


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

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

WHEREAS, the matters to be discussed are :litigation, contract negotiations and personnel ; 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 November 28, 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 OCTOBER 16, 2018**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated October 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 November 28, 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 OCTOBER 16, 2018

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

- WHEREAS**, the following issues were discussed: 1) litigation,
- 2) contract negotiations
- 3) 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 May 15, 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 November 28, 2018

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT WITH ZUCCARO, INC. FOR SNOW REMOVAL
AND RELATED SERVICES WITHIN ALL AGENCY OWNED
PROPERTY THROUGHOUT THE CITY**

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) owns certain property within the City of Jersey City; and

WHEREAS, in order to properly maintain said property, the Agency requires the services of a company for snow removal related services to be performed including but not limited to: salting sidewalks, clearing walkways, and all other necessary snow removal related services that the Agency deems necessary during the term of the contract; and

WHEREAS, the Agency requested quotes for snow removal services and a proposal, a copy of which is on file with Agency, to provide snow removal services from November 29, 2018 through October 31, 2019 was received from Zuccaro, Inc. (the “**Contractor**”) in an amount not to exceed \$39,000; and

WHEREAS, the Contractor provided snow removal services during a prior term of November 22, 2017 to October 31, 2018 to which Agency staff found Contractor’s performance to be acceptable and adequate; and

WHEREAS, Agency staff has reviewed the current proposal from Contractor and found it acceptable; and

WHEREAS, in accordance with N.J.S.A. 40A:11-3, the amount of the contract will not exceed the Agency’s public bid threshold of \$40,000.00.

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


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

Section 2. The Board hereby authorizes the Agency to execute Contract No. 18-11-PAO7 in the amount not to exceed \$39,000.00 with the Contractor for snow removal services at Agency owned properties citywide.

Section 3. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of November 28, 2018.


 Diana H. Jeffrey
 Secretary

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 AN AMENDMENT TO CONTRACT NO. 18-07-DN2 WITH KASSIM HANDYMAN SERVICE, LLC FOR BUILDING MAINTENANCE SERVICES WITHIN ALL AGENCY OWNED PROPERTY THROUGHOUT THE CITY

WHEREAS, by Resolution No.18-07-9 adopted on July 30, 2018, the Jersey City Redevelopment Agency (the “Agency”) entered into Contract No. 18-07-DN2 (the “Contract”) with Kassim Handyman Service, LLC (“Kassim”) for the maintenance of certain Agency-owned property identified as Block 22602, Lot 6 on the official tax maps of the City of Jersey City, commonly known as 665 Ocean Avenue; and

WHEREAS, the Agency desires to amend the scope of the Contract in order to permit Kassim to perform maintenance services on all Agency-owned properties; and

WHEREAS, in accordance with *N.J.S.A.* 40A:11-3, the amount of the Contract, which remains unchanged, does not exceed the Agency’s public bid threshold of \$40,000.00,

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Board of Commissioners hereby authorizes the amendment of Contract No. 18-07-DN2 with Kassim Handyman Service, LLC.

Section 3. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on November 28, 2018.


 DIANA H. JEFFREY, Secretary

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 AN AMENDMENT TO CONTRACT NO. 18-07-DN3 WITH AVID HANDYMAN SERVICES FOR BUILDING MAINTENANCE SERVICES WITHIN ALL AGENCY OWNED PROPERTY THROUGHOUT THE CITY

WHEREAS, by Resolution No.18-07-8 adopted on July 30, 2018, the Jersey City Redevelopment Agency (the “Agency”) entered into Contract No. 18-07-DN3 (the “Contract”) with Avid Handyman Services (“Avid”) for the maintenance of certain Agency-owned property identified as Block 22602, Lot 6 on the official tax maps of the City of Jersey City, commonly known as 665 Ocean Avenue; and

WHEREAS, the Agency desires to amend the scope of the Contract in order to permit Avid to perform maintenance services on all Agency-owned properties; and

WHEREAS, in accordance with *N.J.S.A.* 40A:11-3, the amount of the Contract, which remains unchanged, does not exceed the Agency’s public bid threshold of \$40,000.00,

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Board of Commissioners hereby authorizes the amendment of Contract No. 18-07-DN3 with Avid Handyman Services.

Section 3. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on November 28, 2018.


DIANA H. JEFFREY, Secretary

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 PROFESSIONAL SERVICES
AGREEMENT WITH PERKINS EASTMAN FOR
ARCHITECTURAL SERVICES WITHIN THE BAYFRONT I
REDEVELOPMENT AREA**

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, the Jersey City Redevelopment Agency (the “**Agency**”) requires architectural services from time to time; and

WHEREAS, the City of Jersey City (the “**City**”) has determined to purchase approximately 95 acres of land within the Bayfront I Redevelopment Area (the “**Redevelopment Area**”); and

WHEREAS, pursuant to that certain Cooperation Agreement authorized on October 16, 2018 by Resolution No. 18-10-4, the Agency is acting as the City’s agent in connection with the redevelopment of the Redevelopment Area; and

WHEREAS, in order to further the Cooperation Agreement and the Bayfront I Redevelopment Plan (the “**Plan**”), the Agency desires to retain architectural services; and

WHEREAS, in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)* of the Local Public Contracts Law (the “**LPCL**”), contracts for which the subject matter consists of professional services may be awarded without public advertising for bids and bidding therefor; and

WHEREAS, Perkins Eastman (the “**Perkins**”) submitted that certain Proposal for Design and Implementation Services dated October 31, 2018, revised on November 19, 2018 (the “**Proposal**”), which is on file with the Agency, to provide architectural services in connection with the redevelopment of the Redevelopment Area in two (2) phases (hereinafter referred to as “**Phase I**” or “**Phase II**”, as may be applicable); and

WHEREAS, the Agency reviewed the Proposal and recommends authorizing a professional services contract with Perkins for the hourly rates provides in the Proposal and in a total contract amount not to exceed One Hundred Fifty Two Thousand Dollars (\$152,000.00) - Eighty-Five Thousand Dollars (\$86,000.00) for Phase I and Sixty-Five Thousand Dollars (\$66,000.00) for Phase II (the “**Contract**”); and

WHEREAS, the Contract is inclusive of all labor and expenses; and

WHEREAS, the term of the Contract shall be for twelve (12) months beginning on the effective date of the Contract; and

WHEREAS, 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)*,

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Agency hereby awards the Contract to Perkins for architectural services in a total contract amount not to exceed One Hundred Fifty Two Thousand Dollars (\$152,000.00) - Eighty-Five Thousand Dollars (\$86,000.00) for Phase I and Sixty-Five Thousand Dollars (\$66,000.00) for Phase II and for a term of twelve (12) months beginning on the effective date of the Contract.

Section 3. The Chairman, Vice-Chairman, Executive Director and/or the Secretary of the Agency are hereby authorized to execute the Contract and any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. The Chairman, Vice-Chairman, Executive Director and/or the Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate the Contract and this Resolution, all in accordance with the LPCL.

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on November 28, 2018.


DIANA H. JEFFREY, Secretary

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	✓			

October 31, 2018, revised November 19, 2018

Chris Fiore
Assistant Executive Director
Jersey City Redevelopment Agency
66 York Street - 3rd Floor
Jersey City, NJ 07302

Re: **Bayfront Redevelopment**
Proposal for Design and Implementation Services

Dear Chris,

We are pleased to submit our proposal for the design and implementation services for the Bayfront 1 Redevelopment. We have based our proposal on our understanding of JCRA's needs for:

- a concept plan that can be used to inform and implement the first phase;
- a review and refresh of the existing guidelines and redevelopment plan by Anton Nelessen Associates, test fits done by the Clough Harbor team for Honeywell;
- assistance in developing strategies for implementation, phasing, and branding

Project understanding

We understand that Jersey City has purchased the 100-acre Bayfront 1 Redevelopment site formerly occupied by Honeywell. The City intends to act as master developer for the entire site, and sell off parcels to individual developers on a staged basis. Jersey City is committed to putting required infrastructure in place before selling parcels and has floated \$170 million in bonds to finance the infrastructure. JCRA has retained Langan Engineering to do preliminary engineering for the site infrastructure on the entire Bayfront 1 site as well as for Phase 1. The City's aim is to issue RFPs for the first phase, comprised of four separate parcels, in the first quarter of 2019 and as such, needs to identify which parcels to include in the RFP and needs updated plans and tools to implement the first phase. There is no minimum development program for Phase 1 which JCRA sees as market-driven.

Getting the first phase right is an art in itself and must balance many considerations. The first phase needs to be large enough to communicate the larger vision for the entire redevelopment and its "brand". At the same time, the initial project cannot be so large that it will entail excessive financial risk. The first phase has to stand on its own and be coordinated with public infrastructure. In the event of a downturn in the economy, the first phase might be all that is built for several years, so it must also look complete on its own. A first phase opening that takes place in the middle of a construction site will create a negative perceptions for the larger enterprise. We see the first phase here as a sort of neighborhood within the neighborhood, with an area large enough for people to walk around, accommodate a variety of residential

Perkins Eastman
Architects DPC

115 Fifth Avenue
New York, NY 10003
+1.212.353.7200

PERKINSEASTMAN.COM

Boston
Charlotte
Chicago
Costa Mesa
Dallas
Dubai
Guayaquil
Los Angeles
Mumbai
New York
Oakland
Pittsburgh
San Francisco
Shanghai
Stamford
Toronto
Washington DC

products oriented around a central place. The goal is to establish an “address” that has immediate marketability and will help create value of the individual development parcels. Our work will focus on creating and reinforcing public spaces or “places” and creating the tools to ensure that the buildings that contribute to and complement the places.

Getting the first phase right will also require revising the existing overall redevelopment plan to take into account considerations such as: changes in the market, increased understanding of the potential risks posed by climate change, change in mobility patterns (e.g. ride hailing services, increased transit ridership, etc.) which may impact demand for parking, the affordability mandates.

Scope

We propose a two-step approach:

Step 1: Critical Analysis/Conceptual Direction

We propose to begin with a kick-off including:

- A joint site driving and walking tour of the site and its adjacent areas so that all members of the Team see and hear the same thing at the same time. If possible, we also suggest a boat tour to allow the team to better understand the potential for more intensive water-side uses that might help create value on the land side.
- a briefing from City and JCRA staff on their key issues, and challenges to address, including affordable housing requirements;
- confirmation of the scope and schedule of the project, and the roles of the Perkins Eastman team and the City and key RFP milestones. This will also include a review of the tasks, timing, and format of deliverables for the project as well as team contact information.

The Analysis will include:

- review of proposals for Route 440 to understand how they will impact access and arrival;
- meeting with Langan to get a more thorough understanding of key site civil and environmental constraints;
- meeting with the Bayfront Advisory Committee to get an understanding of community concerns that may affect the first phase staging and the overall plan;
- a review of the existing master plan and guidelines by Anton Nelesen Associates and studies by Clough Harbor looking in particular at access, and arrival, parking, unit sizes, sustainability, resiliency, building typologies and developability, ground level uses and retail, placemaking;
- development of design and development principles which will address:
 - program
 - access and arrival
 - parking
 - massing

- scale and character
- overall phasing strategy and identification of a first phase.

Deliverables:

- powerpoint presentation including a critical review of the existing plan.
- First Phase Conceptual Plan including:
 - site plan,
 - ground level plan;
 - typical upper level plan;
 - three-dimensional drawings illustrating massing and relationship of buildings to the public realm;

The First Phase Conceptual Plan will allow the JCRA team to define the scope, program, boundaries for the first phase.

Step 2: Implementation support

Step 2 will focus on testing and refining the first phase conceptual plan developed in Phase I, based on developer and stakeholder input. This will include:

- one-on-one meetings with a select number of potential developers to get feedback on the plan and “get the word out” on the phase I development opportunities.
- presentation to the Advisory committee to get feedback on the First Phase Conceptual Plan, and additional comments on the current overall development plan.

Deliverables

Based on this feedback the Team will revise the First Phase Conceptual Plan accordingly, and develop the products needed for marketing the initial development sites and the tools needed for the Developer RFP. This will include:

- a brief set of design guidelines for the preferred option that can be included in the RFP addressing ground level uses, access, parking, massing, height and bulk.
- a conceptual design for the public realm;
- presentation materials that can be included in the Developer RFP including:
 - an illustrative site plan;
 - three-dimensional perspective renderings (up to three) to illustrate the desired scale and character of first phase buildings and public spaces;
 - diagrams illustrating key phasing and design assumptions.

Timetable

We understand JCRA would like to have the first phase work in place in advance of the developer RFP in the first quarter of 2019. As such we propose completing the above scope of work in approximately 10-11 weeks as follows:

- Step 1 – six weeks
- Step 2 – four-five weeks (depending on scheduling of the meetings and timely decision making by JCRA)

Hourly Billing Rates

Category	Rate
Principal 4	\$348
Principal 3	\$268
Principal 2	\$ 236
Principal 1	\$198
Professional 10	\$220
Professional 9	\$192
Professional 8	\$169
Professional 7	\$153
Professional 6	\$141
Professional 5	\$125
Professional 4	\$109
Professional 3	\$ 89
Professional 2	\$ 64
Professional 1	\$ 26

We suggest biweekly meetings with the JCRA team as well as Langan, to ensure timely decision making.

Team

The Perkins Eastman team will be led by Eric Fang, as principal-in-charge, who will be responsible for overall strategy and direction; Vijo Cherian, AICP, senior urban designer; Paul Song, RA, senior designer; and Stuart Lachs who will advise on housing standards. We assume JCRA will continue to retain Langan for civil and traffic engineering, and will retain a real estate consultant to advise on market positioning and absorption.

Compensation

We propose completing the scope outlined above on an hourly basis to a maximum of \$152,000 per the Hourly Billing Rate table attached. This includes project-related reimbursable expenses such as travel, printing, etc.

