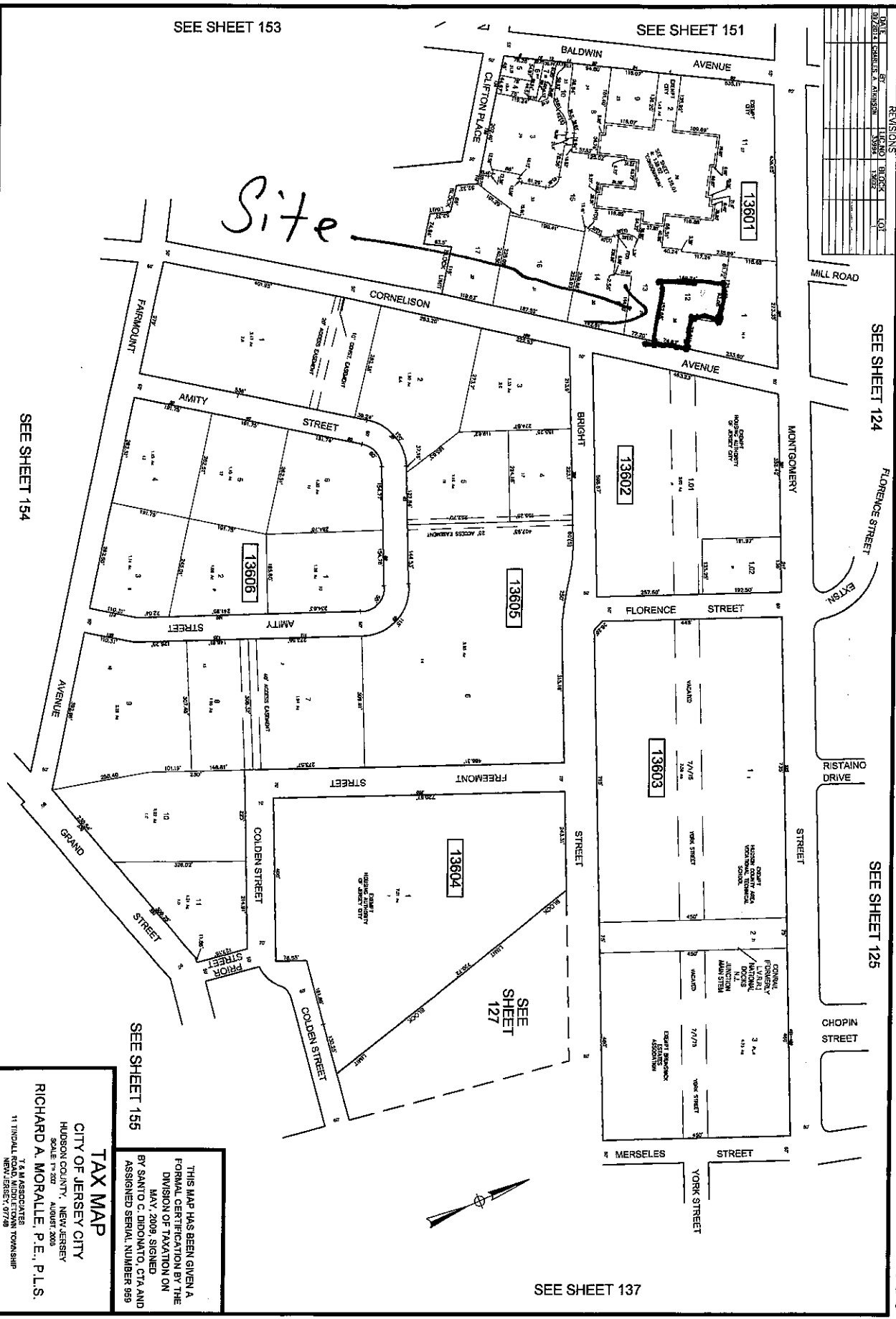
SEE SHEET 153

SEE SHEET 151

SEE SHEET 154

SEE SHEET 137

Site



TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1"=500' AUGUST 2003
RICHARD A. MORALLE, P.E., P.L.S.
T.M. ASSOCIATES
11 TINCLOFF ROAD, MIDDLETOWN, NEW JERSEY 07748

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2008, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 659

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING CONTRACT NO. 17-03-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, a proposal to provide landscaping services from April 1, 2017 through November 30, 2017 was received from J & B Landscape, Inc. (hereinafter "Contractor") in the amount of \$1,097.50 per month; and

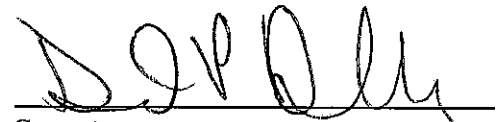
WHEREAS, the Contractor will perform the required duties as outlined in the attached proposal dated February 17, 2017, in a workmanlike manner during normal business hours for landscaping services; and

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 and/or Secretary are hereby authorized to execute Contract No. 17-03-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 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 21, 2017.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</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: February 17, 2017

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, 2017 - November 30, 2017.
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.
Activate sprinkler system in the spring and will shut down system in the fall.
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 FIFTH
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 Redeveloper has requested the deadline of March 21, 2017 be extended for a six (6) month period, to expire on September 19, 2017, 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

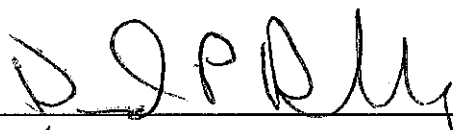
WHEREAS, the parties have agreed that no later than September 19, 2017, the Redeveloper shall submit to the Agency and receive Board approval for a Sixth Amendment to the Redevelopment Agreement which shall set forth a revised Schedule B (project description), which shall be in accordance with the Redevelopment Plan, and Schedule C (construction timeline); and

WHEREAS, should the Redeveloper fail to submit a Sixth Amendment or should the Board of Commissioners fail to approve a Sixth Amendment as set forth herein, by September 19, 2017, 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 and Fourth 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 Fifth 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.


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 21, 2017.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING
ARGENT VENTURES, LLC. AS REDEVELOPER FOR PROPERTY
LOCATED IN BLOCK 15801 LOTS 3 AND 78 IN THE GRAND
JERSEY REDEVELOPMENT AREA**

WHEREAS, on behalf of the City of Jersey City, the Agency issued a Request for Proposals for the redevelopment of City owned property located on Block 15801, Lot 78, and Agency owned property located on Block 15801, Lot 3, within the Grand Jersey Redevelopment Area; and

WHEREAS, the objective of the RFP was to seek qualified developers to redevelop the site in accordance with the goals and objectives of the Grand Jersey Redevelopment Plan as amended and to develop currently underutilized land; and

WHEREAS, Agency personnel conducted on-site meetings for prospective purchasers to inspect the site for purposes of submitting a proposal for the purchase and development of the property; and

WHEREAS, Argent Ventures, LLC (hereinafter "Redeveloper") submitted an offer to purchase and made a formal presentation to the Jersey City Redevelopment Agency for the construction of a multi phased development within the Grand Jersey Redevelopment Area; and

WHEREAS, redevelopment of the site will consist of the construction of two buildings, one with approximately 300 units and one with approximately 75 units, both with parking on the first floor of the buildings, constructed in two phases; and

WHEREAS, as addressed in the RFP, Redeveloper will comply with all requirements for a design and construction standpoint as indicated in the Grand Jersey Redevelopment Plan

as amended and as may be required by the Jersey City Planning Board and Agency staff; and

WHEREAS, said designation is conditioned upon the City of Jersey City transferring the Block 15801 lot 78 to the Agency; and

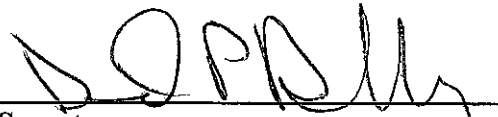
WHEREAS, said designation is for a period of 120 days to expire on July 31, 2017 with an option to extend the designation for an additional 30 days at the sole discretion of the Agency's Executive Director.

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

- 1) the above recitations are incorporated herein as if set forth at length;
- 2) Argent Ventures, LLC is hereby designated as Redeveloper having the exclusive option to negotiate a Redevelopment Agreement with the Jersey City Redevelopment Agency for the acquisition and development of property located at Block 15801, Lots 78 and 3, within the Grand Jersey Redevelopment Area;
- 3) this designation is expressly conditioned upon the City of Jersey City transferring the Block 15801 lot 78 to the Agency with clear title;
- 4) this designation is also contingent upon Redeveloper being responsible for and assuming all costs incurred by the Agency and is expressly contingent upon Redeveloper providing all funds necessary to acquire any and all property comprising the proposed project;
- 5) the Agency and Redeveloper may enter into an Interim Cost Agreement to cover Agency expenses until such time as all provisions of a more definitive Redevelopment Agreement have been reached; and

- 6) the designation is for a period of 120 days to expire on July 31, 2017 which period may be extended if necessary for an additional 30 days at the sole discretion of the Agency's Executive Director.

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

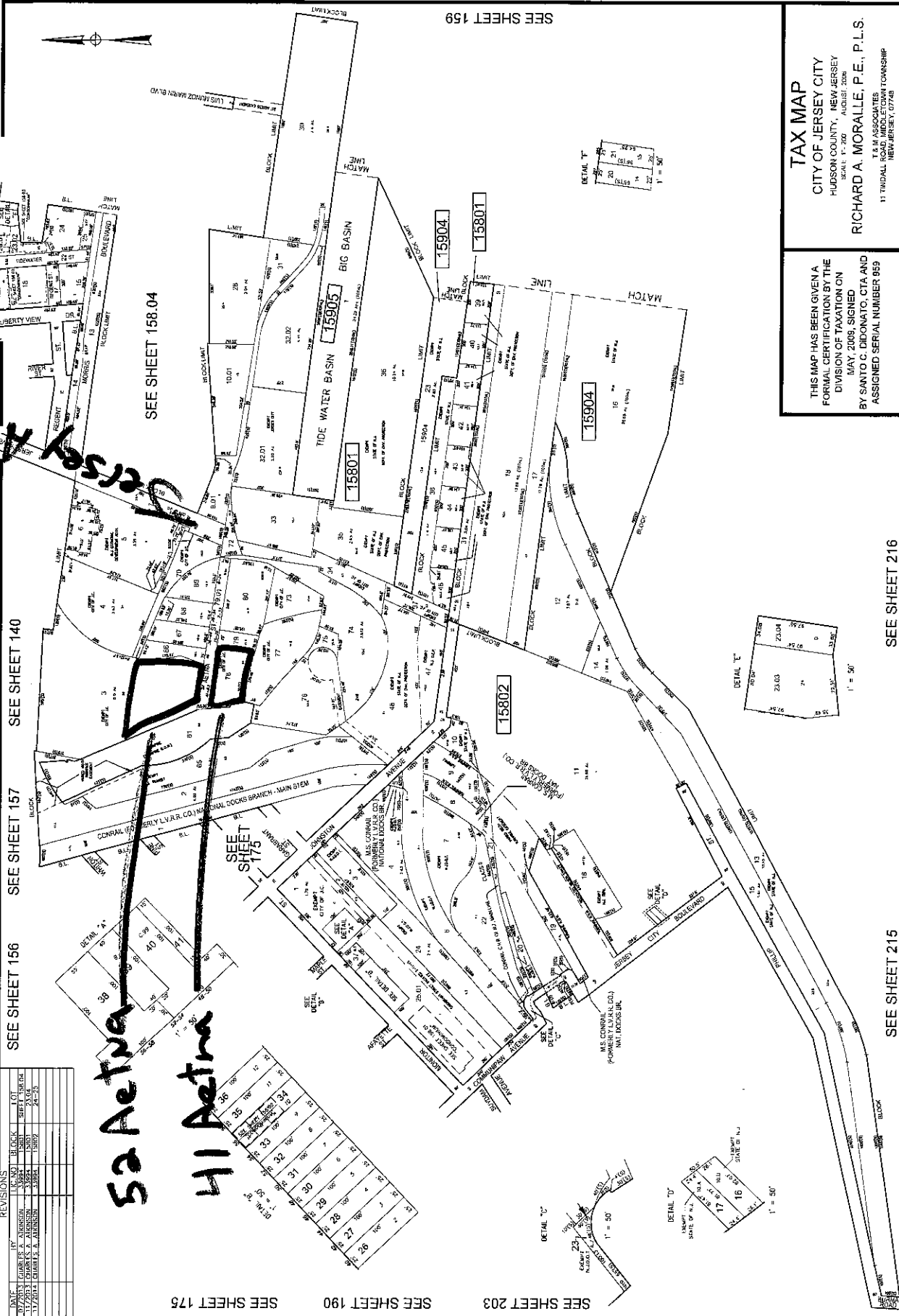

Secretary

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 21, 2017.

