

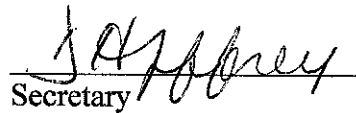
RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING GOING INTO EXECUTIVE SESSION TO DISCUSS CERTAIN MATTERS

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

WHEREAS, the matters to be discussed are : litigation, contract negotiations and personnel matters; and

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

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated March 26, 2018.

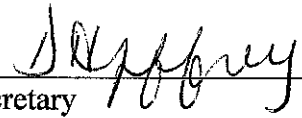
RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer				✓
Erma D. Greene				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION OF THE REGULAR MEETING FEBRUARY 19, 2019

WHEREAS, the Board of Commissioners approved going into closed session at their meeting of **February 19, 2019** ; 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 February 19, 2019 be approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated March 26, 2019

<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				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF THE REGULAR MEETING
DATED FEBRUARY 19, 2019**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated February 19, 2019. for their review and approval.

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated March 26, 2019.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE PAYOFF AND REDEMPTION OF THE TAX LIEN ON THE PROPERTY OWNED BY SJBC COMMUNITY DEVELOPMENT CORP. LOCATED WITHIN THE 826 OCEAN AVENUE REDEVELOPMENT AREA

WHEREAS, the property located at 826 Ocean Avenue, Jersey City and identified on the City's tax map as Block 19602, Lot 31 (formerly Block 1963, Lot 12.A)(the "Property") is located within the 826 Ocean Avenue Redevelopment Area and is governed by the 826 Ocean Avenue Redevelopment Plan; and

WHEREAS, the Property was formerly owned by the Jersey City Redevelopment Agency (the "Agency"); and

WHEREAS, on or about August 14, 2014, the Agency sold the Property to SJBC Community Development Corp. ("SJBC") for redevelopment pursuant to the terms of a redevelopment agreement dated March 19, 2013 (the "Redevelopment Agreement"); and

WHEREAS, the Redevelopment Agreement required SJBC to undertake redevelopment activities on the Property within specified deadlines; and

WHEREAS, SJBC has failed to timely redevelop the Property in accordance with the requirements of the Redevelopment Agreement; and

WHEREAS, the Agency also provided a loan to SJBC in the amount of \$12,000.00 secured by a mortgage note in favor of the Agency on the Property; and

WHEREAS, the mortgage note required SJBC to make annual payments to the Agency in the amount of \$3,000.00 per year starting on August 14, 2015 and concluding on August 14, 2018; and

WHEREAS, SJBC has failed to timely make the payments required under its mortgage note with the Agency; and

WHEREAS, due to SJBC's failure to comply with the requirements of the Redevelopment Agreement and mortgage note, the Agency intends to issue a Notice of Default to SJBC and to enforce its remedies against SJBC under the Redevelopment Agreement and the mortgage note including, but not limited, the right of reverter to re-acquire title to the Property; and

WHEREAS, SJBC failed to timely pay the taxes due on the Property and a tax sale certificate was sold to Jai Bajrangi Invest, LLC for these unpaid taxes; and

WHEREAS, Jai Bajrangi Invest, LLC has filed a foreclosure action to enforce its tax lien and to acquire title to the Property; and

WHEREAS, the Agency has the right to redeem the tax sale certificate and payoff the tax lien on the Property; and

WHEREAS, the City Department of Tax Collections has provided the Agency with a redemption statement indicating that the payoff amount to redeem this tax lien as of **March 21, 2019** is **\$16,427.00**; and

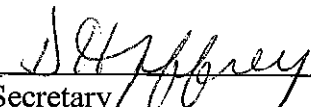
WHEREAS, the Agency has determined that it is necessary to payoff and redeem this tax lien in order to protect the Agency's rights with regard to the Property.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency that the Agency is hereby authorized to redeem and payoff the tax lien on the Property, which as of **March 21, 2019** is **\$16,427.00**.

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

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

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Special Meeting of March 26, 2019.


Secretary

SEE SHEET 188

GRAND STREET

SEE SHEET 188

AVENUE

BRAMHALL

MONTICELLO AVENUE

SEE SHEET 186

MADISON AVENUE

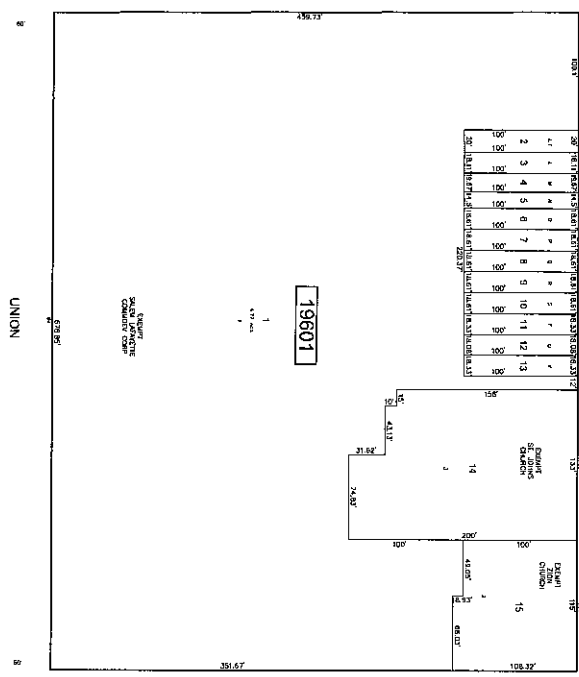
SEE SHEET 185

ATLANTIC STREET

LUTHER KING DRIVE

SEE SHEET 195

MARTIN DR.



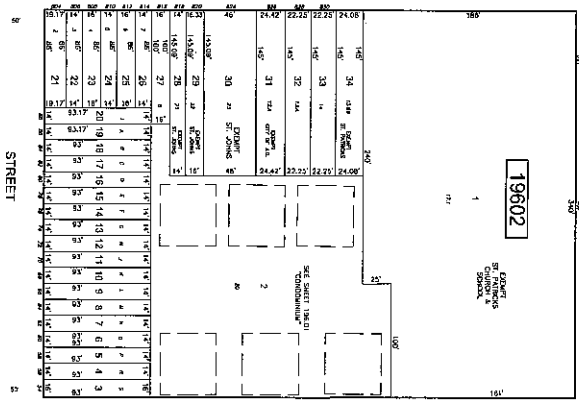
19601

19604

OAK STREET

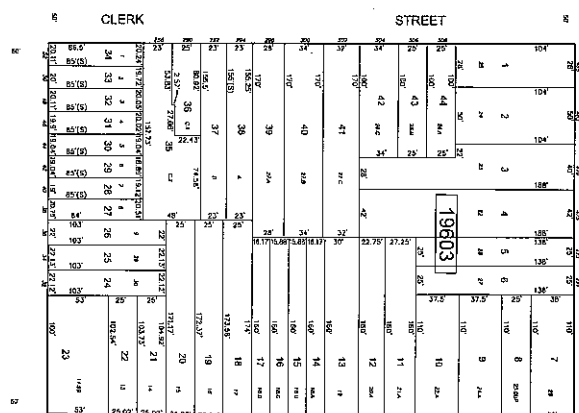
OCEAN AVENUE

SEE SHEET 213



19602

UNION STREET



19603

CLERK STREET

MINERVA STREET

ARLINGTON AVENUE

SEE SHEET 197

DATE	BY	REVISIONS
10/20/10	CHRISTOPHER A. ANDERSON	1. L.O.I. HILLOCK
		2. 3/20/11
		3. 3/20/11
		4. 3/20/11
		5. 3/20/11
		6. 3/20/11
		7. 3/20/11
		8. 3/20/11
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		15. 3/20/11
		16. 3/20/11
		17. 3/20/11
		18. 3/20/11
		19. 3/20/11
		20. 3/20/11

SEE SHEET 213

APR - 0042462872A000

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

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1"=50' AUGUST 2006
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TRINDALL ROAD, MEDDLE TOWNSHIP
 NEW JERSEY 07048
 PHONE: 908.426.2888 FAX: 908.426.2889

[New Search](#) [Assessment Postcard](#)

Block: 19602 Prop Loc: 826 OCEAN AVE. Owner: SJBC COMMUNITY DEVELOPMENT CORP. Square Ft: 0
 Lot: 31 District: 0906 JERSEY CITY Street: 525 BRAMHALL AVENUE Year Built: 0001
 Qual: Class: 1 City State: JERSEY CITY, NJ 07302 Style:

Prior Block: 1963 Acct Num: 00346973 Addl Lots: EPL Code: 4 1 997
 Prior Lot: 12.A Mtg Acct: Land Desc: 24.42X145 Statute: 54:4-3.3
 Prior Qual: Bank Code: 0 Bldg Desc: VACANT LAND Initial: 000000 Further: 000000
 Updated: 09/10/15 Tax Codes: Class4Cd: 0 Desc: IN REM FORECLOSURE
 Zone: Map Page: 196 Acreage: 0.0813 Taxes: 1572.82 / 0.00

Additional Information

Sale Information

Sale Date: 08/14/14 Book: 8994 Page: 747 Price: 15000 NU#: 15

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	08/06/14	8994	741	1	15	0	JERSEY CITY REDEVELOPMENT AGENCY
More Info	08/14/14	8994	747	15000	15	345.33	COMMUNITY DEVELOPMENT CORP

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2019</u>	SJBC COMMUNITY DEVELOPMENT CORP. 525 BRAMHALL AVENUE JERSEY CITY, NJ 07302	105700 0 105700	0	105700	1
<u>2018</u>	SJBC COMMUNITY DEVELOPMENT CORP. 525 BRAMHALL AVENUE JERSEY CITY, NJ 07302	105700 0 105700	0	105700	1
<u>2017</u>	SJBC COMMUNITY DEVELOPMENT CORP. 525 BRAMHALL AVENUE JERSEY CITY, NJ 07302	51800 0 51800	0	51800	1
<u>2016</u>	SJBC COMMUNITY DEVELOPMENT CORP. 525 BRAMHALL AVENUE JERSEY CITY, NJ 07302	51800 0 51800	0	51800	1

*Click on Underlined Year for Tax List Page

[*Click Here for More History](#)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
CONDITIONALLY DESIGNATING MECCA REALTY
DEVELOPMENT LLC AS THE DESIGNATED SUB-
REDEVELOPER OF BLOCK 13802, LOTS 3, 4, 5, 6, 7, 9, 19,
11, 20, 22 AND 23, BLOCK 13801, LOTS 1, 2, 3 AND 4, AND
BLOCK 13801, LOTS 9, 10, 11, 13, 14 AND 15 WITHIN THE
BATES STREET REDEVELOPMENT AREA**

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

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

WHEREAS, on August 10, 2005, pursuant to Resolution No. 05-696, the Municipal Council of the City, authorized and directed the Jersey City Planning Board to conduct a preliminary investigation to determine whether the Bates Street Study Area meets the criteria to qualify as an “area in need of redevelopment” under the LRHL; and

WHEREAS, on March 14, 2006, the Jersey City Planning Board held a properly noticed hearing on the preliminary investigation report covering the Bates Street Study Area and recommended that the Municipal Council of the City designate the Bates Street Study as being an “area in need of redevelopment” under criteria a, b, d, e and h of the LRHL; and

WHEREAS, on May 10, 2006, pursuant to Resolution No. 06-335, the Municipal Council of the City declared the Bates Street Study Area to be an area in need of redevelopment under the LRHL; and

WHEREAS, on May 24, 2006, pursuant to Ordinance No. 06-065, the Municipal Council of the City of Jersey City, adopted the Bates Street Redevelopment Plan, which was last amended September 15, 2016 pursuant to Ordinance No. 16-125; and

WHEREAS, on November 21, 2017, pursuant to Resolution No. 17-116, the JCRA designated Bates Redevelopment, LLC as the designated Redeveloper (“Master Redeveloper”) of Blocks 13801, 13802, 13803, and 13805 within the Bates Street Redevelopment Area; and

WHEREAS, on or about November 15, 2018, Mecca Realty Development LLC (“Sub-Redeveloper”) made an application to the JCRA to enter into a Sub-Redeveloper Agreement with the JCRA and the Master Redeveloper relative to Block 13802, Lots 3, 4, 5, 6, 7, 9, 19, 11, 20, 22 and 23 (28 Center Street), Block 13801, Lots 1, 2, 3 and 4 (466 Grand Street), and Block 13801, Lots 9, 10, 11, 13, 14 and 15 (448 Grand Street) (collectively the “Mecca Properties”); and

WHEREAS, the Mecca Properties are located within the Bates Street Redevelopment Area and are accordingly subject to the Bates Street Redevelopment Plan (the “Redevelopment Plan”); and

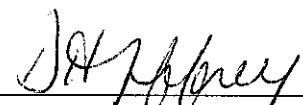
WHEREAS, the Sub-Redeveloper’s application calls for the development of a mixed use residential and retail project consisting of a total of 269 residential units, retail space, parking and related amenities (the “Project”); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-9, the JCRA, Master Redeveloper and Sub-Redeveloper desire to enter into formal negotiations for the entry of a Sub-Redeveloper Agreement, which shall define and memorialize the respective obligations of the parties hereto with regard to proceeding with the redevelopment of the Mecca Properties pursuant to the requirements of the Redevelopment Plan.

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

1. The above recitals are incorporated by reference as if fully set forth herein.
2. The JCRA hereby designates Mecca Realty Development LLC as the Sub-Redeveloper of the Mecca Properties within the Bates Street Redevelopment Area on the condition that its claims are dismissed as to all defendants, with prejudice, in the matter of Docket No. HUD-L-002661-18 and a Sub-Redeveloper Agreement is entered between the JCRA, Master Redeveloper and Sub-Redeveloper within 90 days of the adoption of this Resolution.
3. The Executive Director of the JCRA is hereby delegated authority to grant one 30 day extension to the conditional designation, only if all parties are acting in good faith towards the entry of a Sub-Redeveloper Agreement.
4. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to execute documents necessary to effectuate the purposes of this Resolution subject only to review and approval of the JCRA’s counsel.
5. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

- 6. A copy of this Resolution shall be available for public inspection at the offices of the Agency.
- 7. This Resolution shall take effect immediately.



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 its Special Meeting held on March 26, 2019.

<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				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

DATE	BY	REVISIONS	LOT
07/20/01	CHARLES A. MORALLE	LICENS'D BLOCK	

SEE SHEET 137

SEE SHEET 136



SEE SHEET 157

SEE SHEET 126

SEE SHEET 126

APR - CAD/2007/73300

THIS MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION BY THE
 DIVISION OF TAXATION ON
 MAY, 2008, SIGNED
 BY SANTO C. DIDONATO, CTA AND
 ASSIGNED SERIAL NUMBER 999

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1"=50'
 AUGUST, 2008
RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
 NEW JERSEY, 07048
 EMAIL: CMORALLE@TAM-INC.COM

THIS MAP WAS PREPARED USING COMPASS, ARCO, BENTON/ANDERSON (CAD/70) AND COMPOSITE ELEMENTS.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SIXTH
AMENDMENT OF THE MORTGAGE AND NOTE WITH 28 LIBERTY
MANOR DEVELOPMENT, LLC FOR PROPERTY LOCATED WITHIN
THE BRIGHT STREET REDEVELOPMENT AREA**

WHEREAS, the City of Jersey City (the “City”) has designated that certain area known as the Bright Street 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 Bright Street 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”) on March 4, 2014 entered into a Redevelopment Agreement with 28 Liberty Manor Development, LLC (the “Redeveloper”) for property located at Block 14106, Lot 38 on the official tax maps of the City, (the “Property”), all as set forth more particularly in the Redevelopment Plan; and

WHEREAS, on December 23, 2014, the Agency entered into a Mortgage Agreement and Note with the Redeveloper in the amount of \$678,125.00 to assist with the financing of the project; and

WHEREAS, the maturity date of the Mortgage and Note was November 5, 2016; and

WHEREAS, the Agency has previously authorized a First Amendment to the Mortgage and Note dated October, 2016, a Second Amendment to the Mortgage and Note dated April, 2017, a Third Amendment to the Mortgage and Note dated December, 2017, and a Fourth Amendment to the Mortgage and Note dated June, 2018; and

WHEREAS, on October 16, 2018, the Agency authorized a Fifth Amendment to the Mortgage and Note, reflecting a new principal amount of \$272,406.83, extending the maturity date to March 31, 2019, establishing an interest rate of 5.5% with interest due at maturity, for a total balance due on March 31, 2019 of \$279,293.89; and

WHEREAS, Redeveloper has requested and Agency staff recommends amending the Mortgage and Note, extending the maturity date to September 30, 2019, and reflecting a new principal amount of \$128,183.46, including capitalized interest, together with interest thereon at a rate of 5.5% in the amount of 3,525.05, for a total balance due on September 30, 2019 of \$131,708.51,

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. Authorization to execute a Sixth Amendment to the Mortgage and Note to amend the terms of the loan to reflect a new payment schedule, payment amount and extension of the term until September 30, 2019 is hereby granted.

Section 3. The Chairman, Vice-Chair, 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.