This breaks down as follows:

Phase I maximum: \$86,000.

Phase II maximum: \$66,000.

We are delighted to have the opportunity to work with you on this exciting project. Your signature on the line below will serve at the bottom of this page will serve as authorization to proceed. Please call me should you have any questions or need any further information.

Sincerely,



Eric C.Y. Fang AIA, AICP, LEED AP
Principal

AGREED TO AND ACCEPTED BY:



Diane Jeffrey, E.D.
Jersey City Readevelopment Agency

11/28/15

Date

cc: Diane Jeffrey, Annisia Cialone

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A CONSENT ORDER TO WITHDRAW FUNDS AND SETTLEMENT AGREEMENT WITH RAYMOND J. FREED, JR. AND STEVEN FREED FOR OWNERSHIP OF 423 GRAND STREET LOCATED WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency, pursuant to the provisions of N.J.S.A. 40:12A-1 et seq., as amended, sought to acquire by way of Verified Complaint (In Condemnation) the lands and premises located at 423 Grand Street in Block 15702, Lot 31 (the “Subject Property”) within the Grand Jersey Redevelopment Area, which area has been declared an “area in need of redevelopment”; and

WHEREAS, the Subject Property is owned by Raymond J. Freed, Jr. and Steven Freed; and

WHEREAS, the Jersey City Redevelopment Agency having deposited into Court a good faith deposit in the amount of \$1,970,000; and

WHEREAS, the parties having reached a preliminary settlement of \$3,500,000 to resolve ownership of the Subject Property; and

WHEREAS, the parties having agreed as part of the preliminary settlement to allocate the good faith deposit of \$1,970,000, together with accrued interest thereon, towards the \$3,500,000 total settlement amount; and

WHEREAS, the executive staff of the Jersey City Redevelopment Agency is recommending that the Board of Commissioners approve the entry of a Consent Order for Withdrawal of Funds from Court the good faith deposit of \$1,970,000, together with accrued interest thereon; and

WHEREAS, the executive staff of the Jersey City Redevelopment Agency is recommending that the Board of Commissioners approve the entry of a settlement agreement of \$3,500,000 to resolve ownership of the Subject Property.

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

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

2) The Jersey City Redevelopment Agency is hereby authorized to enter into a Consent Order for Withdrawal of Funds from Court the good faith deposit of \$1,970,000, together with accrued interest thereon and apply it towards the settlement amount.

3) The Jersey City Redevelopment Agency is hereby further authorized to enter into a settlement agreement of \$3,500,000 to resolve ownership of the Subject Property.

BE IT FURTHER RESOLVED, that the Chairman, Vice-Chairman, Secretary and/or Executive Director of the Jersey City Redevelopment Agency are hereby authorized to execute any and all documents, in order to effectuate the purposes set forth herein subject to review and approval of the Jersey City Redevelopment 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 November 28, 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
THE CONVEYANCE OF PROEPRTY KNOWN AS BLOCK
22502, LOT 36 (347-349 MARTIN LUTHER KING DRIVE) AND
LOT 37 (351-355 MARTIN LUTHER KING DRIVE) TO THE
CITY OF JERSEY CITY WITHIN THE JACKSON HILL
REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”) authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment and to create redevelopment plans which provide development controls for any area so designated; and

WHEREAS, pursuant to the Redevelopment Law, the City of Jersey City (the “**City**”) designated certain parcels known as the Jackson Hill Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment and adopted the Jackson Hill Redevelopment Plan (the “**Redevelopment Plan**”) in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) owns those certain properties identified on the official tax maps of the City as Block 22502, Lots 36-37 and commonly known as 347-349 Martin Luther King Drive and 351-355 Martin Luther King Drive (collectively, the “**Property**”), which Property is within the Redevelopment Area and subject to the Redevelopment Plan; and

WHEREAS, the City and the Agency wish to work collaboratively and have entered into that certain cooperation agreement (the “**Cooperation Agreement**”) in order to improve the Property so that it may be used for pop-up markets and other activities for the benefit of the residents of the Redevelopment Area and the City as a whole; and

WHEREAS, the City and the Agency both agree that the Property will be best served by transferring ownership of the Property from the Agency to the City;

WHEREAS, the staff of the Agency has deemed such conveyance of title to be desirable and recommends that the Property be conveyed to the City for nominal consideration of one-dollar (\$1.00).

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that it approves the conveyance of the Property from the Jersey City Redevelopment Agency to the City of Jersey City for nominal consideration of one-dollar (\$1.00). ; and

BE IT FURTHER RESOLVED, that the Agency is authorized to prepare a deed and other legal instruments necessary to effectuate said conveyance; and

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.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on November 28, 2018.



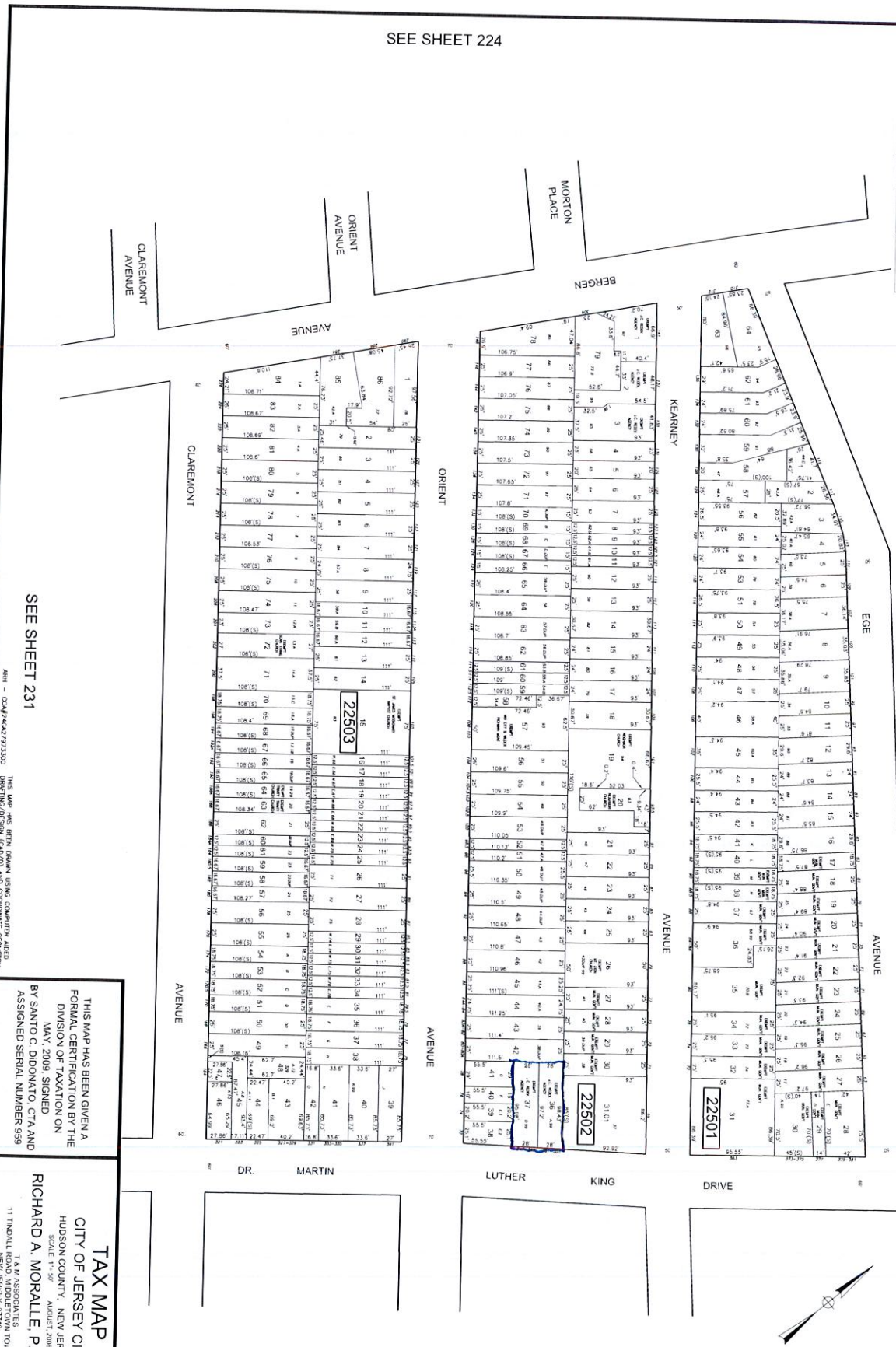
 DIANA H. JEFFREY, Secretary

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	✓			

DATE	BY	REVISIONS
10/27/10	CHARLES A. ANDERSON	1. CLARENCE B. LOCK
		2. CLARENCE B. LOCK
		3. J. J. J.

SEE SHEET 211

225



SEE SHEET 224

SEE SHEET 226

SEE SHEET 212

SEE SHEET 231

THIS MAP WAS PREPARED USING COMPUTERS AND SOFTWARE. THE MAP IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE 1"=50' AUGUST 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 11 TINDALL ROAD, JUDDELOTOWN, NEW JERSEY 07148

225

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE OF JERSEY CITY REDEVELOPMENT AGENCY PROPERTY LOCATED AT BLOCK 23405, LOT 27 A/K/A 263 MARTIN LUTHER KING DRIVE TO THE URBAN LEAGUE OF HUDSON COUNTY WITHIN THE JACKSON HILL REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”) authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment and to create redevelopment plans which provide development controls for any area so designated; and

WHEREAS, pursuant to the Redevelopment Law, the City of Jersey City (the “**City**”) designated certain parcels known as the Jackson Hill Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment and adopted the Jackson Hill Redevelopment Plan (the “**Redevelopment Plan**”) in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) owns that certain property identified on the official tax maps of the City as Block 23405, Lot 27, also known as 263 Martin Luther King Drive (the “**Property**”), which Property is within the Redevelopment Area and subject to the Redevelopment Plan; and

WHEREAS, on June 24, 1999, the Agency and the Urban League of Hudson County (the, “**ULOHC**”) entered into that certain contract for purchase and sale of land that was recorded in Book 5458, Page 059 (the “**Purchase and Sale Agreement**”); and

WHEREAS, October 17, 2002, the Agency approved an amendment to the Purchase and Sale Agreement to include conveyance of the Property, owned then by the City, to the ULOHC for nominal consideration; and

WHEREAS, on August 17, 2004, the Agency authorized the acceptance of the deed for the Property from the City; and

WHEREAS, on October 4, 2018, the ULOHC contacted the Agency informing them that the ultimate conveyance of the Property to ULOHC never occurred; and

WHEREAS, the Agency determined that the deed, from the City, conveying the property to the Agency was not recorded; and

WHEREAS, On October 29, 2018, the City approved and issued a replacement deed conveying the Property to the Agency, subsequently recorded in Book 9352, Page 747; and


WHEREAS, the staff of the Agency recommends that the Property now be conveyed to the ULOHC for the nominal consideration of one-dollar (\$1.00).

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that it approves the conveyance of the Property from the Jersey City Redevelopment Agency to the Urban League of Hudson County for the nominal consideration of one-dollar (\$1.00); and

BE IT FURTHER RESOLVED, that the Agency is authorized to prepare a deed and other legal instrument necessary to effectuate the conveyance; and

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.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on November 28, 2018.



 DIANA H. JEFFREY, 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 CONTRACT WITH TARGET FIRE PROTECTION FOR FIRE PROTECTION AND RELATED PLUMBING WORK AT 292 MARTIN LUTHER KING JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

WHEREAS, the City of Jersey City (the “**City**”) has designated that certain area known as the Jackson Hill Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”); and

WHEREAS, the City has enacted the Jackson Hill Redevelopment Plan (as amended and supplemented from time to time, the “**Redevelopment Plan**”) in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) owns certain property located within the Redevelopment Area commonly known as 292 Martin Luther King Jr. Drive (the “**Property**”), and is currently rehabilitating the three-story structure on the Property; and

WHEREAS, the Property requires certain fire protection improvements, including related plumbing work; and

WHEREAS, the Agency has received a proposal from Target Fire Protection for \$16,585.00 to perform the work; and

WHEREAS, in accordance with *N.J.S.A. 40A:11-3*, the amount of the contract will not exceed the Agency’s public bid threshold of \$40,000.00,

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

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

Section 2. The Executive Director is hereby authorized to enter into a contract with Target Fire Protection for fire protection improvements and related plumbing work at the Property, in a contract amount not to exceed \$16,585.00.

Section 3. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This resolution shall take effect immediately.


Diana H. Jeffrey, 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 November 28, 2018.

