

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

WHEREAS, there are certain matters that need to be discussed by the Board of Commissioners of the Jersey City Redevelopment Agency in Executive Session; and

WHEREAS, the matters to be discussed are :litigation, contract negotiation, 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 February 20, 2018.

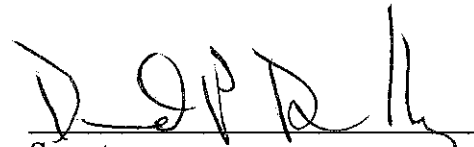
| RECORD OF COMMISSIONERS VOTE | | | | |
|-------------------------------------|-------------------|-------------------|-----------------------|----------------------|
| <u>NAME</u> | <u>AYE</u> | <u>NAY</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
| Donald R. Brown | ✓ | | | |
| Douglas Carlucci | | | | ✓ |
| 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 EXECUTIVE SESSION OF
THE REGULAR MEETING OF DATED JANUARY 16, 2018**

WHEREAS, the Board of Commissioners approved going into closed session at their meeting of January 16, 2018 ; and

WHEREAS, the following issues were discussed: 1) litigation, contract negotiation, and personnel;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Regular Meeting of January 16, 2018 be approved as presented.


Secretary

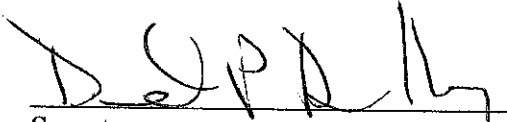
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated February 20, 2018

| 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 JANUARY 16, 2018**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated January 16, 2018 for their review and approval.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that these Minutes be approved as presented.


Secretary

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

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR ACCESS TO PROPERTY LOCATED IN THE HACKENSACK RIVER EDGE REDEVELOPMENT AREA

WHEREAS, the City of Jersey City is the owner of property located at 325 Route 1 & 9, (Block 11702, Lot 4); Sip Avenue (Block 11702, Lot 5); Sip Avenue at Skyway (Block 11706, Lot 1); and 309 Route 1, (Block 11706, Lot 2) within the Hackensack River Edge Redevelopment Area; and

WHEREAS, in furtherance of the Hackensack Redevelopment Plan the Agency and/or its assigns requires access to the property; and

WHEREAS, the License Agreement will grant the Agency and/or its assigns access to the site to perform various studies and investigations, including, but not limited to environmental and geotechnical sampling and testing related to the redevelopment of the site pursuant to the Hackensack River Edge Redevelopment Plan; and

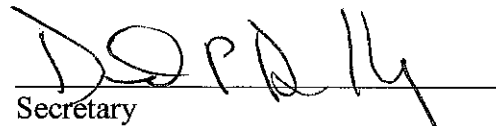
WHEREAS, both the City and Agency in an effort to move forward with the development of the property find it necessary to enter into said License Agreement to grant the Agency access for the purposes stated above; and

WHEREAS, said License Agreement will be for a period of two (2) years which may be extended for an additional 12 months if agreed by both parties.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the above recitations are incorporated herein as if set forth at length; authorization be and is hereby given to enter into a License Agreement with the City of Jersey City for access to City owned property located at 325 Route 1 & 9, (Block 11702, Lot 4); Sip

Avenue (Block 11702, Lot 5); Sip Avenue at Skyway (Block 11706, Lot 1); and 309 Route 1, (Block 11706, Lot 2) within the Hackensack River Edge Redevelopment Area for the above stated purposes.

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


Secretary

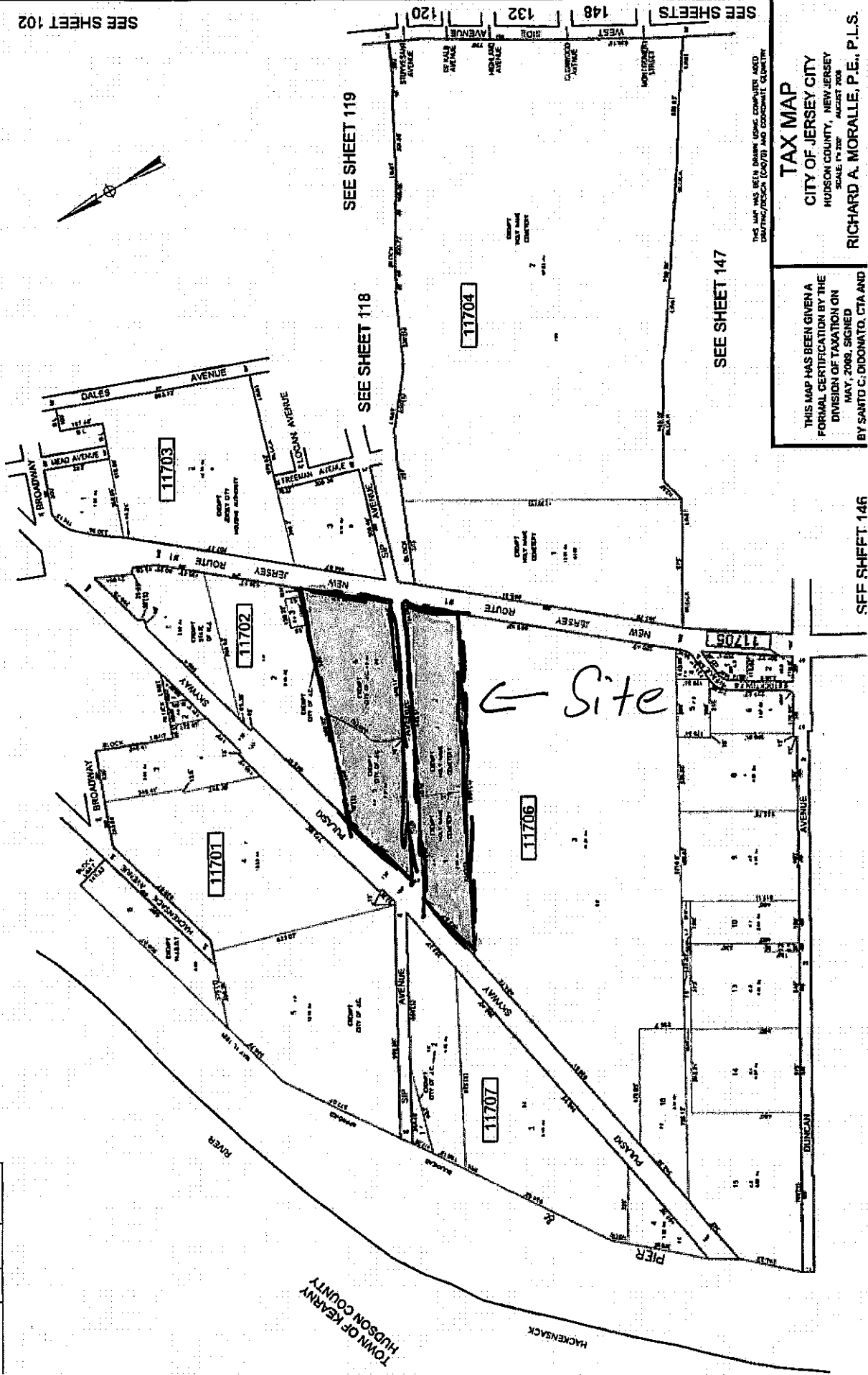
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 20, 2018.

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

| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|----------|-------|-------------|
| 1 | 11/10/01 | BLDGE | LOT |
| 2 | 11/10/01 | BLDGE | LOT |
| 3 | 11/10/01 | BLDGE | LOT |
| 4 | 11/10/01 | BLDGE | LOT |
| 5 | 11/10/01 | BLDGE | LOT |
| 6 | 11/10/01 | BLDGE | LOT |
| 7 | 11/10/01 | BLDGE | LOT |
| 8 | 11/10/01 | BLDGE | LOT |
| 9 | 11/10/01 | BLDGE | LOT |
| 10 | 11/10/01 | BLDGE | LOT |

SEE SHEET 74 SEE SHEET 90 SEE SHEET 91

SEE SHEET 102



TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1" = 200'
AUGUST 2008
RICHARD A. MORALLE, P.E., P.L.S.

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2008, SIGNED
BY SAMTO C. DIONATO, CTA AND

THIS MAP WAS SET BY: BARRY (LONG) COMPANIES, INC.
DRAWING/DESIGN (CAD) AND DOCUMENT PREPARED BY: BARRY (LONG) COMPANIES, INC.

SEE SHEET 146

SEE SHEET 147

SEE SHEET 119

SEE SHEET 118

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AFFIRMING AND EXTENDING THE DESIGNATION OF COMMUNITY OUTREACH TEAM, INC., AS THE REDEVELOPER OF CERTAIN PROPERTY LOCATED AT 1 MLK DRIVE (BLOCK 27001, LOT 13), 11 MLK DRIVE / 127-129 WARNER AVENUE (BLOCK 27001, LOT 9), 14 MLK DRIVE (BLOCK 27002, LOT 17), 15-19 MLK DRIVE (BLOCK 27001, LOT 12), 21 MLK DRIVE (BLOCK 27001, LOT 11), 131 WARNER AVENUE (BLOCK 27001, LOT 8), 30 MCADOO AVENUE (BLOCK 27002, LOT 14), AND 32 MCADOO AVENUE (BLOCK 27002, LOT 15) WITHIN THE JACKSON HILL REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the "Agency") is an instrumentality of the City of Jersey City (the "City") with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as the same may be amended and/or supplemented from time to time, the "Redevelopment Law"); and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Jackson Hill Redevelopment Area (the "Redevelopment Area") and adopted a redevelopment plan for the Redevelopment Area entitled the "Jackson Hill Redevelopment Plan" on September 14, 2016, (as same may be amended and supplemented from time to time, the "Redevelopment Plan"); and

WHEREAS, certain properties identified on the City's tax maps as Block 27001, Lot 13, also known as 1 Martin Luther King (MLK) Drive; Block 27001, Lot 9, also known as 11 MLK Drive / 127-129 Warner Avenue; Block 27002, Lot 17, also known as 14 MLK Drive; Block 27001, Lot 12, also known as 15-19 MLK Drive; Block 27001, Lot 11, also known as 21 MLK Drive; Block 27001, Lot 8, also known as 131 Warner Avenue; Block 27002, Lot 14, also known as 30 McAdoo Avenue; and Block 27002, Lot 15, also known as 32 McAdoo Avenue (collectively, the "Property") are located within the Redevelopment Area and are governed by the Redevelopment Plan; and

WHEREAS, Community Outreach Team, Inc., (the "Redeveloper") is the owner of certain property identified on the City's official tax maps as Block 27001, Lot 8, otherwise commonly known as 131 Warner Avenue (the "Redeveloper Property"); and

WHEREAS, Redeveloper is under contract to acquire certain other properties identified on the City's official tax maps as Block 27001, Lots 9, 11, 12, and 13, otherwise commonly known as 127-129 Warner Avenue, 21 Martin Luther King Drive, 15-19 Martin Luther King Drive and 1 Martin Luther King Drive, and Block 27002, Lots 14, 15, and 17, also commonly known as 30 McAdoo Avenue, 32 McAdoo Avenue, and 14 Martin Luther King Drive (collectively, the "Contracted Properties"; together with the Redeveloper Property, the "Property"); and