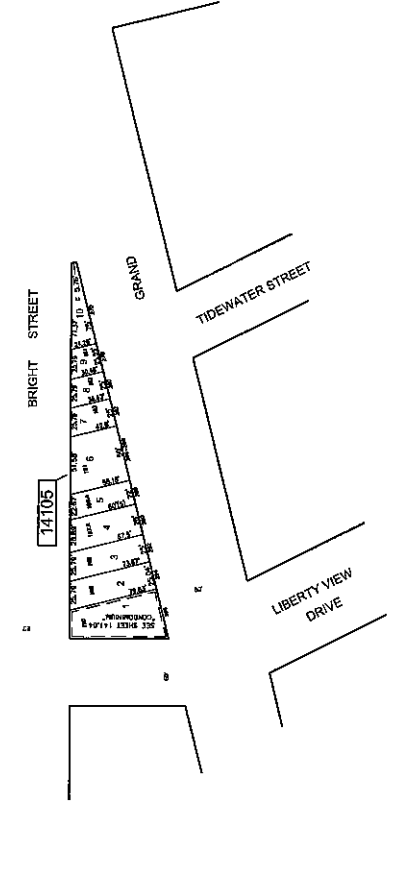
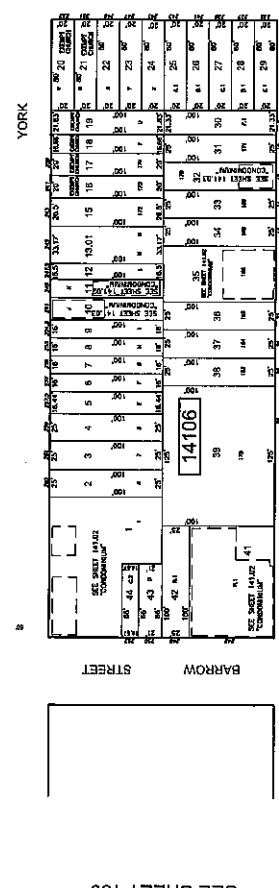
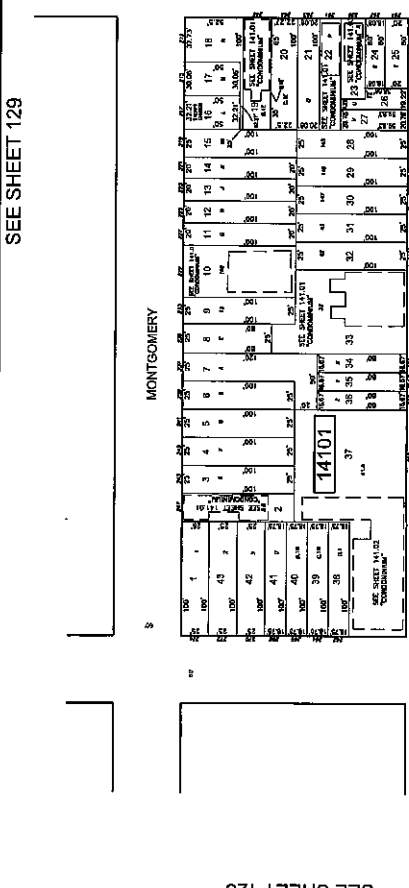
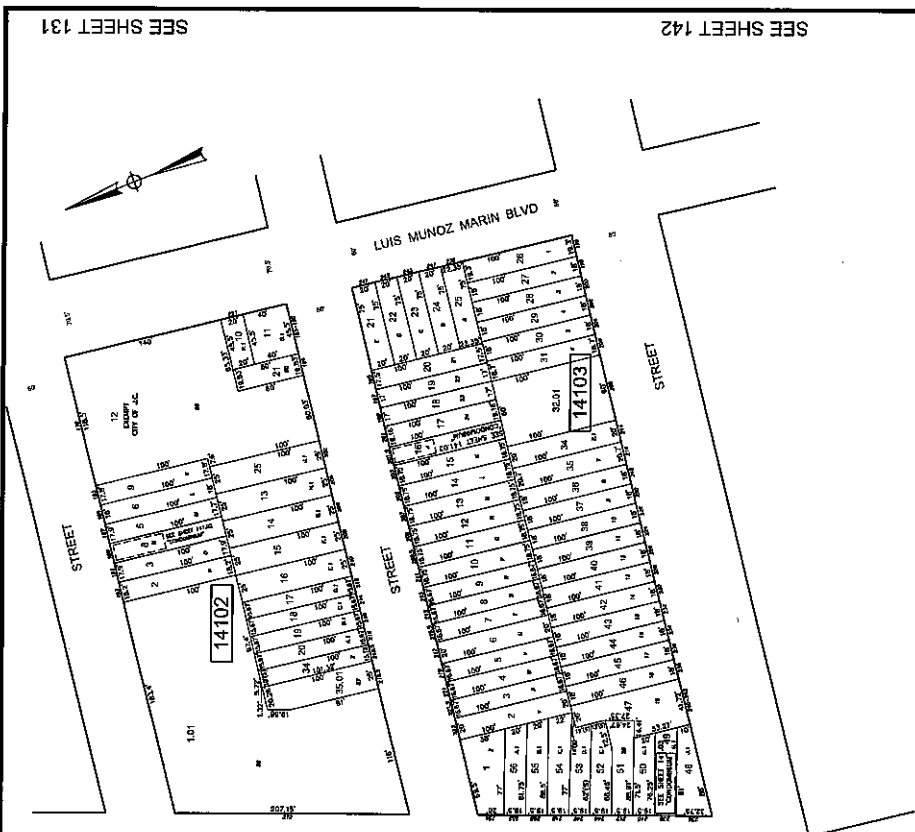

 Diana H. Jeffrey, Secretary

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 Special Meeting of March 26, 2019.

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				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

SEE SHEET 131

SEE SHEET 142



SEE SHEET 129

SEE SHEET 128

SEE SHEET 139

SEE SHEET 140

SEE SHEET 158

THIS MAP HAS BEEN DRAWN UNDER CONTRACT AND DRAWING/DESIGN (A/C/D) AND COORDINATE CREATING.

DATE	BY	LOT	BLOCK
11/20/03	CHARLES A. MORALLE	1108	34
12/22/03	CHARLES A. MORALLE	1109	34
12/22/03	CHARLES A. MORALLE	1110	34
12/22/03	CHARLES A. MORALLE	1111	34
12/22/03	CHARLES A. MORALLE	1112	34
12/22/03	CHARLES A. MORALLE	1113	34
12/22/03	CHARLES A. MORALLE	1114	34
12/22/03	CHARLES A. MORALLE	1115	34
12/22/03	CHARLES A. MORALLE	1116	34
12/22/03	CHARLES A. MORALLE	1117	34
12/22/03	CHARLES A. MORALLE	1118	34
12/22/03	CHARLES A. MORALLE	1119	34
12/22/03	CHARLES A. MORALLE	1120	34
12/22/03	CHARLES A. MORALLE	1121	34
12/22/03	CHARLES A. MORALLE	1122	34
12/22/03	CHARLES A. MORALLE	1123	34
12/22/03	CHARLES A. MORALLE	1124	34
12/22/03	CHARLES A. MORALLE	1125	34
12/22/03	CHARLES A. MORALLE	1126	34
12/22/03	CHARLES A. MORALLE	1127	34
12/22/03	CHARLES A. MORALLE	1128	34
12/22/03	CHARLES A. MORALLE	1129	34
12/22/03	CHARLES A. MORALLE	1130	34
12/22/03	CHARLES A. MORALLE	1131	34
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12/22/03	CHARLES A. MORALLE	1170	34
12/22/03	CHARLES A. MORALLE	1171	34
12/22/03	CHARLES A. MORALLE	1172	34
12/22/03	CHARLES A. MORALLE	1173	34
12/22/03	CHARLES A. MORALLE	1174	34
12/22/03	CHARLES A. MORALLE	1175	34
12/22/03	CHARLES A. MORALLE	1176	34
12/22/03	CHARLES A. MORALLE	1177	34
12/22/03	CHARLES A. MORALLE	1178	34
12/22/03	CHARLES A. MORALLE	1179	34
12/22/03	CHARLES A. MORALLE	1180	34
12/22/03	CHARLES A. MORALLE	1181	34
12/22/03	CHARLES A. MORALLE	1182	34
12/22/03	CHARLES A. MORALLE	1183	34
12/22/03	CHARLES A. MORALLE	1184	34
12/22/03	CHARLES A. MORALLE	1185	34
12/22/03	CHARLES A. MORALLE	1186	34
12/22/03	CHARLES A. MORALLE	1187	34
12/22/03	CHARLES A. MORALLE	1188	34
12/22/03	CHARLES A. MORALLE	1189	34
12/22/03	CHARLES A. MORALLE	1190	34
12/22/03	CHARLES A. MORALLE	1191	34
12/22/03	CHARLES A. MORALLE	1192	34
12/22/03	CHARLES A. MORALLE	1193	34
12/22/03	CHARLES A. MORALLE	1194	34
12/22/03	CHARLES A. MORALLE	1195	34
12/22/03	CHARLES A. MORALLE	1196	34
12/22/03	CHARLES A. MORALLE	1197	34
12/22/03	CHARLES A. MORALLE	1198	34
12/22/03	CHARLES A. MORALLE	1199	34
12/22/03	CHARLES A. MORALLE	1200	34

SEE SHEET 159

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE 1"=50'
 AUGUST 2009
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 NEW JERSEY
 11 TINDALL ROAD, MIDDLE TOWN TOWNSHIP
 TEL: 908-838-0000 FAX: 908-838-0001

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

REV. - 04/24/02/97/23/00

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY AUTHORIZING CONVEYANCE OF 423 GRAND
STREET TO G&S GRAND STREET LLC 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 Amended 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 was previously owned by Raymond J. Freed, Jr. and Steven Freed;

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

WHEREAS, title in the Subject Property having vested in the Jersey City Redevelopment Agency; and

WHEREAS, the executive staff of the Jersey City Redevelopment Agency is recommending that the Board of Commissioners approve conveyance of the Subject Property to G&S Grand Street LLC; and

WHEREAS, this resolution for conveyance of the Subject Property to G&S Grand Street LLC having been considered by the Board of Commissioners at an Open Public Meeting in accordance with N.J.S.A 10:4-6 *et seq.*

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 convey title of the Subject Property to G&S Grand Street LLC.

3) This resolution for conveyance of the Subject Property to G&S Grand Street LLC was approved by the Board of Commissioners at an Open Public Meeting in accordance with N.J.S.A. 10:4-6 *et seq.*

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 Special Meeting of March 26, 2019.

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				✓
Denise Ridley	✓			
Daniel Rivera	✓			
Darwin R. Ona	✓			

SEE SHEET 136

SEE SHEET 138

REVISIONS

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
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22			
23			
24			
25			

IMERSELES STREET

CENTER STREET

BATES STREET

Site

GRAND AVENUE

STREET

15701 2
TURNPIKE (TURNPIKE P.O.W.)

BARBARA PLACE

AVENUE

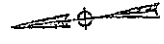
15702

GILCHRIST STREET

MONMOUTH STREET

SEE SHEET 140

SEE SHEET 156



LOT	AREA	ACRES	PERCENTAGE	REMARKS
10	1.00	0.023	2.3%	
11	1.00	0.023	2.3%	
12	1.00	0.023	2.3%	
13	1.00	0.023	2.3%	
14	1.00	0.023	2.3%	
15	1.00	0.023	2.3%	
16	1.00	0.023	2.3%	
17	1.00	0.023	2.3%	
18	1.00	0.023	2.3%	
19	1.00	0.023	2.3%	
20	1.00	0.023	2.3%	
21	1.00	0.023	2.3%	
22	1.00	0.023	2.3%	
23	1.00	0.023	2.3%	
24	1.00	0.023	2.3%	
25	1.00	0.023	2.3%	

8
2.84 AC.

6
1.80 AC.

7
2.78 AC.

1
1.80 AC.

2

3

4

5



TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SOLELY BY
RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TRINDAL ROAD, MIDDLETON TOWNSHIP
 NEW JERSEY, 07748



THIS MAP HAS BEEN DRAWN UNDER CONTRACT AND IS NOT
 GUARANTEED, APPROVED, OR ENDORSED BY ANY
 AGENCY OR AUTHORITY.

SEE SHEET 158

SEE SHEET 175

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF AN EASEMENT AND THE TRANSFER OF PROPERTY TO OCEAN MLK URBAN RENEWAL ASSOCIATES, L.P. FOR THE REDEVELOPMENT OF A PORTION OF THE JACKSON HILL REDEVELOPMENT AREA

WHEREAS, the City of Jersey City (the “City”) has designated certain property within its borders (the “**Jackson Hill Redevelopment Area**” or the “**Redevelopment Area**”) as an area in need of redevelopment, as the same is defined by the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”), and has implemented the Jackson Hill Redevelopment Plan (as may be amended and supplemented from time to time, the “**Redevelopment Plan**”) for the Redevelopment Area; and

WHEREAS, pursuant to that certain Amended and Restated Redevelopment Agreement by and between the Jersey City Redevelopment Agency (the “**Agency**”) and Ocean MLK Urban Renewal Associates, L.P. (the “**Redeveloper**”) dated May 25, 2017, as authorized by Agency Resolution 17-SP05-3 adopted on May 2, 2017 (the “**Amended and Restated Redevelopment Agreement**”), the Agency will be transferring Block 22602, Lots 8, 9, 10, 11; Block 21102, Lot 43; Block 21102, Lot 44.01 (formerly identified as Block 21102, Lots 44, 45, 46 and 47); Block 21201, Lot 1; Block 21201, Lot 9.01 (formerly identified as Block 21201, Lots 9, 10, 11, 12, 13 and 14); and Block 21101, Lot 34.01 (formerly identified as Block 21101, Lots 34 and 35) (collectively defined therein as the “**Extended Premises**”) to the Redeveloper for the purchase price of \$655,500.00, subject to customary credits and offsets at closing; and

WHEREAS, the Redeveloper will develop thereon ninety-nine (99) mixed-income residential units in a single phase project consisting of five buildings, together with approximately 3,300 square feet of retail space, and ancillary parking, infrastructure and site improvements (defined therein as the “**Extended Project**”); and

WHEREAS, the Agency previously recorded a Deed of Access & Egress Agreement dated June 1, 2016 and recorded by the Hudson County Register on June 2, 2016 at Book 9122, Page 818 and bearing Instrument Number: 20100602010057440, which grants an easement over Block 22602, Lot 10, owned by the Agency and which is to be transferred to the Redeveloper, in favor of, and providing access to Block 22602, Lot 6, which is owned by the Agency and will be retained by the Agency (the “**Existing Easement**”); and

WHEREAS, the Agency has determined that the location of the Existing Easement will interfere with the Redeveloper’s construction and operation of the Extended Project and the Agency wishes to replace the Existing Easement with a new easement, entitled the “**Access and Egress Easement**”, a form of which is attached hereto as **Exhibit A**; and

WHEREAS, the Agency also wishes to authorize the transfer of the Extended Premises to the Redeveloper in accordance with the Amended and Restated Redevelopment Agreement and to take certain actions and execute certain documents in furtherance thereof,

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 Chairman, Vice-Chair, Executive Director, and/or Secretary are each hereby authorized to execute an Access and Egress Easement, a form of which is attached hereto as **Exhibit A**, together with any such additions, deletions and modifications as they may deem necessary and/or desirable in consultation with counsel to the Agency to effectuate the same.

Section 3. (a) The Chairman and/or Executive Director are each hereby authorized to execute and deliver the Deed(s) to the Extended Premises, and any other necessary documents and/or agreements between the Agency and the Redeveloper, together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to the Agency to effectuate same and to close on the sale and transfer of the Extended Premises. Said authorization includes accepting any and all associated documents from the Redeveloper, and the execution and delivery of any documents by the Agency, required to effectuate said sale and transfer.

(b) The Chairman, Vice-Chair, Executive Director, Secretary and/or other necessary Agency officials and professionals are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby and in the Amended and Restated Redevelopment Agreement, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with, as applicable, counsel to the Agency, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed. Said authorization includes accepting any and all associated documents from the Redeveloper, and the execution and delivery of any documents by the Agency, required to effectuate the purposes of this Resolution and the Amended and Restated Redevelopment Agreement.

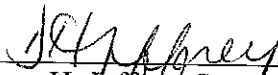
(c) The Chairman, Vice-Chair, Executive Director, Secretary, General Counsel, and/or other necessary Agency officials are each hereby authorized to undertake all actions necessary to effectuate this Resolution.

Section 4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

Section 5. A copy of this resolution shall be available for public inspection at the offices of the Agency.

Section 6. 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 special meeting held on March 26, 2019.


 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				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

EXHIBIT A

Form of Access and Egress Easement

RECORD AND RETURN TO:
Karl P. Kemm, Esq.
McManimon, Scotland & Baumann, LLC
75 Livingston Avenue
Roseland, NJ 07068

Prepared by:

Karl P. Kemm, Esq.

Access and Egress Easement

This **Access and Egress Easement** is made on _____, 2019 by the **Jersey City Redevelopment Agency**, whose mailing address is 66 York Street, Jersey City, New Jersey 07302, (the “**Grantor**”), to **Jersey City Redevelopment Agency**, whose mailing address is 66 York Street, Jersey City, New Jersey 07302, (the “**Grantee**”).