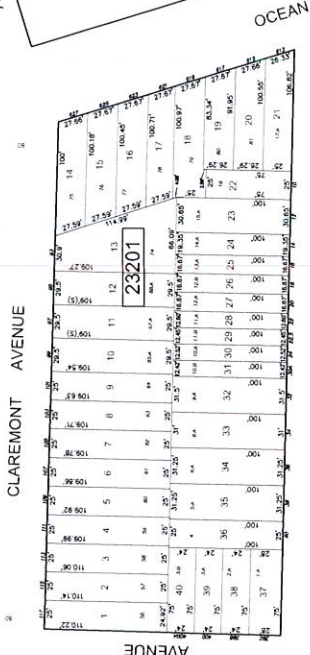
RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer				✓
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Darwin R. Ona				✓
Daniel Rivera	✓			

DATE	BY	REVISIONS	BLOCK	LOT
4/2013	CHARLES A. AMBRISON	1		

SEE SHEET 226



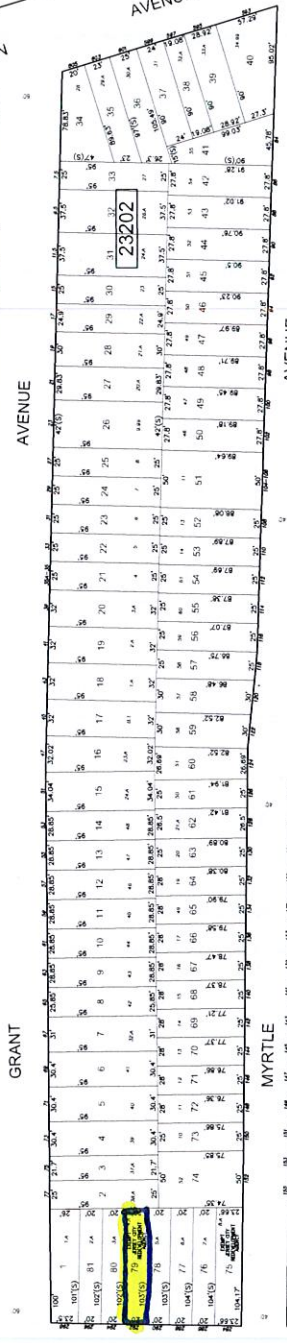
CLAREMONT AVENUE



SEE SHEET 233

KING DRIVE

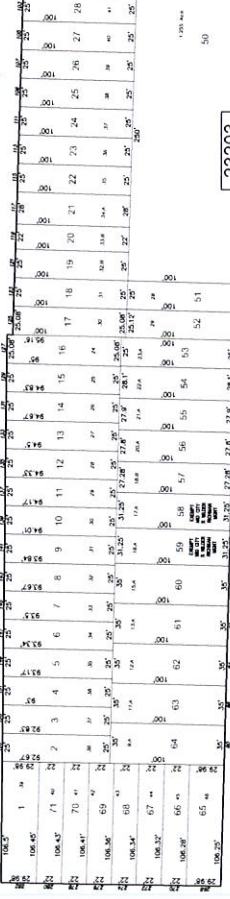
OCEAN AVENUE



SEE SHEET 231

LUTHER AVENUE

MYRTLE AVENUE



DR. MARTIN AVENUE

SEE SHEET 236

MYRTLE AVENUE



BOSTWICK AVENUE

23203

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 30' AUGUST, 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 T.A.M. ASSOCIATES
 11 THINDAL, NEW JERSEY 07148
 (TO SUPPLEMENT CONDITIONS 43 OF J.M.C. 2007)

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

SEE SHEET 235

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
 DRAWING/DESIGN (CAD/D) AND COORDINATE GEOMETRY
 APP - 00M425027973300



May 23, 2017
Revised, 10-03-17

Proposal for:

Bernard Shivers

Bee's Construction

349 Ocean Avenue Jersey City, NJ 07305

O. 201-885-2051 – F. 551-222-4751

bconstruction30@yahoo.com

Project:

Phase 2- Rehab & Build-out

292 Martin Luther King Drive

Jersey City, NJ

Dear Robert:

We wish to present our proposal of **\$26,410.00** plus tax to perform the following maintenance/repair work at your facility.

Scope of work:

Install a new 4" riser assembly with backflow preventer per JCMUA requirement.

Install 4" black pipe schedule 10 to feed first, second and third floor per plan.

Provide glycol anti-freeze loop system to protect the rear extension of first floor.

Provide glycol anti-freeze loop system to protect the of 3rd floor

Install missing heads at 2nd and 3rd floor apt bathrooms.

Install a missing head at basement as required (adjacent to HVAC duct)

Adjust sprinkler heads lower and high with the ceiling as required.

Open and close ceiling, wall patching and painting by others.

Drawings, as build and permit fee are not included,

Target is not responsible for any underground test, if required test by others.

Target is not responsible if any damage occurs at the time perform the water test.

This work is based on prevailing wage rate.

Target will perform backflow certification.

Payments: 10% when signed the proposal, 50% when start the work, 30% when finish the work and revised by contractor and 10% for final inspection.

All the scope of work is based on FP-1 of 2 drawings, dated 04-22-14 supply C&M Design.

Add & Alternate: 3,200.00 update drawings and calculation with current water flow

Office 855 852 2860 - Office 973-396-8599 - Fax 973-396-8596
321 Changebridge Road Pine Brook, NJ 07058- 821 Resica Falls Road East Stroudsburg, PA

WWW.targetfireprotection.com



This price will include labor and material to make said installation, which will conform to the standard of the National Fire Protection Association. Permit fees to be paid by the buyer.

Should you have any questions regarding this proposal please feel free to call our office at your convenience, and thank you for considering TARGET FIRE PROTECTION for your fire protection needs.

Sincerely,

Marcos Leite

Estimator

Accepted By: _____ Title: _____

Print Name: _____ Date: _____

Target Fire Protection, Inc accepts Credit Cards (Visa, MasterCard, American Express, and Discover). Please be advised that a Processing Fee of 3.5% will be added to the invoice.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
CONTRACT WITH GARRIDO ELECTRIC FOR ELECTRICAL
WORK AT 292 MARTIN LUTHER KING JR. DRIVE WITHIN THE
JACKSON HILL REDEVELOPMENT AREA**

WHEREAS, the City of Jersey City (the “**City**”) has designated that certain area known as the Jackson Hill Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* (the “**Redevelopment Law**”); and

WHEREAS, the City has enacted the Jackson Hill Redevelopment Plan (as amended and supplemented from time to time, the “**Redevelopment Plan**”) in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) owns certain property located within the Redevelopment Area commonly known as 292 Martin Luther King Jr. Drive (the “**Property**”), and is currently rehabilitating the three-story structure on the Property; and

WHEREAS, the Property requires certain electrical work, including the completion of punch list items; and

WHEREAS, the Agency has received a proposal from Garrido Electric for \$13,267.00 to perform the work; and

WHEREAS, in accordance with *N.J.S.A.* 40A:11-3, the amount of the contract will not exceed the Agency’s public bid threshold of \$40,000.00,

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

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

Section 2. The Executive Director is hereby authorized to enter into a contract with Garrido Electric for electrical work at the Property, in a contract amount not to exceed \$13,267.00

Section 3. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This resolution shall take effect immediately.


 Diana H. Jeffrey, 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 November 28, 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	✓			

DATE	REVISIONS	BY	CHKD.	BLKCK	LOT
4/2013		CHARLES A. AMBROSIO			

SEE SHEET 226

SEE SHEET 233

SEE SHEET 236



CLAREMONT AVENUE

OCEAN AVENUE

ROSE AVENUE

CLAREMONT AVENUE

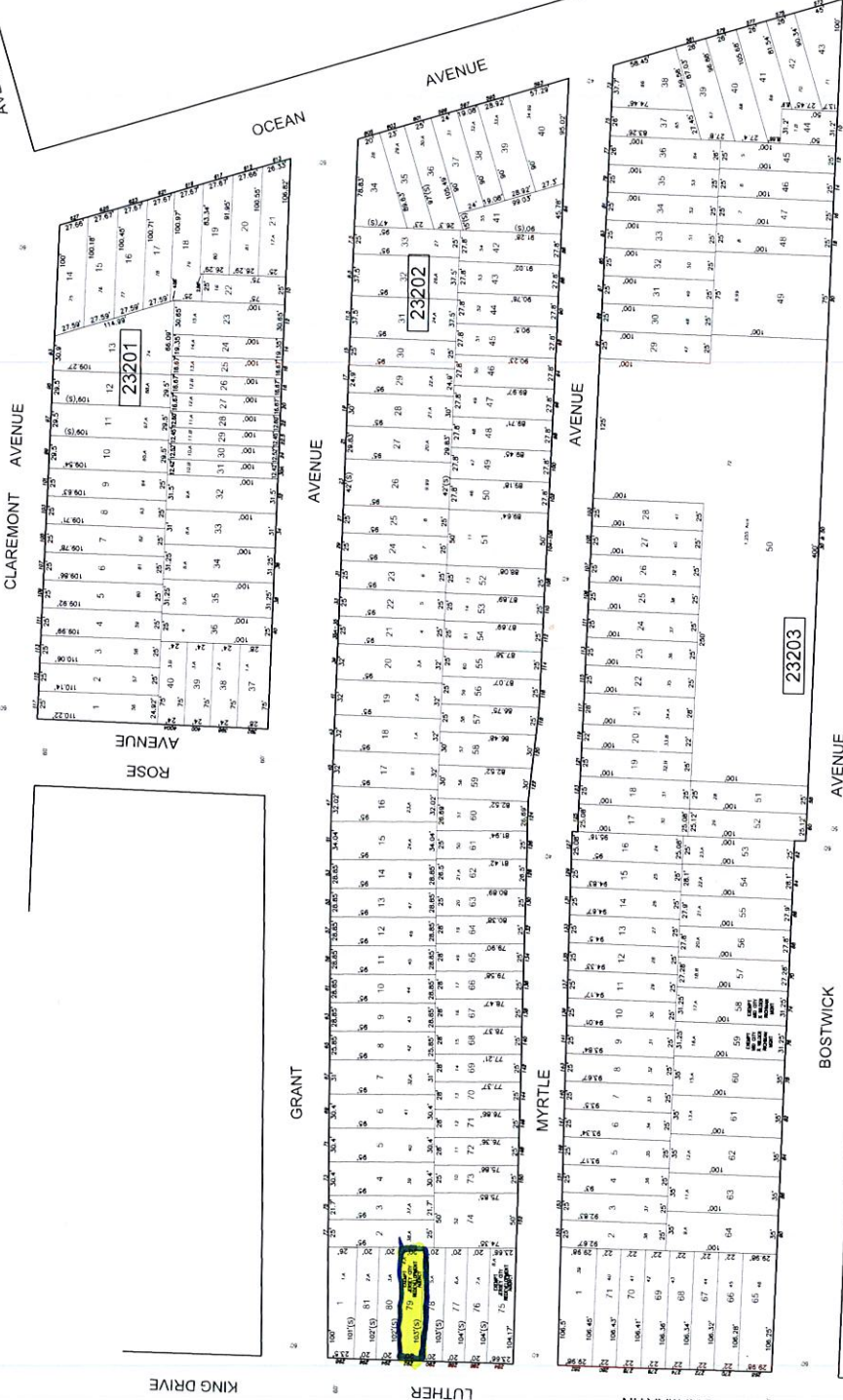
GRANT AVENUE

MYRTLE AVENUE

DR. MARTIN LUTHER KING DRIVE

BOSTWICK AVENUE

MYRTLE AVENUE



SEE SHEET 231

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
DATE: 4/2013
AUGUST 2008

RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDELTON TOWNSHIP
NEW JERSEY, 07748
TEL: 908.401.1111
WWW.TMCONSULTANTS.COM

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

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

SEE SHEET 235

GARRIDO ELECTRIC

JOB SITE: 292 Martin Luther King Jersey City
PROJECT DESCRIPTION: Electric/ Fire alarm

Invoice Number: 204

Description	Total
Install Light at utility room	
Add Fire Devices	
Add Baseboard Heat to Sprinkler Room	
Add Window Outlets	
Add Outlets in Commercial Space	
Install Lights by A/C Units	
Install New Ground for Service	
<hr/>	
Subtotal	\$ 13,267.00
<hr/>	
Tax	
<hr/>	
Total	\$ 13,267.00

PLEASE MAKE CHECKS PAYABLE TO: Garrido Electric

Thank you for your business!

5701 Blvd East West New York, NJ 07093

201-697-0064

GARRIDO ELECTRIC

5701 Blvd East West New York, NJ 07093
Tel: 201-697-0064 Lic #5845

CHANGE ORDER CERTIFICATE

Date: 06/4/18

JOB NAME: 292 Martin Luther King Drive Jersey City

This change order certificate is a documented indication of change in agreement of work, either by change of print, change of physically installed work, or addition to print and/or physical work installed. This certificate is an acknowledgment by both parties, (contractor/sub-contractor/client), of the required changes. Changes shall become effective upon signatures and payment of necessary fees, once applicable.

We are compelled by the following changes in the scope of work:

COMPLETION OF ALL PUNCH LIST ITEMS FROM ELECTRICAL INSPECTOR TO CLOSE OUT JOB

1. Install light at the utility room
2. Add fire devices
3. Add baseboard heat to sprinkler room
4. Add window outlets
5. Add outlets in commercial space
6. Install lights by A/C units
7. Install new ground for service (ripped out by other trade) If breaking of walls is necessary will not be responsible for wall repair.

We are compelled by the above changes in the scope of work for the added sum of: **\$13,267.00**

Thirteen thousand, Two Hundred Sixty Seven Dollars

Payment as follows: Upon Receipt

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving additional extra costs will be executed only upon additional written orders and will become an additional extra on the project.

Authorized Signatures

Date of Acceptance



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
A CONTRACT WITH AMERICAN CONSTRUCTION
CHIMNEY AND ROOFING SPECIALISTS FOR ROOF REPAIR
AT 152 MARTIN LUTHER KING JR. DRIVE WITHIN THE
JACKSON HILL REDEVELOPMENT AREA**

WHEREAS, the City of Jersey City (the “**City**”) has designated that certain area known as the Jackson Hill Redevelopment Area (the “**Redevelopment Area**”) as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”); and

WHEREAS, the City has enacted the Jackson Hill Redevelopment Plan (as amended and supplemented from time to time, the “**Redevelopment Plan**”) in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) owns certain property located within the Redevelopment Area commonly known as 152 Martin Luther King Jr. Drive (the “**Property**”); and

WHEREAS, the Property requires certain roof repairs in order to correct a leak; and

WHEREAS, the Agency has received a proposal from American Construction Chimney and Roofing Specialists for \$5,800.00 to perform the repairs; and

WHEREAS, in accordance with *N.J.S.A. 40A:11-3*, the amount of the contract will not exceed the Agency’s public bid threshold of \$40,000.00,


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

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

Section 2. The Executive Director is hereby authorized to enter into a contract with American Construction Chimney and Roofing Specialists for roofing repairs, in a contract amount not to exceed \$5,800.