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

Grand Street

158



REVISIONS			
DATE	BY	DESCRIPTION	LOT
11/20/01	CHARLES A. JOHNSON	15801	23-01
11/20/01	CHARLES A. JOHNSON	15802	24-01
11/20/01	CHARLES A. JOHNSON	15803	24-02
11/20/01	CHARLES A. JOHNSON	15804	24-03
11/20/01	CHARLES A. JOHNSON	15805	24-04
11/20/01	CHARLES A. JOHNSON	15806	24-05
11/20/01	CHARLES A. JOHNSON	15807	24-06
11/20/01	CHARLES A. JOHNSON	15808	24-07
11/20/01	CHARLES A. JOHNSON	15809	24-08
11/20/01	CHARLES A. JOHNSON	15810	24-09
11/20/01	CHARLES A. JOHNSON	15811	24-10
11/20/01	CHARLES A. JOHNSON	15812	24-11
11/20/01	CHARLES A. JOHNSON	15813	24-12
11/20/01	CHARLES A. JOHNSON	15814	24-13
11/20/01	CHARLES A. JOHNSON	15815	24-14
11/20/01	CHARLES A. JOHNSON	15816	24-15
11/20/01	CHARLES A. JOHNSON	15817	24-16
11/20/01	CHARLES A. JOHNSON	15818	24-17
11/20/01	CHARLES A. JOHNSON	15819	24-18
11/20/01	CHARLES A. JOHNSON	15820	24-19
11/20/01	CHARLES A. JOHNSON	15821	24-20
11/20/01	CHARLES A. JOHNSON	15822	24-21
11/20/01	CHARLES A. JOHNSON	15823	24-22
11/20/01	CHARLES A. JOHNSON	15824	24-23
11/20/01	CHARLES A. JOHNSON	15825	24-24
11/20/01	CHARLES A. JOHNSON	15826	24-25
11/20/01	CHARLES A. JOHNSON	15827	24-26
11/20/01	CHARLES A. JOHNSON	15828	24-27
11/20/01	CHARLES A. JOHNSON	15829	24-28
11/20/01	CHARLES A. JOHNSON	15830	24-29
11/20/01	CHARLES A. JOHNSON	15831	24-30
11/20/01	CHARLES A. JOHNSON	15832	24-31
11/20/01	CHARLES A. JOHNSON	15833	24-32
11/20/01	CHARLES A. JOHNSON	15834	24-33
11/20/01	CHARLES A. JOHNSON	15835	24-34
11/20/01	CHARLES A. JOHNSON	15836	24-35
11/20/01	CHARLES A. JOHNSON	15837	24-36
11/20/01	CHARLES A. JOHNSON	15838	24-37
11/20/01	CHARLES A. JOHNSON	15839	24-38
11/20/01	CHARLES A. JOHNSON	15840	24-39
11/20/01	CHARLES A. JOHNSON	15841	24-40
11/20/01	CHARLES A. JOHNSON	15842	24-41
11/20/01	CHARLES A. JOHNSON	15843	24-42
11/20/01	CHARLES A. JOHNSON	15844	24-43
11/20/01	CHARLES A. JOHNSON	15845	24-44
11/20/01	CHARLES A. JOHNSON	15846	24-45
11/20/01	CHARLES A. JOHNSON	15847	24-46
11/20/01	CHARLES A. JOHNSON	15848	24-47
11/20/01	CHARLES A. JOHNSON	15849	24-48
11/20/01	CHARLES A. JOHNSON	15850	24-49
11/20/01	CHARLES A. JOHNSON	15851	24-50
11/20/01	CHARLES A. JOHNSON	15852	24-51
11/20/01	CHARLES A. JOHNSON	15853	24-52
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11/20/01	CHARLES A. JOHNSON	15855	24-54
11/20/01	CHARLES A. JOHNSON	15856	24-55
11/20/01	CHARLES A. JOHNSON	15857	24-56
11/20/01	CHARLES A. JOHNSON	15858	24-57
11/20/01	CHARLES A. JOHNSON	15859	24-58
11/20/01	CHARLES A. JOHNSON	15860	24-59
11/20/01	CHARLES A. JOHNSON	15861	24-60
11/20/01	CHARLES A. JOHNSON	15862	24-61
11/20/01	CHARLES A. JOHNSON	15863	24-62
11/20/01	CHARLES A. JOHNSON	15864	24-63
11/20/01	CHARLES A. JOHNSON	15865	24-64
11/20/01	CHARLES A. JOHNSON	15866	24-65
11/20/01	CHARLES A. JOHNSON	15867	24-66
11/20/01	CHARLES A. JOHNSON	15868	24-67
11/20/01	CHARLES A. JOHNSON	15869	24-68
11/20/01	CHARLES A. JOHNSON	15870	24-69
11/20/01	CHARLES A. JOHNSON	15871	24-70
11/20/01	CHARLES A. JOHNSON	15872	24-71
11/20/01	CHARLES A. JOHNSON	15873	24-72
11/20/01	CHARLES A. JOHNSON	15874	24-73
11/20/01	CHARLES A. JOHNSON	15875	24-74
11/20/01	CHARLES A. JOHNSON	15876	24-75
11/20/01	CHARLES A. JOHNSON	15877	24

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH FOREST RUN PROPERTIES, L.L.C. FOR THE REDEVELOPMENT OF THE PROPERTIES LOCATED AT 54 JONES STREET (BLOCK 10704, LOT 38) AND PORTIONS OF 61-63 SIP AVENUE (BLOCK 10704, LOT 39) AND TO SIGN A AN ASSIGNMENT AND ASSUMPTION AGREEMENT BETWEEN SIP JONES DEVELOPMENT CORPORATION AND FOREST RUN PROPERTIES, L.L.C. IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

WHEREAS, in accordance with the criteria and requirements set forth within the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), the City of Jersey City (the "City") designated an area in need of redevelopment identified as the Journal Square Redevelopment Area (the "Redevelopment Area") and subsequently adopted a redevelopment plan for the Redevelopment Area entitled the Journal Square 2060 Redevelopment Plan (as such plan may be further amended and supplement, the "Redevelopment Plan"); and

WHEREAS, the parcels of real property located at 54 Jones Street (Block 10704, Lot 38)(formerly Block 1867, Lot 5) and a portion of 61-63 Sip Avenue (Block 10704, Lot 39)(formerly Block 1867, Lot 1B) which are more particularly described within the legal description attached to the amended and restated Redevelopment Agreement referenced herein as Exhibit A-1 (the "Redeveloper Parcels") and the portion of the real property located at 61-63 Sip Avenue (Block 10704, Lot 39)(formerly Block 1867, Lot 3B) which is more particularly described within the legal description attached to the amended and restated Redevelopment Agreement referenced herein as Exhibit A-2 (the "Condemnation Parcel") are located within this Redevelopment Area and are governed by the Redevelopment Plan (collectively, the Redeveloper Parcels and the Condemnation Parcel shall be referred to herein as the "Property"); and

WHEREAS, on or about December 22, 2008, the Agency entered into a redevelopment agreement with Sip Jones Development Corporation, a New Jersey corporation with offices at 61 Sip Avenue, Jersey City, New Jersey 07306 ("Sip Jones"), for the redevelopment of the Property for a ten (10) story mixed-use residential/commercial project (the "2008 Redevelopment Agreement"); and

WHEREAS, Sip Jones failed to timely redevelop the Property in accordance with the 2008 Redevelopment Agreement; and

WHEREAS, Sip Jones has sought the approval of the Agency for the assignment of the redevelopment project described within the 2008 Redevelopment Agreement and for the conveyance of the Redeveloper Parcels to the Redeveloper through an Assignment and Assumption Agreement between Sip Jones and the Redeveloper which is attached to the amended and restated Redevelopment Agreement referenced herein as Exhibit B; and

WHEREAS, Forest Run Properties, L.L.C. has agreed to purchase the Redeveloper Parcels from Sip Jones and to redevelop the entire Property in a manner consistent with the Redevelopment Plan and with the proposed amended and restated Redevelopment Agreement between the Agency and Forest Run Properties, L.L.C. referenced herein; and

WHEREAS, the Board of Commissioners wishes to authorize the Executive Director to sign an amended and restated Redevelopment Agreement with Forest Run Properties, L.L.C. on behalf of the Agency for the redevelopment of the Property which will replace and supersede the 2008 Redevelopment Agreement and to also authorize the Executive Director to execute the Assignment and Assumption

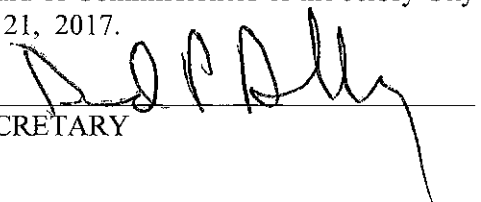
Agreement between Sip Jones and Forest Run Properties, L.L.C. indicating the Agency's consent to the assignment of the rights set forth therein.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby authorizes the Executive Director to sign an amended and restated Redevelopment Agreement with Forest Run Properties, L.L.C. on behalf of the Agency in substantially the form attached hereto and to execute the Assignment and Assumption Agreement between Sip Jones and Forest Run Properties, L.L.C. in substantially the form attached hereto indicating the Agency's consent to the assignment of the rights set forth therein; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby directed to provide a certified copy of this resolution along with the executed amended and restated 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 redevelopment counsel for Forest Run Properties, L.L.C., Eugene Paolino, Esq., at Genova Burns, 30 Montgomery Street, 11th Floor, Jersey City NJ 07302.

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

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 21, 2017.


 SECRETARY

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING THE EXECUTION OF A REDEVELOPMENT
AGREEMENT WITH 101 NEWKIRK STREET LLC FOR THE
REDEVELOPMENT OF BLOCK 12204, LOTS 8, 9, 10 AND 13,
101 NEWKIRK STREET IN THE JOURNAL SQUARE 2060
REDEVELOPMENT AREA**

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

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

WHEREAS, in accordance with the criteria set forth in the Act, the City established an area in need of rehabilitation commonly known as the Journal Square Redevelopment Area (the “**Rehabilitation Area**”) and adopted and subsequently amended a redevelopment plan for the area entitled the Journal Square 2060 Redevelopment Plan as may be further amended and supplemented from time to time (the “**Redevelopment Plan**”); and

WHEREAS, Block 12204, Lots 8, 9, and 10 are owned by the 101 Newkirk Street, LLC (the “**Redeveloper Parcels**”); and

WHEREAS, Block 12204, Lot 13 is owned by the City (the “**City Parcel**”, together with the Redeveloper Parcels, the “**Property**”); and

WHEREAS, on June 16, 2016, the Agency adopted a resolution designating 101 Newkirk Street, LLC as redeveloper for 120 days, which period was extended an additional 60 days by the Agency’s Executive Director; and

WHEREAS, the Agency and the Redeveloper entered into an escrow agreement dated September 29, 2016 (the “**Escrow Agreement**”), which Escrow Agreement included an escrow by deposit by the Redeveloper to defray certain costs incurred by or on behalf of the Agency arising out of or in connection with Pre-Development Activities as defined in the Escrow Agreement; and

WHEREAS, the Agency shall request that the City subdivide a portion of the City Parcel and convey to the Agency for construction of a parking deck by the Redeveloper (the “**Subdivided City Parcel**”); and

WHEREAS, the Redeveloper will enter into an agreement or easement with the City, in a form to be approved by the City and/or Agency and

parking deck not to exceed 100 parking spaces (the "City Parking Agreement/Easement"); and

WHEREAS, the Redeveloper shall pay for all costs associated with the process of the subdivision of the Subdivided City Parcel; and

WHEREAS, the Redeveloper shall lease the Subdivided City Parcel from the Agency; and

WHEREAS, the Redeveloper proposes to construct a residential tower with a mix of uses on the Redeveloper Parcels, subject to the adoption of an amendment to the Redevelopment Plan by the City; and

WHEREAS, the Redeveloper is a limited liability company with resources and a team of experts in planning, redevelopment, law, engineering, environmental issues, architecture, design, finance, and real estate development necessary to effectuate the redevelopment of the Property in accordance with the Redevelopment Plan; and

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

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

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

I. GENERAL

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

II. EXECUTION OF REDEVELOPMENT AGREEMENT

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

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

III. SEVERABILITY

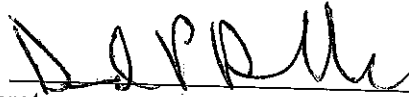
If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

IV. AVAILABILITY OF THE RESOLUTION

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

V. EFFECTIVE DATE

This Resolution shall take effect immediately.