Whereas, Grantor has previously recorded a Deed of Access & Egress Agreement dated June 1, 2016 and recorded by the Hudson County Register on June 2, 2016 at Book 9122, Page 818 and bearing Instrument Number: 20100602010057440, which grants an easement over Block 22602, Lot 10 in favor of Block 22602, Lot 6 as further detailed therein; and

Whereas, this Access and Egress Easement shall amend and supercede the Deed of Access & Egress Agreement, and upon the recording of this Access and Egress Easement, the Deed of Access & Egress Agreement shall be discharged and shall be of no further force and effect; and

Whereas, Grantor is the owner of:

661 Ocean Avenue, Jersey City, N.J., which is designated as Block 22602, Lot 8 on the Tax Map of the City of Jersey City (hereinafter “**Lot 8**”),

659 Ocean Avenue, Jersey City, N.J., which is designated as Block 22602, Lot 9 on the Tax Map of the City of Jersey City (hereinafter “**Lot 9**”),

8 Orient Avenue, Jersey City, N.J., which is designated as Block 22602, Lot 10 on the Tax Map of the City of Jersey City (hereinafter “**Lot 10**”), and

10 Orient Avenue, Jersey City, N.J., which is designated as Block 22602, Lot 11 on the Tax Map of the City of Jersey City (hereinafter “**Lot 11**” and also with Lot 8, Lot 9, Lot 10, the “**Burdened Lot(s)**”),

all of which are depicted on **EXHIBIT A** attached hereto, which is the new easement sketch titled “Easement Survey with Spot Grades,” dated October 17, 2018, Job No. 50827, prepared by George R. Pronesti, Professional Land Surveyor (the “**Sketch**”); and

Whereas, Grantor is also the owner of 665 Ocean Avenue, Jersey City, N.J., which is designated as Block 22602, Lot 6 on the Tax Map of the City of Jersey City as depicted on the

Sketch, which is to be benefitted by the easement granted herein (hereinafter "**Lot 6**" or the "**Benefitted Lot**"); and

Whereas, Grantor will be transferring title to Lot 8, Lot 9, Lot 10, and Lot 11, and will retain (as Grantee) Lot 6, and wishes to retain certain access, ingress and egress easements in favor of Lot 6; and

Now therefore, for good and valuable consideration, the sufficiency of which is hereby acknowledged by the parties:

1. The foregoing recitals are incorporated herein by reference.
2. The Grantor hereby gives, grants and conveys onto the Grantee, its heirs, successors and assigns, in perpetuity, a non-exclusive easement of access, ingress and egress in favor of Lot 6 (the "**Egress Easement**") in the area over the easterly side of Lot 10 southward and then eastward across the northerly side of Lot 8 to Ocean Avenue, as generally depicted on the Sketch and as further described on the legal description, prepared by George R. Pronesti, Professional Land Surveyor, attached hereto as **EXHIBIT B** (the "**Egress Easement Area**"). The purpose of the Egress Easement is to provide a means of access, ingress and egress from the rear of the Lot 6 to Ocean Avenue. The purpose of the Access Easement is to provide a means of access, ingress and egress from the rear of the Lot 6 to Ocean Avenue. The Access Easement is not intended to be a primary or routine means of access, ingress and egress for the owners and/or occupiers of the Lot 6. The use of the Access Easement is intended to provide a means of access, ingress and egress for the owners and/or occupiers of the Lot 6 for welfare and safety, including but not limited to the case of a fire or other emergency, and/or when access to the rear of the Lot 6 is not reasonably capable of being accomplished from Ocean Avenue.
3. The Egress Easement on Lot 10 and Lot 8 shall be accomplished by maintaining an open and unobstructed area in the Egress Easement Area to permit access, ingress and egress from the rear of Lot 6 to Ocean Avenue. It is intended that the Egress Easement Area will be constructed/developed and maintained as an ingress/egress; however, in any configuration, the Egress Easement Area shall be constructed/developed and maintained in such a fashion that in the case of emergency egress by the owners and/or occupiers of the Lot 6, there shall at all times exist an open and unobstructed pathway in the Egress Easement Area from the rear of the Lot 6 to Ocean Avenue. This condition and limitation shall not preclude the owner of Lot 10 and/or Lot 8 from installing a fence and/or landscaping in the Egress Easement Area; provided however, if a fence or landscaping is installed it shall contain an opening or gate in accordance with the applicable fire and/or building codes. Further, when plowing and/or piling snow, the Grantor, and Grantor's successors in title, shall maintain an unobstructed pathway in the Egress Easement Area from Lot 6 to Ocean Avenue.

IN WITNESS WHEREOF, the Grantor has caused this Access and Egress Easement to be executed in its name by its duly authorized officials or managers, as the case may be, and its corporate seal to be hereunto affixed attested to by its duly authorized officers all as of the date first written above.

ATTEST:

JERSEY CITY REDEVELOPMENT AGENCY

By: _____
Name: _____

By: _____
Diana H. Jeffrey
Executive Director

STATE OF NEW JERSEY)
) SS:
COUNTY OF HUDSON)

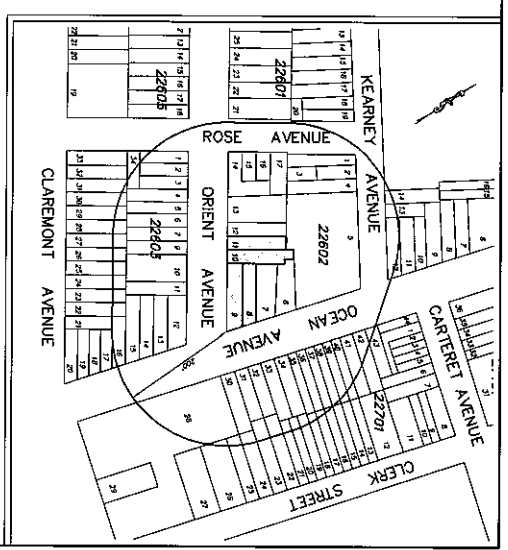
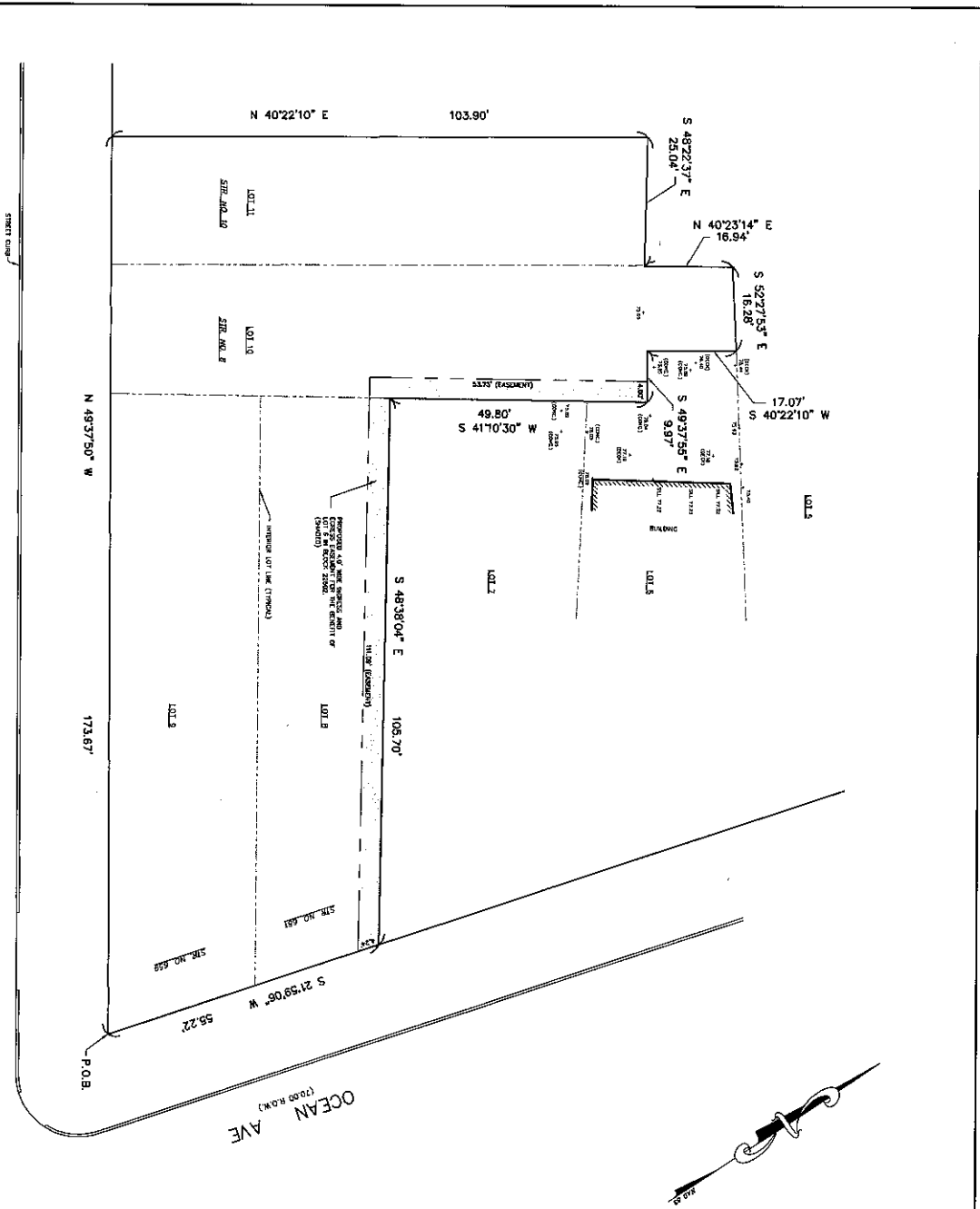
BE IT REMEMBERED, that on _____ 2019, before me, the subscriber, an Attorney-at-Law in the State of New Jersey, personally appeared Diana H. Jeffrey, who, being by me duly sworn on his/her oath, deposes and makes proof to my satisfaction, that she is the Executive Director of **JERSEY CITY REDEVELOPMENT AGENCY**, a limited liability company of the State of New Jersey, the entity named in the within Instrument and that she signed, sealed and delivered the attached document as and for his/her act and deed and as the authorized act and deed of **JERSEY CITY REDEVELOPMENT AGENCY**.

Karl P. Kemm, Esq.
An Attorney-at-Law in the
State of New Jersey

EXHIBIT A

Sketch

Attached hereto.



- GENERAL NOTES**
- All distances shown are in feet and are based on NAD 83. The State of New Jersey Official Boundary System (OBS) State Overview System is the "Commonly Used Reference System" (CRS) published in NJIT.
 - Total project area = 11,683.19 sq. ft. or 0.267 acres.
 - This survey is subject to the laws and regulations of a suitable title search.
 - This survey is not valid unless signed and sealed by the licensed surveyor.
 - Professional Engineer Registration No. 128702, MICHAEL PRONESTI, D. Eng., is the author of this report. The date of the survey is 10/11/2024. The date of the report is 10/11/2024.

1. The date of the survey is 10/11/2024.
2. The date of the report is 10/11/2024.
3. The date of the plan is 10/11/2024.
4. The date of the map is 10/11/2024.

NO.	DATE	DESCRIPTION	BY

PRONESTI SURVEYING, INC.
310 EASTERN AVENUE, SUITE 201
NEWARK, NJ 07102
TEL: (973) 855-5555 FAX: (973) 855-5556
WWW.PRONESTISURVEYING.COM

MICHAEL PRONESTI, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. 128702

CITY OF JERSEY CITY
HARRISON COUNTY
NEW JERSEY

RPM DEVELOPMENT

PROJECT FOR
EASEMENT SURVEY WITH SPOT GRADES
810-641 OCEAN AVENUE, 8-11 OCEAN AVENUE
LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

0. PRONESTI SURVEYING, INC.

EXHIBIT B

Description of Egress Easement Area

Attached hereto.

PRONESTI



SURVEYING, INC.

PROFESSIONAL LAND SURVEYORS

870 POMPTON AVENUE, SUITE B1
CEDAR GROVE, NJ 07009

TEL: (973) 857-3319

FAX: (973) 857-3608

www.PRONESTI.com

*Description of
659-661 Ocean Avenue
8-10 Orient Avenue
Lots 8-11 in Block 22602
On Tax Maps of
City of Jersey City, Hudson County, New Jersey*

BEGINNING at the corner formed by the intersection of the westerly sideline of Ocean Avenue and the northerly sideline of Orient Avenue; thence running

- 1) Westerly along the said northerly sideline of Orient Avenue, North 49 degrees 37 minutes 50 seconds West, 173.67 feet to a point, thence
- 2) North 40 degrees 22 minutes 10 seconds East, 103.90 feet to a point, thence
- 3) South 48 degrees 22 minutes 37 seconds East, 25.04 feet to a point, thence
- 4) North 40 degrees 23 minutes 14 seconds East, 16.94 feet to a point, thence
- 5) South 52 degrees 27 minutes 53 seconds East, 16.28 feet to a point, thence
- 6) South 40 degrees 22 minutes 10 seconds, West, 17.07 feet to a point, thence
- 7) South 49 degrees 37 minutes 55 seconds East, 9.97 feet to a point, thence
- 8) South 41 degrees 10 minutes 30 seconds West, 49.80 feet to a point, thence
- 9) South 48 degrees 38 minutes 04 seconds East, 105.70 feet to a point in the aforesaid westerly sideline of Ocean Avenue, thence
- 10) Southerly along said sideline, South 21 degrees 59 minutes 06 seconds West, 55.22 feet to the **POINT AND PLACE OF BEGINNING**.

The above described parcel contains 11,630 square feet or 0.267 acres of land.

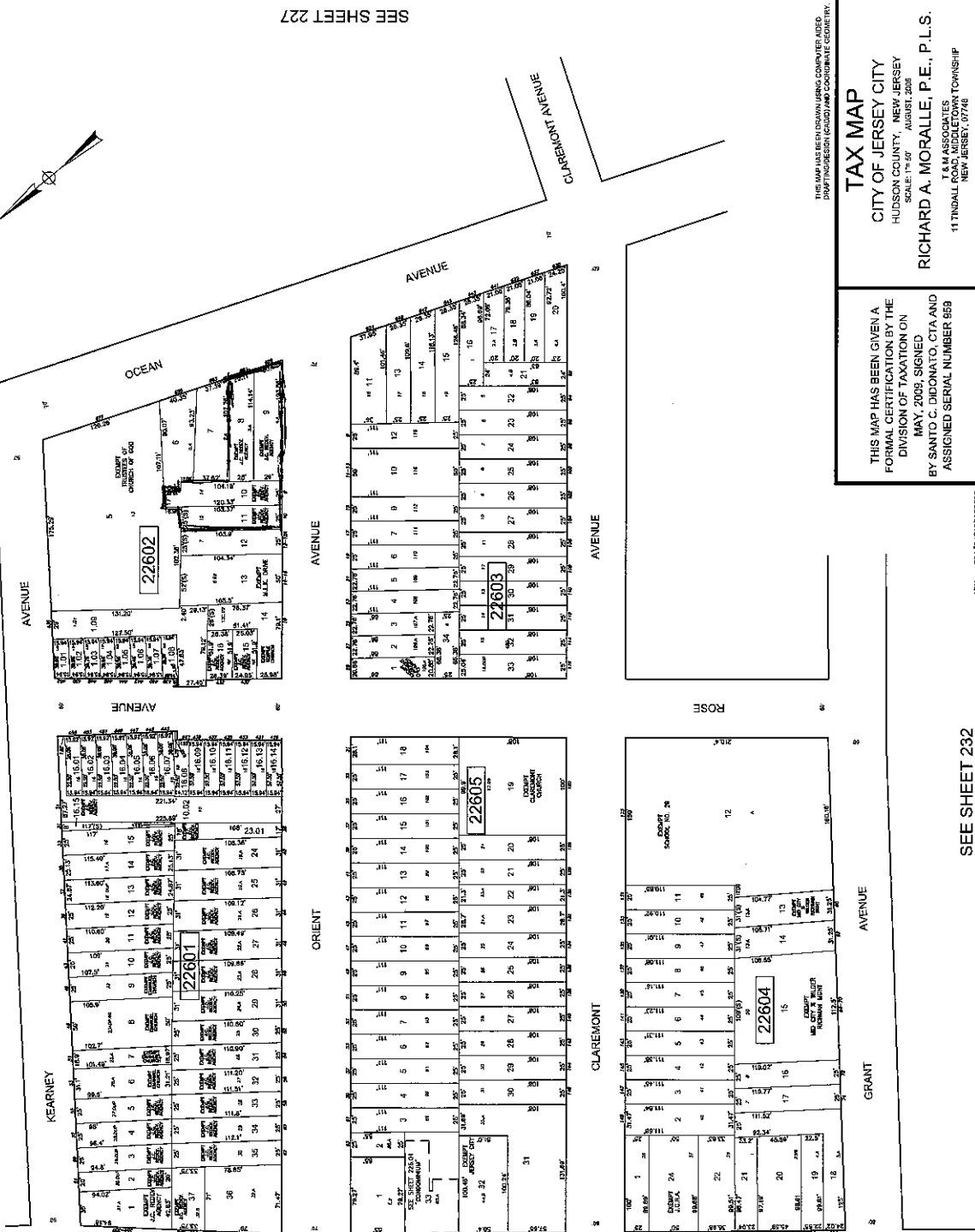
SUBJECT TO a proposed 4 foot wide ingress and egress easement for the benefit of Lot 6. Said easement runs along the westerly side of the 8th course and the southerly side of the 9TH course, out to Ocean Avenue of the above described.

The above description is written in accordance with a survey prepared by *Pronesti Surveying, Inc.* dated October 17, 2018.