Section 3. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This resolution shall take effect immediately.


 Diana H. Jeffrey,
 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 November 28, 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 CONTRACT WITH CALL 21 PRO'S FOR FENCING AND LOT
CLEAN UP AT 8-10 ORIENT AVENUE WITHIN THE JACKSON
HILL REDEVELOPMENT AREA**

WHEREAS, the City of Jersey City (the "**City**") has designated that certain area known as the Jackson Hill Redevelopment Area (the "**Redevelopment Area**") as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**"); and

WHEREAS, the City has enacted the Jackson Hill Redevelopment Plan (as amended and supplemented from time to time, the "**Redevelopment Plan**") in order to effectuate the redevelopment of the Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") owns certain property located within the Redevelopment Area commonly known as 8-10 Orient Avenue (the "**Property**"); and

WHEREAS, in order to secure the Property and prevent the dumping of trash and debris, the Agency wishes to install a fence; and

WHEREAS, the Agency has received a proposal from Call 21 Pro's to install an eight-foot fence at the Property, and to simultaneously clean the Property of trash and debris; and

WHEREAS, in accordance with *N.J.S.A. 40A:11-3*, the amount of the contract will not exceed the Agency's public bid threshold of \$40,000.00,


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

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

Section 2. The Executive Director is hereby authorized to enter into a contract with Call 21 Pro's for the installation of fencing and the removal of trash and debris at the site, in a contract amount not to exceed \$13,580.

Section 3. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This resolution shall take effect immediately.


Diana H. Jeffrey,
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 November 28, 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 AN EMERGENCY CONTRACT TO ARCO
CONSTRUCTION, INC. FOR ROOF REPAIRS ON
PROPERTY LOCATED WITHIN THE JOURNAL SQUARE
2060 REDEVELOPMENT AREA**

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) owns and manages certain property identified as Block 9501, Lot 22 on the official tax maps of the City of Jersey City, commonly known as 84 Sip Avenue/25 Journal Square, also known as 25 Pathside (the “**Site**”), which is located within the Journal Square 2060 Redevelopment Area and governed by the Journal Square 2060 Redevelopment Plan; and

WHEREAS, in accordance with *N.J.S.A. 40A:11-6* of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), the Agency has the power to enter into contracts for the immediate performance of services to address an emergency affecting the public health, safety or welfare without public advertising for bids and bidding therefor; and

WHEREAS, there is a need for emergency roof repairs at the Site due to dangerous conditions caused by leaking water which threatens the integrity of the roof itself; and

WHEREAS, it is necessary to award an emergency, open-end contract effective November 29, 2018 (the “**Contract**”) to ARCO Construction, Inc. (“**ARCO**”) to perform the emergency roof repairs at the Site in order to promote public health and safety; and

WHEREAS, the Executive Director of the Agency has notified the Agency’s purchasing agent that an emergency exists due to the dangerous conditions at the Site, as outlined in the certification attached hereto as **Exhibit A**; and

WHEREAS, ARCO will provide roof repair services for an amount not to exceed \$53,500.00 in accordance with ARCO’s Proposal dated November 6, 2018, a copy of which is attached hereto as **Exhibit B** (the “**Proposal**”) for a term which shall expire upon the completion of all tasks set forth in the Proposal; and

WHEREAS, the Agency has sufficient funds available to satisfy the obligations of the Contract,

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Agency hereby awards the Contract to ARCO for emergency roof repair services in an amount not to exceed \$53,500.00 and for a term which shall expire upon the completion of all tasks set forth in the Proposal.

Section 3. The Chairman, Vice-Chairman, Executive Director and/or the Secretary of the Agency are hereby authorized to execute the Contract and any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. The Chairman, Vice-Chairman, Executive Director and/or the Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate the Contract and this Resolution, all in accordance with the LPCL.

Section 5. The award of the Contract shall be subject to the condition that ARCO provide satisfactory evidence of compliance with the Affirmative Action Amendments to the Law Against Discrimination, *N.J.S.A. 10:5-31 et seq.*

Section 6. Upon certification by an official or employee of the Agency authorized to attest that ARCO has complied with the specifications in all respects, and the requirements of the Contract met, then payment to ARCO shall be made in accordance with the provisions of the Local Fiscal Affairs Law, *N.J.S.A. 40A:5-1 et seq.*

Section 7. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on November 28, 2018.


 DIANA H. JEFFREY, 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	✓			

EXHIBIT A
CERTIFICATION OF DIANA H. JEFFREY

**EXHIBIT B
PROPOSAL**



JERSEY CITY REDEVELOPMENT AGENCY

66 York Street-3rd Floor

Jersey City, NJ 07302

November 6, 2018

Attn: Mr. Phillip A. Orphanidis

Re: Temp Roof
25 Journal Sq.

PROPOSAL

We have visited site and propose the following temporary roof for your review and approval:

1. Remove any loose membrane. Cut all bridged membrane at the perimeter of the roof area at the parapet walls.
2. Install a .045 TPO membrane over the entire roof area.
3. Install new wall flashing and terminate at the top of the wall with a termination bar and urethane caulk.
4. At the gutter area, we will install a termination bar into the gutter to hold the TPO membrane.
5. Flash all units and penetrations.
6. Install new 2' x2' x2" concrete pavers on the roof area at a rate of 3 pavers per every 100 sq ft. The pavers will be used as ballast for the roof and will be able to be used as walkway pads when the new roof system is installed.
7. All debris to be removed from site and properly discarded in Arco dumpster.
8. A 18 month workmanship warranty will be issued upon completion.

All work to be performed with prevailing wage rates.

Any permits will be an additional cost

***Labor and Material Cost Not to Exceed:
\$53,500.00***

- *Plus applicable taxes*

Proposed By:

Accepted By:

Luigi Colella, Jr.

CERTIFICATION OF DIANA H. JEFFREY

I, Diana H. Jeffrey, of full age, hereby certify as follows:

1. I am the Executive Director of the Jersey City Redevelopment Agency (the “Agency”).
2. There is a need for emergency roof repairs at the Agency-owned property identified as Block 9501, Lot 22 on the official tax maps of the City of Jersey City, commonly known as 84 Sip Avenue/25 Journal Square, also known as 25 Pathside (the “Site”), which is located within the Journal Square 2060 Redevelopment Area and governed by the Journal Square 2060 Redevelopment Plan.
3. Current conditions are dangerous for those performing work at the Site.
4. Further examination of the building at the Site reveals that water leaking in the building and behind the building’s façade require immediate repair.
5. As Executive Director of the Agency, I ~~inspected the roof~~ ^{relied on an inspection done} at the Site and determined the conditions must be fixed.
6. Performing the above-referenced roof repairs as soon as possible is necessary because the current conditions pose a threat to public safety. The roof repairs are necessary to protect and promote the public health, safety and welfare.
7. ARCO Construction, Inc. submitted a proposal for temporary roof repairs for \$53,500.00, a copy of which is attached hereto as **Exhibit A**.
8. Because of the reasons stated above, which are incorporated herein, I have declared an emergency exists and I formally authorize ARCO Construction, Inc. to provide the necessary roof repairs without further delay.
9. The total funds requested for this purpose are \$53,500.00.
10. I certify that the foregoing statements are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to legal action to the fullest extent of the law.

Dated: _____



Diana H. Jeffrey
Executive Director, Jersey City Redevelopment Agency

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH 184 MORGAN STREET FEE OWNER, L.P. MORGAN/GROVE/MARIN REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) is an instrumentality of the City of Jersey City (the “**City**”) with powers to implement redevelopment plans and carry out redevelopment projects in the City in accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Act**”); and

WHEREAS, in accordance with the criteria set forth in the Act, the City established an area in need of redevelopment commonly known as the Morgan/Grove/Marin Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the area known as the Morgan/Grove/Marin Redevelopment Plan, also referred to as the MGM Redevelopment Plan (as amended and supplemented from time to time (the “**Redevelopment Plan**”)); and

WHEREAS, included within the Redevelopment Area are those certain parcels identified as Block 11507, Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22 (collectively, the “**Property**”); and

WHEREAS, on February 21, 2007, the Agency and 184 Morgan Street Associates, LLC entered into a redevelopment agreement with respect to a portion of the Property (the “**2007 Redevelopment Agreement**”); and

WHEREAS, the 2007 Redevelopment Agreement was amended on April 19, 2011 (the “**First Amendment**”), January 9, 2014 (the “**Second Amendment**”), and November 17, 2015 (the “**Third Amendment**”) to encompass the remainder of the Property, reflect the reorganization of 184 Morgan Street Associates, LLC as an urban renewal entity in accordance with the Long Term Tax Exemption Law, *N.J.S.A. 40A:20-1 et seq.*, and its resulting name change to 184 Morgan Street Associates Urban Renewal, LLC (the “**Initial Redeveloper**”), revise the project schedule, and make other changes (the 2007 Redevelopment Agreement as amended by the First Amendment, the Second Amendment, and the Third Amendment collectively, the “**Initial Redevelopment Agreement**”); and

WHEREAS, the Initial Redeveloper proposed entry into a joint venture with Albanese 331 Marin L-PRTNR LLC (“**ADC LP**”), Albanese 331 Marin G-PRTNR LLC (“**ADC GP**”), SOF-XI Morgan Holdings, L.P. (“**Starwood LP**”) and SOF-XI Morgan Holdings GP, L.L.C. (“**Starwood GP**”); and

WHEREAS, in connection with the proposed joint venture, Initial Redeveloper organized 184 Morgan Land Partners LP, L.L.C. (“**Land Partners LP**”) and 184 Morgan Land Partners GP, L.L.C. (“**Land Partners GP**”), which are wholly owned by Initial Redeveloper; and

WHEREAS, the Agency authorized such joint venture by Resolution 18-07-14 dated July 30, 2018, provided that the new joint venture entered into an amended and restated redevelopment agreement; and

WHEREAS, 184 Morgan Street Fee Owner, L.P. (the “**Redeveloper**”) is the joint venture entity formed by and among the Land Partners LP, Land Partners GP, ADC LP, ADC GP, Starwood LP and Starwood GP; and

WHEREAS, the Redeveloper has assembled the Property and proposes to redevelop the Property by constructing thereon a mixed-use project containing approximately 448 residential units, approximately 116 structured parking spaces, an approximately 6,470 square foot theater (in accordance with the community benefit bonus provisions of the Redevelopment Plan, as further described herein), approximately 5,110 square feet of retail space, and certain other on-site and off-site improvements (collectively, the “**Project**”),

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 execution of an Amended and Restated Redevelopment Agreement with the Redeveloper. The Amended and Restated Redevelopment Agreement shall supersede and replace the Initial Redevelopment Agreement. In addition, for purposes of clarification, Block 11507, Lot 5, which was included in the Initial Redevelopment Agreement, is not included in the Amended and Restated Redevelopment Agreement, and upon its implementation, Lot 5 shall not be subject to either the Initial Redevelopment Agreement or the Amended and Restated Redevelopment Agreement.

Section 3. The Chairman, Vice-Chair, Executive Director and/or Secretary of the Agency are hereby authorized to execute the Amended and Restated Redevelopment Amendment, in substantially the form on file with the Agency, together with such additions, deletions and modifications as deemed necessary or desirable in consultation with Counsel, and any and all other documents necessary or desirable to effectuate this Resolution, in consultation with Counsel.

Section 4. This Resolution shall take effect immediately.



Diana H. Jeffrey, Secretary

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at the Regular Meeting of November 28, 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 SITE ACCESS AGREEMENT WITH HOLA, LLC WITH RESPECT TO BLOCK 15401, LOT 1, A/K/A 550 JOHNSTON AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) is the owner of certain real property designated as Block 15401, Lot 1 on the Official Tax Map of the City of Jersey City, New Jersey, commonly known as 550 Johnston Avenue, Jersey City, New Jersey (the “**JCRA Property**”); and

WHEREAS, HOLA, LLC (“**HOLA**”) is the responsible party conducting environmental remedial investigations and/or remedial actions (“**RI/RA**”) at certain real property immediately adjacent to the JCRA Property designated as Block 15401, Lot 2 on the Official Tax Map of the City of Jersey City, New Jersey, commonly known as 103-111 Fairmount Avenue, Jersey City, New Jersey (“**HOLA Property**”); and

WHEREAS, the HOLA RI/RA has identified the presence of certain soil contamination on the JCRA Property for which HOLA is the responsible party; and

WHEREAS, as part of its continuing obligations as the responsible party, HOLA is required to access the JCRA Property to conduct certain RI/RA on the JCRA Property; and

WHEREAS, the Agency wishes to enter into a site access agreement (the “**Access Agreement**”) with HOLA in order to provide HOLA and its designated consultant, Dresdner Robin, access to the JCRA Property for the purpose of conducting certain RI/RA.

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

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

Section 2. The executive Director is hereby authorized and directed to negotiate and execute the Access Agreement with HOLA as described herein.

Section 3. The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency officials are hereby authorized to execute and deliver the Access Agreement and any and all other documents necessary to effectuate this Resolution in consultation with counsel.

Section 4. The Chairman, Vice Chairman, Executive Director and/or Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate the Access Agreement and this Resolution.

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on November 28, 2018.


 DIANA H. JEFFREY, 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	✓			

ACCESS AGREEMENT

This Access Agreement (the “**Agreement**”) is made as of the last day of execution on the Signature Page below (the “**Effective Date**”) between HOLA, LLC (“**HOLA**”) and the Jersey City Redevelopment Agency (“**JCRA**”) (each individually a “**Party**” and collectively the “**Parties**”).