Secretary

I HEREBY CERTIFY the foregoing to be a true copy of a resolution adopted by the Board of Commissioners of the Jersey City Redevelopment Agency, at its meeting held on March 21, 2017.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AFFIRMING AND EXTENDING THE DESIGNATION OF TEAM WALKER, (JERRY WALKER) AS DEVELOPER(S) FOR PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, Team Walker, (Jerry Walker) (hereinafter referred to as "Developer") made a formal presentation to the Jersey City Redevelopment Agency for the acquisition and future development of property located within the Morris Canal Redevelopment Area; and

WHEREAS, by Resolution of the Board of Commissioners dated August 16, 2016, Team Walker, (Jerry Walker) was designated as Redeveloper for the site; and

WHEREAS, said designation was subsequently extended on February 16, 2017; and

WHEREAS, Agency counsel and counsel for the developer are negotiating the Redevelopment Agreement; and

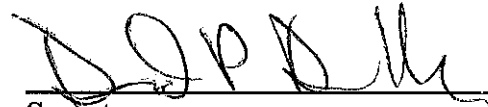
WHEREAS, Agency staff are recommending that the designation be affirmed and extended for ninety (90) days to expire on June 16, 2017 with the option to extend the designation for an additional 30 days at the sole discretion of the Agency's Executive Director.

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

- 1) the above recitations are incorporated herein as if set forth at length; and
- 2) the designation of Team Walker, (Jerry Walker) is hereby extended through June 16, 2017; and

- 3) the Executive Director is hereby authorized to extend the designation for an additional 30 day period; and
- 4) Redeveloper is responsible for and assumes all costs incurred by the Agency, including, but not limited to appraisal, title, environmental, legal, property maintenance, etc. for the proposed project.

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.

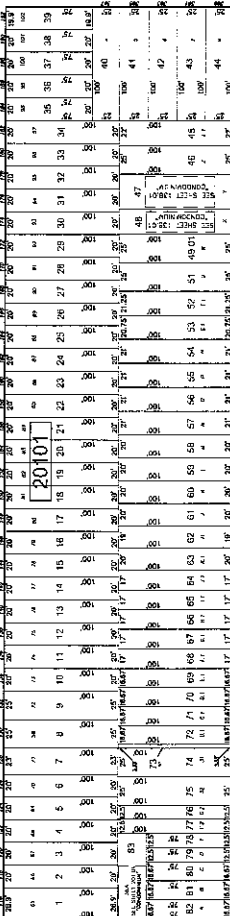

Secretary

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 21, 2017.

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

WOODWARD

STREET



NEAR

AVENUE



VAN - HORNE

STREET

09

SEE SHEET 199

SEE SHEET 200

HALLADAY

STREET

39

BRANHALL

COMMUNIPAV

PACIFIC

ACKNOWLEDGMENTS

2

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"= 50' AUGUST 1, 2008
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY 07748

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

SEE SHEET 202

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

201

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RESCINDING THE DESIGNATION OF BGT ENTERPRISES, LLC AS THE REDEVELOPER OF THE ABANDONED PROPERTY LOCATED AT 332 WHITON STREET (BLOCK 19005, LOT 30) IN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, on December 20, 2016, the Board of Commissioners of the Jersey City Redevelopment Agency adopted a resolution designating BGT Enterprises, LLC ("BGT") as the redeveloper of the abandoned property located at 332 Whiton Street (Block 19005, Lot 30)(the "Property") and authorizing the Executive Director of the Agency to sign a Redevelopment Agreement with BGT for the redevelopment of the Property; and

WHEREAS, the Agency subsequently sent the Redevelopment Agreement to BGT for execution of three originals and directed BGT to provide the Agency with the \$5,000.00 annual administrative fee payment and the \$20,000.00 professional costs escrow payment that were required upon execution of the Redevelopment Agreement; and

WHEREAS, despite repeated and numerous requests by the Agency, BGT has not signed and returned the Redevelopment Agreement to the Agency and has not paid the administrative fee and professional costs escrow payments to the Agency; and

WHEREAS, on February 23, 2017, the Agency's attorney sent a letter to BGT's attorney via e-mail and FAX indicating that if BGT did not provide the Agency with the signed Redevelopment Agreement and with the outstanding administrative fee and professional cost escrow payments by the close of business on Monday February 27, 2017, the Agency would discontinue further discussions with BGT and would take formal action at the March Agency Board of Commissioners meeting to rescind BGT's redeveloper designation for the Property; and

WHEREAS, BGT did not provide the Agency with the signed Redevelopment Agreement and with the outstanding administrative fee and professional cost escrow payments by the close of business on Monday February 27, 2017 and still has not provided these outstanding items to the Agency.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency that BGT's previous designation as the redeveloper for the Property is hereby rescinded and BGT shall have no further rights with regard to the redevelopment of the Property; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby directed to provide a certified copy of this resolution to the Agency's redevelopment counsel, David A. Clark,, Esq., at Gluck Walrath, LLP, 428 River View Plaza, Trenton NJ 08611 and to the redevelopment counsel for BGT, Charles J. Harrington, Esq., at Connell Foley, LLP, Harborside 5, 185 Hudson Street, Suite 2510, Jersey City, New Jersey 07311-4029..


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 its Regular Meeting of March 21, 2017.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY
CITY REDEVELOPMENT AGENCY AUTHORIZING THE FIRST
AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE
AGENCY AND TERZETTO NJ, LLC IN ACCORDANCE WITH THE OCEAN
BAYVIEW REDEVELOPMENT PLAN**

WHEREAS, by Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") dated February 16th, 2016, Terzetto NJ, LLC was designated as Redeveloper ("Redeveloper") to undertake a Project to build Veteran's Affordable Housing with a minimum of 10% of the overall units for homeless Veterans and with the remaining 90% of the units maintaining an occupancy preference for Veterans (the "Project") located at 524-530 Ocean Avenue within the Ocean Bayview Redevelopment Area;

WHEREAS, the Agreement set forth various deadlines and completion dates for, among other things, environmental due diligence, affordability controls, and payment for the property; and

WHEREAS, the Agency and the Redeveloper negotiated additional revisions to the Agreement and subsequently drafted an amendment to the Agreement (the "First Amendment") to describe and memorialize the revisions; and

WHEREAS, the Agency and the Redeveloper executed the First Amendment, a copy of which is annexed hereto, for consideration and determination by the Agency Commissioners, the effectiveness of which is expressly contingent upon the approval and authorization of the Agency Commissioners and immediately retroactive to the date of execution upon receipt of such authorization and approval; and


WHEREAS, it is requested that the Agency Commissioners approve and authorize the Agency's execution of the First Amendment.

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

- 1) The recitations above are incorporated herein as if set forth at length.
- 2) The First amendment to the Redevelopment Agreement between the Agency and Terzetto NJ, LLC is hereby approved and authorized.
- 3) Except as specifically set forth in the First Amendment, all terms, conditions, provisions, and definitions of the Agreement shall remain in full force and effect and shall be binding upon the Agency and the Redeveloper.

- 4) In the event that the terms of the First Amendment conflict with the terms of the Agreement, the terms of the First Amendment shall govern.

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 21, 2017

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE AGENCY TO ENTER INTO A COOPERATION AGREEMENT
WITH THE CITY OF JERSEY CITY CONCERNING PROPERTY
LOCATED IN THE POWER HOUSE ARTS DISTRICT
REDEVELOPMENT AREA, MORE COMMONLY KNOWN BY
THE STREET ADDRESS OF 311 WASHINGTON STREET**

WHEREAS, the City of Jersey City has entered into a Settlement Agreement, executed February, 2017, as approved by Ordinance 17-003, concerning seven (7) residential condominium units (A, B, C, D, E, F.1 and G) designated as affordable housing for artists, within Block 11612, Lot 2, and more commonly known by the street address of 311 Washington Street; and

WHEREAS, the City of Jersey City now seeks to transfer the seven (7) units ("Property") to the Jersey City Redevelopment Agency ("Agency") in order to effectuate the terms of the Settlement Agreement; and

WHEREAS, in accordance with the Settlement Agreement, it will be necessary for the Agency to facilitate the rehabilitation of five (5) of the units, convey two (2) units to the prior owner, and sell the remaining five (5) units for fair market value, and deposit the net proceeds of the sale into the City's Affordable Housing Trust Fund, in addition to other terms and conditions which may be necessary to effectuate the terms of the Settlement Agreement; and

WHEREAS, the City of Jersey City is authorized to transfer the Property to the Jersey City Redevelopment Agency for consideration pursuant to N.J.S.A. 40A:12A-39(a) and N.J.S.A. 40A:12-13(b)(1); and

WHEREAS, the Agency is authorized to acquire the Property from the City of Jersey City, pursuant to N.J.S.A. 40A:12A-8 and 22, implement the goals of the redevelopment plan and provide for the disposition of property on behalf of the City; and

WHEREAS, in order to provide these services, it is necessary for the City of Jersey City and the JCRA to enter into a Cooperation Agreement; and

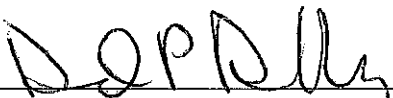
WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A039(f) and N.J.S.A. 40A:12A-22(o) authorize such agreements as well as cooperation between a City and its redevelopment agency; and

NOW, THEREFORE, BE IT RESOLVED by the Jersey City Redevelopment Agency Board of Commissioners that the Chairman, Vice Chairman, and/or Secretary is hereby authorized to execute:

(a) A Cooperation Agreement with the City of Jersey City, containing the aforementioned terms and conditions, subject to such modification as the Agency's Executive Director and/or General Counsel deems necessary or appropriate; and

(b) Such additional documents as may be necessary or appropriate to effectuate the implementation of the Cooperation Agreement and the purposes of this resolution.

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of March 21, 2017.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A FORBEARANCE OF FOUR MONTHS DURATION FOR PROPERTY AT 170 GRANT AVE. IN THE SCATTER SITE REDEVELOPMENT AREA

WHEREAS, on November 18, 2014 the Jersey City Redevelopment Agency Board of Commissioners authorized entering into a shared services agreement with the City of Jersey City to rehabilitate properties listed on the City's abandoned properties list and amended shared services agreement dated January 27th, 2016 authorizing the Agency to act as the City's agent in carrying out its authority under ARPA and Scatter Site Redevelopment Area; and

WHEREAS, on February 3, 2017, the Jersey City Redevelopment Agency mailed out notices to Property owners whose properties were being added to the APRA list; and

WHEREAS, Mr. Kavenet Sethi of Grant 170 LLC is one of owners that were notified and is the owner of an APRA property at 170 Grant Ave. (Block 22402, Lot 19); and

WHEREAS, Mr. Sethi has indicated his plan is to demolish the property this Spring and use the land as part of a larger development to consist of a midrise residential building consisting of twenty (20) units; and

WHEREAS, once the property is demolished APRA will no longer apply as a matter of law; and

WHEREAS, Mr. Sethi has requested the Agency forbear on taking action under APRA so that he may complete the demolition; and

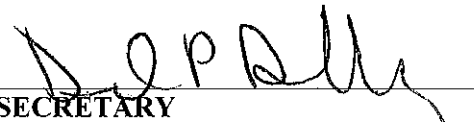
WHEREAS, Mr. Sethi has received final site plan approval and variances from the Jersey City Zoning Board, and

WHEREAS, the Agency's staff is recommending a forbearance period of four (4) months duration with regard to action being taken against Property at 170 Grant Ave. (Block 22402, Lot 19).