Michael Pronesti, P.L.S.
New Jersey License No. 37605

DATE	BY	REVISIONS	LOT
07/20/14	CHARLES A. ANDERSON	31884	22601
07/20/14	CHARLES A. ANDERSON	31884	22602
07/20/14	CHARLES A. ANDERSON	31884	22603
07/20/14	CHARLES A. ANDERSON	31884	22604
07/20/14	ED. GAY	31882	22601
07/20/14	ED. GAY	31882	22602
07/20/14	ED. GAY	31882	22603
07/20/14	ED. GAY	31882	22604

SEE SHEET 212



SEE SHEET 225

SEE SHEET 231

SEE SHEET 227

THIS MAP WAS PREPARED USING A DIGITAL MAPS SYSTEM AND IS NOT A SURVEY. FOR FURTHER INFORMATION CONTACT THE TAX OFFICE.

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 60' AUGUST 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 I & M ASSOCIATES
 11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
 NEW JERSEY 07940
 FOR MORE INFORMATION CONTACT:

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY, 2008, SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 859

ARH - DATE: 08/29/2008

SEE SHEET 232

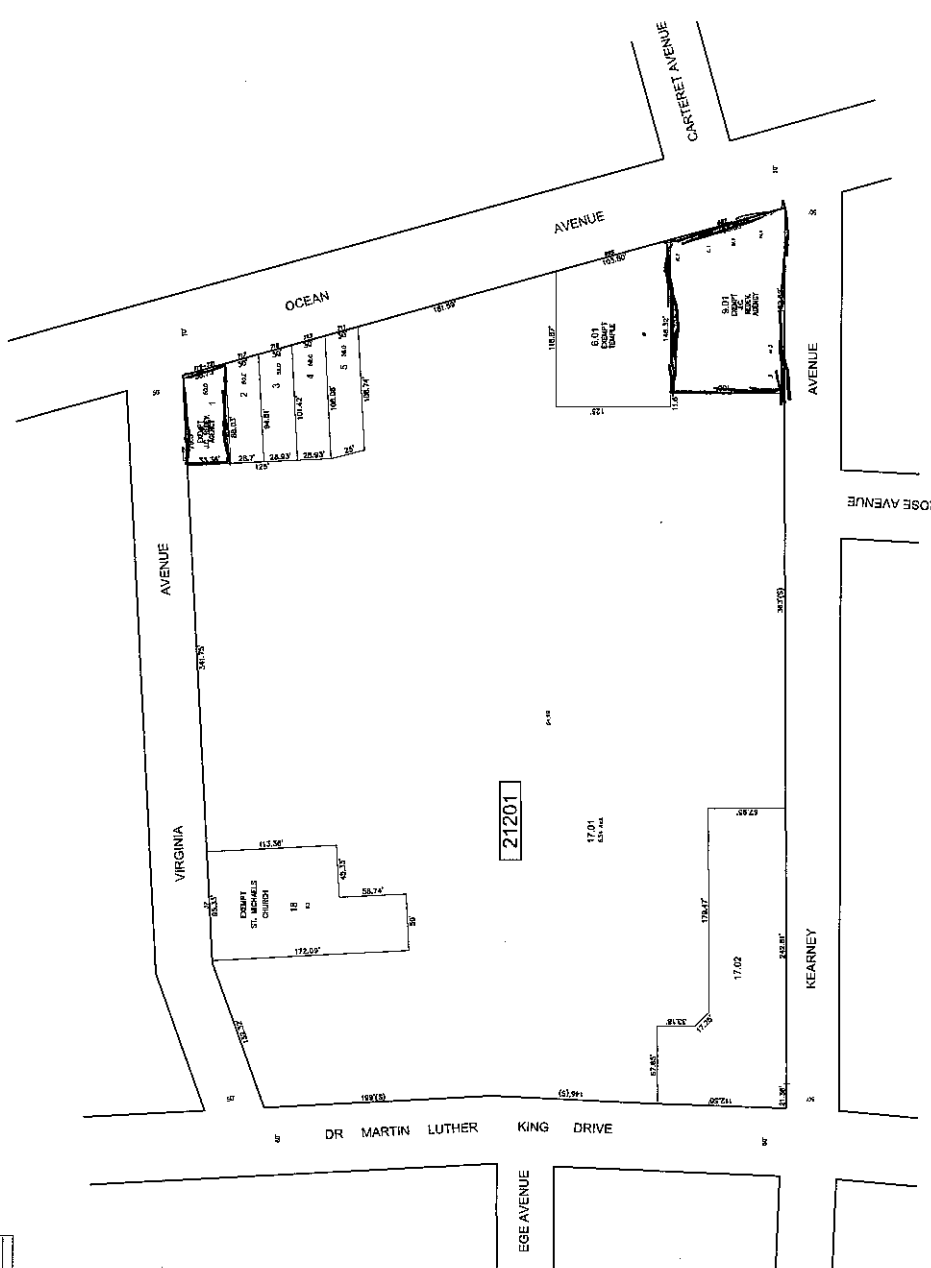
DATE	BY	REVISIONS	LEG. NO.	BLOCK	LOT
10/20/13	CHARLES A. MORGAN	3894	2101	8-37	5-15
05/20/13	ED. KAY	3882	2101	8-37	5-14
05/20/13	ED. KAY	3882	2101	8-37	5-14

SEE SHEET 213

SEE SHEET 211

SEE SHEET 225

SEE SHEET 214



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

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 50' AUGUST, 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 T.A.M. ASSOCIATES
 11 TINDALL ROAD, MIDDELTON TOWNSHIP
 NEW JERSEY, 07748
 TO: WWW.COORDINATE.AS OF: APRIL, 2011

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY, 2008, SIGNED BY SANTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 969

SEE SHEET 226

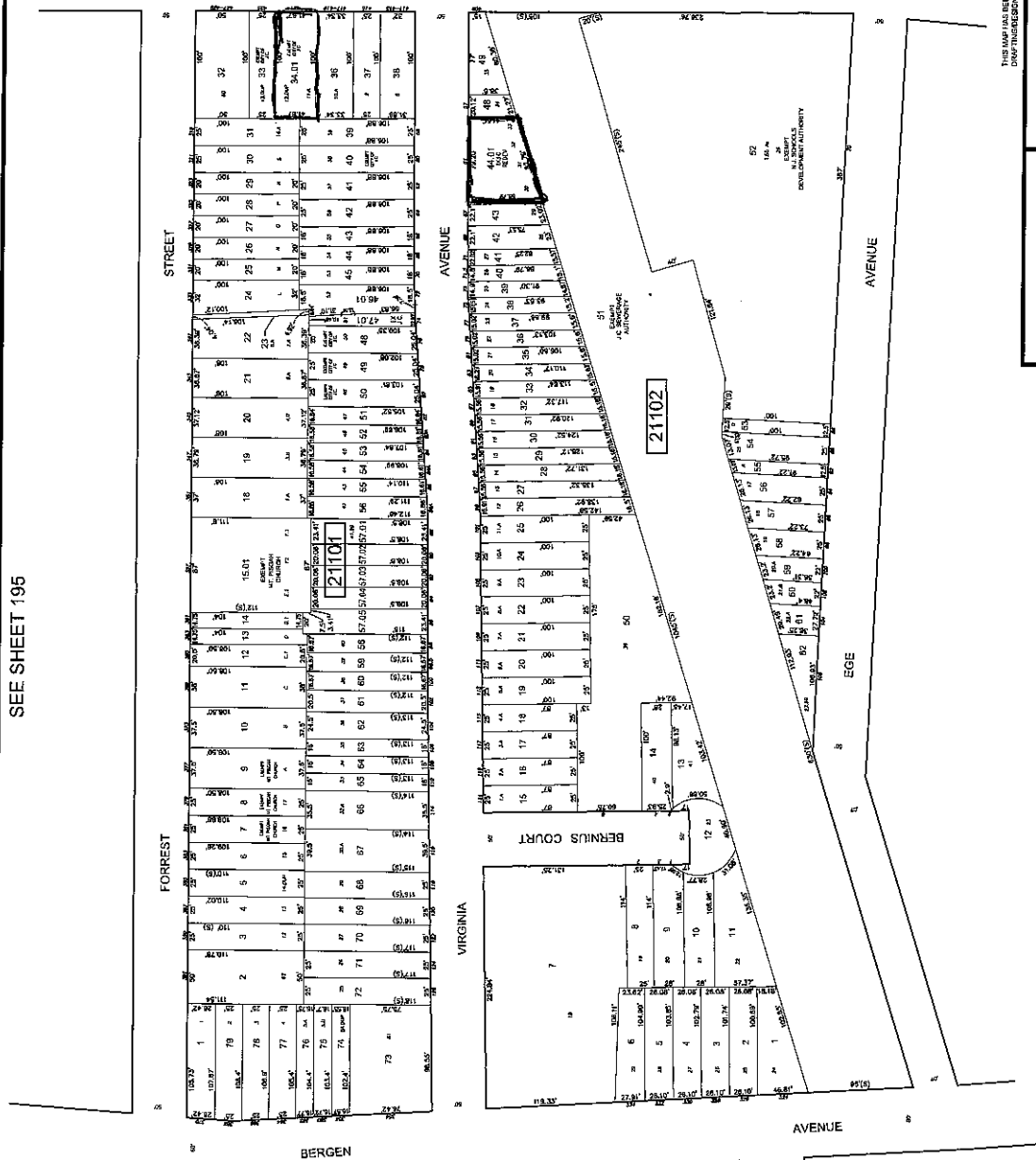
APP. - COMP#4607872300

SEE SHEET 195

SEE SHEET 213

SEE SHEET 212

DATE	BY	REVISIONS
02/27/08	CHARLES	21101
03/27/08	SCOTT	21101
04/23/08	SCOTT	21101
05/23/08	SCOTT	21101
06/23/08	SCOTT	21101
07/23/08	SCOTT	21101
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02/23/18	SCOTT	21101
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07/23/18	SCOTT	21101
08/23/18	SCOTT	21101
09/23/18	SCOTT	21101
10/23/18	SCOTT	21101
11/23/18	SCOTT	21101
12/23/18	SCOTT	21101
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02/23/19	SCOTT	21101
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04/23/19	SCOTT	21101
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10/23/19	SCOTT	21101
11/23/19	SCOTT	21101
12/23/19	SCOTT	21101
01/23/20	SCOTT	21101
02/23/20	SCOTT	21101
03/23/20	SCOTT	21101
04/23/20	SCOTT	21101
05/23/20	SCOTT	21101
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07/23/20	SCOTT	21101
08/23/20	SCOTT	21101
09/23/20	SCOTT	21101
10/23/20	SCOTT	21101
11/23/20	SCOTT	21101
12/23/20	SCOTT	21101



SEE SHEET 210

THIS MAP HAS BEEN DRAWN USING COMPIVER AIDED
DRAWING TECHNIQUES AND COORDINATE GEOMETRY.

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1"=50'
AUGUST, 2008
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY 07748
T&M.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 669

SEE SHEET 225

ARI - C04E462313300

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCEPTANCE OF TITLE FOR BLOCK 21305, LOT 34 A/K/A 26 VIRGINIA AVENUE, AND FURTHER, AUTHORIZING THE CONVEYANCE OF BLOCK 21305, LOTS 33 AND 34, A/K/A 24 AND 26 VIRGINIA AVENUE TO THE VIRGINIA GARDENS HOMEOWNERS ASSOCIATION LOCATED 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 21305, Lot 33, also known as 24 Virginia Avenue, Jersey City, New Jersey (the “**24 Virginia Ave.**”); and

WHEREAS, Martin Luther King Drive Urban Renewal Joint Venture Partnership (the “**Partnership**”) owns that certain property identified on the official tax maps of the City as Block 21305, Lot 34, also known as 26 Virginia Avenue, Jersey City, New Jersey (the “**26 Virginia Ave.**”); and

WHEREAS, the Agency and HUB Partners LLC (“**HUB Partners**”) are owners of the Partnership pursuant to that certain Partnership Agreement dated as of March 19, 2014; and

WHEREAS, on March 17, 2015, the Agency’s Board of Commissioners approved a settlement with the Virginia Gardens Homeowners Association (the “**Virginia Gardens HOA**”), that required, amongst others things, the conveyance of 24 and 26 Virginia Avenue to the Virginia Gardens HOA for the negotiated sum of Three-Thousand Five Hundred Dollars and Zero Cents (\$3,500.00); and

WHEREAS, such conveyance to the Virginia Gardens HOA never occurred; and

WHEREAS, pursuant to the authority granted under the Partnership Agreement, title to 26 Virginia Ave. shall be conveyed to the Agency for the nominal consideration of one-dollar (\$1.00); and

WHEREAS, after such conveyance, the Agency desires to effectuate the settlement with Virginia Gardens HOA and thus will then convey 24 and 26 Virginia Avenue to the Virginia Gardens HOA for the consideration of Three-Thousand Five Hundred Dollars and Zero Cents (\$3,500.00) as per the settlement.

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

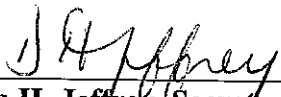
Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. The Agency approves the acceptance of title for 26 Virginia Avenue from HUB Partners LLC for the nominal consideration of one-dollar (\$1.00).

Section 3. After such conveyance, the Agency shall convey 24 and 26 Virginia Avenue to the Virginia Gardens Homeowners Association for the consideration of Three-Thousand Five Hundred Dollars and Zero Cents (\$3,500.00) as per the settlement.

Section 4. The Chairman, Vice-Chairman, Executive Director and/or the Secretary of the Agency are hereby authorized to execute the agreement and any and all other documents necessary to effectuate this resolution, in consultation with 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 Special Meeting held on March 26, 2019.

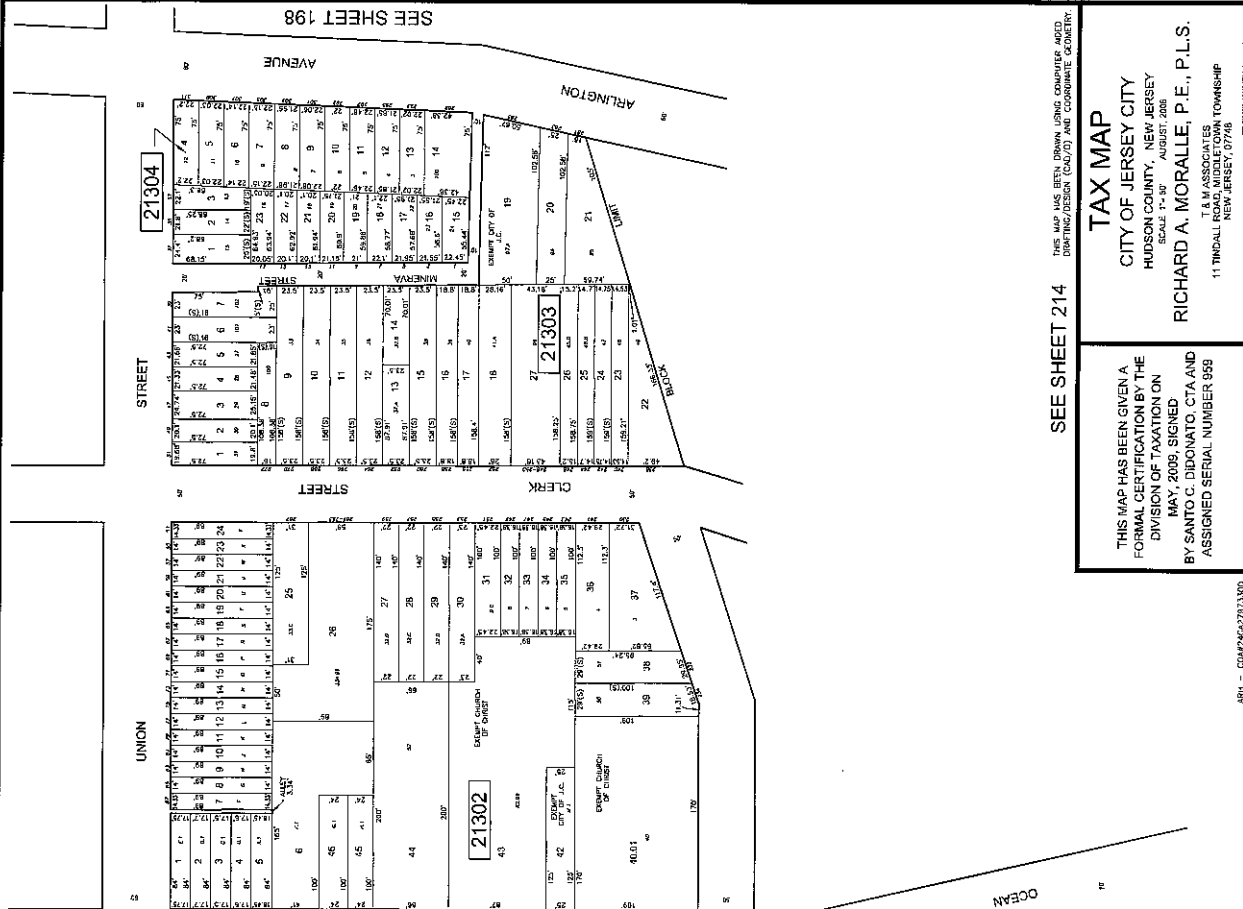
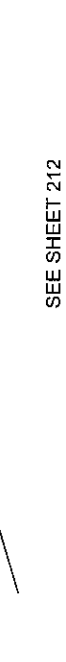
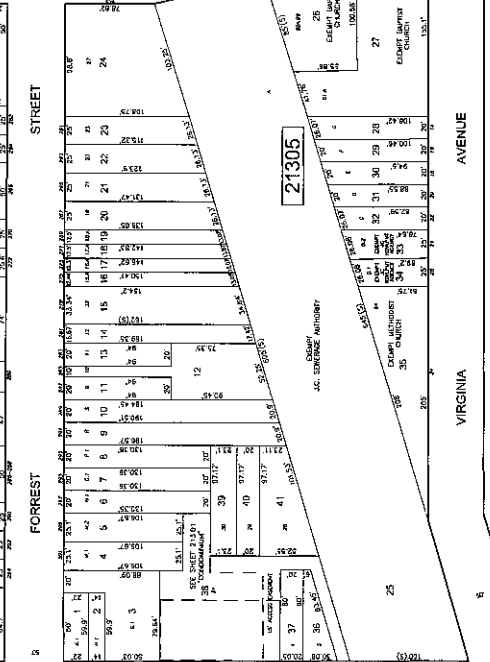
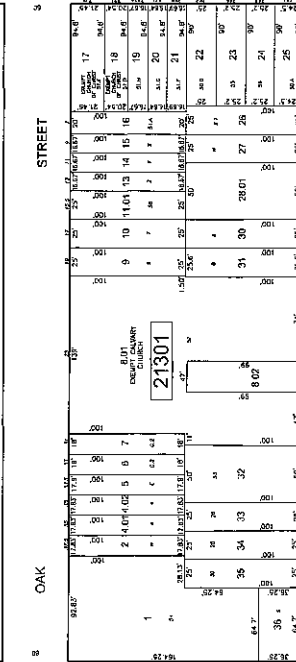
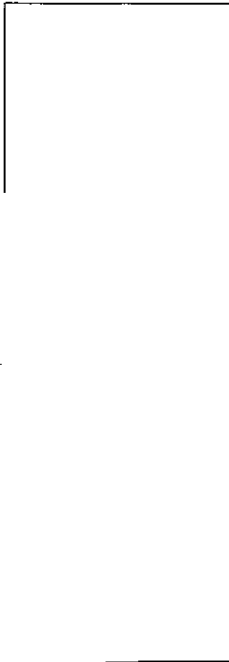