WHEREAS, JCRA is the owner of certain property designated as Block 15401, Lot 1 on the Official Tax Map of the City of Jersey City, New Jersey, commonly known as 550 Johnston Avenue, Jersey City, New Jersey (the “**Property**”); and

WHEREAS, HOLA is the responsible party conducting environmental investigations and/or remediation actions at certain property immediately adjacent to the JCRA’s Property (the “**HOLA RI/RA**”); and

WHEREAS, as part of the HOLA RI/RA, HOLA previously conducted certain off-site soil investigation activities on the JCRA’s Property, pursuant to JCRA authorization; and

WHEREAS, the HOLA RI/RA identified the presence of certain soil contamination on the JCRA’s Property; and

WHEREAS, as part of its continuing obligations under applicable Environmental Laws (as defined herein), HOLA and is seeking access to the Property to conduct certain limited remedial actions on the JCRA’s Property; and

WHEREAS, JCRA has agreed to grant HOLA access to the Property in order for HOLA to commence the above-mentioned activities.

NOW THEREFORE, for good and valuable consideration and the mutual promises and covenants contained herein, the sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

1. The foregoing recitals are incorporated herein as if set forth at length.
2. **Definitions.**

“**Environment**” means any environmental medium, including the ambient air, surface water, groundwater, soil, soil vapor, sediment, wetland and land.

“**Environmental Laws**” means any present and future federal, state and local laws, statutes, ordinances, rules, regulations, permits, authorizations and the like, as well as common law, relating to protection of human health or the Environment, Releases, Hazardous Substances, nuisance, trespass, or liability for actual or threatened impairment of or danger to human health or the Environment or costs of removing, remediating, abating, mitigating, or compensating for the same. The term “Environmental Laws” includes without limitation the following statutes, as amended, any successor thereto, and any regulations or publications adopted or promulgated pursuant thereto, and any state or

local statutes, ordinances, rules, regulations and the like addressing similar issues: the Comprehensive Environmental Response, Compensation and Liability Act (“CERCLA”); the Emergency Planning and Community Right-to-Know Act; the Hazardous Materials Transportation Act; the Resource Conservation and Recovery Act (including Subtitle I relating to underground storage tanks); the Solid Waste Disposal Act; the Clean Water Act; the Clean Air Act; the Toxic Substances Control Act; the Safe Drinking Water Act; the Federal Water Pollution Control Act; the New Jersey Spill Compensation and Control Act; the New Jersey Site Remediation Reform Act, the New Jersey Industrial Site Recovery Act; and the New Jersey Brownfield and Contaminated Site Remediation Act.

“**Hazardous Substances**” includes any and all substances (whether solid, liquid or gas) defined, listed, or otherwise classified as pollutants, contaminants, hazardous substances, hazardous materials, toxic substances, extremely hazardous substances, or words of similar meaning or regulatory effect under any Environmental Laws or that may have an adverse impact on human health or the Environment, including without limitation petroleum and petroleum products, asbestos and asbestos-containing materials, polychlorinated biphenyls, lead and other heavy metals, radon, radioactive materials, flammables and explosives and volatile organic compounds.

3. **Term.** Unless terminated sooner, this Agreement shall commence on the Effective Date and terminate one hundred and twenty (120) days thereafter.

4. **Right of Entry.** The JCRA hereby grants HOLA and its designated consultant, Dresdner Robin, along with any sub-contractors, agents, servants, and/or employees (collectively referred to as “Licensees”), a limited, exclusive, non-transferable, non-assignable, revocable right to enter the Property, at HOLA’s sole cost and expense and discretion, in order to perform any and all activities associated with the soil remediation at the Property (the “Work”), as more specifically described in the Remedial Action Workplan (“RAW”) attached hereto as **Exhibit A**. The access provided by this Agreement does not create any interest in, title, right of possession of the Property, or any rights as a tenant by Licensees. JCRA may cause the Licensees to cease any Work at the Property not conducted in accordance with this Agreement upon oral notice (a “Stop Notice”) to the person in charge of such Work. JCRA shall provide to HOLA written confirmation of any Stop Notice within two (2) business days after the Stop Notice. Nothing contained in this Agreement shall be construed to permit HOLA’s use or implementation of any Engineering Controls or Institutional Controls, as those terms are defined in *N.J.A.C. 7:26C*, on the Property.

5. **Insurance.** As a condition to entry onto the Property, ANY AND ALL Licensees entering the Property shall procure insurance, for its own benefit and the benefit of the JCRA, from an “A” rated carrier, and shall maintain such insurance during all periods in which the Licensees may exercise any of their rights or privileges under this Agreement, in the following types and amounts:

- a. Comprehensive General Liability \$1,000,000 / occurrence and \$2,000,000 aggregate
- b. Automobile Liability \$1,000,000 / accident

- c. Professional Liabilities and Contractors Pollution Liability \$1,000,000 / occurrence and aggregate
- d. Excess Liability (Umbrella) \$5,000,000 / occurrence and aggregate

Prior to initial entry onto the Property, HOLA shall supply JCRA with certificates of insurance from such Licensees and policy endorsements evidencing such coverage and naming HOLA and JCRA as additional insureds under the policies and the mechanisms by which such is accomplished (e.g. specific or general endorsement). HOLA shall also cause any agreements with its LSRP, consultants, contractors and subcontractors to include a requirement that the LSRP, consultant, contractor, and subcontractor provide the insurance and name HOLA and JCRA as an additional insured as specified herein.

6. **Limitation on Access.** All access to the Property by Licensees shall be upon no less than two (2) day advance notice, by contacting JCRA's designated representatives (**Benjamin Delisle (delisleB@jcnj.org)** and **Phillip Orphanidis (philo@jcnj.org)**). Licensees shall not request to enter upon the Property except during normal business hours. Licensees request to enter onto the Property shall set forth a date and time of entry, the identity of all persons and entities who shall enter upon the Property, the estimated duration of the entry, and a description of the anticipated Work to be performed during the entry and locations where the work will be performed. The JCRA shall have the right, but not the obligation, to have representatives present during each such access to the Property in order to observe all Work. The JCRA have the right, but not the obligation, to collect split samples upon request from any sampling taken by HOLA from the Property.

7. **Conditions of Work.** The Licensees shall, at all times, coordinate their Work with JCRA's designated representative to ensure that all Work is performed in such a manner to minimize disruption to JCRA's regular use and operation of the Property. All Work performed by the Licensees shall be undertaken in compliance with all Environmental Laws and in a good and workmanlike manner, and shall not cause any permanent damage to the Property. While performing the Work, the Licensees shall exercise that degree of care and skill ordinarily exercised under similar circumstances by members of the environmental and engineering consulting professions, as applicable, performing the kind of Work being performed hereunder and practicing in the same or similar locality during the same general period of time. HOLA shall pay for all Work performed, and cause its authorized LSRP, consultants, agents, contractors, and subcontractors, as the case may be, to pay for all work, free and clear of all mechanic's and construction liens and encumbrances. If the Work results in the discovery of hazardous materials or any contamination, HOLA agrees to use that degree of skill and care in exercising its rights under this Agreement that are consistent with prudent procedure under such circumstances.

8. **Condition of Property.** Licensees shall refrain from disturbing or damaging any existing improvements or otherwise damaging any portion of the Property and shall, upon completion of the Work, restore promptly, at HOLA's sole cost and expense, the Property to its condition existing prior to such Work, normal wear and tear excepted, unless otherwise agreed to by the parties. HOLA, at its own cost and expense, shall obtain all governmental approvals (local,

state and federal) and any other approvals necessary for the Work, including obtaining a mark-out of all utilities at the Property, including but not limited to public and private subsurface utilities, prior to the commencement of any Work. HOLA shall be solely responsible for any damage to existing improvements, utilities, or communications systems caused as a result of work performed under this Agreement.

9. **Vacating the Accessed Property.** Upon termination of access under this Agreement, HOLA, at its sole expense, shall (a) remove all equipment, fixtures, vehicles, and objects used during the work performed under this Agreement; (b) shall remove any soils, materials, debris, drill cuttings, purge water, investigative derived water, wastes, or Hazardous Substances generated during the work performed under this Agreement; and (c) promptly repair any damage caused by such entry and substantially restore the Property to its pre-access condition.

10. **Wastes Derived from Investigation and/or Remediation.** HOLA shall be solely responsible for the handling, storage, removal and disposal of any and all soils, materials, debris, drill cuttings, purge water, investigative derived water, wastes, or Hazardous Substances generated during the investigation and/or remediation activities performed pursuant to this Agreement (the "Waste Derived Materials"). The Licensees shall move the Waste Derived Materials to an area of the Property designated by JCRA and reasonably accessible to Licensees within three (3) business days of their generation and will remove the Waste Derived Materials from the Property within thirty (30) days of their generation. HOLA alone shall be listed as the generator of all such soils, materials, debris, drill cuttings, purge water, investigative derived water, wastes, or Hazardous Substances on any manifests, permits, or other documentation required for the handling, storage, removal, or disposal of such materials or wastes.

11. **Indemnification.** It is understood that this Right of Entry Agreement will be at HOLA's sole risk, and HOLA will indemnify, defend, and hold the JCRA, including its collective officers, employees, agents, servants, guests, contractors, and representatives, harmless from all losses, claims, liabilities, damages, obligations, payments, costs, penalties, fines, and expenses, including reasonable attorney's fees, engineering fees, or other professional or expert fees that: (a) arise from or are in any way related to the acts or omissions of the Licensees occurring during or relating to any entry pursuant to this Agreement or (b) arise from or are in any way related to any breach by the Licensees of any term, condition, or covenant set forth in this Agreement. The provisions of this paragraph shall survive termination of this Agreement.

12. **Disclosures.** Except as required by any law or court order, including any subpoena, HOLA shall not disclose any information regarding the Property provided to HOLA by JCRA or any information acquired by HOLA in connection with the Work performed under this Agreement, including, but not limited to, information regarding JCRA, the Property or any matter pertaining thereto, to anyone other than HOLA's employees, LSRP, or such consultants or contractors as may be reasonably necessary to complete HOLA's investigation and remediation of the Property, without the prior written consent of JCRA. Any information concerning the above that is required by statute, regulations or guidance to be submitted to NJDEP as part of the investigation and remediation process, shall not be subject to this Section 11. HOLA shall notify JCRA of any court order or subpoena requiring disclosure of such information and shall cooperate with JCRA's appeal or challenge of any order or subpoena requiring such disclosure provided same is at no cost to the

HOLA. HOLA shall take reasonable measures to avoid any unintentional or inadvertent disclosure of any such information to any unauthorized person by any of its employees, agents, representatives and contractors.

13. **Reports.** Copies of all final reports, data, information, laboratory reports or any other analysis of any soil, water, or other material from or on the Property produced, collected or conducted as a result of the Work performed pursuant to this Agreement shall be provided to the JCRA within five (5) business days of receipt by HOLA.

14. **Governmental Compliance.** Licensees shall perform all of the Work in compliance with all applicable Environmental Laws. While on the Property, Licensees shall take necessary precautions for the safety of their employees and all Licensees shall comply with all applicable federal, state, county and local statute, regulation, ordinance, rule, order, or requirement (including occupational safety and Environmental Laws) in performing Work hereunder, and shall comply with any directions of governmental agencies relating to property, safety, security, traffic or other like matters.

15. **Entire Agreement.** This Agreement constitutes the entire Agreement concerning the subject matter hereof and supersedes any and all prior representations, understandings, and agreements between the HOLA and JCRA with respect to such subject matter. If there is a conflict between and among this Agreement and any other documents or representations, this Agreement shall be the final expression of the HOLA's and the JCRA's intent with respect to the Work. Any amendment to this Agreement shall be in writing and signed by both Parties.

16. **Non-Assignment by HOLA.** This access is specific and personal to HOLA and the Licensees and is non-assignable. Any attempt by HOLA to assign this Agreement will immediately terminate all privileges granted to the Licensees hereunder. Notwithstanding the foregoing, nothing shall prevent HOLA from assigning its rights and obligations under this Agreement upon the JCRA's specific written consent to such assignment, which consent shall not unreasonably be withheld or delayed. JCRA shall be free to assign its rights and obligations under this Agreement as it sees fit, but shall provide HOLA no less than ten (10) business days' notice of any such assignment.

17. **Notices.** Notices, other than a notice of default under this Agreement, shall be given by U.S. Mail and shall be simultaneously sent by e-mail. Notices of default shall be served by UPS or Federal Express and shall be simultaneously sent by email. Notice to each Party shall be as follows:

JCRA

Jersey City Redevelopment Agency
Attn: Benjamin Delisle
66 York Street – 3rd floor
Jersey City, NJ 07302
E-mail: delisleb@jcnj.org

With a copy to:

Jersey City Redevelopment Agency
Attn: Phillip Orphanidis
66 York Street – 3rd floor
Jersey City, NJ 07302
E-mail: philo@jcnj.org

With a copy to:

McManimon, Scotland & Baumann, LLC
Attn: Eric E. Tomaszewski, Esq.
75 Livingston Avenue
Roseland, NJ 07068
Fax: (973) 622-1800
E-mail: etomaszewski@msbnj.com

HOLA

HOLA, LLC
Attn: Joel Hockett
93 Leafy Way
Riverhead, NY 11901

18. **Governing Law and Jurisdiction.** The Parties agree that this Agreement shall be governed by and interpreted according to the laws of the State of New Jersey, without reference to the choice of law principles thereof. Each of the Parties hereto irrevocably submits to the jurisdiction of the Superior Court of New Jersey, Hudson County, for the purpose of any suit, action, proceeding or judgment relating to or arising out of this Agreement and the transactions contemplated thereby and to the laying of venue in such Court. Each Party hereto irrevocably waives any objection to the laying of venue or that any such action or proceeding brought in said Court has been brought in an inconvenient forum. The Parties further agree that any claims relating to or arising out of this Agreement and the transactions contemplated thereby shall be tried before a Judge and without a trial by jury.