WHEREAS, the Redeveloper made a formal presentation to the Jersey City Redevelopment Agency for the development of property located within the Jackson Hill Redevelopment Area; and

WHEREAS, on September 19, 2017, the Agency adopted Resolution #17-0912 which designated Community Outreach Team, Inc., as redeveloper of the Property for a period of up to 120 days to allow time for the Parties to negotiate and enter into a redevelopment agreement for the redevelopment of the Property; and

WHEREAS, the Redeveloper proposes to construct a mixed-use, mixed-income project consisting of 225 residential units (including seventy (70) units of senior/age-restricted housing, seventy (70) affordable housing units, and eighty-five (85) market-rate units), a multi-purpose community center, a job/trade training center and gym, commercial and medical office space, and related parking (the "Project"); and

WHEREAS, the Agency and the Redeveloper (the "Parties") find it necessary to affirm and extend the designation for an additional ninety (90) days, beginning February 20th, 2018, to expire on May 21st, 2018, with the option to extend the designation for an additional sixty (60) days at the sole discretion of the Agency's Executive Director, so that the Parties may attempt to complete the negotiation of a redevelopment agreement for the undertaking of the Project;

NOW, THEREFORE, BE IT RESOLVED that 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 the Property is hereby extended beginning February 20th, 2018 through May 21st, 2018, with the option for the Executive Director to extend the designation for an additional sixty (60) days at his sole discretion; and
- 3) 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 unless this designation is further 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, this designation shall automatically expire ninety (90) days from the date of adoption of this resolution; and

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

D. Q. P. D. H.
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 February 20, 2018.

| 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
APPROVING 311 MLK DRIVE, LLC, A WHOLLY-
OWNED SPECIAL PURPOSE ENTITY CREATED BY
RISING TIDE CAPITAL, INC., AS TRANSFEREE AND
SUCCESSOR REDEVELOPER AS TO 311-315 MARTIN
LUTHER KING DRIVE WITHIN THE JACKSON HILL
REDEVELOPMENT AREA**

WHEREAS, on February 29, 2008, JCRA entered into a Redevelopment Agreement (the "RDA") with redeveloper, Redeveloper 311-315 M.L.K., LLC ("Redeveloper"), to undertake a redevelopment project at Block 1985, Lots 30.A, 33, 34, and 35 in Jersey City, New Jersey (the "Subject Property"), otherwise known by the street address of 311-315 Martin Luther King Boulevard; and

WHEREAS, the Redeveloper subsequently engaged in multiple acts of default under the RDA and Deed Restrictions; and

WHEREAS, Rising Tide Capital, Inc. has created 311 MLK Drive, LLC ("Successor Redeveloper"), a wholly-owned special purpose entity created by Rising Tide Capital, Inc., and

WHEREAS, the Redeveloper has requested in writing, that the JCRA approve a transfer of title of the Subject Property from the Redeveloper to 311 MLK Drive, LLC, as a means of curing the Redeveloper's defaults under the RDA and Deed Restrictions; and

WHEREAS, the Redeveloper and the Successor Redeveloper have executed an Agreement of Sale dated February 9, 2018; and

WHEREAS, as part of the proposed transfer, the Successor Redeveloper has advised that it will enter into a written agreement assuming all rights and responsibilities of the Redeveloper pursuant to the RDA and Deed Restrictions; and

WHEREAS, it appears that the transfer of the Subject Property and assumption by the Successor Redeveloper of the Redeveloper's rights and responsibilities pursuant to the RDA and Deed Restrictions, would result in the substantial resolution of all events of default committed by the Redeveloper, and

WHEREAS, it is anticipated, that based on the Agreement of Sale dated February 9, 2018, that the closing of the proposed transfer would take place on or about May 10, 2018.

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

- 1) The above recitals are incorporated herein as if set forth at length.

- 2) The proposed transfer of title of the Subject Property from the Redeveloper to the successor Redeveloper is hereby approved.
- 3) Effective immediately as of the closing of the transfer of title of the Subject Property from the Redeveloper to the Successor Redeveloper, the Successor Redeveloper shall assume all rights and responsibilities of the Redeveloper pursuant to the RDA and Deed Restrictions.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman, Executive Director 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 February 20th, 2018.

| 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 A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT AMONG THE JERSEY CITY REDEVELOPMENT AGENCY, MARTIN LUTHER KING DRIVE URBAN RENEWAL JOINT VENTURE PARTNERSHIP, AND HUB PARTNERS, LLC, FOR THE REDEVELOPMENT OF A MUNICIPAL BUILDING AND MUNICIPAL PARKING DECK ON CERTAIN REAL PROPERTY IN THE JACKSON HILL REDEVELOPMENT AREA

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

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") was established as an instrumentality of the City of Jersey City (the "**City**") pursuant to the provisions of the Redevelopment Law, and has been designated by the City as the redevelopment entity for the Jackson Hill Redevelopment Area (the "**Redevelopment Area**"); and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City enacted by ordinance that certain "Jackson Hill Redevelopment Plan" (as subsequently amended, supplemented or succeeded by ordinances of the City, the "**Redevelopment Plan**") for the Redevelopment Area; and

WHEREAS, the Agency, Martin Luther King Drive Urban Renewal Joint Venture Partnership (the "**JVP**"), and Hub Partners, LLC ("**Hub Partners**") previously entered into that certain redevelopment agreement, dated March 19, 2014 (the "**2014 Agreement**"), and First Amendment to the 2014 Agreement, dated June 30, 2015 (the "**First Amendment**"; together with the 2014 Agreement, the "**Redevelopment Agreement**"); and

WHEREAS, the Redevelopment Agreement provides that the JVP or Hub Partners shall be designated developer of certain property referred to as the Thomas Jackson/Davita Land, which consists of Block 22601, Lots 1-5, 10-15, 24-35, and 37, and Block 21201, Lots 9-14 (the "**Thomas Jackson/Davita Land**"); and

WHEREAS, Hub Partners is the sole owner of Block 22601, Lot 36, also known as 342 Martin Luther King Boulevard (the "**KD Parcel**"); and

WHEREAS, the City has a need for a parking deck with ground floor municipal office and meeting space (the "**Municipal Parking Deck**"), and additional office space for certain City Departments, including but not limited to the

Department of Commerce and the Department of Community Development (the "**Municipal Office Building**"; together with the Municipal Parking Deck, the "**Municipal Office Project**"); and

WHEREAS, the City has determined that the Municipal Office Building shall be located on the KD Parcel (hereinafter, the "**Municipal Office Building Site**"), and that the Municipal Parking Deck shall be located on portions of the Thomas Jackson/Davita Land, more specifically on Block 22601, Lots 1-5, 10-15, 16.15, 23.01, 24-35 and 37 (collectively, the "**Municipal Parking Deck Site**"; together with the Municipal Office Building Site, the "**Municipal Project Site**"); and

WHEREAS, Section 9.1(c) of the Redevelopment Agreement permits the JVP to assign a project to a single purpose affiliate of Hub Partners; and

WHEREAS, the JVP has requested that 342 Investors, LLC (the "**342 Investors**"), an affiliate of Hub Partners, be designated to undertake the development of the Municipal Office Project on the Municipal Project Site in accordance with the Redevelopment Plan; and

WHEREAS, the Agency, the JVP and Hub Partners now wish to further amend the Redevelopment Agreement (the "**Second Amendment**") to reflect said changes and other provisions necessary to undertake the Municipal Project Site; and

WHEREAS, the Second Amendment shall be made a part of this Resolution subject to the review and approval of the Agency's General Counsel.

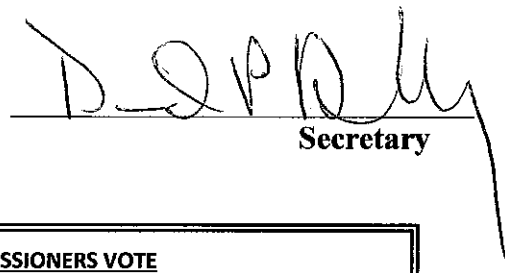
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Redevelopment Agreement among the Agency, the JVP, and Hub Partners is hereby amended to include the redevelopment of the project known as the Municipal Office Project and to designate 342 Investors, LLC, an affiliate of Hub Partners, as the Redeveloper of the Municipal Project Site.
3. The Executive Director is hereby authorized to execute the Second Amendment, together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to effectuate the same.

RESO NO. 18 2-7

4. The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency Officials are hereby authorized to undertake all actions necessary to effectuate this Resolution.
5. 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.
6. A copy of this resolution shall be available for public inspection at the offices of the Agency.
7. This resolution shall take effect immediately.

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 February 20th, 2018 by the following vote:


Secretary

| 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 DESIGNATING THE
NAMDAR GROUP AS REDEVELOPER FOR PROPERTY WITHIN
THE JOURNAL SQUARD REDEVELOPMENT AREA**

WHEREAS, the Namdar Group (Effy Namdar) (hereinafter referred to as “Redeveloper”) made a formal presentation to the Jersey City Redevelopment Agency for the construction of three mixed use buildings containing approximately 750 residential units with ground floor commercial/retail space along a new pedestrian walkway named the “Homestead Walkway”; and

WHEREAS, the site will be developed in 3 phases with Phase 1 being a 27 story building with approximately 350 residential units together with the reconstruction of the existing Synagogue located at 35 Cottage Street (Block 7903, Lot 19) ; Phase 2 will hold a 25 sotry building with approximately 220 residential units located at 26-28 Van Reipen Avenue (Block 7903, Lots 38 and 39; and Phase 3 will contain a 20 story building with approximately 180 residential units located at 26-28 Cottage Street (Block 7902, Lots 43 and 44) all with front the new pedestrian wlakway named the Homestead Walkway; and

WHEREAS, the newly constructed project will be designed to complement the surrounding neighborhood and offer commercial/retail space on the ground floor of each building and;

WHEREAS, the Redeveloper will comply with the zoning requirements as well as the Journal Square 2060 Redevelopment Plan; and

WHEREAS, the Namdar Group or an entity to be formed by them has requested designation as the Redeveloper for this site; and

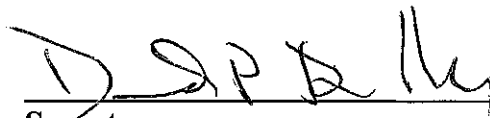
WHEREAS, staff has reviewed the application submitted and found it acceptable; and

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

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

- 1) the Namdar Group or an entity to be formed by them is hereby designated Redeveloper for the development of property located at Block 7903, Lots 19, 38 and 39 and Block 7902, Lots 43 and 44 in the Journal Square 2060 Redevelopment Area.
- 2) The designation is contingent upon: (i) Redeveloper being responsible for and assuming all costs incurred by the Agency, including, but not limited to environmental, legal, property maintenance, etc. for the proposed project; (ii) negotiation of a redevelopment agreement.
- 3) The designation granted herein is for a 120 day period to expire on June 30, 2018 which period may be extended for a period of sixty (60) days if necessary at the sole discretion of the Agency's Executive Director.