 Diana H. Jeffrey, Secretary

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				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

SEE SHEET 196

DATE	BY	REVISIONS	BLOCK	LOT
11/15/01	CHARLES A. ANDERSON	1	1584	21301
07/21/01	CHARLES A. ANDERSON	2	1584	21301
07/21/01	CHARLES A. ANDERSON	3	1584	21301
07/21/01	CHARLES A. ANDERSON	4	1584	21301
07/21/01	CHARLES A. ANDERSON	5	1584	21301
07/21/01	CHARLES A. ANDERSON	6	1584	21301
07/21/01	CHARLES A. ANDERSON	7	1584	21301
07/21/01	CHARLES A. ANDERSON	8	1584	21301
07/21/01	CHARLES A. ANDERSON	9	1584	21301
07/21/01	CHARLES A. ANDERSON	10	1584	21301
07/21/01	CHARLES A. ANDERSON	11	1584	21301
07/21/01	CHARLES A. ANDERSON	12	1584	21301
07/21/01	CHARLES A. ANDERSON	13	1584	21301
07/21/01	CHARLES A. ANDERSON	14	1584	21301
07/21/01	CHARLES A. ANDERSON	15	1584	21301
07/21/01	CHARLES A. ANDERSON	16	1584	21301
07/21/01	CHARLES A. ANDERSON	17	1584	21301
07/21/01	CHARLES A. ANDERSON	18	1584	21301
07/21/01	CHARLES A. ANDERSON	19	1584	21301
07/21/01	CHARLES A. ANDERSON	20	1584	21301
07/21/01	CHARLES A. ANDERSON	21	1584	21301
07/21/01	CHARLES A. ANDERSON	22	1584	21301
07/21/01	CHARLES A. ANDERSON	23	1584	21301
07/21/01	CHARLES A. ANDERSON	24	1584	21301
07/21/01	CHARLES A. ANDERSON	25	1584	21301
07/21/01	CHARLES A. ANDERSON	26	1584	21301
07/21/01	CHARLES A. ANDERSON	27	1584	21301
07/21/01	CHARLES A. ANDERSON	28	1584	21301
07/21/01	CHARLES A. ANDERSON	29	1584	21301
07/21/01	CHARLES A. ANDERSON	30	1584	21301
07/21/01	CHARLES A. ANDERSON	31	1584	21301
07/21/01	CHARLES A. ANDERSON	32	1584	21301
07/21/01	CHARLES A. ANDERSON	33	1584	21301
07/21/01	CHARLES A. ANDERSON	34	1584	21301
07/21/01	CHARLES A. ANDERSON	35	1584	21301
07/21/01	CHARLES A. ANDERSON	36	1584	21301
07/21/01	CHARLES A. ANDERSON	37	1584	21301
07/21/01	CHARLES A. ANDERSON	38	1584	21301
07/21/01	CHARLES A. ANDERSON	39	1584	21301
07/21/01	CHARLES A. ANDERSON	40	1584	21301
07/21/01	CHARLES A. ANDERSON	41	1584	21301
07/21/01	CHARLES A. ANDERSON	42	1584	21301
07/21/01	CHARLES A. ANDERSON	43	1584	21301
07/21/01	CHARLES A. ANDERSON	44	1584	21301
07/21/01	CHARLES A. ANDERSON	45	1584	21301
07/21/01	CHARLES A. ANDERSON	46	1584	21301
07/21/01	CHARLES A. ANDERSON	47	1584	21301
07/21/01	CHARLES A. ANDERSON	48	1584	21301
07/21/01	CHARLES A. ANDERSON	49	1584	21301
07/21/01	CHARLES A. ANDERSON	50	1584	21301



SEE SHEET 198

SEE SHEET 214

SEE SHEET 212

SEE SHEET 195

SEE SHEET 211

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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50' AUGUST, 2008
RICHARD A. MORALLE, P.E., P.L.S.
11 HINDALL TOWNSHIP
NEW JERSEY 07048
TEL: 908.409.2000 FAX: 908.409.2001

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING
FAIR MARKET VALUE FOR PROPERTY LOCATED IN BLOCK
10704, LOT 39 AND KNOWN AS 61-63 SIP AVENUE WITHIN THE
JOURNAL SQUARE 2060 REDEVELOPMENT AREA**

WHEREAS, the Jersey City Redevelopment Agency, pursuant to the provisions of N.J.S.A. 40:12A-1 et seq, as amended, has determined it necessary to acquire lands and premises located at 61-63 Sip Avenue in Block 10704, Lot 39 within the Journal Square 2060 Redevelopment Area and which area has been declared an “area in need of redevelopment”; and

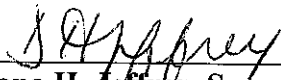
WHEREAS, it appears that the property in question is owned by Earle Realty, LLC or 57 Sip Realty LLC; and

WHEREAS, the referenced property was appraised by New Jersey Realty Advisory Group, LLC to have a fair market value of \$35,000.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Agency accepts the valuation of \$35,000 by the Appraiser as having been performed in a competent manner and in accordance with applicable State Laws.

BE IT FURTHER RESOLVED, that the Agency is authorized to purchase said property located at 61-63 Sip Avenue in Block 10704, Lot 39 for the sum referenced above and the Chairman, Vice-Chairman, Secretary and/or Executive Director of the Jersey City Redevelopment Agency are hereby authorized to enter into a contract and to sign all other documents necessary to consummate the acquisition of said premises subject to the review and approval of the Agency’s General Counsel.

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


 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 Special Meeting of March 26, 2019.

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				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

SEE SHEET 121

REVISIONS

DATE	BY	REVISIONS	LOT
11/27/07	EMILY A. JOHNSON	3884	27-41-15

SEE SHEET 99



SEE SHEET 122

SEE SHEET 134

THIS MAP HAS BEEN PREPARED BY MEASUREMENT AND COMPUTER AIDED
DRAWING TECHNIQUES AND IS NOT TO SCALE.

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE 1"=80'
 AUGUST 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TINDALL NEW BRIDGETOWN TOWNSHIP
 NEW JERSEY 07033-4006

THIS MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION BY THE
 DIVISION OF TAXATION ON
 MAY, 2008, SIGNED
 BY SANTO C. DIDONATO, CTA AND
 ASSIGNED SERIAL NUMBER 959

5' HIGH

SEE SHEET 108

ARCH - C04/P24C27/713300

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH LHN II, LLC FOR PROPERTY LOCATED IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency is the owner of property located at Block 15907, Lot 2 within the Liberty Harbor North Redevelopment Area (map attached); and

WHEREAS, Block 15907, Lot 3 (f/k/a Block 15901, Lot 17) (which is surrounded by Lot 2 on three sides, {map attached}) is subject to the condominium form of ownership via that certain master deed dated January 30, 2013 and recorded in the Hudson County Register's Office on February 5, 2013 in Deed Book 8892, at Page 511; and

WHEREAS, a portion of Block 15907, Lot 3 is subject to a Redevelopment Agreement dated February 15, 2017 between the Jersey City Redevelopment Agency and LHN II, LLC for construction of a 44 story tower containing approximately 452 residential units with associated retail space and parking all in accordance with the Redevelopment Plan; and

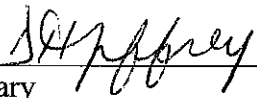
WHEREAS, LHN II, LLC requires access to a portion of Lot 2 (specifically a portion of Cove South) for purposes of mobilizing equipment and trailers needed in order to commence construction on the Phase II building; and

WHEREAS, both the Agency and Redeveloper in an effort to move forward with the Project find it necessary to enter into a License Agreement to grant Redeveloper access to the site for the above mentioned purposes; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the above recitations are incorporated herein as if set forth at length; authorization be and is hereby given to enter into a License Agreement with LHN II, LLC for property located at Block 15907, a portion of Lot 2 within the Liberty Harbor North Redevelopment Area for the above stated purposes.

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

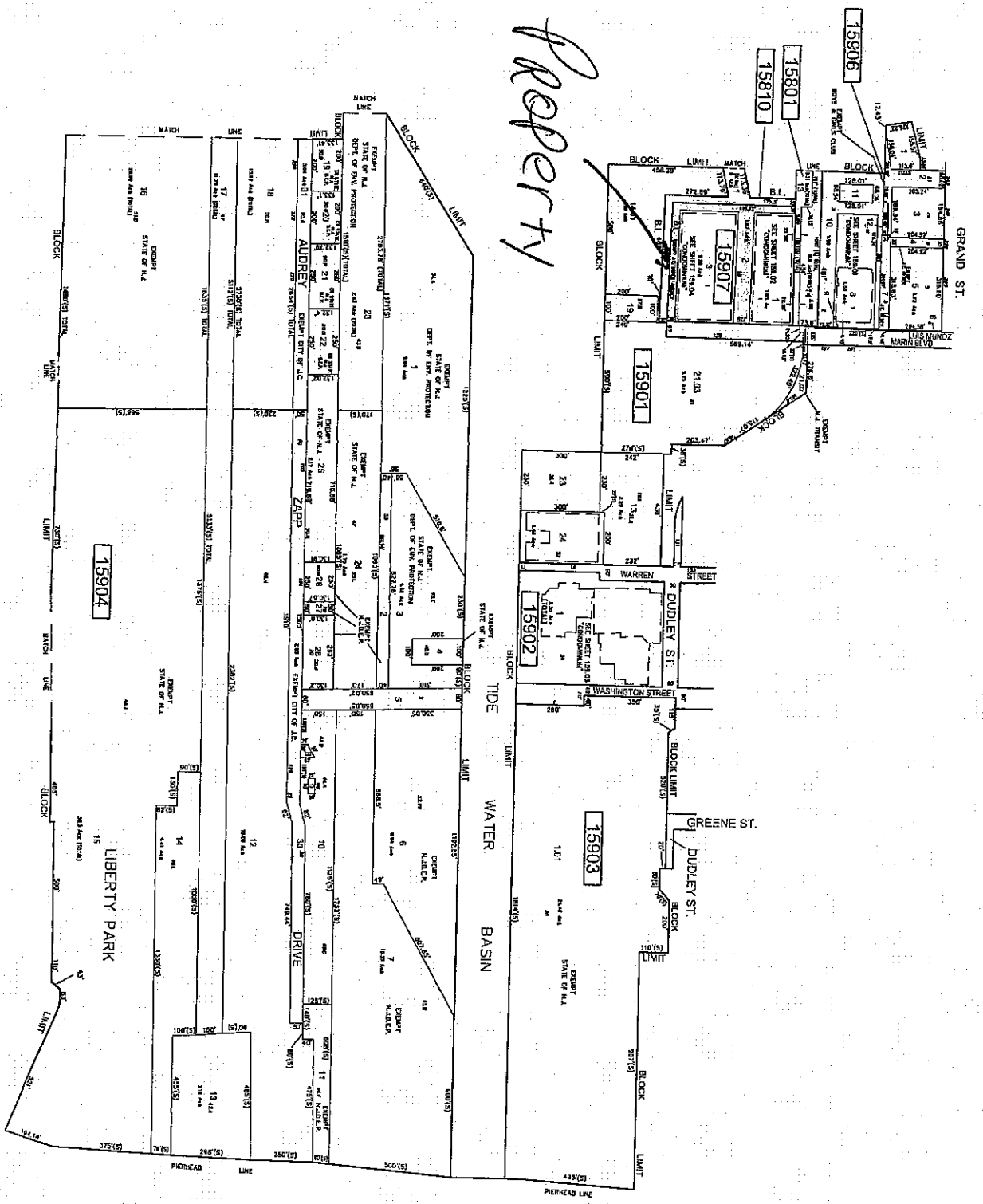


 Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Special Meeting of March 26, 2019.

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				✓
Denise Ridley	✓			
Darwin R. Ona	✓			
Daniel Rivera	✓			

Property

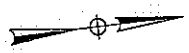


SEE SHEET 141

SEE SHEET 142

SEE SHEET 144

SEE SHEET 145



HUDSON RIVER

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY

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

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 999.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF AM DEVELOPMENT, LLC AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 17504, LOT 16 A/K/A 306 JOHNSTON AVENUE WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, the City of Jersey City (the “City”) has designated that certain area known as the Morris Canal 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.*; and

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

WHEREAS, AM Development, LLC (the “**Redeveloper**”) proposes to redevelop that certain property within the Morris Canal Redevelopment Area identified on the official tax maps of the City as Block 17504, Lot 16, commonly known as 306 Johnston Avenue (the “**Property**”); and

WHEREAS, in accordance with the Redevelopment Plan, the Redeveloper specifically proposes to construct a five (5) story mixed-use project containing eight (8) residential units, one of which shall be designated as an affordable unit, and commercial space on the ground floor (the “**Project**”); and

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) wishes to designate the Redeveloper as redeveloper of the Property and commence the negotiation of a redevelopment agreement.

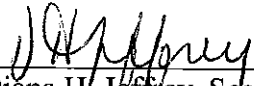
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

Section 2. AM Development, LLC, is hereby designated as the Redeveloper of the Property for a period of one hundred and twenty (120) days from the date hereof, ending on July 17, 2019 unless extended for a period of no more than thirty (30) days by the Executive Director in her sole discretion.

Section 3. If, by July 17, 2019 or such later date as established by the Executive Director in accordance with Section 2 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of AM Development, LLC as Redeveloper of the Property shall automatically expire without any need for any further action of the Board.

Section 4. The Chair, Vice-Chair, 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.


 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 its Special Meeting of March 26, 2019.