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

1. The recitals above are incorporated herein as if set forth at length.
2. The Agency may grant a forbearance of four (4) months duration with regard to Property at 170 Grant Ave (Block 22402, Lot 19); and

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


SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of March 21, 2017.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 201 NEW YORK AVENUE LLC AS REDEVELOPER AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN A REDEVELOPMENT AGREEMENT WITH 201 NEW YORK AVENUE LLC FOR THE ABANDONED PROPERTY LOCATED AT 201 NEW YORK AVENUE (BLOCK 3805, LOT 19) IN THE SCATTER SITE REDEVELOPMENT AREA

WHEREAS, the New Jersey Legislature adopted the New Jersey Urban Redevelopment Act, N.J.S.A. 55:19-20 et seq. (the "NJURA"), and the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et. seq. (the "APRA"), authorizing municipalities to place properties meeting the statutory criteria set forth therein on an abandoned property list; and

WHEREAS, the City of Jersey City (the "City") has created an abandoned property list in accordance with the NJURA and the APRA; and

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

WHEREAS, the Property is also located within the City's Scatter Site Redevelopment Area and is governed by the Scatter Site Redevelopment Plan (the "Redevelopment Plan"); and

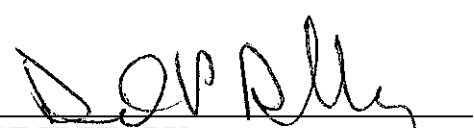
WHEREAS, the Agency is authorized under the NJURA, the APRA, and the LRHL to acquire abandoned property located within redevelopment areas governed by redevelopment plans and to contract with redevelopers to redevelop such property; and

WHEREAS, in addition to its statutory powers, the Agency has also entered into a contract with the City in which the City has authorized the Agency to take responsibility for acquiring abandoned property included on the City's abandoned property list and in contracting with redevelopers to redevelop such property; and

WHEREAS, the Agency wishes to designate 201 New York Avenue LLC, a wholly owned subsidiary of New Jersey Community Capital, a non-profit company organized and existing under the laws of the State of New Jersey having its offices at 108 Church Street, 3rd Floor, New Brunswick, New Jersey 08902, as the redeveloper of the Property and to authorize the Executive Director to sign a Redevelopment Agreement with 201 New York Avenue LLC governing the conveyance and redevelopment of the Property.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby designates and appoints 201 New York Avenue LLC to serve as the exclusive redeveloper of the abandoned property located at 201 New York Avenue (Block 3805, Lot 19) and hereby authorizes the Executive Director to execute a Redevelopment Agreement on behalf of the Agency with 201 New York Avenue LLC; 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 201 New York Avenue LLC, c/o New Jersey Community Capital, 108 Church Street, 3rd Floor, New Brunswick, New Jersey 08902, Attn. Mark Munley, Chief Investment Officer.


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 its Regular Meeting of March 21, 2017.

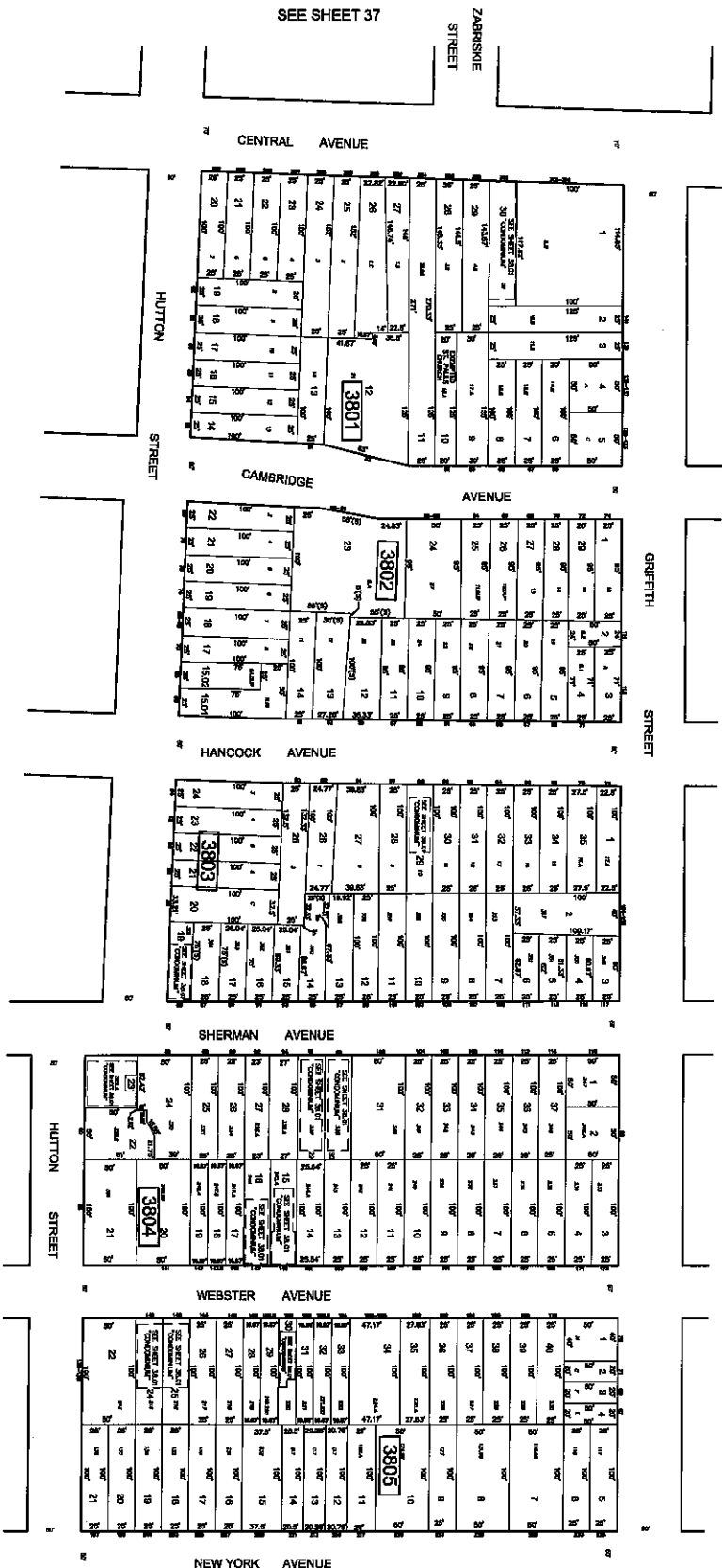
RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Darwin R. Ona	✓			
Daniel Rivera	✓			

DATE	BY	REVISIONS	BOOK	LOT
01/01/01	JOHN A. MORRIS	1	100	1
01/01/02	JOHN A. MORRIS	2	100	2
01/01/03	JOHN A. MORRIS	3	100	3
01/01/04	JOHN A. MORRIS	4	100	4
01/01/05	JOHN A. MORRIS	5	100	5
01/01/06	JOHN A. MORRIS	6	100	6
01/01/07	JOHN A. MORRIS	7	100	7
01/01/08	JOHN A. MORRIS	8	100	8
01/01/09	JOHN A. MORRIS	9	100	9
01/01/10	JOHN A. MORRIS	10	100	10

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 2008, 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, 2008
RICHARD A. MORALLE, P.E., P.L.S.
T.M. ASSOCIATES
11 TRENOL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

APP - C042402/7/1300

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAWING/DESIGN (CADD) AND COORDINATE RECORDING.

DO NOT CONSIDER THIS AS A FINAL MAP

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
EXECUTIVE DIRECTOR TO SIGN A REDEVELOPMENT
AGREEMENT WITH ARTIST HUB & RESIDENCES LLC FOR THE
REDEVELOPMENT OF THE PROPERTY LOCATED AT 364-366
PALISADE AVENUE (BLOCK 5101, LOT 1) IN THE SCATTER SITE
REDEVELOPMENT AREA**

WHEREAS, the New Jersey Legislature adopted the New Jersey Urban Redevelopment Act, N.J.S.A. 55:19-20 et seq. (the "NJURA"), and the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et. seq. (the "APRA"), authorizing municipalities to place properties meeting the statutory criteria set forth therein on an abandoned property list; and

WHEREAS, the City of Jersey City (the "City") has created an abandoned property list in accordance with the NJURA and the APRA; and

WHEREAS, the property located at 364-366 Palisade Avenue (Block 5101, Lot 1)(the "Property") was placed on the City's abandoned property list in accordance with the NJURA and the APRA; and

WHEREAS, the Property is located within the City's Scatter Site Redevelopment Area and is governed by the Scatter Site Redevelopment Plan (the "Redevelopment Plan"); and

WHEREAS, the Jersey City Redevelopment Agency (the "Agency") is authorized under the NJURA, the APRA, and the LRHL to acquire abandoned property located within redevelopment areas governed by redevelopment plans and to contract with redevelopers to redevelop such property; and

WHEREAS, in addition to its statutory powers, the Agency has also entered into a contract with the City in which the City has authorized the Agency to take responsibility for acquiring abandoned property included on the City's abandoned property list and in contracting with redevelopers to redevelop such property; and

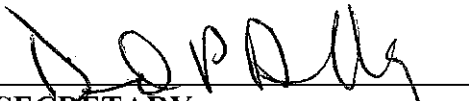
WHEREAS, Artist HUB & Residences LLC, a wholly-owned subsidiary of New Jersey Community Capital, has expressed interest in redeveloping the Property; and

WHEREAS, the Agency has determined that Artist HUB & Residences LLC has the proper qualifications and experience to serve as the redeveloper of the Property; and

WHEREAS, the Board of Commissioners wishes to authorize the Executive Director to sign a Redevelopment Agreement with Artist HUB & Residences LLC on behalf of the Agency for the redevelopment of the Property.

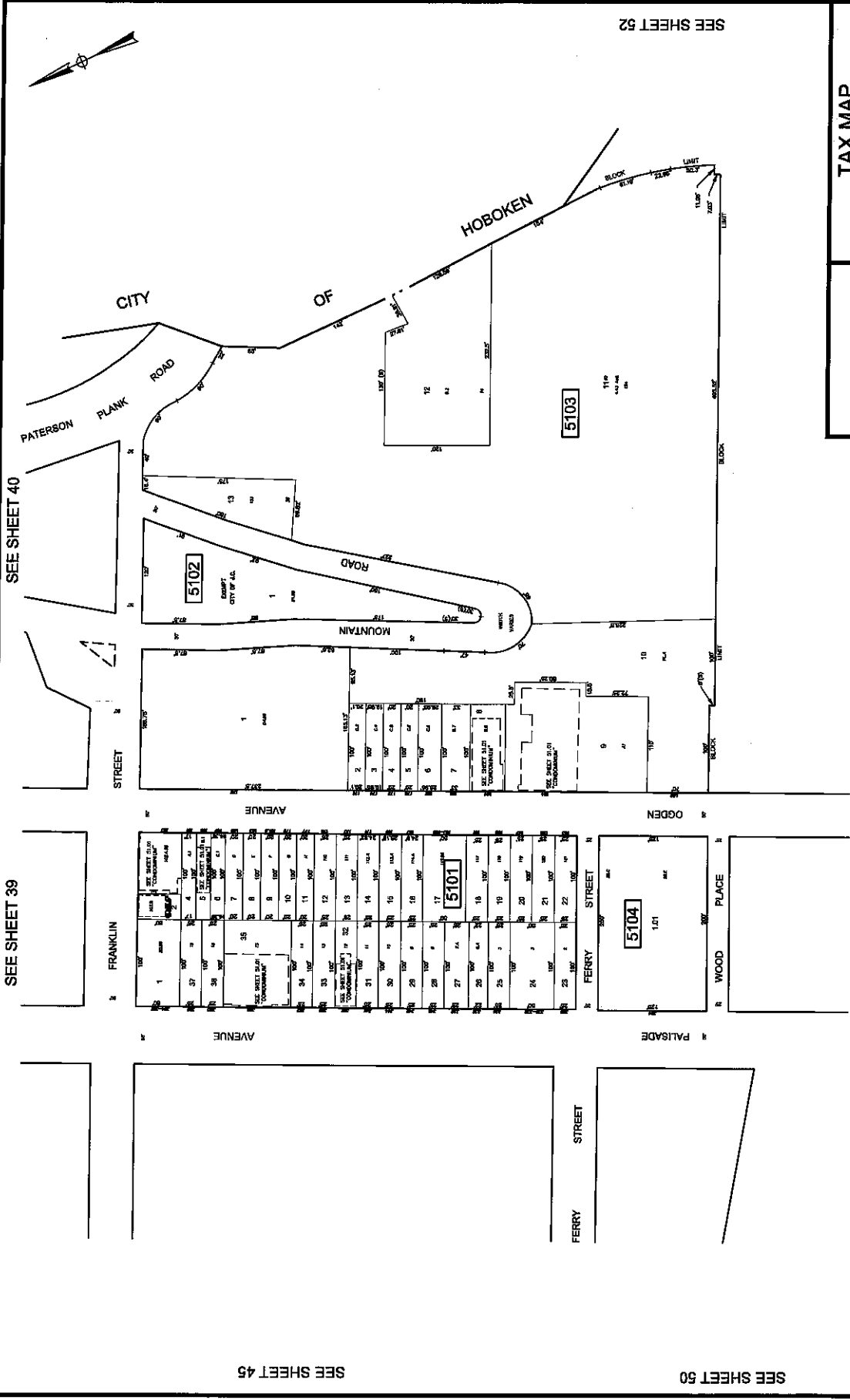
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby authorizes the Executive Director to sign a Redevelopment Agreement with Artist HUB & Residences LLC on behalf of the Agency for the redevelopment of the Property; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby directed to provide a certified copy of this resolution along with the executed amended and restated 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 Artist HUB & Residences LLC, c/o New Jersey Community Capital, 108 Church Street, 3rd Floor, New Brunswick, New Jersey 08902, attention: Mark Munley.