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


Secretary

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

| 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 | ✓ | | | |

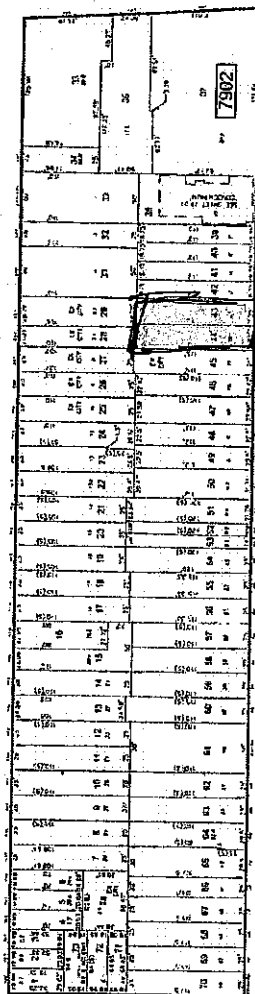
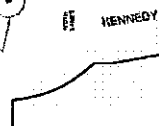
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Homestead

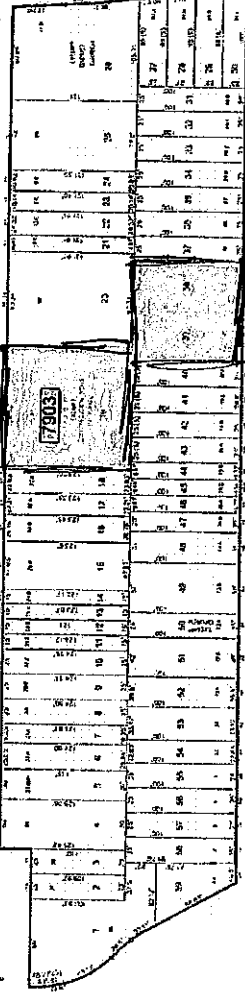
SEE SHEET 65

NEWARK AVENUE

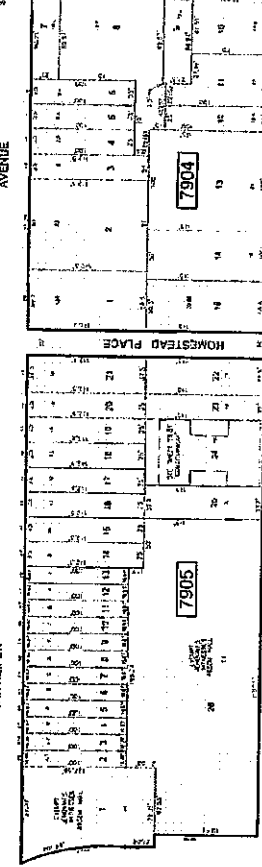
SEE DETAIL 11



COTTAGE STREET

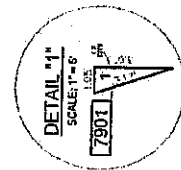
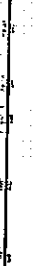


VAN REPEN AVENUE



BOULEVARD

PAVONIA AVENUE



SEE SHEET 94

SEE SHEET 81

SEE SHEET 80

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
APPLICABLE TO THE
DIVISION OF TAXATION ON
MAY 2008
BY SANTO C. DICOMATO ET AL AND
ASSIGNED SERIAL NUMBER 959
TAM ASSOCIATES
NEW JERSEY, OFFICE

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY 2008
BY SANTO C. DICOMATO ET AL AND
ASSIGNED SERIAL NUMBER 959

| LOT | REVISIONS | DATE | BY |
|-----|-----------|---------|-----|
| 1 | 1 | 1/1/08 | 1 |
| 2 | 2 | 2/1/08 | 2 |
| 3 | 3 | 3/1/08 | 3 |
| 4 | 4 | 4/1/08 | 4 |
| 5 | 5 | 5/1/08 | 5 |
| 6 | 6 | 6/1/08 | 6 |
| 7 | 7 | 7/1/08 | 7 |
| 8 | 8 | 8/1/08 | 8 |
| 9 | 9 | 9/1/08 | 9 |
| 10 | 10 | 10/1/08 | 10 |
| 11 | 11 | 11/1/08 | 11 |
| 12 | 12 | 12/1/08 | 12 |
| 13 | 13 | 1/1/09 | 13 |
| 14 | 14 | 2/1/09 | 14 |
| 15 | 15 | 3/1/09 | 15 |
| 16 | 16 | 4/1/09 | 16 |
| 17 | 17 | 5/1/09 | 17 |
| 18 | 18 | 6/1/09 | 18 |
| 19 | 19 | 7/1/09 | 19 |
| 20 | 20 | 8/1/09 | 20 |
| 21 | 21 | 9/1/09 | 21 |
| 22 | 22 | 10/1/09 | 22 |
| 23 | 23 | 11/1/09 | 23 |
| 24 | 24 | 12/1/09 | 24 |
| 25 | 25 | 1/1/10 | 25 |
| 26 | 26 | 2/1/10 | 26 |
| 27 | 27 | 3/1/10 | 27 |
| 28 | 28 | 4/1/10 | 28 |
| 29 | 29 | 5/1/10 | 29 |
| 30 | 30 | 6/1/10 | 30 |
| 31 | 31 | 7/1/10 | 31 |
| 32 | 32 | 8/1/10 | 32 |
| 33 | 33 | 9/1/10 | 33 |
| 34 | 34 | 10/1/10 | 34 |
| 35 | 35 | 11/1/10 | 35 |
| 36 | 36 | 12/1/10 | 36 |
| 37 | 37 | 1/1/11 | 37 |
| 38 | 38 | 2/1/11 | 38 |
| 39 | 39 | 3/1/11 | 39 |
| 40 | 40 | 4/1/11 | 40 |
| 41 | 41 | 5/1/11 | 41 |
| 42 | 42 | 6/1/11 | 42 |
| 43 | 43 | 7/1/11 | 43 |
| 44 | 44 | 8/1/11 | 44 |
| 45 | 45 | 9/1/11 | 45 |
| 46 | 46 | 10/1/11 | 46 |
| 47 | 47 | 11/1/11 | 47 |
| 48 | 48 | 12/1/11 | 48 |
| 49 | 49 | 1/1/12 | 49 |
| 50 | 50 | 2/1/12 | 50 |
| 51 | 51 | 3/1/12 | 51 |
| 52 | 52 | 4/1/12 | 52 |
| 53 | 53 | 5/1/12 | 53 |
| 54 | 54 | 6/1/12 | 54 |
| 55 | 55 | 7/1/12 | 55 |
| 56 | 56 | 8/1/12 | 56 |
| 57 | 57 | 9/1/12 | 57 |
| 58 | 58 | 10/1/12 | 58 |
| 59 | 59 | 11/1/12 | 59 |
| 60 | 60 | 12/1/12 | 60 |
| 61 | 61 | 1/1/13 | 61 |
| 62 | 62 | 2/1/13 | 62 |
| 63 | 63 | 3/1/13 | 63 |
| 64 | 64 | 4/1/13 | 64 |
| 65 | 65 | 5/1/13 | 65 |
| 66 | 66 | 6/1/13 | 66 |
| 67 | 67 | 7/1/13 | 67 |
| 68 | 68 | 8/1/13 | 68 |
| 69 | 69 | 9/1/13 | 69 |
| 70 | 70 | 10/1/13 | 70 |
| 71 | 71 | 11/1/13 | 71 |
| 72 | 72 | 12/1/13 | 72 |
| 73 | 73 | 1/1/14 | 73 |
| 74 | 74 | 2/1/14 | 74 |
| 75 | 75 | 3/1/14 | 75 |
| 76 | 76 | 4/1/14 | 76 |
| 77 | 77 | 5/1/14 | 77 |
| 78 | 78 | 6/1/14 | 78 |
| 79 | 79 | 7/1/14 | 79 |
| 80 | 80 | 8/1/14 | 80 |
| 81 | 81 | 9/1/14 | 81 |
| 82 | 82 | 10/1/14 | 82 |
| 83 | 83 | 11/1/14 | 83 |
| 84 | 84 | 12/1/14 | 84 |
| 85 | 85 | 1/1/15 | 85 |
| 86 | 86 | 2/1/15 | 86 |
| 87 | 87 | 3/1/15 | 87 |
| 88 | 88 | 4/1/15 | 88 |
| 89 | 89 | 5/1/15 | 89 |
| 90 | 90 | 6/1/15 | 90 |
| 91 | 91 | 7/1/15 | 91 |
| 92 | 92 | 8/1/15 | 92 |
| 93 | 93 | 9/1/15 | 93 |
| 94 | 94 | 10/1/15 | 94 |
| 95 | 95 | 11/1/15 | 95 |
| 96 | 96 | 12/1/15 | 96 |
| 97 | 97 | 1/1/16 | 97 |
| 98 | 98 | 2/1/16 | 98 |
| 99 | 99 | 3/1/16 | 99 |
| 100 | 100 | 4/1/16 | 100 |

THIS MAP WAS PREPARED BY THE DIVISION OF TAXATION, JERSEY CITY, NEW JERSEY, AND IS A PUBLIC RECORD.

SEE SHEET 95

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY DESIGNATING THE NAMDAR GROUP AS
REDEVELOPER FOR PROPERTY WITHIN THE JOURNAL SQUARD
REDEVELOPMENT AREA**

WHEREAS, the Namdar Group (Effy Namdar) (hereinafter referred to as "Redeveloper") made a formal presentation to the Jersey City Redevelopment Agency for the construction of a mixed use building containing approximately 450 residential units with ground floor commercial/retail space along a new Central Avenue extension road; and

WHEREAS, the site will be developed with a 27 story building located 630-632 Newark Avenue (Block 8101, Lots 28 and 29) along the new Central Avenue extension road; and

WHEREAS, the newly constructed project will be designed to complement the surrounding neighborhood and offer commercial/retail space on the ground floor of each building and;

WHEREAS, the Redeveloper will comply with the zoning requirements as well as the Journal Square 2060 Redevelopment Plan; and

WHEREAS, the Namdar Group or an entity to be formed by them has requested designation as the Redeveloper for this site; and

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

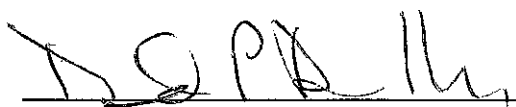
WHEREAS, Redeveloper will comply with all requirements from a design and construction standpoint as indicted on the plan.

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

- 1) the Namdar Group or an entity to be formed by them is hereby designated Redeveloper for the development of property located at Block 8101, Lots 28 and 29 in the Journal Square 2060 Redevelopment Area.

- 2) The designation is contingent upon: (i) Redeveloper being responsible for and assuming all costs incurred by the Agency, including, but not limited to environmental, legal, property maintenance, etc. for the proposed project; (ii) negotiation of a redevelopment agreement.
- 3) The designation granted herein is for a 120 day period to expire on June 30, 2018 which period may be extended for a period of sixty (60) days if necessary at the sole discretion of the Agency's Executive Director.