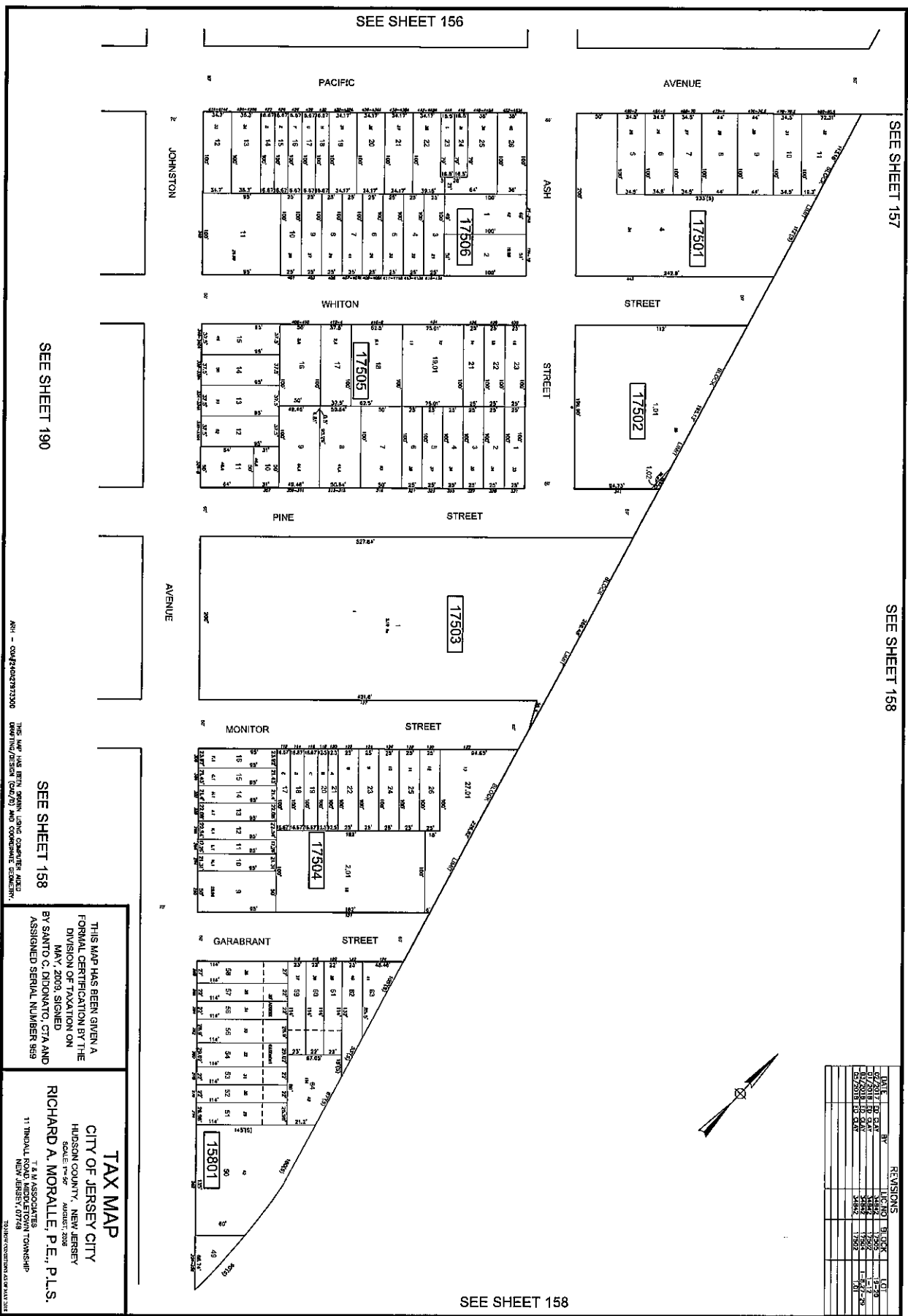
RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer				✓
Erma D. Greene				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

SEE SHEET 157

SEE SHEET 158

REVISIONS		DATE	BY	DESCRIPTION	LOI
1		02/20/17	RD S&AT	REVISION	15239
2		07/20/17	RD S&AT	REVISION	15239
3		11/20/17	RD S&AT	REVISION	15239
4		05/20/18	RD S&AT	REVISION	15239

175



SEE SHEET 190

SEE SHEET 158

THIS MAP HAS BEEN SPANNED USING COMPUTER AIDED
DRAWING/DESIGN (CAD) AND COMPASS CONSTRUCTION.

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1"=50'
 AMBER 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 THORNALL ROAD, SUITE 100
 NEW JERSEY 07033

175

SEE SHEET 158

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING A REDEVELOPMENT AGREEMENT
WITH DESIGNATED REDEVELOPER LANDMARK
DEVELOPERS LLC FOR PROPERTY WITHIN THE
MORRIS CANAL REDEVELOPMENT AREA**

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

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

WHEREAS, on February 20, 2018, the JCRA conditionally designated Landmark Developers, LLC (the “Redeveloper”) as redeveloper for the development of property located at Block 20303, Lots 23, 24, and 25, commonly known by the street address of 269-273 Communipaw Avenue (the “Property”), subject to the conditions contained in JCRA Resolution No. 18-02-15; and

WHEREAS, the Property is located within the Morris Canal Study Area and is accordingly subject to the Morris Canal Redevelopment Plan (the “Redevelopment Plan”); and

WHEREAS, the Redeveloper has made an application to the JCRA to enter into a Redevelopment Agreement relative to the Property for the construction of a 120 room hotel with ground floor and penthouse amenity space, a public lobby, restaurants, and associated parking (the “Project”); and

WHEREAS, the JCRA and the Redeveloper have engaged in negotiations and the JCRA has determined that the Project achieves the objectives of the Redevelopment Plan, and it is therefore in the JCRA’s best interests to enter into a Redevelopment Agreement (the “Redevelopment Agreement”) with the Redeveloper for the Project; and

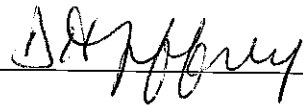
WHEREAS, pursuant to N.J.S.A. 40A:12A-9, the JCRA and Redeveloper wish to enter into a Redevelopment Agreement, which shall define and memorialize the respective obligations of the parties hereto with regard to proceeding with the redevelopment of the Property pursuant to the requirements of the Redevelopment Plan.

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

1. The above recitals are incorporated by reference as if fully set forth herein.

2. The Agency hereby approves the Redevelopment Agreement with Landmark Developers, LLC, a form of which is attached hereto and made part hereof as Exhibit A.
3. The Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized and directed to execute the approved Redevelopment Agreement and any other associated documents necessary to effectuate the purposes of this Resolution subject only to review and approval of Agency counsel.
4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
5. A copy of this Resolution shall be available for public inspection at the offices of the Agency.
6. This Resolution shall take effect immediately.

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners of the Jersey City Redevelopment Agency at their Special Meeting of March 26, 2019.



 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				✓
Denise Ridley	✓			
Darwin R. Ona	✓			
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH WALLABOUT REALTY HOLDING, LLC AS REDEVELOPER FOR CERTAIN PROPERTY KNOWN AS BLOCK 19901, LOTS 2, 3, 4, 5, 6, 7, 42, 43, AND 44 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

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

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City established an area in need of redevelopment commonly known as the Morris Canal Redevelopment Area (the “**Redevelopment Area**”) and adopted a redevelopment plan for the Redevelopment Area entitled the “**Morris Canal Redevelopment Plan**” (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, that certain property identified on the City’s tax maps as Block 19901, Lots 2, 3, 4, 5, 6, 7, 42, 43, and 44 (the “**Property**”) is located within the Redevelopment Area and is governed by the Redevelopment Plan; and

WHEREAS, on July 30, 2018 the Board authorized the designation of the Redeveloper for this Project by the adoption of Resolution 18-07-16; which designation was eventually extended by the adoption of Resolution 19-02-18 on February 19, 2019; and

WHEREAS, Wallabout Realty Holding, LLC (the “**Redeveloper**”) proposes to redevelop the Property with an eight-story, residential building containing one hundred seventy (170) rental units, of which eighteen (18) shall be affordable housing units, two (2) stories of parking, along with associated infrastructure improvements, and payments with respect to an additional eighteen (18) affordable housing units off-site (as further described in the Redevelopment Agreement, as defined below, the “**Project**”); and

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

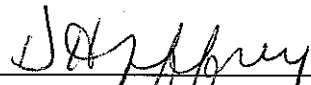
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

Section 2. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are each hereby authorized to execute the redevelopment agreement, in substantially the form on file with the Agency, together with such additions, deletions and modifications as deemed necessary or desirable by the Executive Director in consultation with Counsel (the "Redevelopment Agreement").

Section 3. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are each hereby authorized to execute 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

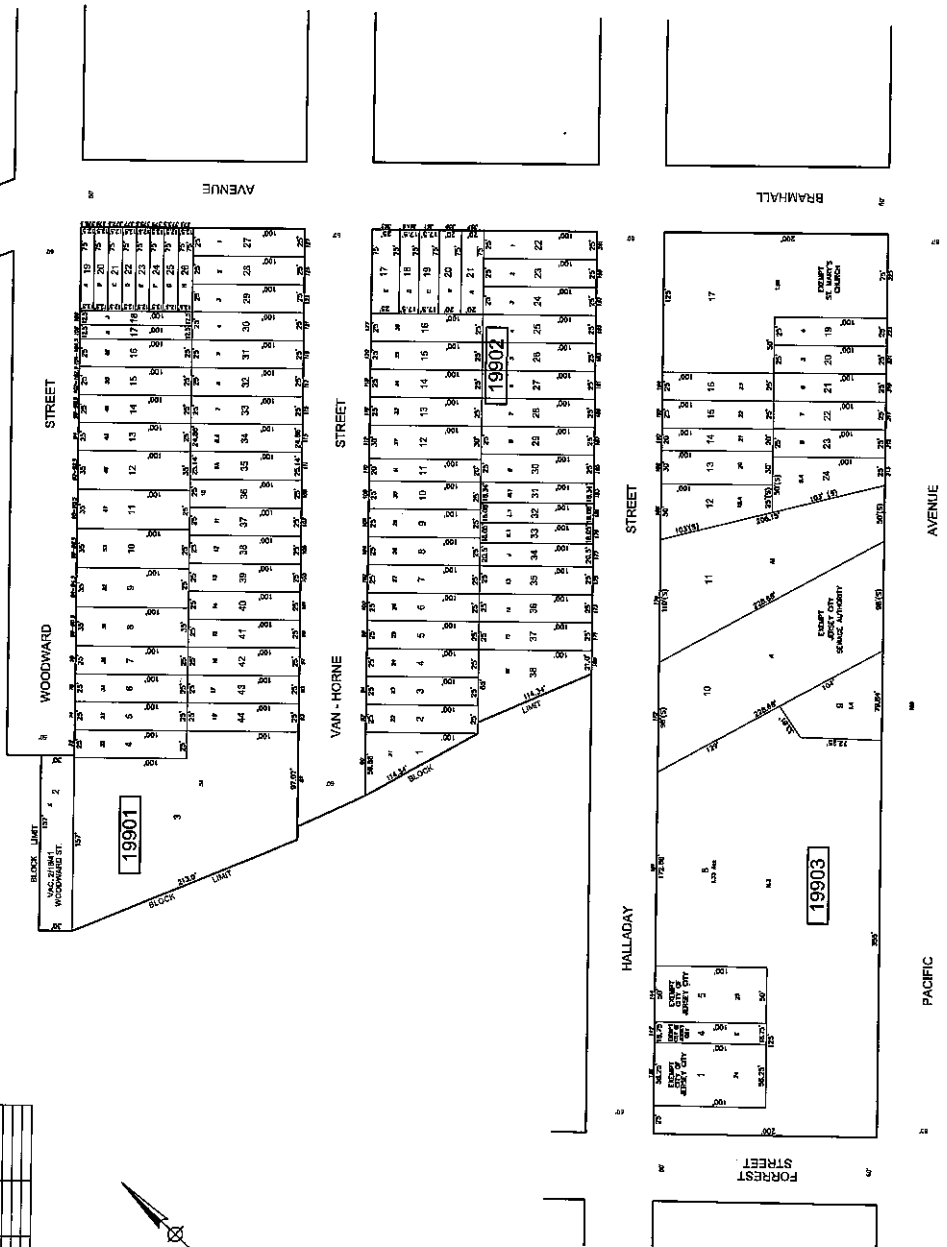
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Special Meeting held on March 26, 2019.

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				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

DATE	BY	REVISIONS	LOT
	LUCIANO	BLOCK	
	LUZARDO	3884	
	CHERRY		
	ANDERSON		

SEE SHEET 198

SEE SHEET 189



SEE SHEET 215

SEE SHEET 201

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
 DESIGN/ASSIST (CAD) AND SCANNING TECHNOLOGY.

TAX MAP
CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 50'
 AUGUST, 2009
RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TINDALL LANE
 NEW JERSEY 07046
 PHONE: 973.270.0600 FAX: 973.270.0601

THIS MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION BY THE
 DIVISION OF TAXATION ON
 MAY, 2009, SIGNED
 BY SANTO C. DIBONATO, CTA AND
 ASSIGNED SERIAL NUMBER 989

SEE SHEET 202

SEE SHEET 215

PH - 0014042781300

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
PROFESSIONAL SERVICES CONTRACT WITH GRO
ARCHITECTS, PLLC FOR ARCHITECTURAL SERVICES AT
AGENCY-OWNED PROPERTY IDENTIFIED AS 405-407 OCEAN
AVENUE WITHIN THE OCEAN/BAYVIEW REDEVELOPMENT
AREA**

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) owns certain property within the City of Jersey City (the “**City**”) identified as 405-407 Ocean Avenue (the “**Property**”), which Property is located within the Ocean/Bayview Redevelopment Area and governed by the Ocean/Bayview Redevelopment Plan (the “**Redevelopment Plan**”) pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”); and

WHEREAS, the Agency requires the services of an architectural firm to prepare a schematic design, for services during the construction document phase, to provide construction phase services, and to assist in securing planning board approvals (collectively, the “**Work**”); and

WHEREAS, in response to the Agency’s request for a quote for architectural services, GRO Architects, PLLC (the “**Contractor**”) submitted a proposal dated February 20, 2019, a copy of which is on file with Agency (the “**Proposal**”), to provide the Work at the Property in an amount not to exceed \$24,900.00; and

WHEREAS, Agency staff found the Contractor’s proposal to be responsive to the Agency’s need and favorably-priced; and

WHEREAS, the Agency desires to enter into a professional services agreement with the Contractor to perform the Work as set forth in the Proposal; and

WHEREAS, the Agency hereby certifies that it has funds available for such costs; and

WHEREAS, pursuant to *N.J.S.A. 40A:11-2(6)* and *N.J.S.A. 40A:11-5(1)(a)(i)* of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “**LPCL**”), contracts for professional services may be awarded without public bidding; 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.

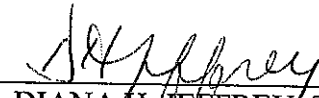
Section 2. The Agency hereby authorizes a professional services agreement with GRO Architects, PLLC, for the performance of architectural services in an amount not to exceed Twenty Four Thousand Nine Hundred Dollars (\$24,900.00) and for a term that shall expire upon the earlier of one year from execution, or the completion of the Work authorized herein.

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

Section 4. The Chairman, Vice-Chair, Executive Director and/or the Secretary of the Agency are hereby authorized to undertake all actions necessary to effectuate the Proposal 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 Special Meeting held on March 26, 2019.



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				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			



GRO Architects, PLLC

Date: 20 February 2019

To: Ms. Diana Jeffrey, Executive Director c/o
Phillip A. Orphanidis, Real Estate Officer
Jersey City Redevelopment Agency
66 York Street, Jersey City, NJ
PhilO@jcnj.org

From: Richard Garber, AIA
GRO Architects, PLLC
275 Water Street, Storefront
New York, NY 10038

Re: Proposal for basic architectural design services Block 25802, Lots 25 and 26, 405-407 Ocean Avenue

via e-mail

Dear Phil:

Thank you for the opportunity to present this proposal to you for basic architectural services for your property at 405-407 Ocean Avenue in Jersey City. This proposal will outline how we can work together to adaptively reuse the building; obtaining a resolution from the Jersey City Planning Board and ultimately permits from the Office of the Construction Code Official to construct the renovation. I have reviewed the previous work we have done on the property, which includes existing conditions documentation and limited design to support cosmetic renovation, all of which will need to be verified and updated to reflect the current building conditions which have since changed. These documents will serve as a good basis for the scope of work we discussed and will certainly get us to permitting in an expedited manner.

I. BACKGROUND

The site is mid-block on Ocean Avenue and is presently in a state of disrepair and partial demolition. 405 and 407 Ocean Avenue mirror one another and each contains a ground floor retail spaces and two (2) residential units over floors 2 and 3 above. The building layouts will be maintained to the extent possible by building code. The building exists within the Neighborhood Mixed Use (1) area of the Jackson Hill Redevelopment Plan, and as such will require a resolution from the planning board. As the building's uses have not changed since the original adoption of the plan, our application will be as-of-right for the adaptive reuse of the structure to return it to its residential and ground floor commercial uses. We will seek to minimize structural work so that the majority of scope will be of a cosmetic nature, with new doors and windows, including new storefront glass on the ground floor; repointing of all exterior masonry, as well as upgrade to the mechanical, electrical, and plumbing systems assuming split units in the commercial spaces and baseboard heat upstairs. Air conditioning will be provided by tenants (see "Engineering Consultants" below). We will also treat the rear fire escape as an amenity deck space.

II. SCOPE OF WORK

A. SCHEMATIC DESIGN – PLANNING BOARD SET: Our initial scope will be the creation of a drawing set that is coordinated with a development application prepared by your attorney and submitted to the Department of City Planning. The drawing set will be developed consistently with similar applications we have made to the Jersey City boards, and will include coordination with civil engineering design (to be provided by Owner) as well as engineering testimony if required (to be provided by Owner).

We will begin this scope by verifying and updating the existing drawings for the building we have on file. Specific planning board requirements will be provided as follows.

Planning board documentation is generally 25-30 ARCH D (24"x36") sheets that includes architectural and civil engineering drawings that illustrate proposed bulk constraints and the design intent for the project. The project's land use attorney will file the application and appear before the planning board. The architect and civil engineer, as well as a licensed planner, if required, will give testimony at this hearing. The following documentation will be required for the submission:

1. Proposed Site Plan on Engineered Property Survey (needs to be updated by Owner)
2. Site Engineering Details including water and sewer connection locations. (to be provided by Owner)
3. Proposed Basement Floor Plan
4. Proposed Ground Floor Plan – Indicating location of all proposed commercial spaces, entry lobby, and means of egress.
5. Proposed Upper Floor Plans – Indicating unit layouts and interior design.
6. Proposed Roof Plan – indicating proper drainage, coordinated with site engineering; location of fenced mechanical equipment.
7. Proposed Exterior North, South, West and East Elevations – including surrounding context and adjacent buildings. Elevations will indicate window types, exterior cladding materials, details, and colors as required.
8. Proposed Building Section – indicating basic assemblies (construction details not included)
9. Proposed Rendered Exterior Perspective
10. Required Variance Table and Calculations to demonstrate the project's as-of-right status
11. Material sample board(s)
12. A minimum of one (1) pre-application meetings with planning officials as well as the local neighborhood association – this will ensure the board will be comfortable with the design scheme
13. Correspondence with community and city officials about the timeliness of application
14. Planning Board Presentation (*two appearances may be required and are included*)

Based on conversations with planning staff, the JCRA should budget *6 to 10 weeks between submission and planning board hearing*. We will request the planning office to expedite this schedule as this is a redevelopment agency project. Kindly note we may need to schedule a community meeting during this time. This phase constitutes **30% of our total fee** and will take approximately **3 weeks** to submit. Please note a site plan to be prepared by a civil engineer is also required.