19. **Legal Authority.** The individuals who have executed this Agreement on behalf of the respective Parties expressly represent and warrant that (a) they are authorized to sign on behalf of such Party for the purpose of duly binding such Party to this Agreement (b) the rights and obligations hereunder are valid, binding, and enforceable.

20. **Counterparts.** This Agreement may be executed in any number of counterparts, and each such counterpart shall, for all purposes, be deemed an original instrument, but all such counterparts together shall constitute but one and the same Agreement. Facsimile and electronic mail (in Portable Document Format “PDF”) signatures of the undersigned Parties shall have the same force and effect as original signatures.

REST OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date hereinbefore first indicated.

HOLA

BY:
ITS:

Date:

JCRA

BY:
ITS:

Date:

EXHIBIT A
(Remedial Action Workplan)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE IMPOSITION OF A DEED NOTICE ON PROPERTY OWNED BY THE JERSEY CITY REDEVELOPMENT AGENCY WITH RESPECT TO BLOCK 18901, LOT 1.01, A/K/A 1 BERRY ROAD WITHIN THE MORRIS CANAL REDEVELOPEMNT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) is the owner of 1 Berry Road also known as Block 18901, Lot 1.01 on the tax maps of the City of Jersey City (the “**Property**”); and

WHEREAS, the Agency has remediated contaminated soil at the Property, that soil contamination remains in certain areas of the Property that contains certain contaminants in concentrations that do not allow for the unrestricted use of the Property; and

WHEREAS, due to the presence of contamination remaining at concentrations that do not allow for unrestricted use and in accordance with the remedial action for the site that included the Property, the New Jersey Department of Environmental Protection (“**NJDEP**”) requires the property owner to execute a Deed Notice restricting the use of the Property, preserving the environmental remedial actions performed on the Property and otherwise subjecting the Property to certain statutory and regulatory controls; and

WHEREAS, there is a statutory requirement for recording a Deed Notice outlining such restrictions and engineering controls in accordance with N.J.S.A. 58:10B-13; and

WHEREAS, Mr. John F. Tregidgo, LSRP License No. 585012 has approved a Deed Notice as an institutional control for the Property as part of the remediation of the Property; and

WHEREAS, the NJDEP requires that the Agency execute and record the Deed Notice in the Hudson County Register.

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

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

Section 2. The Board hereby authorizes the Agency to execute and record the Deed Notice prepared by Mr. Tregidgo in the Hudson County Register.

Section 3. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 4. This resolution shall take effect immediately.


 Diana H. Jeffrey, 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 November 28, 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 APPROVING THE ASSIGNMENT OF OWNERSHIP INTERESTS IN THE REDEVELOPER FOR THE ABANDONED PROPERTY LOCATED AT 364-366 PALISADE AVENUE (BLOCK 5101, LOT 1) WITHIN THE SCATTER SITE REDEVELOPMENT AREA

WHEREAS, on April 4, 2017, the Jersey City Redevelopment Agency (the “Agency”) entered into a redevelopment agreement (the “Redevelopment Agreement”) with Artist HUB & Residences Urban Renewal, LLC (“Artist HUB”), for the redevelopment of the abandoned property located at 364-366 Palisade Avenue and identified on the City’s official tax map as Block 5101, Lot 1 (the “Property”); and

WHEREAS, at the time of the execution of the Redevelopment Agreement, Artist HUB was a wholly-owned subsidiary of New Jersey Community Capital, a non-profit corporation organized and existing under the laws of the State of New Jersey with offices at 108 Church Street, 3rd Floor, New Brunswick, New Jersey 08902; and

WHEREAS, the Redevelopment Agreement provides that Artist HUB may not assign any interest in the Property, in the ownership of Artist HUB, or in the Redevelopment Agreement to another person or entity without the express prior written consent of the Agency; and

WHEREAS, Artist HUB has filed an application with the Agency seeking Agency consent to the assignment of ownership interests in Artist HUB to (i) Community Asset Preservation Corporation (“CAPC”), which is a wholly-owned subsidiary of New Jersey Community Capital, and (ii) Heightspace LLC (“Heightspace”), a non-profit limited liability corporation comprised of artists and community leaders in the Heights neighborhood of Jersey City with a business address of 227 Ogden Street, Jersey City, New Jersey; and

WHEREAS, if this assignment request is approved by the Agency, New Jersey Community Capital will no longer wholly own Artist HUB, and instead Artist HUB will be owned by CAPC and Heightspace; and


WHEREAS, CAPC and Heightspace have filed the appropriate disclosure forms with the Agency and have demonstrated the capacity to own and manage Artist HUB for purposes of this redevelopment project; and

WHEREAS, the Agency wishes to adopt this resolution in order to provide its consent to the assignment of the ownership interests in Artist HUB described in the redeveloper’s assignment application to CAPC and to Heightspace.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby consents to the assignment of the ownership interests in Artist HUB described more fully within the redeveloper’s assignment application to CAPC and to Heightspace; and

BE IT FURTHER RESOLVED that CAPC and Heightspace and their members shall comply with the Jersey City Redeveloper Pay-to-Play Ordinance to the extent that it applies to these parties; and

BE IT FURTHER RESOLVED that the Chairman, Vice Chairman, Secretary, and/or Executive Director are hereby authorized to sign, on behalf of the Agency, any and all documents necessary to implement and effectuate the purposes of this Resolution, subject to the review and approval of such documents by the Agency's general counsel.



 DIANA H. JEFFREY,
 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 November 28, 2018.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald 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 ADOPTING A CASH MANAGEMENT PLAN

WHEREAS, the Jersey City Redevelopment Agency (the “Agency”) has been duly created by ordinance of the City of Jersey City and exists in good standing as a public body corporate and politic under and pursuant to all applicable law, including the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*; and

WHEREAS, under applicable law, including *N.J.S.A. 40A:5-14* of the Local Fiscal Affairs Law, the Agency must adopt a cash management plan on an annual basis relating to the deposit and investment of funds of the Agency; and

WHEREAS, the Agency’s Chief Financial Officer has prepared a form of cash management plan for the Agency’s consideration,

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Agency hereby designates the cash management plan attached hereto as **Exhibit A** as the official cash management plan for the Agency.

Section 3. A copy of this resolution shall be available for public inspection at the offices of the Agency.

Section 4. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on November 28, 2018.


 DIANA H. JEFFREY, Secretary

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	✓			

**EXHIBIT A
CASH MANAGEMENT PLAN**

JERSEY CITY REDEVELOPMENT AGENCY
CASH MANAGEMENT POLICY

Pursuant to N.J.S.A. 40A:5-14, the Jersey City Redevelopment Agency's Cash Management Policy or Philosophy for selecting and evaluating investment instruments shall:

- 1) Consider preservation of capital, by ensuring that the principal invested is safe and secure.
- 2) Consider liquidity, by ensuring that the security can readily be converted to cash.
- 3) Consider current and historical investment returns, by comparing and examining such returns.
- 4) Consider diversification, by spreading investment principal among a number of investment instruments.
- 5) Consider maturity requirements, by timing the maturity of the investment to match the need for cash.
- 6) Consider costs and fees; by analyzing the expenses associated with buying, storing and redeeming investment instruments.
- 7) Be based on a cash flow analysis prepared by the Chief Financial Officer and be commensurate with the nature and size of the funds held by the Jersey City Redevelopment Agency.
- 8) Be made on a competitive basis insofar as practicable.

Pursuant to N.J.S.A. 40A:5-15.1, the Jersey City Redevelopment Agency may use moneys which may be in hand for the purchase of the following types of securities which, if suitable for registry, may be registered in the name of the Jersey City Redevelopment Agency.

- 1) Bonds or other obligations of the United States of America or obligations guaranteed by the United States of America (Treasury Bills, Notes and Bonds).
- 2) Government money market mutual funds.
- 3) Any obligation that a federal agency or a federal instrumentality has issued in accordance with an Act of Congress, which security has a maturity date not greater than 397 days from the date of purchase, provided that such obligation bears a fixed rate of interest not dependent on any index or other external factor.
- 4) Bonds or other obligations of the local unit or bonds or other obligations of school districts of which the local unit is a part or within which the school district is located.
- 5) Bonds or other obligations, having a maturity date not more than 397 days from the date of purchase, approved by the Division of Investment of the Department of the Treasury for investment by local units.

- 6) Local government investment pools.
- 7) Deposits with the State of New Jersey Cash Management Fund,
- 8) Agreements for the repurchase of fully collateralized securities, if:
 - a) the underlying securities are permitted investments pursuant to N.J.S.A. 40A:5- 15.1;
 - b) the custody of collateral is transferred to a third party;
 - c) the maturity of the agreement is not more than 30 days;
 - d) the underlying securities are purchased through banks approved by the Department of Banking and Insurance under the Government Unit Depository Protection Act (GUDPA);
 - e) a master repurchase agreement providing for the custody and security of collateral is executed.

Also pursuant to N.J.S.A. 40A:5-15.1, the Jersey City Redevelopment Agency will also abide by the following investment guidelines:

- 1) Any investment instruments in which the security is not physically held by the local unit shall be covered by a third party custodial agreement which shall provide for the designation of such investments in the name of the local unit and prevent unauthorized use of such investments.
- 2) Purchase of investment securities shall be executed by the "delivery versus payment" method to ensure that securities are either received by the local unit or a third party custodian prior to or upon the release of the local unit's funds.
- 3) Any investments not purchased and redeemed directly from the issuer, government money market mutual fund, local government investment pool, or the State of New Jersey Cash Management Fund, shall be purchased and redeemed through the use of a national or State bank located within this State or through a broker-dealer which, at the time of purchase or redemption, has been registered continuously for a period of at least two years pursuant to section 9 of P.L. 1967, c.93 (C.49:3-56) and has at least \$25 million in capital stock (or equivalent capitalization if not a corporation), surplus reserves for contingencies and undivided profits, or through a securities dealer who makes primary markets in U.S. Government securities and reports daily to the Federal Reserve Bank of New York its position in and borrowing on such U.S. Government securities,
- 4) When the Agency's Cash Management Plan permits investments for more than one (1) year, the investment must approximate the prospective use of the funds. This primarily relates to U.S. Securities and local bond issue purchase.

With the above Cash Management Policy in mind, the Agency's Cash Management Plan is indicated by the following designations of approved depositories and investment instruments.

As per the Cash Management Plan of the Jersey City Redevelopment Agency, the Agency hereby designates the following entities as GUDPA approved depository banks:

- Bank of America, N.A.
- BCB Community Bank
- Capital One Bank
- Investors Bank
- JP Morgan Chase Bank
- Provident Savings Bank
- SB One Bank
- TD Bank, NA

NOTE: All of the investment instruments permitted by N.J.S.A. 40A:5-15.1 can be purchased through the Agency's (GUDPA) banks with the possible exception of Government Money Market Funds, which would require broker/dealers.

The approved investment instruments selected by the Jersey City Redevelopment Agency are:

- 1) Bonds or other obligations of the United States of America or obligations guaranteed by the United States of America (Treasury Bills, Notes and Bonds).
- 2) Government money market funds.
- 3) Any obligation that a federal agency or a federal instrumentality has issued in accordance with an Act of Congress, which security has a maturity date not greater than 397 days from the date of purchase, provided that such obligation bears a fixed rate of interest not dependable on any index or other external factor.
- 4) Bonds or other obligations of the local unit or bonds or other obligations of school districts of which The local unit is a part of within which the school district is located,
- 5) Bonds or other obligations, having a maturity date not more than 397 days from the date of purchase, approved by the Department of Treasury, Division of Investment.
- 6) Local government investment pools, such as New Jersey Class, and the New Jersey Arbitrage Rebate Management Program.
- 7) Deposits with the State of New Jersey Cash Management Fund.
- 8) Repurchase agreements of fully collateralized securities, if:
 - a) The underlying securities are permitted investments pursuant to N.J.S.A. 40A:5-15.1;
 - b) The custody of the collateral is transferred to a third party;
 - c) The maturity of the agreement is not more than 30 days;

- d) The underlying securities are purchased through banks approved by the Department of Banking and Insurance under the Government Unit Depository Projection Act (GUDPA).
- e) A master repurchase agreement providing for the custody and security of the collateral is executed.

The approved designation of any Government Money Market Funds are:

NOTE: The purchase of Government Money Market Funds requires the use of broker/dealers.

The Agency's Cash Management Plan is further guided by the following principles of investment and risk:

- Although many factors will contribute to the Agency's policy for selecting and evaluating investment instruments, the Agency recognizes that the security of such interest comes first, followed by liquidity, and then yield.
- Funds shall be managed to meet the Agency's cash flow needs; namely asset maturity decisions will be guided by cash flow factors.
- Careful attention to investment fee structure must be paid: for example, the fees for getting in and out of investments will be considered. Additionally, when investing in government money market funds, load fees (fees up front) and no-load fees (fee is covered as part of the yield) must be distinguished.
- The Agency will acknowledge the notion that "past performance is not a guarantee of future results" when gauging the potential success of its investments. Namely, since government money market funds are required to be rated, the Agency will study such ratings. The Agency will assess the performance of such funds, paying strict attention to their historical expenses, and the experience of their managers.
- The Agency will use the New Jersey Cash Management Fund as a benchmark for comparing the performance of government money market funds and Local Government Investment Pools. Since the New Jersey Cash Management Fund has a wider variety of investments available to it than government money market funds and Local Government Investment Pools, it can be used as a reliable indicator of market performance.
- If solicited by financial advisors to assist the Agency in its investment decisions, the Agency shall (a) be prudent in taking their advice; (b) consider what they are selling; (c) establish how they will profit from the investment; (d) ascertain exactly what their fees are; (e) be aware of "churning" (generation of excess fees by moving from investment to investment).