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


Secretary

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

| 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 | ✓ | | | |

H:\WPDOCS\MP\JournalSq\Central Ave Namdar\Namdar Central Ave Designation reso.wpd

Central Avenue

81

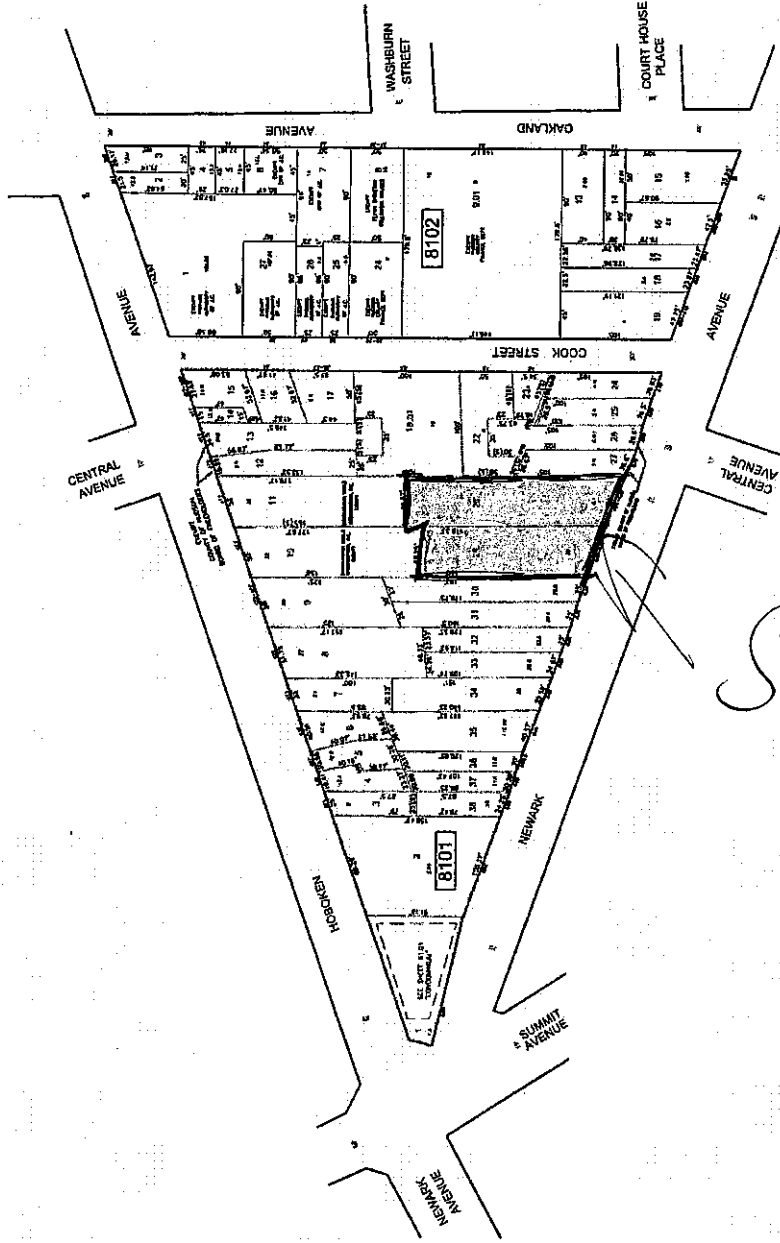
| REVISIONS | | | |
|-----------|-----------|---------|----------|
| DATE | BY | REASON | APPROVED |
| 01/11/01 | W.C. BOON | INITIAL | |
| 01/11/01 | W.C. BOON | INITIAL | |
| 01/11/01 | W.C. BOON | INITIAL | |
| 01/11/01 | W.C. BOON | INITIAL | |
| 01/11/01 | W.C. BOON | INITIAL | |
| 01/11/01 | W.C. BOON | INITIAL | |
| 01/11/01 | W.C. BOON | INITIAL | |
| 01/11/01 | W.C. BOON | INITIAL | |
| 01/11/01 | W.C. BOON | INITIAL | |

SEE SHEET 67

SEE SHEET 79

SEE SHEET 65

SEE SHEET 82



Site

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAWING SOFTWARE (CAD) AND DIGITIZED DATA.

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1" = 100'
AUGUST 2008

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

11 TRINDALL ROAD, WASHINGTON TOWNSHIP
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 99

APR - 04/15/07/03/06

SEE SHEET 80

81

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST
AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN
THE AGENCY AND 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 designated a non-profit affiliate of the Liberty Science Center, Scitech Scity LLC (the “**Redeveloper**”, together with the Agency, the “**Parties**”), in connection with the proposed Scitech Scity Redevelopment Project (the “**Project**”) pursuant to the redevelopment agreement by and between the Agency and the Redeveloper dated May 2, 2017 (the “**Redevelopment Agreement**”); and

WHEREAS, pursuant to Schedule C of the Redevelopment Agreement, Redeveloper has a period of three hundred (300) days in which to submit Redeveloper’s draft site plan to the Agency (the “**Time Period**”); and

WHEREAS, Redeveloper has requested an extension of the Time Period to April 30, 2018; and

WHEREAS, the Parties desire to enter into a First Amendment to Redevelopment Agreement, the form of which is attached hereto as Exhibit A (the “**First Amendment**”), to effectuate the extension of the Time Period; and

WHEREAS, the Agency desires to approve the First Amendment and to authorize the execution thereof.

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

Section 1. The recitations above are incorporated herein as if set forth at length.

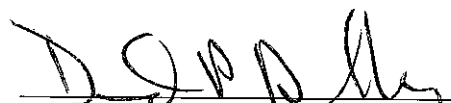
Section 2. The Time Period pursuant to the Redevelopment Agreement entered into by the Agency and the Redeveloper shall be extended to April 30, 2018.

Section 3. All other terms of the Redevelopment Agreement, including all deadlines listed in Schedule C of the Redevelopment Agreement "Development Timetable", shall remain the same except as extended pursuant to the First Amendment.

Section 4. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to execute the First Amendment, together with any and all other documents necessary to effectuate this Resolution, subject to the review and approval of the Agency's General Counsel.

Section 5. This Resolution shall take effect immediately.

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 February 20, 2018 by the following vote:


David P. Donnelly, Secretary

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND 100 MONITOR STREET, LLC AND MAPLE STREET ROW, LLC FOR PROPERTY LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency has previously entered into that certain redevelopment agreement dated January 20, 2016 with respect to Block 15802, Lots 1.01 and 2.01 (the "Initial Redevelopment Agreement"), as such Initial Redevelopment Agreement was amended by a First Amendment approved on May 17, 2016, and was further amended and assigned to 100 Monitor LLC and Maple Street ROW LLC by a Second Amendment approved on December 28, 2016, and was thereafter further amended by a Third Amendment approved on April 19, 2017 (the Initial Redevelopment Agreement as so amended and assigned collectively, the "Redevelopment Agreement"); and

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

WHEREAS, in connection with the implementation and financing of the development of Block 15802, Lot 1.01, 100 Monitor LLC has sought the Agency's approval to transfer an equity interest to BSREP II 100 Monitor JV Member LLC, a Delaware limited liability company which is a subsidiary of Brookfield Strategic Real Estate Partners II GP L.P., further to that certain written submission dated February 13, 2018; and

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

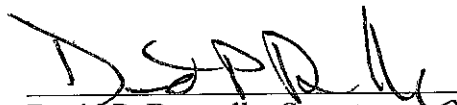
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

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

Section 2. The Agency hereby authorizes the transfer of an 80% equity interest in 100 Monitor LLC to BSREP II 100 Monitor JV Member LLC, a Delaware limited liability company, provided that, Ironstate Development or an entity created and controlled thereby shall remain the managing member of 100 Monitor LLC.

Section 3. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

Section 4. This Resolution shall take effect immediately.


David P. Donnelly, Secretary

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

| 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. | ✓ | | | |
| Darwin R. Ona | ✓ | | | |
| Daniel Rivera | | | | ✓ |

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH PPG INDUSTRIES, INC. FOR ENTRY AGENCY OWNED PROPERTY AT BLOCK 18901, LOTS 7-10 AND 12 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, the Agency is the owner of certain property at Block 18901, Lots 7-10 (1054-1060 Garfield Avenue) and Lot 12 (1068 Garfield Avenue) within the Morris Canal Redevelopment (collectively the "Properties"); and

WHEREAS, PPG Industries, Inc. a Pennsylvania Corporation (PPG), whose address is 1 PPG Place, Pittsburgh, Pennsylvania 15272, enter into an Administrative Consent Order (ACO) with the New Jersey Department of Environmental Protection (DEP), pursuant to which PPG would be required to perform certain testing, soil borings, groundwater testing and monitoring and remedial work; and

WHEREAS, PPG has requested the Agency's permission to access the Properties for the purpose of performing an environmental Preliminary Assessment, and if necessary, further soil and groundwater sampling and testing; and

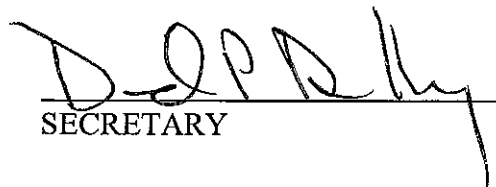
WHEREAS, the Agency desires to execute a License Agreement for a term of one year with PPG to access the Properties for the aforementioned purposes.

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

- 1) The above recitals are set forth as if in length.
- 2) PPG, its contractors, and agents are authorized to enter the Properties for the purpose of performing the activities described in the License Agreement.

2) The License Agreement shall be for a term of one year subject to the discretion of the Executive Director.

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


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 February 20, 2018.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACTS WITH GENERAL RECREATION, INC. PURSUANT TO
N.J.S.A. 40A:11-12a AND N.J.A.C. 5:34-7.29(c)**

WHEREAS, the Jersey City Redevelopment Agency, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of Treasury; and

WHEREAS, in furtherance of the Morris Canal Redevelopment Area, the Executive Director has deemed if necessary to purchase various park and playground equipment for the Site Improvements for Berry Lane Park project; and

WHEREAS, the Agency has the need on a timely basis to purchase goods or services utilizing State contracts; and

WHEREAS, the Agency intends to enter into contracts with General Recreation, Inc., state contract number 16 Fleet-00130, for a total amount not to exceed \$100,000, through this resolution and properly executed contracts, which shall be subject to all the conditions applicable to the current State contracts; and

WHEREAS, the Agency has been awarded numerous grants, including NJDEP Green Acres, Hudson County Open Space Trust, and City Capital funds to complete the park.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Jersey City Redevelopment Agency authorizes the purchase of certain goods or services from General Recreation, Inc., in an amount not to exceed \$100,000, through this resolution and properly executed contracts, which shall be subject to all conditions applicable to the current State contracts;

BE IT FURTHER RESOLVED, that the governing body of the Jersey City Redevelopment Agency pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds, shall either certify the full maximum amount against the budget at the time the contract is awarded, or no contract amount shall be chargeable or certified until such time as the goods or services are ordered or otherwise called for prior to placing the order, and a certification of availability of funds is made by the Chief Finance Officer; and

BE IT FURTHER RESOLVED, that the duration of the contracts between the Agency and the Referenced State Contract Vendors shall be from February 21, 2018 to February 21, 2019; and

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman, Executive Director 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 February 20, 2018.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AFFIRMING AND EXTENDING THE DESIGNATION OF 37-39 CORNEL LLC AS REDEVELOPER FOR PROPERTY LOCATED AT 37-39 CORNELISON AVE. BLOCK 17102 LOTS 15 AND 16 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, 37-39 Cornel LLC (Taraprasad Gurnani & William Melms) (hereinafter referred to as "Developer") made a formal presentation to the Jersey City Redevelopment Agency for the development of property located within the Morris Canal Redevelopment Area; and

WHEREAS, by Resolution of the Board of Commissioners dated January 17, 2017, the Developer was designated as Redeveloper for the site; and

WHEREAS, subsequently affirmed and extended by the Board of Commissioners on July 18, 2017, October 16, 2017 and November 17, 2017; and

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

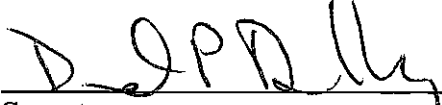
WHEREAS, the parties find it necessary to affirm and extend the designation for an additional ninety (90) days to expire on May 20, 2018 with the option to extend the designation for an additional 30 days at the sole discretion of the Agency's Executive Director.