 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 its Regular Meeting of March 21, 2017.

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



REVISIONS			
DATE	BY	REASON	LOT
10/20/11	AM	ADDITION	101
10/20/11	AM	ADDITION	101
10/20/11	AM	ADDITION	101
10/20/11	AM	ADDITION	101
10/20/11	AM	ADDITION	101
10/20/11	AM	ADDITION	101
10/20/11	AM	ADDITION	101
10/20/11	AM	ADDITION	101
10/20/11	AM	ADDITION	101
10/20/11	AM	ADDITION	101

TAX MAP

CITY OF JERSEY CITY

HUDSON COUNTY, NEW JERSEY

SCALE: 1" = 50' AUGUST, 2009

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

T.A.M. ASSOCIATES
11 THINDALL ROAD
NEW JERSEY, 07746

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

AM - COMPARISON
THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAWING/DESIGN (CAD) AND COMPUTER ESTIMATION.

**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

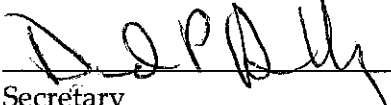
WHEREAS, it would be more reasonable for the Agency to be able to pay invoices up to the amount of \$10,000 with two (2) rather than three (3) signatures; and

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

Rolando R. Lavarro, Jr., Chairman
Evelyn Farmer, Vice Chairwoman
David P. Donnelly, 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 21, 2017.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT QUALIFYING
FERRAIOLI, WIELKOTZ, CERULLO & CUVA, PA FOR
VARIOUS AUDITING SERVICES IN ALL PROJECT
AREAS**

WHEREAS, in compliance with N.J.S.A. 40A:20.4 (Pay to Play Law), the Jersey City Redevelopment Agency issued an RFQ (Request for Qualifications) for Redevelopment Auditing services on January 9, 2017; and

WHEREAS, the Agency received numerous responses to the RFQ and desires to qualify Ferraioli, Wielkatz, Cerullo & Cuva, PA; and

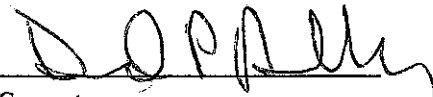
WHEREAS, Ferraioli, Wielkatz, Cerullo & Cuva, PA has the necessary expertise to carry out these services.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that Ferraioli, Wielkatz, Cerullo & Cuva, PA be considered qualified to enter into Professional Services Agreements with the Agency for the purposes of performing auditing services for the Agency.

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

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

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of March 21, 2017

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 PROFESSIONAL SERVICES AGREEMENT NO 17-03-BA1 WITH FERRAIOLI, WIELKOTZ, CERULLO & CUVA, PA TO PROVIDE AUDIT SERVICES TO THE AGENCY FOR THE 2017 SINGLE AUDIT AND FOR SIX MONTH FINANCIAL STATEMENT COMPILATION AND BUDGET PREPARATION ASSISTANCE

WHEREAS, the Jersey City Redevelopment Agency is required to have an independent audit of its operations each year in accordance with the Single Audit Act of 1984, as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, Ferraioli, Wielkatz, Cerullo & Cuva, PA has been qualified by Resolution dated March 21, 2017, to enter into a Professional Services Agreement with the Jersey City Redevelopment Agency for these services; and

WHEREAS, the anticipated term of this contract is one (1) year; and

WHEREAS, Ferraioli, Wielkatz, Cerullo & Cuva, PA has the necessary experience in municipal and government auditing; and

WHEREAS, in addition to the audit services, Ferraioli, Wielkatz, Cerullo & Cuva, PA will also provided assistance in the preparation of the Agency's Annual Budget(s) and preparation of compiled financial statements for the six month period ended June 30; and

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

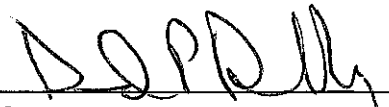
WHEREAS, pursuant to the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) These services are professional services and therefore exempt from public bidding.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that a contract for 2017/2018 annual auditing services and for quarterly

financial statement compilation and budget preparation services be awarded to Lerch, Vinci & Higgins in an amount not to exceed \$50,000, exclusive of any additional hourly charges, which may be authorized by the Executive Director but which should not exceed \$1,500 without the prior approval of the Board of Commissioners.

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

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


Secretary

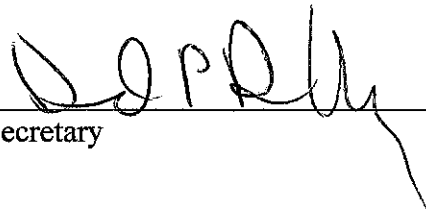
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated March 21, 2017

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF MARCH 21, 2017**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of March 21, 2017.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of March 21, 2017 be approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated March 21, 2017.

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

Jersey City Redevelopment Agency

Cash Requirements Report

March

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
METLIFE								
METLIFE	3/3/2017	3/3/2017	3/10/17	Deferred Salary Per Attached	\$300.00	\$0.00		\$300.00
METLIFE	3/3/2017	3/3/2017	3/24/17	Deferred Salary Per Attached	\$300.00	\$0.00		\$300.00
				Totals for METLIFE:	\$600.00	\$0.00		\$600.00
				GRAND TOTALS:	\$600.00	\$0.00		\$600.00

Jersey City Redevelopment Agency Cash Requirements Report

Report name: New Cash Requirements Report

Show invoices open as of today

Do not include invoices scheduled to be generated

Calculate discounts as of today

Include all invoice dates

Include all post dates

Include all due dates

Include all Post Statuses

Include all Invoices

Include all Vendors

Include all Banks

Include all Invoice Attributes

Include all Vendor Attributes

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CapRate Events								
CapRate Events	3/6/2017	3/6/2017	March 29th	Registration for C. Fiore/March 29th Event	\$195.00	\$0.00		\$195.00
				<i>Totals for CapRate Events:</i>	<u>\$195.00</u>	<u>\$0.00</u>		<u>\$195.00</u>
				GRAND TOTALS:	\$195.00	\$0.00		\$195.00

**Jersey City Redevelopment Agency
Cash Requirements Report**

Report name: Invoice Due Today
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include all due dates
Include all Post Statuses
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
JEFFREY H. KAPLOWITZ								
JEFFREY H. KAPLOWITZ	3/11/2017	1/20/2017		Commissioners' Fees - 671 Palisade Ave	\$1,125.00	\$0.00		\$1,125.00
				Totals for JEFFREY H. KAPLOWITZ:	\$1,125.00	\$0.00		\$1,125.00
RICHARD N. CAMPISANO, ESQUIRE								
RICHARD N. CAMPISANO, ESQUIRE	3/11/2017	1/20/2017		Commissioners' Fees - 671 Palisade Ave	\$1,125.00	\$0.00		\$1,125.00
				Totals for RICHARD N. CAMPISANO, ESQUIRE:	\$1,125.00	\$0.00		\$1,125.00
STEPHEN J. MCCURRIE, ESQ.								
STEPHEN J. MCCURRIE, ESQ.	3/11/2017	1/20/2017		Commissioners' Fees - 671 Palisade Ave	\$2,100.00	\$0.00		\$2,100.00
				Totals for STEPHEN J. MCCURRIE, ESQ.:	\$2,100.00	\$0.00		\$2,100.00
GRAND TOTALS:					\$4,350.00	\$0.00		\$4,350.00

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (3/1/2017)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
66 YORK STREET, LLC								
66 YORK STREET, LLC	3/21/2017	3/21/2017	April 2017	Rent Payment for 66 York St	\$9,616.09	\$0.00		\$9,616.09
66 YORK STREET, LLC	3/21/2017	3/16/2017	April	Monthly Operating Expenses	\$172.14	\$0.00		\$172.14
66 YORK STREET, LLC	3/21/2017	3/16/2017	April	Electric Utility Payment for 66 York St	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	3/21/2017	2/27/2017	2-2017	ESSI - Door Unlocking System	\$1,789.46	\$0.00		\$1,789.46
				Totals for 66 YORK STREET, LLC:	\$12,226.21	\$0.00		\$12,226.21
ADMIRAL INSURANCE COMPANY								
ADMIRAL INSURANCE COMPANY	3/21/2017	2/24/2017	1st Pymt	Claim - Emma Keyes	\$774.72	\$0.00		\$774.72
				Totals for ADMIRAL INSURANCE COMPANY:	\$774.72	\$0.00		\$774.72
Amec Foster Wheeler Environmental & Infrastructure, Inc.								
Amec Foster Wheeler Environmental & I	3/21/2017	6/29/2016	J02205259	ICRA Bid Doc. Prep.	\$460.43	\$0.00		\$460.43
				Totals for Amec Foster Wheeler Environmental & Infrastructure, Inc.:	\$460.43	\$0.00		\$460.43
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	3/21/2017	1/31/2017		Professional Svcs - 423 Grand Street	\$2,000.00	\$0.00		\$2,000.00
ARCHER & GREINER, P.C.	3/21/2017	2/3/2017		Professional Services - Green On Pine LLC	\$192.50	\$0.00		\$192.50
ARCHER & GREINER, P.C.	3/21/2017	1/5/2017		Legal Services - Suydam Avenue	\$11,580.37	\$0.00		\$11,580.37
ARCHER & GREINER, P.C.	3/21/2017	2/3/2017		Legal Services - Suydam Avenue	\$1,344.63	\$0.00		\$1,344.63
ARCHER & GREINER, P.C.	3/21/2017	3/7/2017		Professional Services - 423 Grand St	\$1,417.50	\$0.00		\$1,417.50
ARCHER & GREINER, P.C.	3/21/2017	3/7/2017		Professional Services - Green on Pine LLC	\$700.00	\$0.00		\$700.00
ARCHER & GREINER, P.C.	3/21/2017	1/31/2017		Legal Svcs - LMD #13	\$280.00	\$0.00		\$280.00
ARCHER & GREINER, P.C.	3/21/2017	3/6/2017		Legal Svcs - FDAD Maple	\$70.00	\$0.00		\$70.00
				Totals for ARCHER & GREINER, P.C.:	\$17,585.00	\$0.00		\$17,585.00
BARNES CONTRACTOR CONSTRUCTION								
BARNES CONTRACTOR CONSTRUCTION	3/21/2017	2/15/2017	152 MLK	152 MLK Maintenance Work	\$17,500.00	\$0.00		\$17,500.00
BARNES CONTRACTOR CONSTRUCTION	3/21/2017	3/6/2017	02 - 07	Lot Clean Ups - CityWide	\$24,500.00	\$0.00		\$24,500.00
BARNES CONTRACTOR CONSTRUCTION	3/21/2017	3/6/2017	08	152 MLK Maintenance	\$7,600.00	\$0.00		\$7,600.00
				Totals for BARNES CONTRACTOR CONSTRUCTION:	\$49,600.00	\$0.00		\$49,600.00
BLACKBAUD FUNDWARE								
BLACKBAUD FUNDWARE	3/21/2017	3/20/2017	00911183058	Financial Edge - Customer #1000094189	\$3,172.37	\$0.00		\$3,172.37
				Totals for BLACKBAUD FUNDWARE:	\$3,172.37	\$0.00		\$3,172.37
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	3/21/2017	3/13/2017	3321	Environmental Svcs - Oversight & Mgmt for E	\$465.00	\$0.00		\$465.00
BROWNFIELD REDEVELOPMENT S	3/21/2017	3/13/2017	3322	Environmental Svcs - Oversight & Mgmt for E	\$494.75	\$0.00		\$494.75
BROWNFIELD REDEVELOPMENT S	3/21/2017	3/13/2017	3320	Environmental Svcs - Oversight & Mgmt for E	\$747.75	\$0.00		\$747.75
BROWNFIELD REDEVELOPMENT S	3/21/2017	3/13/2017	3319	Environmental Svcs - Oversight & Mgmt for E	\$793.50	\$0.00		\$793.50
BROWNFIELD REDEVELOPMENT S	3/21/2017	3/17/2017	3318	Environmental Svcs - Dwight/Ocean	\$1,916.75	\$0.00		\$1,916.75
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$4,417.75	\$0.00		\$4,417.75
BROWNFIELD SCIENCE & TECHNOLOGY								
BROWNFIELD SCIENCE & TECHNOLOGY	3/21/2017	2/28/2017	764-02.17	Turkey Red. Area - Ocean/Dwight Ground W	\$6,614.50	\$0.00		\$6,614.50