- The Agency will completely understand all financial products purchased, namely, how the product is priced, the effect or interest rate changes on the value of the product and the liquidity of the product.
- The Agency will consult with Counsel whenever there is a question regarding the legal status of an investment instrument. The Agency will purchase certificate of deposits or repurchase agreements from broker/dealers (including bank related ones) since they are not permitted depositories of funds.
- If necessary, the Agency will consult with GPOA publications on investment practices and with the Bureau of Securities when it comes to ensuring that investment advisors, or broker/dealers and agents of broker/dealers are registered.

General Cash Management Principles that the Agency's Cash Management Plan shall adhere to are:

- All moneys turned over to the Treasurer shall be deposited within forty-eight (48) hours in accordance with NJ.S.A.40A:5-15.
- The Chief Financial Officer, shall minimize the possibility of idle cash accumulating in accounts by assuring that all amounts in excess of negotiated compensating balances (if applicable) are kept in interest bearing accounts or promptly swept into the investment portfolio.
- Cash may be withdrawn from investment pools under the discretion of the Chief Financial Officer to fund operations, and/or meet cash flow needs.
- The method of calculating banking fees and compensating balances (if applicable) shall be documented to the Board of Commissioners at least annually.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING THE ADOPTION OF THE AMENDED AND
REVISED ADMINISTRATIVE POLICIES & PROCEDURES
OF THE JCRA**

WHEREAS, the Jersey City Redevelopment Agency is a body corporate and politic created by an Act of the New Jersey Legislature entitled "Local Redevelopment and Housing Law" pursuant to preceding law and N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the Agency staff is governed under the Administrative Policies and Procedures of the JCRA; and

WHEREAS, the Agency's present Administrative Policies & Procedures were last amended and revised on December 16, 2014; and

WHEREAS, a copy of the revised and amended Administrative Policies & Procedures have been sent to each Commissioner and both the Executive Director and Assistant Executive Director for review; and

WHEREAS, the Administrative Policies & Procedures shall be amended to reflect the same and/or similar policies of the City of Jersey City; and

WHEREAS, it is in the best interest of the Agency to have an up-to-date and complete policy manual which governs the day-to-day administrative functions of the Agency.

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 Board of Commissioners hereby adopts the revised and amended Administrative Policies and Procedures dated November 28, 2018

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 this Resolution.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of November 28, 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 DELAYED INTRODUCTION OF THE 2019 BUDGET WHICH WILL BE INTRODUCED ON NOVEMBER 28, 2018 AND ADOPTED ON DECEMBER 18, 2018

WHEREAS, the Jersey City Redevelopment Agency (the “Agency”) is required to prepare an operating and capital budget on an annual basis; and

WHEREAS, pursuant to N.J.A.C. 5:31-2.3 said budget is required to be introduced no later than sixty (60) days prior to the commencement of the Agency’s fiscal year; and

WHEREAS, the Jersey City Redevelopment Agency’s budget for the fiscal year 2019 is being introduced on the 28th day of November which is less than 60 days prior to the beginning of the 2019 fiscal year; and

WHEREAS, the Division of Local Government Services requires that the Agency set forth the reason(s) for any delay in the required budget information

NOW, THEREFORE, BE IT RESOLVED in accordance with the requirements of the Division that the record show that the Agency delayed the introduction of the 2019 Budget for the following reasons:

1. The Agency delayed the introduction of the Budget pending obtaining certain revenue information pertaining to grant allocations. Such information was needed for inclusion in the Agency’s 2019 Budget..

BE IT FURTHER RESOLVED, that the Director of the Division of Local Government Services accept the Jersey City Redevelopment Agency’s 2019 Budget which was introduced on November 28, 2018


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of November 28, 2018

<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				✓

2019 AUTHORITY BUDGET RESOLUTION

Jersey City Redevelopment Agency

(Name)

FISCAL YEAR: FROM: January 1, 2019 TO: December 31, 2019

WHEREAS, the Annual Budget for the Jersey City Redevelopment Agency for the fiscal year beginning, January 1, 2019 and ending, December 31, 2019 has been presented before the governing body of the Jersey City Redevelopment Agency at its open public meeting of November 27, 2018; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 2,325,000, Total Appropriations, including any Accumulated Deficit if any, of \$ 3,075,000 and Total Unrestricted Net Position utilized of \$ 750,000; and

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

WHEREAS, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Agency, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Jersey City Redevelopment Agency, at an open public meeting held on November 27, 2018 that the Annual Budget, including all related schedules of the Jersey City Redevelopment Agency for the fiscal year beginning, January 1, 2019 and ending, December 31, 2019 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Agency's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Jersey City Redevelopment Agency will consider the Annual Budget for adoption on December 18, 2018.

 (Secretary's Signature) *[Handwritten Signature]*

 (Date) *11/29/18*

Governing Body	Recorded Vote			
Member:	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 THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF NOVEMBER 28, 2018**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of November 28, 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 November 28, 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 November 28, 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

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CASH	10/26/2018	10/26/2018	Petty Cash Replenish	Petty Cash Replenishment 10/26/2018	\$415.00	\$0.00		\$415.00
				Totals for CASH:	\$415.00	\$0.00		\$415.00
				GRAND TOTALS:	\$415.00	\$0.00		\$415.00

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 (10/26/2018)
- 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	11/13/2018	11/13/2018	Condemnation	Condemnation - 98 Myrtle Avenue	\$90,000.00	\$0.00		\$90,000.00
<i>Totals for SUPERIOR COURT OF NEW JERSEY:</i>					<u>\$90,000.00</u>	<u>\$0.00</u>		<u>\$90,000.00</u>
GRAND TOTALS:					\$90,000.00	\$0.00		\$90,000.00

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 (11/13/2018)
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
66 YORK STREET, LLC								
66 YORK STREET, LLC	11/28/2018	11/26/2018	11/26/18	Electric Utility for 66 York - December 2018	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	11/28/2018	11/26/2018	11/26/18	Monthly Operating Expenses - December 20	\$250.00	\$0.00		\$250.00
66 YORK STREET, LLC	11/28/2018	11/26/2018	11/26/18	Rent Payment December 2018	\$9,801.38	\$0.00		\$9,801.38
				Totals for 66 YORK STREET, LLC:	\$10,699.90	\$0.00		\$10,699.90
ADMIRAL INSURANCE COMPANY								
ADMIRAL INSURANCE COMPANY	11/28/2018	9/27/2018	A1085418D-2	Willie Beatty Claim No. C175498001	\$708.31	\$0.00		\$708.31
ADMIRAL INSURANCE COMPANY	11/28/2018	9/30/2018	9802	Degand Jean Claim No. 173017-001	\$310.75	\$0.00		\$310.75
				Totals for ADMIRAL INSURANCE COMPANY:	\$1,019.06	\$0.00		\$1,019.06
AFLAC								
AFLAC	11/28/2018	11/26/2018	LHB55	Policy Deduction November/18	\$588.42	\$0.00		\$588.42
				Totals for AFLAC:	\$588.42	\$0.00		\$588.42
ALAIMO GROUP								
ALAIMO GROUP	11/28/2018	9/30/2018	106754	Engineering Planning Serv. JC Greenway/Acc	\$1,331.25	\$0.00		\$1,331.25
				Totals for ALAIMO GROUP:	\$1,331.25	\$0.00		\$1,331.25
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	11/28/2018	10/30/2018	4080	Environmental Services-Green Acres	\$1,201.00	\$0.00		\$1,201.00
BROWNFIELD REDEVELOPMENT S	11/28/2018	10/24/2018	4077	Environmental Services-Grand Jersey	\$301.25	\$0.00		\$301.25
BROWNFIELD REDEVELOPMENT S	11/28/2018	10/24/2018	4076	Professional Services - Haz Sub	\$286.25	\$0.00		\$286.25
BROWNFIELD REDEVELOPMENT S	11/28/2018	10/24/2018	4075	Professional Services - 25 Ege Avenue	\$222.50	\$0.00		\$222.50
BROWNFIELD REDEVELOPMENT S	11/28/2018	10/24/2018	4074	Environmental Services-Petro	\$176.25	\$0.00		\$176.25
BROWNFIELD REDEVELOPMENT S	11/28/2018	10/24/2018	4073	Oversight & Management Services for EPA-R	\$352.50	\$0.00		\$352.50
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$2,539.75	\$0.00		\$2,539.75
BROWNFIELD SCIENCE & TECHNOLOGY								
BROWNFIELD SCIENCE & TECHNO	11/28/2018	7/31/2018	764-07.18	Environmental Services-Turnkey - Ocean & D	\$20,741.99	\$0.00		\$20,741.99
BROWNFIELD SCIENCE & TECHNO	11/28/2018	9/30/2018	764-09.18	Environmental Services - Turnkey - Ocean & I	\$8,557.55	\$0.00		\$8,557.55
BROWNFIELD SCIENCE & TECHNO	11/28/2018	8/31/2018	764-08.18	Environmental Services - Turnkey - Ocean & I	\$4,324.40	\$0.00		\$4,324.40
BROWNFIELD SCIENCE & TECHNO	11/28/2018	10/31/2018	764-10.18	Environmental Services - Turnkey - Ocean & D	\$2,039.69	\$0.00		\$2,039.69
BROWNFIELD SCIENCE & TECHNO	11/28/2018	9/30/2018	764-09.18	Environmental Services - Turnkey - Ocean & I	\$8,557.55	\$0.00		\$8,557.55
				Totals for BROWNFIELD SCIENCE & TECHNOLOGY:	\$44,221.18	\$0.00		\$44,221.18
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	11/28/2018	11/28/2018	11/28/18	Reimbursement for Board Meeting	\$503.35	\$0.00		\$503.35
CHRISTOPHER FIORE	11/28/2018	10/31/2018	10/31/18	Travel Expenses	\$30.90	\$0.00		\$30.90
				Totals for CHRISTOPHER FIORE:	\$534.25	\$0.00		\$534.25
CME ASSOCIATES								
CME ASSOCIATES	11/28/2018	10/16/2018	0231412	Redevelopment Planning Services Tonnetle Av	\$1,172.50	\$0.00		\$1,172.50
CME ASSOCIATES	11/28/2018	10/29/2018	0231899	Redevelopment Planning Services Tonnetle Av	\$1,102.50	\$0.00		\$1,102.50
CME ASSOCIATES	11/28/2018	9/28/2018	0230916	Professional Services-Berry Lane Park Pavilio	\$8,135.50	\$0.00		\$8,135.50
CME ASSOCIATES	11/28/2018	9/28/2018	0230917	Professional Services-BLP Baseball Field Natl	\$19,720.50	\$0.00		\$19,720.50

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CME ASSOCIATES	11/28/2018	10/30/2018	0232501	Professional Services-BLP Skate Park	\$8,970.00	\$0.00		\$8,970.00
CME ASSOCIATES	11/28/2018	10/30/2018	0232499	Professional Services - BLP Pavilion	\$7,162.50	\$0.00		\$7,162.50
CME ASSOCIATES	11/28/2018	10/30/2018	0232500	Professional Services - BLP Baseball Field Ne	\$1,698.00	\$0.00		\$1,698.00
CME ASSOCIATES	11/28/2018	11/14/2018	0232739	Redevelopment Planning Services Tonnele Av	\$1,435.00	\$0.00		\$1,435.00
CME ASSOCIATES	11/28/2018	9/28/2018	0230999	Professional Services - Morris Canal Greenwa	\$22,680.63	\$0.00		\$22,680.63
				Totals for CME ASSOCIATES:	\$72,077.13	\$0.00		\$72,077.13
COMCAST	11/28/2018	10/16/2018	8499 05 354 3248876	665 Ocean Avenue	\$202.83	\$0.00		\$202.83
COMCAST	11/28/2018	10/28/2018	8499053543345680	Phone & AV Connection at 66 York	\$147.26	\$0.00		\$147.26
				Totals for COMCAST:	\$350.09	\$0.00		\$350.09
COSTAR REALTY INFORMATION, INC.	11/28/2018	11/3/2018	107940748-1	Real Estate Data Base	\$435.00	\$0.00		\$435.00
				Totals for COSTAR REALTY INFORMATION, INC.:	\$435.00	\$0.00		\$435.00
CRYSTAL POINT CONDOMINIUM ASSOC.	11/28/2018	11/26/2018	11/26/18	Monthly Maintenance Fee	\$149.53	\$0.00		\$149.53
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$149.53	\$0.00		\$149.53
DENISE CIGARELLI	11/28/2018	11/19/2018	11/19/18	Reimbursement of Dental Expenses	\$1,065.00	\$0.00		\$1,065.00
				Totals for DENISE CIGARELLI:	\$1,065.00	\$0.00		\$1,065.00
DIANA JEFFREY	11/28/2018	10/31/2018	10/31/18	Travel Expenses	\$132.68	\$0.00		\$132.68
				Totals for DIANA JEFFREY:	\$132.68	\$0.00		\$132.68
DRESDNER ROBIN ENVIRON MGMT	11/28/2018	10/11/2018	12771	Environmental Services - BLP	\$4,248.00	\$0.00		\$4,248.00
DRESDNER ROBIN ENVIRON MGMT	11/28/2018	10/11/2018	12772	Environmental Services - BLP	\$679.50	\$0.00		\$679.50
DRESDNER ROBIN ENVIRON MGMT	11/28/2018	10/18/2018	12854	Environmental Services - BLP	\$600.00	\$0.00		\$600.00
				Totals for DRESDNER ROBIN ENVIRON MGMT:	\$5,527.50	\$0.00		\$5,527.50
ELIZABETH VASQUEZ	11/28/2018	11/28/2018	11/28/18	Reimbursement for Dental	\$231.00	\$0.00		\$231.00
				Totals for ELIZABETH VASQUEZ:	\$231.00	\$0.00		\$231.00
FEDERAL EXPRESS	11/28/2018	11/12/2018	6-366-54696	Shipments Oct-Nov 2018	\$428.24	\$0.00		\$428.24
				Totals for FEDERAL EXPRESS:	\$428.24	\$0.00		\$428.24
FERRAIOLI, WIELKOTZ, CERULLO & CUVA	11/28/2018	10/8/2018	1001	Accounting Services - 10/18	\$7,500.00	\$0.00		\$7,500.00
FERRAIOLI, WIELKOTZ, CERULLO & CUVA	11/28/2018	11/1/2018	1101	Accounting Services - 11/18	\$7,500.00	\$0.00		\$7,500.00
FERRAIOLI, WIELKOTZ, CERULLO & CUVA	11/28/2018	9/26/2018	0902	Accounting Services - 2Q2018 Bayfront Anal	\$4,000.00	\$0.00		\$4,000.00