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 37-39 Cornel LLC is hereby extended to May 20, 2018 with the option for the Executive Director to extend the designation for an additional thirty (30) days, at his sole discretion; and

- 3) 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 February 20, 2018.

| 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 DESIGNATING
LANDMARK DEVELOPERS, LLC REDEVELOPER FOR
PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT
AREA**

WHEREAS, Landmark Developers, LLC (Frank Cretella) (hereinafter referred to as “Redeveloper”) made a formal presentation to the Jersey City Redevelopment Agency for the construction of 120 unit hotel with ground floor amenities and associated parking in the Morris Canal Redevelopment Area; and

WHEREAS, the site is located at Block 20303, Lots 23, 24 and 25 with a street address of 269-273 Communipaw Avenue; and

WHEREAS, the newly constructed project will include 120 hotel rooms/suites, ground floor amenities, associated parking as well as a restaurant and coffee that will be open will be open to the public; and

WHEREAS, the hotel named “Morris Hotel” will be located just a short walk from NJ Transit Light Rail Station and steps away from nearby Liberty State Park and Liberty Science Center; and

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

WHEREAS, Landmark Developers, LLC has requested designation as the Redeveloper for this site; and

WHEREAS, the site is owned by New Jersey Transit and Redeveloper will seek to enter into a purchase and sale agreement for the property; and

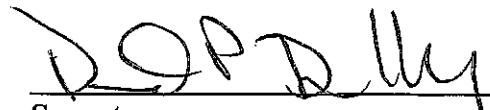
WHEREAS, staff has reviewed the application submitted and found it acceptable and are supportive of the proposed hotel for the sit; and

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

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

- 1) Landmark Developers, LLC is hereby designated Redeveloper for the development of property located at Block 20303, Lots 23, 24 and 25 in the Morris Canal Redevelopment Area.
- 2) The designation is contingent upon: (i) Redeveloper being responsible for and assuming all costs incurred by the Agency, including, but not limited to appraisal, title, environmental, legal, property maintenance, etc. for the proposed project; (ii) Redeveloper acquiring the property from New Jersey Transit Authority; and (iii) negotiation of a redevelopment agreement.
- 3) The designation granted herein is for a 120 day period to expire on June 30, 2018 which period may be extended for a period of sixty (60) days if necessary at the sole discretion of the Agency's Executive Director.

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


Secretary

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

| 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 | ✓ | | | |

H:\WPDOCS\MP\Morris Canal\Landmark Developers Hotel Project\Landmark Developers Hotel designation reso.wpd

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY CONSENTING TO
CERTAIN TRANSFERS PURSUANT TO REDEVELOPMENT
AGREEMENTS WITH 75 PARK LANE, LLC AND 2 SHORE DRIVE
NORTH, LLC**

WHEREAS, on June 16, 2015, the Jersey City Redevelopment Agency (the "Agency") adopted Resolution No. 15-06-11, authorizing, among other things, the execution of a redevelopment agreement with 75 Park Lane, LLC for the redevelopment of certain property governed by the Newport Redevelopment Plan and identified as Block 7302, Lot 9 (the "Park Lane Agreement"), and the execution of a redevelopment agreement with 2 Shore Drive North, LLC (together with 75 Park Lane, LLC, the "Redevelopers") for the redevelopment of certain property governed by the Newport Redevelopment Plan and identified as Block 7302, Lot 11 (the "Shore Drive Agreement" and together with the Park Lane Agreement, the "Redevelopment Agreements"); and

WHEREAS, the Agency and the respective redevelopers executed the Redevelopment Agreements on June 25, 2015; and

WHEREAS, on June 21, 2016, the Agency adopted resolutions: (i) amending the project description in the Shore Drive Agreement; and (ii) authorizing transfers under both Redevelopment Agreements with respect to the creation of a joint venture; and

WHEREAS, in connection with the financing for the respective projects, the Redevelopers have requested clarification of the transfer provisions of the Redevelopment Agreements,

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

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


Section 2. The Agency hereby authorizes the revision of Section 7.03 of each of the Redevelopment Agreements as follows, to include the underlined language:

"Section 7.03. Permitted Transfers. The following transfers are exceptions to the prohibition set forth in Section 7.02 and shall not require prior approval by the Agency: (a) a public offering statement filing with and approval by the State Department of Community Affairs; (b) utility and other development easements; (c) conveyances and/or leases to the ultimate purchasers/tenants of the individual residential or commercial units within the Project; (d) a transfer to an Affiliate of Redeveloper, including but not limited to an urban renewal entity for tax abatement purposes, provided that there is an exact identity of interest between the new entity and the Redeveloper; (e) an addition of an

equity participant in the Redeveloper, provided that such transfer (and all such transfers) does not constitute a transfer of ownership interests in the Redeveloper in excess of 25%, and provided that the owner(s) of the Redeveloper as of the Effective Date of this Agreement retains control and a 51% ownership interest; (f) transfer of interest to a Financial Institution in connection with the procurement of financing for the Project, provided that such transfer (and all such transfers) does not constitute a transfer of ownership interests in the Redeveloper in excess of 49%, and provided that Redeveloper retains control and a 51% ownership interest; (g) environmental covenants and restrictions imposed by NJDEP as a condition of any permit or any Governmental Approval; (h) mortgage or lien instruments to secure financing pursuant to Section 5.01 and, subject to Section 5.04, a transfer of the Project as a result of the foreclosure or action in lieu thereof of such mortgage or lien instrument to the holder of such mortgage or lien instrument, the lenders holding the indebtedness secured by such mortgage or lien instrument or a wholly-owned subsidiary of such holder or lenders, and (i) any contract or agreement with respect to any of the foregoing exceptions."

Section 3. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

Section 4. This Resolution shall take effect immediately.


David P. Donnelly, Secretary

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

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING A LEASE AGREEMENT BETWEEN THE
JERSEY CITY REDEVELOPMENT AGENCY AND
CRYSTAL POINT RESTAURANT AND BAR, LLC**

WHEREAS, the Jersey City Redevelopment Agency is the owner of property located in Block 11603, Lot 24.C0102 (2 Second Street, Marina Office, Unit 102); and

WHEREAS, this condominium unit is approximately 750 square feet of unfinished space; and

WHEREAS, the Marina Office has been vacant and unused since September 20, 2013, the date when the Agency took ownership; and

WHEREAS, the Agency is desirous of leasing this space for a one year period to Crystal Point Restaurant and Bar, LLC in "as-is" condition for a monthly rental fee of \$1,500; and

WHEREAS, Lessee will utilize the unfinished space as a storage facility for the restaurant business which abuts Unit #102.

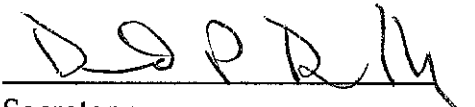
WHEREAS, the Lessee will be responsible for constructing the opening from the restaurant to the Marina Unit and will also be responsible to closing up the opening when the Agency takes back the Unit; and

WHEREAS, the Lease Agreement will stipulate that the Agency is to be named as an additional insured on the Lessee's insurance with proof of same.

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

BE IT FURTHER RESOLVED that the Agency is authorized to enter into a Lease Agreement with Crystal Point Restaurant and Bar, LLC for a monthly rental fee of \$1,500 payable on the first of each month.

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board at its meeting of February 20, 2018.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT 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 5, 2018; and

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

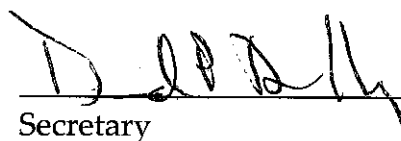
WHEREAS, Ferraioli, Wielkatz, Cerullo & Cuva, PA has the necessary expertise to carry out these services.

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 a Professional Services Agreement 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 February 20, 2018

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO 17-03-JS1 WITH FERRAIOLI, WIELKOTZ, CERULLO & CUVA, PA TO PROVIDE AUDIT SERVICES TO THE AGENCY FOR THE 2018 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 February 20, 2018, 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 provide 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

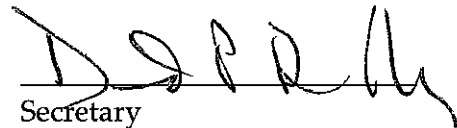
WHEREAS, pursuant to the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) These services are professional services and therefore exempt from public bidding.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that a contract for 2018/2019 annual auditing services and for quarterly

financial statement compilation and budget preparation services be awarded to Ferraioli, Wielkotz, Cerullo & Cuva, PA in an amount not to exceed \$50,000, exclusive of any additional hourly charges, which may be authorized by the Executive Director but 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

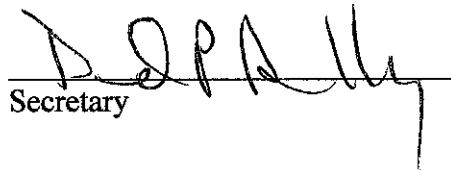
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated February 20, 2018

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF FEBRUARY 20, 2018**

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of February 20, 2018 be approved as presented.