B. CONSTRUCTION DOCUMENTS PHASE: This phase is concerned with the detailed development of interior elevations, sections, and detailed plans based upon the development team's objectives. With engineering consultants retained during this phase, GRO will prepare layouts for mechanical, electrical and plumbing systems including locations for electrical switches, receptacles, light fixtures, plumbing, mechanical equipment, vertical chases and ductwork at this time. We will provide a lighting plan for the units and commons areas during this phase as well as a proposed selections for bathroom and kitchen fixtures and equipment. These will be coordinated with energy compliance code requirements. Applicable schedules (doors, windows, and room) will be prepared at this time. These drawings and specifications may be provided to the Owner's cost estimator or potential contractor(s) at this time for updated pricing. This phase will also include complete mechanical, electrical, plumbing and fire alarm plans to be prepared by our MEP consultant and structural plans coordinated with the architectural design. The final completed construction documents can be used for bidding and will be filed with the Construction Office to obtain final approvals and permits for construction. This phase is approximately **60% of our fee** and will take **4-5 weeks** to complete.

C. CONSTRUCTION PHASE SERVICES: This phase includes the review of shop drawings during the pre-construction period as well as site visits during construction that will allow us to become generally familiar with the progress of the work. This would be arranged once a schedule is devised with you as the General Contractor, but will not exceed once weekly during construction. This schedule will also be used to gauge the project's progress with your subcontractors. *Please note construction Management services are not provided by GRO Architects under such a standard scope of services.*

Also, inclusive in this phase would be any meetings and drawings/clarifications with fabricators and/or subcontractors that will be producing components to be installed during construction; as well as meeting notes for all team meetings. This phase is **10% of service fees**. Estimated construction phase services is approximately 20.0 hours of project architect time @ \$125/hr. Construction phase services in excess of this amount will be billed at our standard hourly rates.

III. FEE PROPOSAL FOR SCOPE OF WORK

A. Professional Services Fee:

The building as imagined is a total of approximately 6,325 square feet, including approximately 2,100 SF gross ground floor commercial area, and 4,200 square feet of residential on floors 2-3. For this proposal, we assume a construction budget of approximately \$80-\$110/sf for the purposes of information contained in the drawing set. For this work, we propose a **flat fee of Twenty Four Thousand and Nine Hundred dollars (\$24,900)**. Please be advised our fee and this construction budget is consistent with similar projects we have and are executing in Jersey City; however, we will not be able to accurately receive cost feedback until the project is under design.

COST BY PHASE:

Schematic Design – Planning Board Application (6 weeks)	30% or \$ 7,470.00
Construction Documentation (8 weeks)	60% or \$ 14,940.00
Construction Phase (TBD)	10% or \$ 2,490.00
Total	\$ 24,900.00

B. Engineering Consultants

GRO will retain 3rd party professional engineers to perform **engineering design for structural, mechanical, electrical, plumbing, sprinkler and fire alarm design** under our direct leadership should we be selected for the total scope described herein. This work will commence following the successful application to obtain a planning board resolution, with the exception of minor structural peer-review to occur during schematic design. Consulting fees under this agreement are not to exceed \$10,200. Consulting fees in excess of this amount will be the responsibility of the Owner. *Not included in this scope is additional surveying services, geotechnical or civil engineering, environmental testing or hazardous materials abatement or other engineering services beyond the scope described in Basic Architectural Services.* The total estimated time for this scope of work to achieve construction permitting would be approximately 10-12 weeks. Please note scheduling of meetings and hearings with the city is beyond our control.

Construction Documentation; structural engineering services to be provided by **ARCO Engineering**: The structural scope will include a structural report on the fitness of the existing building, as well as the design of remedies for any structural deficiencies found in the building. It is assumed at this time that the construction type will remain wood construction but will be confirmed following the structural report.

Construction Documentation; MEP, sprinkler, and fire alarm systems design to be provided by **ARCO Engineering**: The mechanical, electrical, plumbing, sprinkler and fire alarm systems will be sized, designed, and documented during the CD phase of the project design. Two-dimensional drawings will be submitted to GRO at 50% and 100% of the CD phase for coordination and integration into the building design. The engineer will assume split systems for the commercial spaces with condensing unit(s) on the roof and baseboard heating for the residential units, but will also explore PTAC through-wall units. An overall size of electrical service will be calculated and subdivided into all residential units and amenity spaces. Plumbing and gas riser diagrams are prepared based on fixtures and equipment planned for residential units and other spaces.

GRO will facilitate meetings in a timely manner in our office or at JCRA for all key personnel at each stage of development. These meetings will initially be with you, the owner, to discuss design direction but will include key engineering consultants starting with civil and structural engineers and a planning expert once a submission date for the planning board application is determined. Please note civil and geotechnical engineering services are not included in this proposal and are the responsibility of the owner.

C. Reimbursable Expenses

Printing and shipping costs and other reasonable expenses are not included in our fee and will be charged as direct reimbursable expenses with a (1.0) multiplier. Any changes in scope or design direction directed by the owner that will require additional design or consultant work will be the responsibility of you, the owner. Our fee is proposed with the understanding that any services beyond our description above of the scope of the work will be renegotiated or charged at an hourly rate of:

Partner:	\$225/hour
Project Architect:	\$125/hour
Design Staff:	\$90/hour

GRO will not provide any additional services beyond "Schematic Design – Planning Board Set" until authorized to do so by the JCRA in writing, as it is at this point we will need to retain the consultants listed above. Any additional services to be performed will be subject to a mutually agreeable contract.

IV. RETAINER

Should you decide to select our office for these services, we ask that you please sign this letter of intent and provide us with a retainer in the amount of **Nine Thousand and zero Dollars (\$9,000.00)**. Please note the retainer will constitute all Schematic Design services as well as a structural walkthrough and report to be used during the Construction Documentation phase. Additional payments will be invoiced on a mutually agreed-to payment schedule based on project progress.

V. CLOSE

Thank you again for the opportunity to present this proposal to you, and I hope you find it both thoughtful and comprehensive given the discussions we have had with you, the land-use attorney, and the city, about your property. Should this letter of intent be acceptable, kindly sign below and provide a retainer in the amount specified for work to commence. Please note our insurance carrier requires that we have an American Institute of Architects contract on file by the start of design development, should we be in engaged in further scope. AIA Contracts have 100 years of industry acceptance and legal precedent and provide equal protection to both owners and architects. We will prepare a draft contract for review and discussion should design commence.

Sincerely,



Richard Garber, AIA

We accept the terms and conditions of this letter of intent and authorize GRO Architects, PLLC to begin the above-described design and documentation work following the return of a signed letter and a paid retainer in the amount of Nine Thousand Five and zero Dollars (\$9,000.00).

Client:

Ms. Diana Jeffrey _____
Executive Director, JCRA

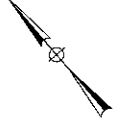
Date: _____

Architect: *GRO Architects, PLLC*

Richard Garber, AIA _____

Date: _____

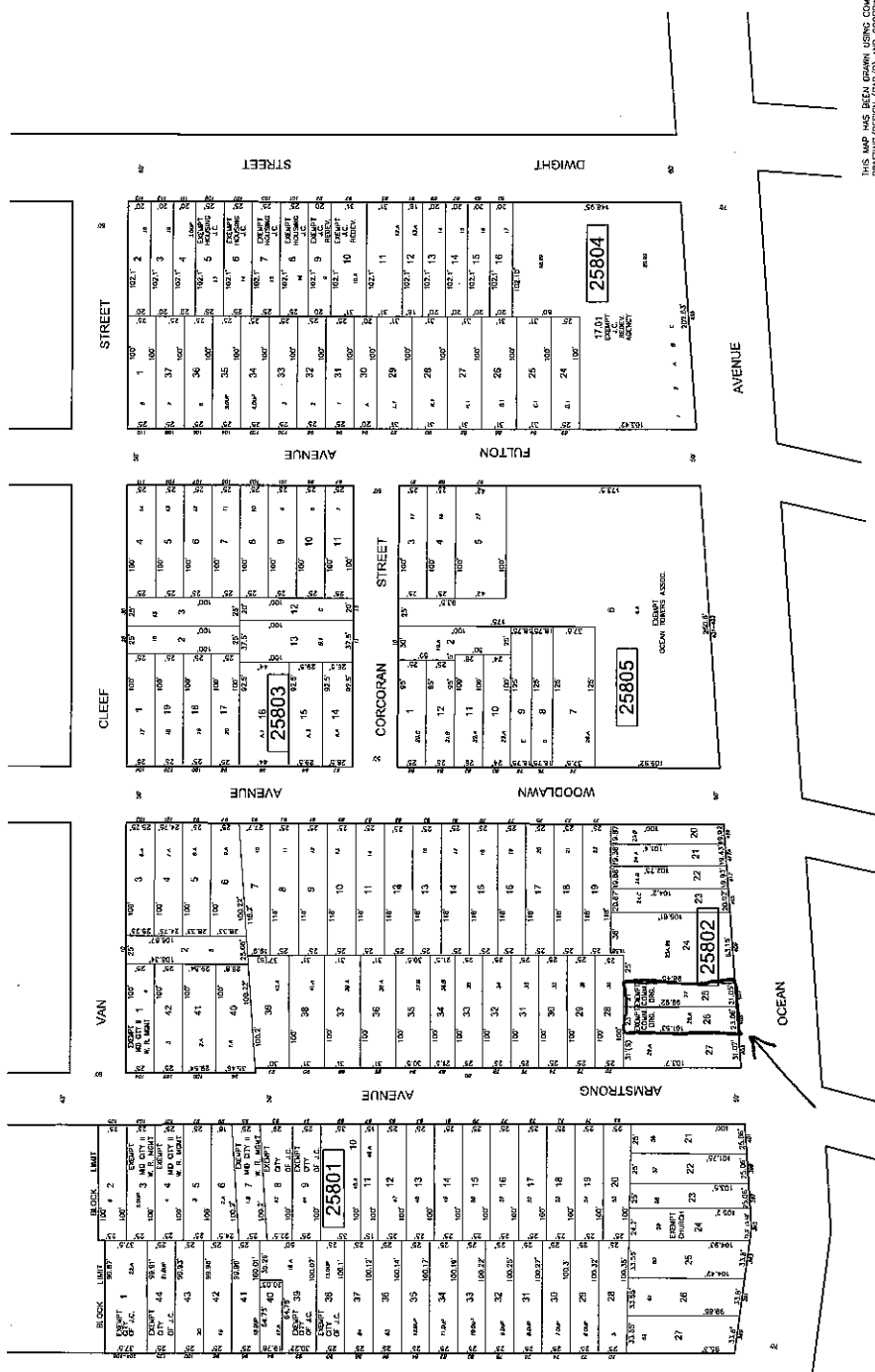
Please make retainer payable to *GRO Architects, PLLC*
EIN: 16-1619253



SEE SHEET 257

DATE	BY	REVISIONS	LOT
08/27/12	EB CLAY		1-2-3

SEE SHEET 251



SEE SHEET 265

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

TAX MAP

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY 7, 2009, SIGNED BY SANTO C. DICONATO, CTA AND ASSIGNED SERIAL NUMBER 989

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

SEE SHEET 252

SEE SHEET 259

APP. - COM#24027973300

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING BEES CONSTRUCTION, LLC, AS REDEVELOPER OF CERTAIN PROPERTY LOCATED AT BLOCK 25101, LOT 6 WITHIN THE TURNKEY REDEVELOPMENT AREA

WHEREAS, the City of Jersey City (the “**City**”) has designated that certain area known as the Turnkey 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.*; and

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

WHEREAS, Bee’s Construction, LLC (the “**Redeveloper**”) proposes to redevelop that certain property within the Turnkey Redevelopment Area identified on the official tax maps of the City as Block 25101, Lot 6, commonly known as Bee’s Construction, LLC (the “**Property**”), which Property is owned by the Jersey City Redevelopment Agency (the “**Agency**”); and

WHEREAS, in accordance with the Redevelopment Plan, the Redeveloper specifically proposes to construct a three (3) story residential building with approximately 3,600 square feet containing two (2) market-rate, for-sale residential units, with vehicle parking for both units on the ground floor (the “**Project**”); and

WHEREAS, the Agency wishes to designate the Redeveloper as redeveloper of the Property and commence the negotiation of a redevelopment agreement, including the terms of transfer of the Property,

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. Bee’s Construction, LLC, is hereby designated as the Redeveloper of the Property for a period of one hundred and twenty (120) days from the date hereof, ending on July 17, 2019 unless extended for a period of no more than thirty (30) days by the Executive Director in her sole discretion.

Section 3. If, by July 17, 2019 or such later date as established by the Executive Director in accordance with Section 2 hereof, the Agency and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of Bee’s Construction, LLC as Redeveloper of the Property shall automatically expire without any need for any further action of the Board.

Section 4. The Chair, Vice-Chair, 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.

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 Special Meeting of March 26, 2019.


 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				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

SEE SHEET 250

REVISIONS			
DATE	BY	REVISION	LOT
07/28/16	PERKINS & JOHNSON	SHRINK	



VAN CREEP ST.

STREET

STEGMAN

DR MARTIN LUTHER KING DR
SEE SHEET 249

OCEAN AVENUE
SEE SHEET 252

25101

16
S.A. No.
EXEMPT
FROM
SCHOOL TAX

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0	1000.0

DWIGHT

STREET

VAN CREEP ST.

SEE SHEET 258

THIS MAP HAS BEEN ORIGINALLY COMPUTER AIDED
AND REPRODUCED FROM THE ORIGINAL RECORDS.

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY

SOULE-74-30
AUGUST 1, 2009

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 659

RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07068

ARJ - 00424237973360

SEE SHEET 257

SEE SHEET 256

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ELIZABETH VASQUEZ TO ATTEND THE 50TH ANNUAL RUTGERS UNIVERSITY PUBLIC PURCHASING EDUCATION FORUM IN ATLANTIC CITY MAY 1 AND 2, 2019

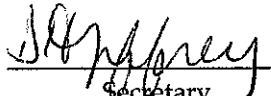
WHEREAS, the 50th Annual Rutgers University Public Purchasing Education Forum will be held in Atlantic City on May 1 and 2, 2019; and

WHEREAS, Elizabeth Vasquez, a Certified Purchasing Officer, was asked to attend this forum; and

WHEREAS, the registration cost of the conference is \$350 per person;

WHEREAS, the actual cost of overnight accommodations, meals, travel, etc. will be reimbursed to the employee by the Agency; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that it here by approves Elizabeth Vasquez attending the Rutgers University Public Purchasing Educational Forum in Atlantic City on May 1 & 2, 2019.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of March 26, 2019

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				✓
Darwin Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING MARIA AMBROSSI AND JASON FRIEDKIN TO ATTEND THE RUTGERS UNIVERSITY INTRODUCTION TO AFFORDABLE HOUSING FOR NJ MUNICIPALITIES COURSE

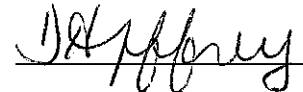
WHEREAS, Rutgers University Introduction to Affordable Housing for NJ Municipalities course will be held on March 22 and 27, 2019; and

WHEREAS, Maria Ambrossi, Paralegal Specialist and Jason Friedkin, Project Mangaer, was asked to attend this course; and

WHEREAS, the registration cost of the conference is \$456 per person;

WHEREAS, the actual cost of travel will be reimbursed to the employee by the Agency; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that it here by approves Maria Ambrossi, Paralegal Specialist and Jason Friedkin, Project Mangaer, to attend the Rutgers University Introduction to Affordable Housing for NJ Municipalities course will be held on March 22 and 27, 2019.



Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of March 26, 2019

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				✓
Darwin Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR AND SECRETARY OF THE BOARD TO APPROVE THE ASSISTANT EXECUTIVE DIRECTOR TO ACT AS THE ACTING SECRETARY OF THE BOARD IN THE ABSENCE OF THE EXECUTIVE DIRECTOR

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law, the Jersey City Redevelopment Agency (the "Agency"), as a local autonomous entity, must undertake various business and administrative operations, and various actions in furtherance of redevelopment projects within the City of Jersey City; and

WHEREAS, the business and administrative operations of the Agency, as well as the various redevelopment projects within the City, are guided by a variety of documents, including but not limited to, governance documents, contracts and agreements; and

WHEREAS, in order to keep the Agency's operations and projects moving forward, it may be necessary, from time to time, in the Executive Director's absence, for the Executive Director to allow the Assistant Executive Director to execute such documents on behalf of the Agency; and

WHEREAS, this authority for the Assistant Executive Director to sign in the Executive Director's absence lies solely with the Agency's Executive Director and must be given in written form prior to the Executive Director's absence from the Agency; and

WHEREAS, in addition to the aforementioned general authority of the Assistant Executive Director to sign in the Executive Director's absence, the Agency's Executive Director also desires to authorize the Assistant Executive Director to act as the Acting Secretary and sign any and all Resolutions approved by the Agency's Board of Commissioners.