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
FUSION CREATIVE								
FUSION CREATIVE	11/28/2018	11/16/2018	2965	Berry Lane Banner	\$135.00	\$0.00		\$135.00
FUSION CREATIVE	11/28/2018	11/9/2018	2963	Website redesign, maintenance, hosting	\$875.00	\$0.00		\$875.00
				Totals for FUSION CREATIVE:	\$1,010.00	\$0.00		\$1,010.00
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	11/28/2018	10/29/2018	1449179	Recording of Deed 263 MLK Dr.	\$31.00	\$0.00		\$31.00
				Totals for HUDSON COUNTY REGISTER:	\$31.00	\$0.00		\$31.00
IN-LINE AIR CONDITIONING CO.,								
IN-LINE AIR CONDITIONING CO.,	11/28/2018	10/10/2018	0000049586	Betz-Cerc-Leak and Repair Unit for Room 31	\$2,472.98	\$0.00		\$2,472.98
IN-LINE AIR CONDITIONING CO.,	11/28/2018	10/24/2018	0000049646	Betz-Cerc-Nurse Office -Room 207	\$659.16	\$0.00		\$659.16
				Totals for IN-LINE AIR CONDITIONING CO.,:	\$3,132.14	\$0.00		\$3,132.14
Iwdmtr Architects								
Iwdmtr Architects	11/28/2018	11/20/2018	16	Architectural Services 292 MLK Drive (Phas	\$3,946.25	\$0.00		\$3,946.25
				Totals for Iwdmtr Architects:	\$3,946.25	\$0.00		\$3,946.25
JAMES F WADDELTON								
JAMES F WADDELTON	11/28/2018	10/30/2018	10/30/18	Reimbursement of eye care-Self	\$119.00	\$0.00		\$119.00
				Totals for JAMES F WADDELTON:	\$119.00	\$0.00		\$119.00
JM SORGE, INC.								
JM SORGE, INC.	11/28/2018	11/9/2018	35689	Environmental Consulting - JCRA Grand Str	\$990.00	\$0.00		\$990.00
				Totals for JM SORGE, INC.:	\$990.00	\$0.00		\$990.00
JOHNNY ON THE SPOT, LLC								
JOHNNY ON THE SPOT, LLC	11/28/2018	10/18/2018	0000516938	BLP - 1000 Garfield Avenue	\$155.12	\$0.00		\$155.12
JOHNNY ON THE SPOT, LLC	11/28/2018	10/20/2018	0000517749	BLP - 1000 Garfield	\$1,821.85	\$0.00		\$1,821.85
				Totals for JOHNNY ON THE SPOT, LLC:	\$1,976.97	\$0.00		\$1,976.97
LM PLAZA 4A PARKING LLC								
LM PLAZA 4A PARKING LLC	11/28/2018	11/27/2018	941	Monthly parking for 14 spaces	\$3,652.18	\$0.00		\$3,652.18
				Totals for LM PLAZA 4A PARKING LLC:	\$3,652.18	\$0.00		\$3,652.18
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	11/28/2018	11/27/2018	155364	Professional Services-Brandywine	\$219.89	\$0.00		\$219.89
MCMANIMON, SCOTLAND & BAU	11/28/2018	8/31/2018	156269	Professional Services - PPG Redevelopment	\$616.85	\$0.00		\$616.85
MCMANIMON, SCOTLAND & BAU	11/28/2018	6/15/2018	154607	Professional Services -PPG Redevelopment	\$3,426.91	\$0.00		\$3,426.91
MCMANIMON, SCOTLAND & BAU	11/28/2018	6/15/2018	155358	Professional Services- PPG Redevelopment	\$2,001.91	\$0.00		\$2,001.91
MCMANIMON, SCOTLAND & BAU	11/28/2018	9/19/2018	156609	Professional Services - PPG Redevelopment	\$4,043.98	\$0.00		\$4,043.98
MCMANIMON, SCOTLAND & BAU	11/28/2018	5/31/2018	155357	Professional Services -PPG Redevelopment	\$1,936.98	\$0.00		\$1,936.98
MCMANIMON, SCOTLAND & BAU	11/28/2018	3/29/2018	155365	Professional Services - Brandywine	\$4,119.22	\$0.00		\$4,119.22
MCMANIMON, SCOTLAND & BAU	11/28/2018	9/19/2018	156626	Professional Services - HUD/Crazy Grtek	\$612.50	\$0.00		\$612.50

Jersey City Redevelopment Agency Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
METLIFE								
METLIFE	11/28/2018	11/27/2018	03639	Employee's Deferred Salary Period Ending 1	\$775.00	\$0.00		\$775.00
METLIFE	11/28/2018	11/27/2018	03639	Employee's Deferred Salary Period Ending 1	\$775.00	\$0.00		\$775.00
				Totals for METLIFE:	\$1,550.00	\$0.00		\$1,550.00
MLK Urban Renewal JV Partnership								
MLK Urban Renewal JV Partnership	11/28/2018	10/11/2018	10/11/18	City Rent amd CAM for MLK HUB 09/18-10	\$4,948.92	\$0.00		\$4,948.92
				Totals for MLK Urban Renewal JV Partnership:	\$4,948.92	\$0.00		\$4,948.92
MOISHE'S MOVING SYSTEMS								
MOISHE'S MOVING SYSTEMS	11/28/2018	11/26/2018	11/26/18	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 ECONOMIC DEVELOPMEN								
NEW JERSEY ECONOMIC DEVELOP	11/28/2018	11/20/2018	11/20/18	Unexpected Funds	\$97.25	\$0.00		\$97.25
				Totals for NEW JERSEY ECONOMIC DEVELOPMEN:	\$97.25	\$0.00		\$97.25
NU CIVIL SERVICES COMMISSION								
NU CIVIL SERVICES COMMISSION	11/28/2018	11/28/2018	11/28/18	Civil Services Fee	\$2,048.00	\$0.00		\$2,048.00
				Totals for NU CIVIL SERVICES COMMISSION:	\$2,048.00	\$0.00		\$2,048.00
PHILLIPS,PREISS GRYGIEL, LLC								
PHILLIPS,PREISS GRYGIEL, LLC	11/28/2018	9/30/2018	27422	Relocation Assistance Services-Grand Jersey F	\$420.00	\$0.00		\$420.00
PHILLIPS,PREISS GRYGIEL, LLC	11/28/2018	8/31/2018	27199	239 Suydam Avenue - Relocation Services	\$210.00	\$0.00		\$210.00
				Totals for PHILLIPS,PREISS GRYGIEL, LLC:	\$630.00	\$0.00		\$630.00
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	11/28/2018	9/30/2018	18,616.2	Environmental Services-FDAD Maple LLC P	\$2,595.48	\$0.00		\$2,595.48
POTOMAC-HUDSON ENVIRONMEN	11/28/2018	11/7/2018	18,616.3	Environmental Services-FDAD Maple LLC P	\$3,338.00	\$0.00		\$3,338.00
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$5,933.48	\$0.00		\$5,933.48
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	11/28/2018	10/18/2018	72 729 973 03	665 Ocean Avenue Apt. 2C	\$102.99	\$0.00		\$102.99
PUBLIC SERVICE ELECTRIC & GAS	11/28/2018	10/17/2018	70 456 636 09	405 Ocean Avenue (Office)	\$34.91	\$0.00		\$34.91
PUBLIC SERVICE ELECTRIC & GAS	11/28/2018	10/18/2018	72 357 632 05	292 MLK Dr Floor 2	\$105.90	\$0.00		\$105.90
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$243.80	\$0.00		\$243.80
STAPLES CREDIT PLAN								
STAPLES CREDIT PLAN	11/28/2018	11/5/2018	Acct 6011 1000 6095	Office Supplies	\$1,139.23	\$0.00		\$1,139.23
				Totals for STAPLES CREDIT PLAN:	\$1,139.23	\$0.00		\$1,139.23
THE EVENING JOURNAL ASSOCIATIO								
THE EVENING JOURNAL ASSOCIAT	11/28/2018	10/31/2018	1147810	Public Notices	\$996.80	\$0.00		\$996.80
				Totals for THE EVENING JOURNAL ASSOCIATIO:	\$996.80	\$0.00		\$996.80

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
The Law Offices of Wanda Chin Monahan, LLC								
The Law Offices of Wanda Chin Monahan	11/28/2018	10/16/2018	528	Professional Services JGRA - PSE&G	\$52.50	\$0.00		\$52.50
The Law Offices of Wanda Chin Monahan	11/28/2018	9/25/2018	5050	Professional Services JGRA - PSE&G	\$332.50	\$0.00		\$332.50
				Totals for The Law Offices of Wanda Chin Monahan, LLC:	\$385.00	\$0.00		\$385.00
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	11/28/2018	11/11/2018	68995027	Monthly Lease Payment -Toshiba Copier	\$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	11/28/2018	10/18/2018	181966780	Site Remediation - Droyers Pointe	\$400.00	\$0.00		\$400.00
				Totals for TREASURER - STATE OF NEW JERSEY:	\$400.00	\$0.00		\$400.00
TWIN ROCKS SPRING WATER								
TWIN ROCKS SPRING WATER	11/28/2018	11/5/2018	5561601	Water - Cooler Rental	\$69.15	\$0.00		\$69.15
				Totals for TWIN ROCKS SPRING WATER:	\$69.15	\$0.00		\$69.15
VERIZON								
VERIZON	11/28/2018	10/23/2018	98176161712	Verizon	\$1,225.81	\$0.00		\$1,225.81
				Totals for VERIZON:	\$1,225.81	\$0.00		\$1,225.81
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	11/28/2018	10/19/2018	159954862	Office Supplies	\$503.45	\$0.00		\$503.45
				Totals for W. B. MASON CO., INC.:	\$503.45	\$0.00		\$503.45
Willie's Fence Company, LLC								
Willie's Fence Company, LLC	11/28/2018	11/5/2018	1256	Professional Services - Installation Baseball B	\$45,000.00	\$0.00		\$45,000.00
				Totals for Willie's Fence Company, LLC:	\$45,000.00	\$0.00		\$45,000.00
XEROX CORPORATION								
XEROX CORPORATION	11/28/2018	10/20/2018	094828769	Copy Machine	\$227.39	\$0.00		\$227.39
				Totals for XEROX CORPORATION:	\$227.39	\$0.00		\$227.39
				GRAND TOTALS:	\$259,524.54	\$0.00		\$259,524.54

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 (11/28/2018)
- 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 AUTHORIZING A SETTLEMENT OF THE CONDEMNATION ACTION ENTITLED JERSEY CITY REDEVELOPMENT AGENCY v. GLADYS D. BELL, ET ALS., DOCKET NO. HUD-L-4478-18 FOR THE SUM OF \$120,000.00 AND AUTHORIZING THE JCRA'S REDEVELOPMENT COUNSEL TO EXECUTE A CONSENT JUDGMENT TO IMPLEMENT THE SETTLEMENT

WHEREAS, the City of Jersey City (the "City") placed the property located at 98 Myrtle Avenue, Jersey City, New Jersey and identified on the City's official tax map as Block 23202, Lot 48 (the "Property") on the City's abandoned property list in accordance with the requirements of applicable law; and

WHEREAS, the Jersey City Redevelopment Agency (the "JCRA" or the "Agency") entered into a redevelopment agreement with Garden State Episcopal Community Development Corporation ("GSE") which, among other things, requires the JCRA to acquire title to the Property and to thereafter convey the Property to GSE for redevelopment; and

WHEREAS, the JCRA obtained an appraisal of the Property valuing it at \$90,000.00 under the valuation formula for abandoned properties; and

WHEREAS, on November 8, 2018 the JCRA filed a condemnation action entitled Jersey City Redevelopment Agency v. Gladys D. Bell, et als., Docket No. HUD-L-4478-18 to acquire title to the Property (the "Condemnation Action"); and

WHEREAS, simultaneous with the filing of the Condemnation Action, the JCRA filed and recorded a Declaration of Taking and deposited the sum of \$90,000.00 into the Superior Court and provided notice thereof to all defendants to the Condemnation Action, thereby taking title to the Property; and

WHEREAS, the Property's owner, Gladys Bell, provided documentation to the JCRA demonstrating that she had a contract to sell the Property to a third party purchaser for the sum of \$120,000.00; and

WHEREAS, Ms. Bell has agreed that if the JCRA will match the \$120,000.00 sale price that the third party purchaser had offered to acquire the Property, she will not oppose the Condemnation Action and will enter into a Consent Judgment to fully and finally resolve the Condemnation Action; and

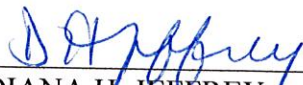
WHEREAS, pursuant to the Redevelopment Agreement, GSE is responsible to fund this settlement and GSE has agreed to settle the Condemnation Action for \$120,000.00; and

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

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby authorizes the settlement of the Condemnation Action for the sum of \$120,000.00 and further authorizes the JCRA's redevelopment counsel, David A. Clark, Esq., to execute a Consent Judgment to implement the settlement of this Condemnation Action; and

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

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 November 28, 2018.



 DIANA H. JEFFREY,
 SECRETARY

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