Secretary

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

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

Jersey City Redevelopment Agency

Cash Requirements Report

February 20, 2018 Board Meeting

| Vendor Name | Due Date | Invoice Date | Invoice Number | Invoice Description | Invoice Balance | Potential Discount | Discount Expires On | Net Amount Due |
|--|-----------|--------------|----------------|--|--------------------|--------------------|---------------------|--------------------|
| 66 YORK STREET, LLC | | | | | | | | |
| 66 YORK STREET, LLC | 2/20/2018 | 2/5/2018 | March 2018 | Monthly Operating Expenses | \$250.00 | \$0.00 | | \$250.00 |
| 66 YORK STREET, LLC | 2/20/2018 | 2/7/2018 | March 2018 | Electric Utility Payment | \$648.52 | \$0.00 | | \$648.52 |
| 66 YORK STREET, LLC | 2/20/2018 | 2/7/2018 | March 2018 | Rent for 66 York Street | \$9,697.84 | \$0.00 | | \$9,697.84 |
| | | | | Totals for 66 YORK STREET, LLC: | \$10,596.36 | \$0.00 | | \$10,596.36 |
| ADMIRAL INSURANCE COMPANY | | | | | | | | |
| ADMIRAL INSURANCE COMPANY | 2/20/2018 | 2/1/2018 | C172993-00001 | Deductible - Anderson, Dorothea | \$1,245.54 | \$0.00 | | \$1,245.54 |
| ADMIRAL INSURANCE COMPANY | 2/20/2018 | 2/1/2018 | C172993-00001 | Deductible - Degand, Jean | \$986.32 | \$0.00 | | \$986.32 |
| | | | | Totals for ADMIRAL INSURANCE COMPANY: | \$2,231.86 | \$0.00 | | \$2,231.86 |
| ALAIMO GROUP | | | | | | | | |
| ALAIMO GROUP | 2/20/2018 | 1/25/2018 | 101600 | Engineering Planning Svcs - JC Greenway/Act | \$825.00 | \$0.00 | | \$825.00 |
| | | | | Totals for ALAIMO GROUP: | \$825.00 | \$0.00 | | \$825.00 |
| BARBARA A. AMATO | | | | | | | | |
| BARBARA A. AMATO | 2/20/2018 | 2/14/2018 | Reimbursement | Optical - Contacts | \$100.00 | \$0.00 | | \$100.00 |
| BARBARA A. AMATO | 2/20/2018 | 2/12/2018 | Reimbursement | Dental - Self | \$1,903.00 | \$0.00 | | \$1,903.00 |
| | | | | Totals for BARBARA A. AMATO: | \$2,003.00 | \$0.00 | | \$2,003.00 |
| BEES CONSTRUCTION LLC | | | | | | | | |
| BEES CONSTRUCTION LLC | 2/20/2018 | 1/26/2018 | 6084 | 292 MLK Drive - Fire Prevention | \$13,025.00 | \$0.00 | | \$13,025.00 |
| | | | | Totals for BEES CONSTRUCTION LLC: | \$13,025.00 | \$0.00 | | \$13,025.00 |
| BROWNFIELD REDEVELOPMENT SOLUTIONS | | | | | | | | |
| BROWNFIELD REDEVELOPMENT S | 2/20/2018 | 1/1/2018 | 3690 | Environmental Svcs - Grand Jersey | \$883.25 | \$0.00 | | \$883.25 |
| BROWNFIELD REDEVELOPMENT S | 2/20/2018 | 1/1/2018 | 3692 | Environmental Svcs - Haz Sub | \$2,806.00 | \$0.00 | | \$2,806.00 |
| BROWNFIELD REDEVELOPMENT S | 2/20/2018 | 1/1/2018 | 3691 | Environmental Svcs - Petro | \$587.25 | \$0.00 | | \$587.25 |
| BROWNFIELD REDEVELOPMENT S | 2/20/2018 | 1/1/2018 | 3728 | Oversight & Mgmt Svcs - EPA RLP | \$108.75 | \$0.00 | | \$108.75 |
| BROWNFIELD REDEVELOPMENT S | 2/20/2018 | 1/1/2018 | 3730 | EPA Grants - Cleanup for Mill Creek | \$5,550.00 | \$0.00 | | \$5,550.00 |
| BROWNFIELD REDEVELOPMENT S | 2/20/2018 | 1/22/2018 | 3729 | Environmental Services - Green Acres | \$5,657.04 | \$0.00 | | \$5,657.04 |
| | | | | Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS: | \$15,592.29 | \$0.00 | | \$15,592.29 |
| BROWNFIELD SCIENCE & TECHNOLOGY | | | | | | | | |
| BROWNFIELD SCIENCE & TECHNO | 2/20/2018 | 1/31/2018 | 764-01.18 | Environmental Svcs - Turnkey - Ocean/Dwigh | \$213.75 | \$0.00 | | \$213.75 |
| | | | | Totals for BROWNFIELD SCIENCE & TECHNOLOGY: | \$213.75 | \$0.00 | | \$213.75 |
| CENTRAL PARKING SYSTEM | | | | | | | | |
| CENTRAL PARKING SYSTEM | 2/20/2018 | 1/5/2018 | Parking | Parking for 15 Spaces at Harborside 4A | \$6,195.10 | \$0.00 | | \$6,195.10 |
| | | | | Totals for CENTRAL PARKING SYSTEM: | \$6,195.10 | \$0.00 | | \$6,195.10 |
| CHRISTOPHER FIORE | | | | | | | | |
| CHRISTOPHER FIORE | 2/20/2018 | 2/16/2018 | January | Travel Expense | \$334.18 | \$0.00 | | \$334.18 |
| | | | | Totals for CHRISTOPHER FIORE: | \$334.18 | \$0.00 | | \$334.18 |

Jersey City Redevelopment Agency

Cash Requirements Report

February 20, 2018 Board Meeting

| Vendor Name | Due Date | Invoice Date | Invoice Number | Invoice Description | Invoice Balance | Potential Discount | Discount Expires On | Net Amount Due |
|---|-----------|--------------|------------------|---|--------------------|--------------------|---------------------|--------------------|
| CME ASSOCIATES | | | | | | | | |
| CME ASSOCIATES | 2/20/2018 | 1/30/2018 | 0218787 | Redevelopment Planning Services in Areas in | \$2,240.00 | \$0.00 | | \$2,240.00 |
| CME ASSOCIATES | 2/20/2018 | 1/1/2018 | 0217641 | Morris Canal Greenway Investigation | \$1,461.00 | \$0.00 | | \$1,461.00 |
| | | | | Totals for CME ASSOCIATES: | \$3,701.00 | \$0.00 | | \$3,701.00 |
| COLONIAL LIFE | | | | | | | | |
| COLONIAL LIFE | 2/20/2018 | 2/7/2018 | February 2018 | Insurance Plan - Accident/(RCN: E4830766) | \$115.14 | \$0.00 | | \$115.14 |
| | | | | Totals for COLONIAL LIFE: | \$115.14 | \$0.00 | | \$115.14 |
| COMCAST | | | | | | | | |
| COMCAST | 2/20/2018 | 1/16/2018 | 665 Ocean | Business Internet | \$86.94 | \$0.00 | | \$86.94 |
| COMCAST | 2/20/2018 | 1/28/2018 | 66 York | Phone & Internet Connection | \$190.30 | \$0.00 | | \$190.30 |
| | | | | Totals for COMCAST: | \$277.24 | \$0.00 | | \$277.24 |
| COONEY BOVASSO REALTY ADVISORS | | | | | | | | |
| COONEY BOVASSO REALTY ADVI | 2/20/2018 | 1/24/2018 | 18-4819 | Appraisal - 417 Communipaw & 139 Woodw | \$1,625.00 | \$0.00 | | \$1,625.00 |
| COONEY BOVASSO REALTY ADVI | 2/20/2018 | 2/9/2018 | 18-4826 | Appraisal of 2, 20, & 65 Commercial St | \$6,500.00 | \$0.00 | | \$6,500.00 |
| | | | | Totals for COONEY BOVASSO REALTY ADVISORS: | \$8,125.00 | \$0.00 | | \$8,125.00 |
| COSTAR REALTY INFORMATION, INC. | | | | | | | | |
| COSTAR REALTY INFORMATION, I | 2/20/2018 | 2/1/2018 | 105947976-1 | Use of Proprietary Real Estate Software | \$273.48 | \$0.00 | | \$273.48 |
| | | | | Totals for COSTAR REALTY INFORMATION, INC.: | \$273.48 | \$0.00 | | \$273.48 |
| CRYSTAL POINT CONDOMINIUM ASSOC. | | | | | | | | |
| CRYSTAL POINT CONDOMINIUM A | 2/20/2018 | 2/6/2018 | March 2018 | Monthly Maintenance Fee | \$156.83 | \$0.00 | | \$156.83 |
| | | | | Totals for CRYSTAL POINT CONDOMINIUM ASSOC.: | \$156.83 | \$0.00 | | \$156.83 |
| DAVID P. DONNELLY | | | | | | | | |
| DAVID P. DONNELLY | 2/20/2018 | 2/16/2018 | January/February | Travel Expense | \$224.75 | \$0.00 | | \$224.75 |
| | | | | Totals for DAVID P. DONNELLY: | \$224.75 | \$0.00 | | \$224.75 |
| DIANA JEFFREY | | | | | | | | |
| DIANA JEFFREY | 2/20/2018 | 1/23/2018 | Reimbursement | Dental for Dependent | \$250.00 | \$0.00 | | \$250.00 |
| | | | | Totals for DIANA JEFFREY: | \$250.00 | \$0.00 | | \$250.00 |
| DRESDNER ROBIN ENVIRON MGMT | | | | | | | | |
| DRESDNER ROBIN ENVIRON MGM | 2/20/2018 | 1/15/2018 | 11571 | Environmental Svcs - Betty Lane Park | \$4,275.50 | \$0.00 | | \$4,275.50 |
| DRESDNER ROBIN ENVIRON MGM | 2/20/2018 | 1/10/2018 | 11525 | Environmental Svcs - BLP | \$1,590.00 | \$0.00 | | \$1,590.00 |
| DRESDNER ROBIN ENVIRON MGM | 2/20/2018 | 1/25/2018 | 11570 | Environmental Svcs - BLP | \$719.50 | \$0.00 | | \$719.50 |
| DRESDNER ROBIN ENVIRON MGM | 2/20/2018 | 1/25/2018 | 11569 | Environmental Svcs - BLP | \$4,580.15 | \$0.00 | | \$4,580.15 |
| | | | | Totals for DRESDNER ROBIN ENVIRON MGMT: | \$11,165.15 | \$0.00 | | \$11,165.15 |
| ELIZABETH VASQUEZ | | | | | | | | |
| ELIZABETH VASQUEZ | 2/20/2018 | 2/5/2018 | January 2018 | Reimbursement for Travel Expense | \$302.54 | \$0.00 | | \$302.54 |