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CANNELLA ROOFING, INC.				Totals for BROWNFIELD SCIENCE & TECHNOLOGY:	\$6,614.50	\$0.00		\$6,614.50
CANNELLA ROOFING, INC.	3/21/2017	2/22/2017	1801	Beiz-Cerc Repair Roof	\$950.00	\$0.00		\$950.00
				Totals for CANNELLA ROOFING, INC.:	\$950.00	\$0.00		\$950.00
CENTRAL PARKING SYSTEM								
CENTRAL PARKING SYSTEM	3/21/2017	3/16/2017	April	Parking for 11 Eleven Spaces @ \$125	\$1,375.00	\$0.00		\$1,375.00
				Totals for CENTRAL PARKING SYSTEM:	\$1,375.00	\$0.00		\$1,375.00
Chasan Lamparello Mallon & Cappuzzo, PC								
Chasan Lamparello Mallon & Cappuzzo	3/21/2017	1/31/2017	161576	Legal Svcs - TRAMZ, Inc.	\$3,280.83	\$0.00		\$3,280.83
				Totals for Chasan Lamparello Mallon & Cappuzzo, PC:	\$3,280.83	\$0.00		\$3,280.83
CLERK OF SUPERIOR COURT								
CLERK OF SUPERIOR COURT	3/21/2017	3/17/2017	Condemnation	RE: 239 Suydam Avenue (297 Communipaw	\$365,000.00	\$0.00		\$365,000.00
				Totals for CLERK OF SUPERIOR COURT:	\$365,000.00	\$0.00		\$365,000.00
CME ASSOCIATES								
CME ASSOCIATES	3/21/2017	1/31/2017	0201920	Professional Services - Palisade Avenue	\$2,031.50	\$0.00		\$2,031.50
				Totals for CME ASSOCIATES:	\$2,031.50	\$0.00		\$2,031.50
COMCAST								
COMCAST	3/21/2017	2/17/2017	8499053543248876	665 Ocean Avenue	\$272.00	\$0.00		\$272.00
				Totals for COMCAST:	\$272.00	\$0.00		\$272.00
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	3/21/2017	3/16/2017	April	Monthly Maintenance Fee	\$133.59	\$0.00		\$133.59
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$133.59	\$0.00		\$133.59
DAVISON, EASTMAN & MUNOZ, PA								
DAVISON, EASTMAN & MUNOZ, PA	3/21/2017	2/15/2017	342202	Legal Svcs - Barnabas Health	\$289.35	\$0.00		\$289.35
				Totals for DAVISON, EASTMAN & MUNOZ, PA:	\$289.35	\$0.00		\$289.35
FEDERAL EXPRESS								
FEDERAL EXPRESS	3/21/2017	3/13/2017	5-735-00137	Overnight Deliveries	\$101.46	\$0.00		\$101.46
				Totals for FEDERAL EXPRESS:	\$101.46	\$0.00		\$101.46
FLORIO KENNY RAVAL, LLP								
FLORIO KENNY RAVAL, LLP	3/21/2017	12/31/2016	103657	Legal Svcs - JCRA to Bayonne MUA	\$122.50	\$0.00		\$122.50
FLORIO KENNY RAVAL, LLP	3/21/2017	12/31/2016	103661	Legal Svcs - 474/480 Ocean Ave	\$455.00	\$0.00		\$455.00
FLORIO KENNY RAVAL, LLP	3/21/2017	12/31/2016	103660	Legal Svcs - Genesis	\$525.00	\$0.00		\$525.00
FLORIO KENNY RAVAL, LLP	3/21/2017	12/31/2016	103662	Legal Svcs - 100 Monitor	\$4,585.00	\$0.00		\$4,585.00
				Totals for FLORIO KENNY RAVAL, LLP:	\$5,687.50	\$0.00		\$5,687.50
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	3/21/2017	2/7/2017	36700	Legal Services - The Roxy	\$1,260.00	\$0.00		\$1,260.00
GLUCK WALRATH LLP	3/21/2017	2/7/2017	36701	Legal Services - 142 Boyd	\$1,822.50	\$0.00		\$1,822.50

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
GLUCK WALRATH LLP	3/21/2017	1/6/2017	36392	Legal Services - 332 Whilton Street	\$350.00	\$0.00		\$350.00
GLUCK WALRATH LLP	3/21/2017	1/6/2017	36395	Legal Services - 80 Bowers/404 Palisade	\$17.50	\$0.00		\$17.50
GLUCK WALRATH LLP	3/21/2017	2/7/2017	36698	Legal Services - 332 Whilton Street	\$52.50	\$0.00		\$52.50
GLUCK WALRATH LLP	3/21/2017	2/7/2017	36699	Legal Services - 80 Bowers/404 Palisade	\$682.50	\$0.00		\$682.50
GLUCK WALRATH LLP	3/21/2017	2/7/2017	36697	Legal Services - 671 Palisade	\$1,551.50	\$0.00		\$1,551.50
GLUCK WALRATH LLP	3/21/2017	2/7/2017	36703	Legal Services - 671 Palisade	\$227.50	\$0.00		\$227.50
GLUCK WALRATH LLP	3/21/2017	3/8/2017	36919	Legal Svcs - The Roxy	\$1,120.00	\$0.00		\$1,120.00
GLUCK WALRATH LLP	3/21/2017	3/8/2017	36913	Legal Svcs - 671 Palisade Ave	\$647.50	\$0.00		\$647.50
GLUCK WALRATH LLP	3/21/2017	3/8/2017	36921	Legal Svcs - 332 Whilton Street	\$192.50	\$0.00		\$192.50
GLUCK WALRATH LLP	3/21/2017	2/21/2017	36914	Legal Svcs - APRA	\$35.00	\$0.00		\$35.00
GLUCK WALRATH LLP	3/21/2017	3/8/2017	36922	Legal Svcs - 9 Myrtle Ave	\$140.00	\$0.00		\$140.00
GLUCK WALRATH LLP	3/21/2017	1/6/2017	36393	Legal Svcs - L & M Paulus Hook	\$7,822.50	\$0.00		\$7,822.50
GLUCK WALRATH LLP	3/21/2017	3/6/2017	36821	Legal Svcs - L & M Paulus Hook	\$1,194.70	\$0.00		\$1,194.70
GLUCK WALRATH LLP	3/21/2017	1/6/2017	36394	Legal Svcs - 9 Myrtle Ave	\$87.50	\$0.00		\$87.50
GLUCK WALRATH LLP	3/21/2017	3/8/2017	36920	Legal Svcs - 201 New York Ave	\$805.00	\$0.00		\$805.00
GLUCK WALRATH LLP	3/21/2017	3/8/2017	36917	Legal Services - Sip Jones	\$840.00	\$0.00		\$840.00
Totals for GLUCK WALRATH LLP:					\$18,848.70	\$0.00		\$18,848.70
GOVERNANCE & FISCAL AFFAIRS, LLC								
GOVERNANCE & FISCAL AFFAIRS, I	3/21/2017	3/2/2017	March 2017	Purchasing Consultant	\$1,350.00	\$0.00		\$1,350.00
Totals for GOVERNANCE & FISCAL AFFAIRS, LLC:					\$1,350.00	\$0.00		\$1,350.00
JC MUNICIPAL UTILITIES AUTHORI								
JC MUNICIPAL UTILITIES AUTHORI	3/21/2017	2/21/2017	303036934854000	Water Charge - 204 Stegman Ave	\$293.23	\$0.00		\$293.23
JC MUNICIPAL UTILITIES AUTHORI	3/21/2017	2/13/2017	30303693485400	Water Charge - 665 Ocean Ave	\$101.88	\$0.00		\$101.88
Totals for JC MUNICIPAL UTILITIES AUTHORI:					\$395.11	\$0.00		\$395.11
JERSEY CITY TAX COLLECTOR								
JERSEY CITY TAX COLLECTOR	3/21/2017	2/27/2017	Past Due	671 Palisade Ave - Block 1702 Lot 2	\$973.47	\$0.00		\$973.47
JERSEY CITY TAX COLLECTOR	3/21/2017	2/27/2017	Past Due.	142 Boyd Ave - Block 20502 Lot 58	\$281.70	\$0.00		\$281.70
Totals for JERSEY CITY TAX COLLECTOR:					\$1,255.17	\$0.00		\$1,255.17
JM SORGE, INC.								
JM SORGE, INC.	3/21/2017	3/7/2017	33338	Environmental Consulting - JCRA Grand Str	\$9,390.00	\$0.00		\$9,390.00
Totals for JM SORGE, INC.:					\$9,390.00	\$0.00		\$9,390.00
JOHNNY ON THE SPOT, LLC								
JOHNNY ON THE SPOT, LLC	3/21/2017	2/24/2017	0000274808	Berry Lane Park - 1000 Garfield Ave	\$559.64	\$0.00		\$559.64
Totals for JOHNNY ON THE SPOT, LLC:					\$559.64	\$0.00		\$559.64
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	3/21/2017	1/31/2017	145000	Legal Services - LSC/SciTech City	\$10,776.96	\$0.00		\$10,776.96
MCMANIMON, SCOTLAND & BAU	3/21/2017	1/31/2017	145099	Legal Services - Grand Jersey	\$19,201.77	\$0.00		\$19,201.77
MCMANIMON, SCOTLAND & BAU	3/21/2017	1/31/2017	145010	Legal Services - 100 Hoboken	\$1,999.98	\$0.00		\$1,999.98
MCMANIMON, SCOTLAND & BAU	3/21/2017	1/31/2017	145006	Legal Services - Argent Venture	\$4,205.66	\$0.00		\$4,205.66
MCMANIMON, SCOTLAND & BAU	3/21/2017	12/30/2016	144527	Legal Svcs - JC Medical Ctr/Barnabas	\$14,681.25	\$0.00		\$14,681.25