Jersey City Redevelopment Agency

Cash Requirements Report

February 20, 2018 Board Meeting

| Vendor Name | Due Date | Invoice Date | Invoice Number | Invoice Description | Invoice Balance | Potential Discount | Discount Expires On | Net Amount Due |
|--|-----------|--------------|----------------|---|-----------------|--------------------|---------------------|----------------|
| ENGENUITY INFRASTRUCTURE, LLC | | | | | | | | |
| ENGENUITY INFRASTRUCTURE, L | 2/20/2018 | 1/31/2018 | SI-52 | Environmental Svcs - Canal Crossing | \$3,706.25 | \$0.00 | | \$3,706.25 |
| ENGENUITY INFRASTRUCTURE, L | 2/20/2018 | 1/31/2018 | SI-51 | Environmental Svcs - Canal Crossing | \$474.17 | \$0.00 | | \$474.17 |
| Totals for ENGENUITY INFRASTRUCTURE, LLC: | | | | | \$4,180.42 | \$0.00 | | \$4,180.42 |
| FEDERAL EXPRESS | | | | | | | | |
| FEDERAL EXPRESS | 2/20/2018 | 2/12/2018 | 6-085-22979 | Overnight Deliveries | \$20.80 | \$0.00 | | \$20.80 |
| Totals for FEDERAL EXPRESS: | | | | | \$20.80 | \$0.00 | | \$20.80 |
| HUDSON COUNTY REGISTER | | | | | | | | |
| HUDSON COUNTY REGISTER | 2/20/2018 | 1/1/2018 | 1315038 | Recording Fees: Redeveloper Agr. for 332 Wh | \$31.00 | \$0.00 | | \$31.00 |
| HUDSON COUNTY REGISTER | 2/20/2018 | 1/22/2018 | 1322675 | Recording Fees: 2nd Amendment: Beloved C | \$31.00 | \$0.00 | | \$31.00 |
| Totals for HUDSON COUNTY REGISTER: | | | | | \$62.00 | \$0.00 | | \$62.00 |
| HUDSON REALTY ABSTRACT CO. | | | | | | | | |
| HUDSON REALTY ABSTRACT CO. | 2/20/2018 | 1/1/2018 | HR32767 | Title/Tax Search - 65 Commercial Street | \$214.00 | \$0.00 | | \$214.00 |
| Totals for HUDSON REALTY ABSTRACT CO.: | | | | | \$214.00 | \$0.00 | | \$214.00 |
| HUDSON REPORTER ASSOC. LP | | | | | | | | |
| HUDSON REPORTER ASSOC. LP | 2/20/2018 | 1/31/2018 | January | Legal Advertisement | \$470.40 | \$0.00 | | \$470.40 |
| Totals for HUDSON REPORTER ASSOC. LP: | | | | | \$470.40 | \$0.00 | | \$470.40 |
| IN-LINE AIR CONDITIONING CO., | | | | | | | | |
| IN-LINE AIR CONDITIONING CO., | 2/20/2018 | 1/18/2018 | 0000047050 | Repair Work at Betz | \$1,470.00 | \$0.00 | | \$1,470.00 |
| IN-LINE AIR CONDITIONING CO., | 2/20/2018 | 1/2/2018 | 0000047122 | Repair Work at Betz | \$292.96 | \$0.00 | | \$292.96 |
| IN-LINE AIR CONDITIONING CO., | 2/20/2018 | 1/3/2018 | 0000047123 | Repair Work at Betz | \$2,004.32 | \$0.00 | | \$2,004.32 |
| IN-LINE AIR CONDITIONING CO., | 2/20/2018 | 1/18/2018 | 0000047048 | Repair Work at Betz | \$1,124.09 | \$0.00 | | \$1,124.09 |
| Totals for IN-LINE AIR CONDITIONING CO.,: | | | | | \$4,891.37 | \$0.00 | | \$4,891.37 |
| JAMES F WADDLETON | | | | | | | | |
| JAMES F WADDLETON | 2/20/2018 | 1/8/2018 | Reimbursement | Dental for Self | \$85.00 | \$0.00 | | \$85.00 |
| Totals for JAMES F WADDLETON: | | | | | \$85.00 | \$0.00 | | \$85.00 |
| JC MUNICIPAL UTILITIES AUTHORI | | | | | | | | |
| JC MUNICIPAL UTILITIES AUTHORI | 2/20/2018 | 1/18/2018 | 665 Ocean | Water Charges | \$237.50 | \$0.00 | | \$237.50 |
| Totals for JC MUNICIPAL UTILITIES AUTHORI: | | | | | \$237.50 | \$0.00 | | \$237.50 |
| JOHNNY ON THE SPOT, LLC | | | | | | | | |
| JOHNNY ON THE SPOT, LLC | 2/20/2018 | 1/9/2018 | 0000404837 | BLP - 1000 Garfield ave | \$494.04 | \$0.00 | | \$494.04 |
| JOHNNY ON THE SPOT, LLC | 2/20/2018 | 1/26/2018 | 0000410735 | BLP - 1000 Garfield Ave | \$229.14 | \$0.00 | | \$229.14 |
| JOHNNY ON THE SPOT, LLC | 2/20/2018 | 1/19/2018 | 0000408530 | BLP - 1000 Garfield Ave | \$213.70 | \$0.00 | | \$213.70 |
| Totals for JOHNNY ON THE SPOT, LLC: | | | | | \$936.88 | \$0.00 | | \$936.88 |

Jersey City Redevelopment Agency

Cash Requirements Report

February 20, 2018 Board Meeting

| Vendor Name | Due Date | Invoice Date | Invoice Number | Invoice Description | Invoice Balance | Potential Discount | Discount Expires On | Net Amount Due |
|---|-----------|--------------|----------------|--|-----------------|--------------------|---------------------|----------------|
| JOHNSTON COMMUNICATIONS | | | | | | | | |
| JOHNSTON COMMUNICATIONS | 2/20/2018 | 2/14/2018 | 30722 | Phone Services NJ Labor Ticket | \$350.00 | \$0.00 | | \$350.00 |
| | | | | Totals for JOHNSTON COMMUNICATIONS: | \$350.00 | \$0.00 | | \$350.00 |
| MCMANIMON, SCOTLAND & BAUMANN, LLC | | | | | | | | |
| MCMANIMON, SCOTLAND & BAU | 2/20/2018 | 8/28/2017 | 150503 | Legal Services - Powerhouse Project | \$1,435.00 | \$0.00 | | \$1,435.00 |
| MCMANIMON, SCOTLAND & BAU | 2/20/2018 | 1/1/2018 | 151301 | Legal Fees - Community Outreach Team, Inc., | \$422.29 | \$0.00 | | \$422.29 |
| | | | | Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC: | \$1,857.29 | \$0.00 | | \$1,857.29 |
| METLIFE | | | | | | | | |
| METLIFE | 2/20/2018 | 2/7/2018 | 3/9/18 | Deferred Salary Per Attached | \$800.00 | \$0.00 | | \$800.00 |
| METLIFE | 2/20/2018 | 2/7/2018 | 3/23/18 | Deferred Salary Per Attached | \$800.00 | \$0.00 | | \$800.00 |
| | | | | Totals for METLIFE: | \$1,600.00 | \$0.00 | | \$1,600.00 |
| MODULAR SPACE CORPORATION | | | | | | | | |
| MODULAR SPACE CORPORATION | 2/20/2018 | 1/17/2018 | 502305695 | Trailer Rental - Berry Lane Park | \$598.75 | \$0.00 | | \$598.75 |
| | | | | Totals for MODULAR SPACE CORPORATION: | \$598.75 | \$0.00 | | \$598.75 |
| MOISHE'S MOVING SYSTEMS | | | | | | | | |
| MOISHE'S MOVING SYSTEMS | 2/20/2018 | 2/5/2018 | March 2018 | Storage Space at Dey Street | \$700.00 | \$0.00 | | \$700.00 |
| | | | | Totals for MOISHE'S MOVING SYSTEMS: | \$700.00 | \$0.00 | | \$700.00 |
| NEW JERSEY FUTURE | | | | | | | | |
| NEW JERSEY FUTURE | 2/20/2018 | 2/16/2018 | Registration | New Jersey 2018 Redevelopment Forum | \$160.00 | \$0.00 | | \$160.00 |
| | | | | Totals for NEW JERSEY FUTURE: | \$160.00 | \$0.00 | | \$160.00 |
| PETROCCHI AGENCY, LLC | | | | | | | | |
| PETROCCHI AGENCY, LLC | 2/20/2018 | 1/25/2018 | Insurance | Additional - 248 Grove/423 Grand/201 New Y | \$844.03 | \$0.00 | | \$844.03 |
| | | | | Totals for PETROCCHI AGENCY, LLC: | \$844.03 | \$0.00 | | \$844.03 |
| PUBLIC SERVICE ELECTRIC & GAS | | | | | | | | |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 292 MLK | Gas & Electric Bill for 292 MLK Drive - HSE | \$42.55 | \$0.00 | | \$42.55 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 292 MLK | Gas & Electric Bill for 292 MLK Drive - FL 1 | \$24.18 | \$0.00 | | \$24.18 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 292 MLK | Gas & Electric Bill for 292 MLK Drive - FL 2 | \$20.99 | \$0.00 | | \$20.99 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 152 MLK | Gas & Electric Bill for 152 MLK | \$128.86 | \$0.00 | | \$128.86 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 152 MLK | Gas & Electric Bill for 152 MLK - Office | \$931.38 | \$0.00 | | \$931.38 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 152 MLK | Gas & Electric Bill for 152 MLK - HS | \$11.71 | \$0.00 | | \$11.71 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 152 MLK | Gas & Electric Bill for 152 MLK - Apt 1 | \$16.53 | \$0.00 | | \$16.53 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 152 MLK | Gas & Electric Bill for 152 MLK - Apt 2 | \$27.41 | \$0.00 | | \$27.41 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 152 MLK | Gas & Electric Bill for 152 MLK - Apt 3 | \$36.99 | \$0.00 | | \$36.99 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 405 Ocean | Gas & Electric Bill for 405 Ocean Ave - HSE | \$33.82 | \$0.00 | | \$33.82 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 405 Ocean | Gas & Electric Bill for 405 Ocean Ave - Offi | \$25.72 | \$0.00 | | \$25.72 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 405 Ocean | Gas & Electric Bill for 405 Ocean Ave - Fl 3 | \$29.63 | \$0.00 | | \$29.63 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 407 Ocean | Gas & Electric Bill for 407 Ocean Ave - HSE | \$45.87 | \$0.00 | | \$45.87 |

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

| Vendor Name | Due Date | Invoice Date | Invoice Number | Invoice Description | Invoice Balance | Potential Discount | Discount Expires On | Net Amount Due |
|---|-----------|--------------|----------------|--|-----------------|--------------------|---------------------|----------------|
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 407 Ocean | Gas & Electric Bill for 407 Ocean Ave - FL 3 | \$39.46 | \$0.00 | | \$39.46 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 665 Ocean | Gas & Electric Bill for 665 Ocean Ave - Offi | \$562.64 | \$0.00 | | \$562.64 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 665 Ocean | Gas & Electric Bill for 665 Ocean Ave - Offi | \$507.25 | \$0.00 | | \$507.25 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 665 Ocean | Gas & Electric Bill for 665 Ocean Ave - Apt 2 | \$131.48 | \$0.00 | | \$131.48 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 665 Ocean | Gas & Electric Bill for 665 Ocean Ave - Apt 2 | \$116.12 | \$0.00 | | \$116.12 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 665 Ocean | Gas & Electric Bill for 665 Ocean Ave - Apt 2 | \$57.89 | \$0.00 | | \$57.89 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 665 Ocean | Gas & Electric Bill for 665 Ocean Ave - Apt 2 | \$67.79 | \$0.00 | | \$67.79 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 665 Ocean | Gas & Electric Bill for 665 Ocean Ave - Apt 3 | \$77.57 | \$0.00 | | \$77.57 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 665 Ocean | Gas & Electric Bill for 665 Ocean Ave - Apt 3 | \$61.24 | \$0.00 | | \$61.24 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 665 Ocean | Gas & Electric Bill for 665 Ocean Ave - Apt 3 | \$67.40 | \$0.00 | | \$67.40 |
| PUBLIC SERVICE ELECTRIC & GAS | 2/20/2018 | 1/31/2018 | 665 Ocean | Gas & Electric Bill for 665 Ocean Ave - Apt 3 | \$25.48 | \$0.00 | | \$25.48 |
| Totals for PUBLIC SERVICE ELECTRIC & GAS: | | | | | \$3,119.96 | \$0.00 | | \$3,119.96 |
| ROBERT NAPIORSKI | | | | | | | | |
| ROBERT NAPIORSKI | 2/20/2018 | 1/25/2018 | Reimbursement | Cleaning Supplies - 665 Ocean Avenue | \$88.82 | \$0.00 | | \$88.82 |
| Totals for ROBERT NAPIORSKI: | | | | | \$88.82 | \$0.00 | | \$88.82 |
| STAPLES CREDIT PLAN | | | | | | | | |
| STAPLES CREDIT PLAN | 2/20/2018 | 2/1/2018 | 2007014501 | Office Supplies | \$460.98 | \$0.00 | | \$460.98 |
| Totals for STAPLES CREDIT PLAN: | | | | | \$460.98 | \$0.00 | | \$460.98 |
| THE EVENING JOURNAL ASSOCIATIO | | | | | | | | |
| THE EVENING JOURNAL ASSOCIAT | 2/20/2018 | 1/31/2018 | January 2018 | Public Notice - Articles for the Month of Janu | \$339.39 | \$0.00 | | \$339.39 |
| Totals for THE EVENING JOURNAL ASSOCIATIO: | | | | | \$339.39 | \$0.00 | | \$339.39 |
| TOSHIBA FINANCIAL SERVICES | | | | | | | | |
| TOSHIBA FINANCIAL SERVICES | 2/20/2018 | 2/4/2018 | 68047277 | Monthly Lease Payments | \$1,260.50 | \$0.00 | | \$1,260.50 |
| Totals for TOSHIBA FINANCIAL SERVICES: | | | | | \$1,260.50 | \$0.00 | | \$1,260.50 |
| TREASURER - STATE OF NEW JERSEY | | | | | | | | |
| TREASURER - STATE OF NEW JER | 2/20/2018 | 1/8/2018 | 180033300 | Site Remediation - Action Permit- Keystone B | \$320.00 | \$0.00 | | \$320.00 |
| Totals for TREASURER - STATE OF NEW JERSEY: | | | | | \$320.00 | \$0.00 | | \$320.00 |
| TWIN ROCKS SPRING WATER | | | | | | | | |
| TWIN ROCKS SPRING WATER | 2/20/2018 | 2/9/2018 | 5523302 | Water & Cooler Rental | \$176.55 | \$0.00 | | \$176.55 |
| Totals for TWIN ROCKS SPRING WATER: | | | | | \$176.55 | \$0.00 | | \$176.55 |
| UNITED WAY OF HUDSON COUNTY | | | | | | | | |
| UNITED WAY OF HUDSON COUNT | 2/20/2018 | 2/5/2018 | February | Professional Mgmt of Social Svcs Program & J | \$2,880.00 | \$0.00 | | \$2,880.00 |
| Totals for UNITED WAY OF HUDSON COUNTY: | | | | | \$2,880.00 | \$0.00 | | \$2,880.00 |
| US POSTAL SERVICE | | | | | | | | |
| US POSTAL SERVICE | 2/20/2018 | 2/14/2018 | Refill | Postage Refill for Pinney Bowes Meter | \$600.00 | \$0.00 | | \$600.00 |
| Totals for US POSTAL SERVICE: | | | | | \$600.00 | \$0.00 | | \$600.00 |

Jersey City Redevelopment Agency

Cash Requirements Report

February 20, 2018 Board Meeting

| Vendor Name | Due Date | Invoice Date | Invoice Number | Invoice Description | Invoice Balance | Potential Discount | Discount Expires On | Net Amount Due |
|----------------------------------|-----------|--------------|----------------|---|---------------------|--------------------|---------------------|---------------------|
| VALUE RESEARCH GROUP, LLC | | | | | | | | |
| VALUE RESEARCH GROUP, LLC | 2/20/2018 | 1/11/2018 | 18945 | Real Estate Appraisal - 332 Whiton Street | \$1,750.00 | \$0.00 | | \$1,750.00 |
| | | | | Totals for VALUE RESEARCH GROUP, LLC: | \$1,750.00 | \$0.00 | | \$1,750.00 |
| VERIZON | | | | | | | | |
| VERIZON | 2/20/2018 | 1/23/2018 | 9800518479 | Agency's Cellphones - 12/24-1/23 | \$365.71 | \$0.00 | | \$365.71 |
| | | | | Totals for VERIZON: | \$365.71 | \$0.00 | | \$365.71 |
| W. B. MASON CO., INC. | | | | | | | | |
| W. B. MASON CO., INC. | 2/20/2018 | 1/31/2018 | 152010193 | Office Supplies | \$116.47 | \$0.00 | | \$116.47 |
| | | | | Totals for W. B. MASON CO., INC.: | \$116.47 | \$0.00 | | \$116.47 |
| XEROX CORPORATION | | | | | | | | |
| XEROX CORPORATION | 2/20/2018 | 1/20/2018 | 091919063 | Meter Usage/Printer | \$211.41 | \$0.00 | | \$211.41 |
| | | | | Totals for XEROX CORPORATION: | \$211.41 | \$0.00 | | \$211.41 |
| ZUCCARO, INC. | | | | | | | | |
| ZUCCARO, INC. | 2/20/2018 | 1/17/2018 | 20180016 | Snow Removal for Agency Owned Properties | \$11,805.00 | \$0.00 | | \$11,805.00 |
| | | | | Totals for ZUCCARO, INC.: | \$11,805.00 | \$0.00 | | \$11,805.00 |
| GRAND TOTALS: | | | | | \$116,310.90 | \$0.00 | | \$116,310.90 |

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

Report name: February 20, 2018 Board Meeting
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: 2/20/2018 to 2/20/2018
Include all Post Statuses
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

| Vendor Name | Due Date | Invoice Date | Invoice Number | Invoice Description | Invoice Balance | Potential Discount | Discount Expires On | Net Amount Due |
|--|----------|--------------|----------------|---|-----------------|--------------------|---------------------|----------------|
| SUPERIOR COURT OF NEW JERSEY | | | | | | | | |
| SUPERIOR COURT OF NEW JERSEY | 2/9/2018 | 2/8/2018 | 332 Whiton | Declaration of Taking - 332 Whiton Street | \$10,000.00 | \$0.00 | | \$10,000.00 |
| Totals for SUPERIOR COURT OF NEW JERSEY: | | | | | \$10,000.00 | \$0.00 | | \$10,000.00 |
| GRAND TOTALS: | | | | | \$10,000.00 | \$0.00 | | \$10,000.00 |

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 (2/9/2018)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

| Vendor Name | Due Date | Invoice Date | Invoice Number | Invoice Description | Invoice Balance | Potential Discount | Discount Expires On | Net Amount Due |
|-------------------------------------|----------|--------------|----------------|--|-----------------------|--------------------|---------------------|-----------------------|
| SUPERIOR COURT OF NEW JERSEY | | | | | | | | |
| SUPERIOR COURT OF NEW JERSEY | 2/8/2018 | 2/8/2018 | 423 Grand | Acquisition of 423 Grand Street | \$1,600,000.00 | \$0.00 | | \$1,600,000.00 |
| | | | | Totals for SUPERIOR COURT OF NEW JERSEY: | <u>\$1,600,000.00</u> | <u>\$0.00</u> | | <u>\$1,600,000.00</u> |
| | | | | GRAND TOTALS: | \$1,600,000.00 | \$0.00 | | \$1,600,000.00 |

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 (2/8/2018)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency Cash Requirements Report

| Vendor Name | Due Date | Invoice Date | Invoice Number | Invoice Description | Invoice Balance | Potential Discount | Discount Expires On | Net Amount Due |
|--------------------------|----------|--------------|----------------|--------------------------------------|-------------------|--------------------|---------------------|-------------------|
| DAVID P. DONNELLY | | | | | | | | |
| DAVID P. DONNELLY | 2/6/2018 | 12/27/2017 | Reimbursement | U.I. Course Registration | \$495.00 | \$0.00 | | \$495.00 |
| | | | | <i>Totals for DAVID P. DONNELLY:</i> | <u>\$495.00</u> | <u>\$0.00</u> | | <u>\$495.00</u> |
| METLIFE | | | | | | | | |
| METLIFE | 2/6/2018 | 2/6/2018 | 2/9/18 | Deferred Compensation Per Attached | \$300.00 | \$0.00 | | \$300.00 |
| METLIFE | 2/6/2018 | 2/6/2018 | 2/23/18 | Deferred Compensation Per Attached | \$300.00 | \$0.00 | | \$300.00 |
| | | | | <i>Totals for METLIFE:</i> | <u>\$600.00</u> | <u>\$0.00</u> | | <u>\$600.00</u> |
| GRAND TOTALS: | | | | | \$1,095.00 | \$0.00 | | \$1,095.00 |

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 (2/6/2018)
Include all Post Statues
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 | | Invoice Description | Invoice Balance | Potential Discount | Discount Expires On | Net Amount Due |
|-----------------------------|-----------|-----------|----------------|--|-------------------|--------------------|---------------------|-------------------|
| | | Date | Invoice Number | | | | | |
| NUCCRD, LLC | | | | | | | | |
| NICCRD, LLC | 1/31/2018 | 1/22/2018 | 08357 | JASMINE CHEATHAM - Dental Payment | \$5,000.00 | \$0.00 | | \$5,000.00 |
| | | | | Totals for NUCCRD, LLC: | \$5,000.00 | \$0.00 | | \$5,000.00 |
| PETROCCI AGENCY, LLC | | | | | | | | |
| PETROCCI AGENCY, LLC | 1/31/2018 | 1/25/2018 | 292 MLK | Liability Insurance Loc: 292 MLK Dr 2/1/18 - | \$3,154.70 | \$0.00 | | \$3,154.70 |
| | | | | Totals for PETROCCI AGENCY, LLC: | \$3,154.70 | \$0.00 | | \$3,154.70 |
| GRAND TOTALS: | | | | | \$8,154.70 | \$0.00 | | \$8,154.70 |

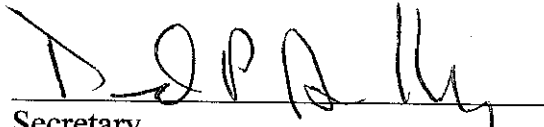
Jersey City Redevelopment Agency Cash Requirements Report

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 (1/31/2018)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the
Jersey City Redevelopment Agency that the Personnel List as of February 20, 2018 be
approved as presented.


Secretary

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

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN
AMENDMENT TO THE REDEVELOPMENT AGREEMENT
BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY
AND 100 HOBOKEN AVENUE PARTNERS LLC**

WHEREAS, the Jersey City Redevelopment Agency has previously entered into that certain redevelopment agreement with 100 Hoboken Avenue Partners LLC (the "Redeveloper") dated June 21, 2016 (as amended February 1, 2017, the "Redevelopment Agreement") pursuant to which the Redeveloper proposes to acquire from the Agency that certain property identified as Block 6001, Lot 40 (the "Premises"), located within the Hoboken Avenue Redevelopment Area (the "Redevelopment Area") and governed by the Hoboken Avenue Redevelopment Plan (the "Redevelopment Plan"), and to construct thereon a five story structure containing approximately 140 residential units and approximately 140 parking spaces (as further described in the Redevelopment Agreement, the "Project"); and

WHEREAS, in connection with the implementation of the Project, the Redeveloper has requested an amendment to the Construction Timetable set forth at Schedule C to the Redevelopment Agreement; and

WHEREAS, after review and consideration of this matter, the Agency wishes to authorize the amendment,

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

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

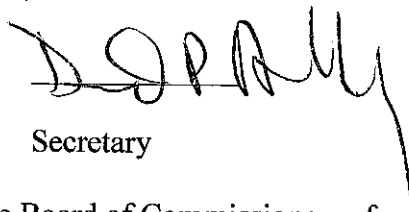
Section 2. The Agency hereby authorizes an amendment to the Construction Timetable set forth at Schedule C to the Redevelopment Agreement so that Task # 5, Commencement of Construction, shall read as follows:

"Commencement of Construction shall be the earlier of (i) April 1, 2022; or (ii) the date that is ninety days after the Van Leer North project shall reach 80% lease-up."

Section 3. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

Section 4. This Resolution shall take effect immediately.

Reso No. 18-02-22



Secretary

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

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