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MCMANIMON, SCOTLAND & BAU	3/21/2017	1/31/2017	145107	Legal Svcs - West Campus Claremont NJCU	\$1,650.00	\$0.00		\$1,650.00
MCMANIMON, SCOTLAND & BAU	3/21/2017	1/31/2017	145106	Legal Svcs - 25 Pathside	\$2,099.07	\$0.00		\$2,099.07
MCMANIMON, SCOTLAND & BAU	3/21/2017	12/30/2016	144531	Legal Svcs - Journal Square RABS	\$3,683.29	\$0.00		\$3,683.29
MCMANIMON, SCOTLAND & BAU	3/21/2017	12/30/2016	144530	Legal Svcs - West Campus NJCU	\$7,480.00	\$0.00		\$7,480.00
MCMANIMON, SCOTLAND & BAU	3/21/2017	12/31/2016	145103	Legal Svcs - CH Martin	\$412.50	\$0.00		\$412.50
MCMANIMON, SCOTLAND & BAU	3/21/2017	1/31/2017	145105	Legal Svcs - Johnston Station	\$2,915.00	\$0.00		\$2,915.00
MCMANIMON, SCOTLAND & BAU	3/21/2017	1/31/2017	145021	Legal Svcs - Harsimus Cove	\$1,156.57	\$0.00		\$1,156.57
Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:					\$70,262.05	\$0.00		\$70,262.05
METLIFE								
METLIFE	3/21/2017	3/8/2017	4/7/17	Deferred Salary Per Attached	\$650.00	\$0.00		\$650.00
METLIFE	3/21/2017	3/8/2017	4/21/17	Deferred Salary Per Attached	\$650.00	\$0.00		\$650.00
Totals for METLIFE:					\$1,300.00	\$0.00		\$1,300.00
MODULAR SPACE CORPORATION								
MODULAR SPACE CORPORATION	3/21/2017	2/17/2017	501923499	Berry Lane Park	\$569.50	\$0.00		\$569.50
Totals for MODULAR SPACE CORPORATION:					\$569.50	\$0.00		\$569.50
MOISHE'S MOVING SYSTEMS								
MOISHE'S MOVING SYSTEMS	3/21/2017	2/8/2017	April	Storage Space at Dey Street	\$700.00	\$0.00		\$700.00
Totals for MOISHE'S MOVING SYSTEMS:					\$700.00	\$0.00		\$700.00
MYKL, LLC								
MYKL, LLC	3/21/2017	1/1/2017	237	Legal Services - 308 Whiton Street	\$507.50	\$0.00		\$507.50
MYKL, LLC	3/21/2017	2/1/2017	258	Legal Svcs - Liberty National WA Golf	\$385.00	\$0.00		\$385.00
MYKL, LLC	3/21/2017	2/1/2017	257	Legal Svcs - 233 Newark Ave	\$157.50	\$0.00		\$157.50
MYKL, LLC	3/21/2017	1/1/2017	239	Legal Svcs - 233 Newark Ave	\$2,279.94	\$0.00		\$2,279.94
MYKL, LLC	3/21/2017	1/1/2017	238	Legal Svcs - OPIS Partners 323 & 325 Pine St	\$157.50	\$0.00		\$157.50
MYKL, LLC	3/21/2017	1/1/2017	245	Legal Svcs - Black Bear	\$70.00	\$0.00		\$70.00
MYKL, LLC	3/21/2017	2/1/2017	259	Legal Svcs - Urban Partner, LLC	\$105.00	\$0.00		\$105.00
Totals for MYKL, LLC:					\$3,662.44	\$0.00		\$3,662.44
National Fence Systems, Inc.								
National Fence Systems, Inc.	3/21/2017	2/13/2017	0178216-IN	Berry Lane Park Fence Install	\$29,200.00	\$0.00		\$29,200.00
Totals for National Fence Systems, Inc.:					\$29,200.00	\$0.00		\$29,200.00
NEW JERSEY REDEVELOPMENT AUTHO								
NEW JERSEY REDEVELOPMENT A	3/21/2017	2/16/2017	5233	Registration for Sarah Goldfarb - CDBG & Ho	\$199.00	\$0.00		\$199.00
Totals for NEW JERSEY REDEVELOPMENT AUTHO:					\$199.00	\$0.00		\$199.00
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	3/21/2017	1/31/2017	22892	Financial Advisory Svcs - One Journal Sq	\$1,365.00	\$0.00		\$1,365.00
NW FINANCIAL GROUP, LLC	3/21/2017	1/31/2017	22891	Financial Advisory Svcs - NJCU	\$92.50	\$0.00		\$92.50
Totals for NW FINANCIAL GROUP, LLC:					\$1,457.50	\$0.00		\$1,457.50
PAPER CLIPS								
PAPER CLIPS	3/21/2017	2/20/2017	0047808-001	Typewriter, Electronic 128K, CCI	\$424.24	\$0.00		\$424.24

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
PETROCCI AGENCY, LLC								
PETROCCI AGENCY, LLC	3/21/2017	3/8/2017		Totals for PAPER CLIPS:	\$424.24	\$0.00		\$424.24
				Renewal	\$3,297.00	\$0.00		\$3,297.00
				665 - 667 Ocean Avenue 3/16/17 - 6/16/17	\$3,297.00	\$0.00		\$3,297.00
				Totals for PETROCCI AGENCY, LLC:				
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	3/21/2017	1/31/2017	17 0597 01	Environmental Services - 125 Monitor St	\$9,794.88	\$0.00		\$9,794.88
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$9,794.88	\$0.00		\$9,794.88
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	3/21/2017	2/21/2017	Various	152 MLK Drive Jersey City	\$779.36	\$0.00		\$779.36
PUBLIC SERVICE ELECTRIC & GAS	3/21/2017	3/9/2017	Various	Public Services for 152 MLK Drive	\$1,365.04	\$0.00		\$1,365.04
PUBLIC SERVICE ELECTRIC & GAS	3/21/2017	3/9/2017	Various	Public Services for 665 Ocean Ave	\$833.50	\$0.00		\$833.50
PUBLIC SERVICE ELECTRIC & GAS	3/21/2017	3/9/2017	Various	Public Services for 405 Ocean Ave	\$710.66	\$0.00		\$710.66
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$3,688.56	\$0.00		\$3,688.56
STAPLES, INC								
STAPLES, INC	3/21/2017	2/7/2017	Various	Office Supplies	\$617.96	\$0.00		\$617.96
				Totals for STAPLES, INC:	\$617.96	\$0.00		\$617.96
THE EVENING JOURNAL ASSOCIATIO								
THE EVENING JOURNAL ASSOCIAT	3/21/2017	2/28/2017	February 2017	Public Notice - Legal Ads	\$114.17	\$0.00		\$114.17
				Totals for THE EVENING JOURNAL ASSOCIATIO:	\$114.17	\$0.00		\$114.17
The Law Offices of Wanda Chin Monahan, LLC								
The Law Offices of Wanda Chin Monahan	3/21/2017	1/17/2017	7339	Legal Services - J.C. MacElroy, Inc.	\$105.00	\$0.00		\$105.00
The Law Offices of Wanda Chin Monahan	3/21/2017	2/21/2017	020	Legal Services - J.C. MacElroy, Inc.	\$577.00	\$0.00		\$577.00
				Totals for The Law Offices of Wanda Chin Monahan, LLC:	\$682.00	\$0.00		\$682.00
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	3/21/2017	3/12/2017	66628109	Monthly Lease Payment - Toshiba Copier	\$1,235.00	\$0.00		\$1,235.00
				Totals for TOSHIBA FINANCIAL SERVICES:	\$1,235.00	\$0.00		\$1,235.00
TWIN ROCKS SPRING WATER								
TWIN ROCKS SPRING WATER	3/21/2017	2/23/2017	978088	Water Cooler Rental	\$62.15	\$0.00		\$62.15
TWIN ROCKS SPRING WATER	3/21/2017	3/9/2017	980026	Water & Cooler Rental	\$79.50	\$0.00		\$79.50
				Totals for TWIN ROCKS SPRING WATER:	\$141.65	\$0.00		\$141.65
US POSTAL SERVICE								
US POSTAL SERVICE	3/21/2017	3/16/2017	Postage	Postage Refill for Piney Bowes Meter	\$600.00	\$0.00		\$600.00
				Totals for US POSTAL SERVICE:	\$600.00	\$0.00		\$600.00
VALUE RESEARCH GROUP, LLC								
VALUE RESEARCH GROUP, LLC	3/21/2017	2/13/2017	18232	Real Estate Consulting - 201 New York Ave	\$600.00	\$0.00		\$600.00
VALUE RESEARCH GROUP, LLC	3/21/2017	3/7/2017	18286	Real Estate Consulting - 142 Boyd Ave	\$2,175.00	\$0.00		\$2,175.00
				Totals for VALUE RESEARCH GROUP, LLC:	\$2,775.00	\$0.00		\$2,775.00

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
VERIZON								
VERIZON	3/21/2017	2/23/2017	9780959324	Agency Phones	\$314.98	\$0.00		\$314.98
				Totals for VERIZON:	\$314.98	\$0.00		\$314.98
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	3/21/2017	2/9/2017	141667836	Office Supplies	\$35.08	\$0.00		\$35.08
				Totals for W. B. MASON CO., INC.:	\$35.08	\$0.00		\$35.08
ZUCCARO, INC.								
ZUCCARO, INC.	3/21/2017	2/9/2017	Appli. #3	Snow Removal Services 2/9/17	\$7,887.50	\$0.00		\$7,887.50
ZUCCARO, INC.	3/21/2017	3/10/2017	20170014	Snow Removal Services	\$1,825.00	\$0.00		\$1,825.00
				Totals for ZUCCARO, INC.:	\$9,712.50	\$0.00		\$9,712.50
GRAND TOTALS:					\$646,554.34	\$0.00		\$646,554.34

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (3/21/2017)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

17-03- 22

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PROFESSIONAL SERVICES AGREEMENT NO. 17-03-MPN2 WITH NEW
JERSEY REALTY ADVISORY GROUP, LLC, FOR THE PREPARATION
OF AN ACQUISITION APPRAISAL OF PROPERTY KNOWN AS 423
GRAND STREET IN THE GRAND JERSEY REDEVELOPMENT AREA**

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) the Agency requires the services of a licensed New Jersey real estate appraisal company; and

WHEREAS, the Agency is desirous of contracting with New Jersey Realty Advisory Group, LLC of Woodbridge, New Jersey to provide professional real estate acquisition appraisal services for property located in Block 15702, Lot 31 and known as 423 Grand Street, within the Grand Jersey Redevelopment Area, and which property is further depicted on the attached City tax map; and

WHEREAS, New Jersey Realty Advisory Group, LLC has provided these services to the Agency in the past and has demonstrated the knowledge and expertise required in the field of endeavor; and

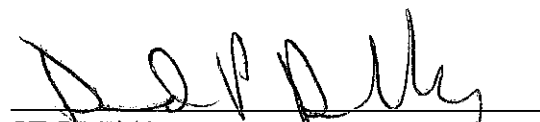
WHEREAS, said contract will be for a term not to exceed one (1) year and shall be in an amount not to exceed \$2,800.00; and

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

17-03- 22

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that a Contract in the not to exceed amount of \$2,800.00 be awarded to New Jersey Realty Advisory Group, LLC for the purpose of rendering real estate acquisition appraisal services for property located within the Grand Jersey Redevelopment Area. Notice of this award shall be published in a newspaper of general circulation in accordance with N.J.S.A. 40A:11-5(1)(a)(i).

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

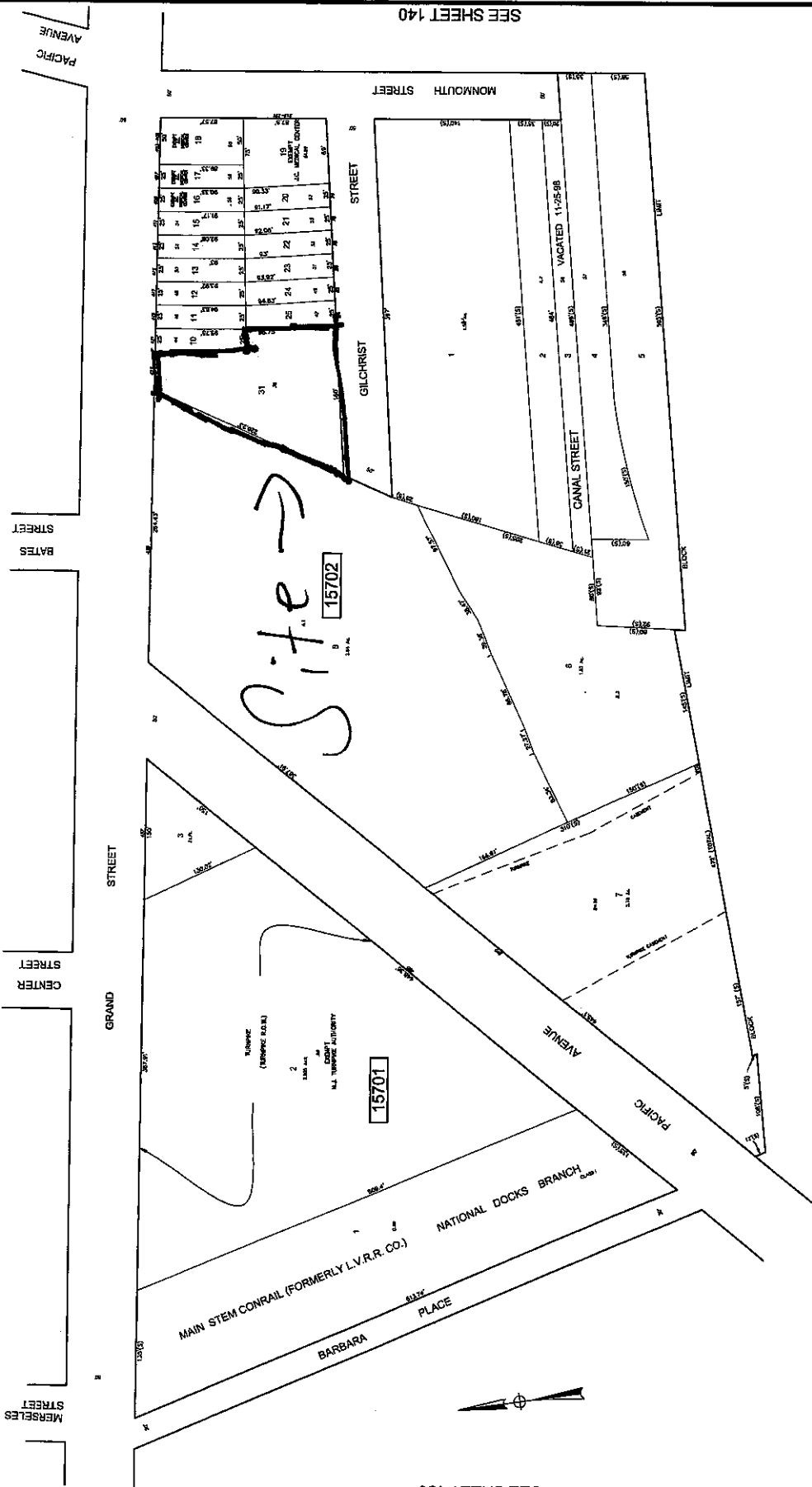

SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of March 21, 2017.

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

SEE SHEET 136

SEE SHEET 138



SEE SHEET 156

SEE SHEET 140

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 ASSOCIATES
11 TINDALL ROAD, BRIDGE TOWN TOWNSHIP
NEW JERSEY, 07760

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

THE MAP HAS BEEN DRAWN USING GEOMETRIC
DRAFTING/DESIGN (C&G/D) AND COORDINATE GEOMETRY.

SEE SHEET 158

DATE	BY	REVISIONS	LOT
12/1/07	CHRISTOPHER A. ANDERSON	1. FIRST BLOCK	1
		2. SECOND BLOCK	2
		3. THIRD BLOCK	3
		4. FOURTH BLOCK	4
		5. FIFTH BLOCK	5
		6. SIXTH BLOCK	6
		7. SEVENTH BLOCK	7
		8. EIGHTH BLOCK	8
		9. NINTH BLOCK	9
		10. TENTH BLOCK	10
		11. ELEVENTH BLOCK	11
		12. TWELFTH BLOCK	12
		13. THIRTEENTH BLOCK	13
		14. FOURTEENTH BLOCK	14
		15. FIFTEENTH BLOCK	15
		16. SIXTEENTH BLOCK	16
		17. SEVENTEENTH BLOCK	17
		18. EIGHTEENTH BLOCK	18
		19. NINETEENTH BLOCK	19
		20. TWENTIETH BLOCK	20

SEE SHEET 175

New Jersey Realty Advisory Group, LLC

178 Main Street, Woodbridge, NJ 07095
Phone: (732) 853-0271 * Fax: (732) 853-0273

March 16, 2017

Chris Fiore
Jersey City Redevelopment Agency
66 York Street
Jersey City, NJ 07302

RE: 423 Grand Street
Jersey City, NJ
Block 15702, Lot 31
Acquisition Appraisal

Dear Mr. Fiore:

In response to your request New Jersey Realty Advisory Group, would be able to provide you with an appraisal report for the above captioned property. The purpose of the appraisal is estimate the value for the acquisition of the site.


The report will be delivered as a draft for review before the final report is to be completed

Our fee for this assignment will be \$2,800. The assignment will be completed with 2 weeks from the date of the site inspection, which is to be arranged the JCRA. We will provide you with 3 bound copies of the report along with an electronic version of the report.

Court testimony, including pre-trial conferences, will be billed at an hourly rate of \$250.

If you have any additional questions for comments, please email me or call me at (732) 853-0271.

Respectfully submitted,


Albert F. Chanese, MAI

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PROFESSIONAL SERVICES AGREEMENT NO. 17-03-MPN4 WITH NEW
JERSEY REALTY ADVISORY GROUP, LLC, FOR THE PREPARATION
OF AN ACQUISITION APPRAISAL OF PROPERTY KNOWN AS 403
FREEMAN AVENUE IN THE SIP GATEWAY REDEVELOPMENT AREA**

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) the Agency requires the services of a licensed New Jersey real estate appraisal company; and

WHEREAS, the Agency is desirous of contracting with New Jersey Realty Advisory Group, LLC of Woodbridge, New Jersey to provide professional real estate acquisition appraisal services for property located in Block 11801, Lot 3 and known as 401 Freeman Avenue, within the Sip Avenue Gateway Redevelopment Area, and which property is further depicted on the attached City tax map; and

WHEREAS, New Jersey Realty Advisory Group, LLC has provided these services to the Agency in the past and has demonstrated the knowledge and expertise required in the field of endeavor; and

WHEREAS, said contract will be for a term not to exceed one (1) year and shall be in an amount not to exceed **\$1,800.00**; and

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

17-03- 23

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that a Contract in the not to exceed amount of \$1,800.00 be awarded to New Jersey Realty Advisory Group, LLC for the purpose of rendering real estate acquisition appraisal services for property located within the Sip Avenue Gateway Redevelopment Area. Notice of this award shall be published in a newspaper of general circulation in accordance with N.J.S.A. 40A:11-5(1)(a)(i).

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



SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of March 21, 2017.

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

New Jersey Realty Advisory Group, LLC

178 Main Street, Woodbridge, New Jersey 07095
Phone: (732) 853-0271 * Fax: (732) 853-0273

March 18, 2017

Chris Fiore
Jersey City Redevelopment Agency
66 York Street
Jersey City, NJ 07302

RE: 403 Freeman Avenue
Jersey City, NJ
Block 11801, lot 3
Acquisition Appraisal

Dear Mr. Fiore:

In response to your request New Jersey Realty Advisory Group, would be able to provide you with an appraisal report for the above captioned property. The purpose of the appraisal is estimate the value for the acquisition of the site.

The report will be delivered as a draft for review before the final report is to be completed

Our fee for this assignment will be \$1,800. The assignment will be completed with 3 to 4 weeks from the authorization to proceed. We will provide you with 2 bound copies of the report along with an electronic version of the report.

Court testimony, including pre-trial conferences, will be billed at an hourly rate of \$250.

If you have any additional questions for comments, please email me or call me at (732) 853-0271.

Respectfully submitted,


Albert F. Chanese, MAI

RESOLUTION CONDITIONALLY DESIGNATING ST. GEORGE AND ST. SHENUDA COPTIC ORTHODOX CHURCH AS SUCCESSOR REDEVELOPER OF CERTAIN PROPERTY WITHIN THE SIP AVENUE GATEWAY REDEVELOPMENT AREA FRONTING ON SIP AVENUE, FIELD AVENUE OR FREEMAN AVENUE

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

WHEREAS, the Agency has previously entered into a redevelopment agreement with Nashed Construction LLC (the "Initial Redeveloper") dated July 18, 2006 (the "Initial Redevelopment Agreement") with respect to certain property within the Redevelopment Area, including those properties currently identified on the City's official tax map as Block 11801, Lots 2 and 4, and fronting on Freeman Avenue, adjacent to Holy Name Cemetery, Block 11802, bounded by Freeman Avenue, Sip Avenue, Field Avenue and Holy Name Cemetery, and the portion of Block 11803 identified as Lots 1, 2, 14 and 16 and bounded by Sip Avenue, Field Avenue and Holy Name Cemetery (collectively, the "Property"); and

WHEREAS, St. George and St. Shenuda Coptic Orthodox Church (the "Prospective Redeveloper"), either itself or through an affiliate, has entered into contracts to purchase the Property, including certain parcels to be acquired from the Initial Redeveloper, and seeks to be designated as a successor redeveloper for the Property and redevelop the Property in accordance with the Redevelopment Plan; and

WHEREAS, the Agency wishes to conditionally designate the Prospective Redeveloper as the successor redeveloper of the Property for a period of sixty (60) days so that the Agency may attempt to negotiate a redevelopment agreement with the Prospective Redeveloper for the redevelopment of the Property, as well as, if necessary, negotiate an amendatory redevelopment agreement with the Initial Redeveloper with respect to the Initial Redevelopment Agreement; and

WHEREAS, prior to the approval or execution of the agreements referenced above, the Prospective Redeveloper shall make a full presentation to the Agency's Board of Commissioners detailing the proposed project,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby conditionally designates St. George and St. Shenuda Coptic Orthodox Church as the successor redeveloper of the Property for a period of up to sixty (60) days to allow the Agency time to negotiate the agreements referenced above with respect to the redevelopment of the Property; and

BE IT FURTHER RESOLVED that unless this conditional designation is extended by the Agency through future Board resolution, or unless it shall be extended for a period of sixty (60) days in the sole discretion of the Agency's Executive Director, it shall automatically expire sixty (60) days from the date of the adoption of this resolution; and

BE IT FURTHER RESOLVED that certified copies of this resolution shall be provided by the Board's secretary to Ronald H. Shaljian, Esq. of Schumann Hanlon LLC, and to Jennifer L. Credidio, Esq. of McManimon, Scotland & Baumann, L.L.C., redevelopment counsel to the Agency.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of March 21st, 2017.


SECRETARY

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
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 TO APPROVE A
SECTION 8 PROJECT-BASED VOUCHER PROGRAM HOUSING
ASSISTANCE PAYMENTS CONTRACT BETWEEN NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS AND THE JCRA TO
FUND 8 VETERANS UNITS IN PROPERTY LOCATED AT 665
OCEAN AVENUE IN THE JACKSON HILL REDEVELOPMENT
AREA**

WHEREAS, the Jersey City Redevelopment Agency ("Agency") has applied to the New Jersey Department of Community Affairs for, and has been awarded, Section 8 Project-Based Voucher Program Housing Assistance Payments for eight (8) homeless veterans units located at 665 Ocean Avenue;

WHEREAS, on June 19th, 2015, the Agency submitted a Bid Submission for Section 8 Project-Based Vouchers for Veterans to the New Jersey Department of Community Affairs;

WHEREAS, the Agency received notification of the award of eight (8) Section 8 Project-Based Vouchers for Veterans from the New Jersey Department of Community Affairs on July 30th, 2015;

WHEREAS, the Section 8 Project-Based Voucher Program Housing Assistance Contract will enable the Agency to receive housing assistance payments for eight (8) homeless veterans units at 665 Ocean Avenue;

WHEREAS, the housing assistance payments will be used to fund the costs of maintaining eight (8) homeless veterans units located at 665 Ocean Avenue and provide supportive services to veterans housed in those units, including but not limited to the following costs: utilities, capital improvements/repairs, rent-to-owner payments, and case manager and supervisor for supportive services; and

WHEREAS, the Section 8 Project-Based Voucher Program Housing Assistance Contract defines the contract term as fifteen (15) years as of April 1st, 2017;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Section 8 Project-Based Voucher Program Housing Assistance Contract between the Agency and the New Jersey Department of Community Affairs is hereby approved;

BE IT FURTHER RESOLVED that the above referenced contract terms are hereby accepted and the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all related documents in order to effectuate the purposes of this resolution and implementation of the contract, 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 21st, 2017.

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

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

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

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

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

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

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

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

WHEREAS, the Parties have mutually agreed that Lots 2 and 3 are no longer necessary as part of the Project being proposed by the Redeveloper, and accordingly, are not a part of the Redevelopment Agreement; and

WHEREAS, Block 21504, Lots 4 (portion of) and 5 and 7 (the “**MUA Parcels**”) are owned by the Jersey City Municipal Utilities Authority (the “**MUA**”) and the Agency will acquire the MUA Parcels from the MUA; and

WHEREAS, immediately following the Agency’s acquisition of the MUA Parcels and the City Parcels (collectively the City Parcel(s) and MUA Parcels shall be referred to as the **Property**”), the Agency intends to sell, and the Redeveloper intends to purchase, the Property, subject to the terms, obligations and conditions which the Parties are setting forth in the Redevelopment Agreement; and

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

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

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

I. GENERAL

- (a) The aforementioned recitals are incorporated herein as though fully set forth at length.
- (b) This resolution shall supersede all previously adopted resolutions concerning the Project

II. EXECUTION OF REDEVELOPMENT AGREEMENT

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

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

III. **SEVERABILITY**

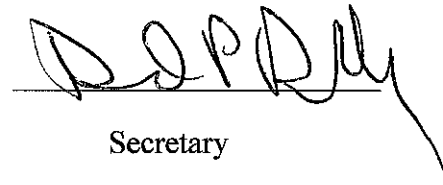
If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

IV. **AVAILABILITY OF THE RESOLUTION**

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

V. **EFFECTIVE DATE**

This Resolution shall take effect immediately.


Secretary

I HEREBY CERTIFY the foregoing to be a true copy of a resolution adopted by the Board of Commissioners of the Jersey City Redevelopment Agency, at its meeting held on March 21, 2017

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