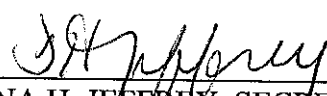
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

Section 1. It hereby authorizes the Executive Director to allow the Assistant Executive Director to execute any documents, including but not limited to, governance documents, contracts and agreements, in the absence of the Executive Director; and

Section 2. It hereby authorizes, in addition to the general authority of the Assistant Executive Director to sign in the Executive Director's absence, to allow the Assistant Executive Director to act as Acting Secretary and sign any and all Resolutions approved by the Agency's Board of Commissioners.

Section 3. 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 Special Meeting held on March 26, 2019.




 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				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF MARCH 26, 2019**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of March 26, 2019

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of March 26, 2019 be approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated March 26, 2019

<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				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

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
JERSEY CITY TAX COLLECTOR								
JERSEY CITY TAX COLLECTOR	3/8/2019	3/6/2019	423 Grand	Taxes - 423 Grand Street	\$5,503.12	\$0.00		\$5,503.12
				Totals for JERSEY CITY TAX COLLECTOR:	\$5,503.12	\$0.00		\$5,503.12
				GRAND TOTALS:	\$5,503.12	\$0.00		\$5,503.12

Jersey City Redevelopment Agency Cash Requirements Report

- Report name: Invoice Due Today
- Show invoices open as of today
- Do not include invoices scheduled to be generated
- Calculate discounts as of today
- Include all invoice dates
- Include all post dates
- Include these due dates: Today (3/8/2019)
- 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 PROVIDENT BANK CHECKING

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
BENJAMIN DELISLE	3/26/2019	2/15/2019	02/15/19	Reimbursement for dental expenses	\$250.00	\$0.00		\$250.00
BENJAMIN DELISLE	3/26/2019	3/16/2019	Reimbursement	EyeCare Expenses	\$200.00	\$0.00		\$200.00
BENJAMIN DELISLE	3/26/2019	3/25/2019	Reimbursement	Dental for Dependent	\$412.00	\$0.00		\$412.00
				Totals for BENJAMIN DELISLE:	\$862.00	\$0.00		\$862.00
Brian Padilla								
Brian Padilla	3/26/2019	3/14/2019	April-2019	Intern Stipend (BM approved)	\$100.00	\$0.00		\$100.00
				Totals for Brian Padilla:	\$100.00	\$0.00		\$100.00
BROWN - BROWN METRO INC.								
BROWN - BROWN METRO INC.	3/26/2019	3/11/2019	799112	Insurance - Government Employee Theft and F	\$1,195.00	\$0.00		\$1,195.00
				Totals for BROWN - BROWN METRO INC.:	\$1,195.00	\$0.00		\$1,195.00
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	3/26/2019	2/26/2019	4201	Environmental Services - Petro	\$201.25	\$0.00		\$201.25
BROWNFIELD REDEVELOPMENT S	3/26/2019	2/26/2019	4200	Environmental Services - Grand Jersey	\$312.50	\$0.00		\$312.50
BROWNFIELD REDEVELOPMENT S	3/26/2019	2/26/2019	4202	Environmental Services- Haz Sub	\$481.25	\$0.00		\$481.25
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$995.00	\$0.00		\$995.00
BROWNFIELD SCIENCE & TECHNOLOGY								
BROWNFIELD SCIENCE & TECHNO	3/26/2019	1/31/2019	764.01.19	Environmental Services- Turnkey - Ocean & F	\$1,147.39	\$0.00		\$1,147.39
				Totals for BROWNFIELD SCIENCE & TECHNOLOGY:	\$1,147.39	\$0.00		\$1,147.39
CASH								
CASH	3/26/2019	3/21/2019	Petty cash	Replenishment of Petty Cash	\$656.00	\$0.00		\$656.00
				Totals for CASH:	\$656.00	\$0.00		\$656.00
CENTER FOR EDUCATION & EMPLOYMENT LAW								
CENTER FOR EDUCATION & EMPL	3/26/2019	2/18/2019	A272847704	Subscription to Employment Law Report	\$164.00	\$0.00		\$164.00
				Totals for CENTER FOR EDUCATION & EMPLOYMENT LAW:	\$164.00	\$0.00		\$164.00
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	3/26/2019	2/14/2019	4292567214	Reimbursement for Lenovo Active Pen 2	\$49.25	\$0.00		\$49.25
CHRISTOPHER FIORE	3/26/2019	1/31/2019	01/2019 Retromiles	Retroactive to January - unpaid miles	\$7.64	\$0.00		\$7.64
				Totals for CHRISTOPHER FIORE:	\$56.89	\$0.00		\$56.89
CITY OF JERSEY CITY								
CITY OF JERSEY CITY	3/26/2019	3/12/2019	2015-1374	Redemption of Tax Lien Certificate No. 2015	\$16,427.00	\$0.00		\$16,427.00
				Totals for CITY OF JERSEY CITY:	\$16,427.00	\$0.00		\$16,427.00
CME ASSOCIATES								
CME ASSOCIATES	3/26/2019	2/28/2019	0238422	Professional Services - Bid preparation serv. B	\$294.00	\$0.00		\$294.00
CME ASSOCIATES	3/26/2019	2/14/2019	0237366	Professional Services - Bid preparation serv. B	\$1,023.00	\$0.00		\$1,023.00
CME ASSOCIATES	3/26/2019	2/14/2019	0237367	Professional Services - Bid preparation serv. B	\$435.00	\$0.00		\$435.00
CME ASSOCIATES	3/26/2019	3/15/2019	0238988	Professional Services - Provide Bid & Constru	\$336.00	\$0.00		\$336.00

Jersey City Redevelopment Agency

**Cash Requirements Report
PROVIDENT BANK CHECKING**

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
COMCAST								
COMCAST	3/26/2019	2/28/2019	8499053543345680	Business Cable - 66 York Street	\$149.61	\$0.00		\$149.61
Totals for COMCAST:					\$149.61	\$0.00		\$149.61
Totals for CME ASSOCIATES:					\$2,088.00	\$0.00		\$2,088.00
COSTAR REALTY INFORMATION, INC.								
COSTAR REALTY INFORMATION, I	3/26/2019	3/4/2019	108967759-1	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.								
CRYSTAL POINT CONDOMINIUM A	3/26/2019	3/8/2019	April 2019	Monthly Maintenance Fee - 04/19	\$152.51	\$0.00		\$152.51
Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:					\$152.51	\$0.00		\$152.51
DAVISON, EASTMAN & MUNOZ, PA								
DAVISON, EASTMAN & MUNOZ, PA	3/26/2019	1/10/2019	362765	Professional Services - Barnabas Health	\$4,371.56	\$0.00		\$4,371.56
Totals for DAVISON, EASTMAN & MUNOZ, PA:					\$4,371.56	\$0.00		\$4,371.56
DIANA JEFFREY								
DIANA JEFFREY	3/26/2019	1/31/2019	01/2019Retro	Retroactive to January - unpaid miles	\$1.06	\$0.00		\$1.06
Totals for DIANA JEFFREY:					\$1.06	\$0.00		\$1.06
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGM	3/26/2019	2/21/2019	13510	Professional Services - BLP	\$4,008.02	\$0.00		\$4,008.02
DRESDNER ROBIN ENVIRON MGM	3/26/2019	2/21/2019	13464	Professional Services - BLP	\$3,850.00	\$0.00		\$3,850.00
Totals for DRESDNER ROBIN ENVIRON MGMT:					\$7,858.02	\$0.00		\$7,858.02
FEDERAL EXPRESS								
FEDERAL EXPRESS	3/26/2019	2/11/2019	6-456-60069	Overnight Deliveries	\$176.62	\$0.00		\$176.62
FEDERAL EXPRESS	3/26/2019	3/11/2019	6-485-31638	Overnight Deliveries	\$144.13	\$0.00		\$144.13
Totals for FEDERAL EXPRESS:					\$320.75	\$0.00		\$320.75
FERRAIOLI, WIELKOTZ, CERULLO & CUVA								
FERRAIOLI, WIELKOTZ, CERULLO &	3/26/2019	3/8/2019	030102	Professional Services - Accounting Services	\$4,800.00	\$0.00		\$4,800.00
FERRAIOLI, WIELKOTZ, CERULLO &	3/26/2019	2/14/2019	02141	Professional Services - Accounting Services	\$7,800.00	\$0.00		\$7,800.00
FERRAIOLI, WIELKOTZ, CERULLO &	3/26/2019	3/1/2019	030101	Professional Services - Accounting Services	\$7,500.00	\$0.00		\$7,500.00
Totals for FERRAIOLI, WIELKOTZ, CERULLO & CUVA:					\$20,100.00	\$0.00		\$20,100.00
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	3/26/2019	3/6/2019	41248	Legal Services - 332 Whiton Street	\$275.00	\$0.00		\$275.00
GLUCK WALRATH LLP	3/26/2019	3/6/2019	41251	Legal Services - 201 New York Avenue	\$192.50	\$0.00		\$192.50
GLUCK WALRATH LLP	3/26/2019	3/6/2019	41253	Legal Services - 98 Myrtle Avenue	\$1,984.54	\$0.00		\$1,984.54
GLUCK WALRATH LLP	3/26/2019	3/6/2019	41256	Legal Services - 92-94 Stegman Street	\$82.50	\$0.00		\$82.50
GLUCK WALRATH LLP	3/26/2019	3/6/2019	41252	Legal Services - 364-366 Palisade	\$647.50	\$0.00		\$647.50
GLUCK WALRATH LLP	3/26/2019	3/6/2019	41259	Legal Services - Bright and Varick Urban Ren	\$437.50	\$0.00		\$437.50

Jersey City Redevelopment Agency Cash Requirements Report PROVIDENT BANK CHECKING

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
GLUCK WALRATH LLP	3/26/2019	3/6/2019	41255	Legal Services - 137 Myrtle	\$490.00	\$0.00		\$490.00
GLUCK WALRATH LLP	3/26/2019	3/6/2019	41258	Legal Services - 152 MLK	\$1,052.50	\$0.00		\$1,052.50
GLUCK WALRATH LLP	3/26/2019	3/6/2019	41260	Legal Services - 826 Ocean	\$2,765.00	\$0.00		\$2,765.00
GLUCK WALRATH LLP	3/26/2019	3/6/2019	41254	Legal Services - 182 Claremont	\$1,033.54	\$0.00		\$1,033.54
GLUCK WALRATH LLP	3/26/2019	3/6/2019	41250	Legal Services - 248 Grove Street	\$1,275.58	\$0.00		\$1,275.58
GLUCK WALRATH LLP	3/26/2019	3/6/2019	41257	Legal Services - 97-99 Dwight	\$137.50	\$0.00		\$137.50
Totals for GLUCK WALRATH LLP:					\$10,373.66	\$0.00		\$10,373.66
HUDSON COUNTY REGISTER								
HUDSON COUNTY REGISTER	3/26/2019	3/6/2019	1473476	Recording RDA - Mymeni Properties LLC	\$31.00	\$0.00		\$31.00
HUDSON COUNTY REGISTER	3/26/2019	2/28/2019	1485437	Recording Deed - 254 MLK Dr to ULOHC	\$31.00	\$0.00		\$31.00
Totals for HUDSON COUNTY REGISTER:					\$62.00	\$0.00		\$62.00
INTEGRA REALTY RESOURCES - NORTHERN NJ								
INTEGRA REALTY RESOURCES - NC	3/26/2019	2/28/2019	19895	Malave, Jose & John - 248 Grove St.	\$750.00	\$0.00		\$750.00
Totals for INTEGRA REALTY RESOURCES - NORTHERN NJ:					\$750.00	\$0.00		\$750.00
JC MUNICIPAL UTILITIES AUTHORI								
JC MUNICIPAL UTILITIES AUTHORI	3/26/2019	2/21/2019	30309320562951	Water Charges - 25 Journal Square	\$1,380.60	\$0.00		\$1,380.60
JC MUNICIPAL UTILITIES AUTHORI	3/26/2019	2/21/2019	30308307348913	Water Charges - 25 Journal Square	\$359.31	\$0.00		\$359.31
JC MUNICIPAL UTILITIES AUTHORI	3/26/2019	2/21/2019	30306348540000	Water Charges - 665 Ocean Avenue	\$302.97	\$0.00		\$302.97
JC MUNICIPAL UTILITIES AUTHORI	3/26/2019	2/21/2019	30300516440000	Water Charges - 152 Martin Luther King Dr	\$483.19	\$0.00		\$483.19
Totals for JC MUNICIPAL UTILITIES AUTHORI:					\$2,526.07	\$0.00		\$2,526.07
JERSEY CITY TAX COLLECTOR								
JERSEY CITY TAX COLLECTOR	3/26/2019	3/20/2019		Taxes - 423 Grand Street	\$2,199.20	\$0.00		\$2,199.20
Totals for JERSEY CITY TAX COLLECTOR:					\$2,199.20	\$0.00		\$2,199.20
Jesamill Suazo								
Jesamill Suazo	3/26/2019	3/16/2019		Reimbursement	\$50.00	\$0.00		\$50.00
Totals for Jesamill Suazo:					\$50.00	\$0.00		\$50.00
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLF	3/26/2019	2/28/2019	11594	Legal Services - General Legal	\$1,277.50	\$0.00		\$1,277.50
KINNEY LISOVICZ REILLY & WOLF	3/26/2019	12/31/2018	10919	Legal Services - 665 Ocean Avenue	\$315.00	\$0.00		\$315.00
KINNEY LISOVICZ REILLY & WOLF	3/26/2019	1/31/2019	11201	Legal Services - The Crazy Greek	\$35.00	\$0.00		\$35.00
KINNEY LISOVICZ REILLY & WOLF	3/26/2019	1/31/2019	11200	Legal Services - Employment Issues	\$55.75	\$0.00		\$55.75
KINNEY LISOVICZ REILLY & WOLF	3/26/2019	2/28/2019	11591	Legal Services - 311-315 MLK	\$472.50	\$0.00		\$472.50
KINNEY LISOVICZ REILLY & WOLF	3/26/2019	2/28/2019	11592	Legal Services - Employment Issues	\$192.50	\$0.00		\$192.50
KINNEY LISOVICZ REILLY & WOLF	3/26/2019	1/31/2019	11199	Legal Services - 311-315 MLK	\$1,300.00	\$0.00		\$1,300.00
KINNEY LISOVICZ REILLY & WOLF	3/26/2019	2/28/2019	11593	Legal Services - JCRA vs The Crazy Greek, LL	\$1,942.50	\$0.00		\$1,942.50
Totals for KINNEY LISOVICZ REILLY & WOLFF PC:					\$5,590.75	\$0.00		\$5,590.75
LABRON COLLINS								
LABRON COLLINS	3/26/2019	2/22/2019		Reimbursement	\$750.00	\$0.00		\$750.00
Totals for LABRON COLLINS:					\$750.00	\$0.00		\$750.00

Jersey City Redevelopment Agency Cash Requirements Report PROVIDENT BANK CHECKING

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
NEW JERSEY REALTY ADVISORY GRO				Totals for MYKL, LLC:	\$27.50	\$0.00		\$27.50
NEW JERSEY REALTY ADVISORY G	3/26/2019	2/25/2019	1321	Appraisal Fees - 63 Sip Avenue	\$800.00	\$0.00		\$800.00
NU ADVANCE MEDIA, LLC				Totals for NU ADVANCE MEDIA, LLC:	\$710.00	\$0.00		\$710.00
NU ADVANCE MEDIA, LLC	3/26/2019	1/31/2019	January	Public Notice	\$355.00	\$0.00		\$355.00
NU ADVANCE MEDIA, LLC	3/26/2019	2/17/2019	February	Public Notice	\$355.00	\$0.00		\$355.00
PETROCCI AGENCY, LLC				Totals for PETROCCI AGENCY, LLC:	\$4,527.60	\$0.00		\$4,527.60
PETROCCI AGENCY, LLC	3/26/2019	2/27/2019	02/27/19	Insurance Renewal Policy - 84 Sip Avenue	\$4,527.60	\$0.00		\$4,527.60
PITNEY BOWES CREDIT CORPORATIO				Totals for PITNEY BOWES CREDIT CORPORATIO:	\$201.00	\$0.00		\$201.00
PITNEY BOWES CREDIT CORPORAT	3/26/2019	2/8/2019	8000-9090-1032-112	Leased Equipment	\$201.00	\$0.00		\$201.00
ROYAL PRINTING SERVICE				Totals for ROYAL PRINTING SERVICE:	\$180.00	\$0.00		\$180.00
ROYAL PRINTING SERVICE	3/26/2019	2/27/2019	149635	Business Cards	\$180.00	\$0.00		\$180.00
RUTGERS UNIVERSITY				Totals for RUTGERS UNIVERSITY:	\$1,262.00	\$0.00		\$1,262.00
RUTGERS UNIVERSITY	3/26/2019	3/8/2019	45796	Registration Elizabeth Vasquez - Public Purch	\$350.00	\$0.00		\$350.00
RUTGERS UNIVERSITY	3/26/2019	3/8/2019	45797	Registration Jason Friedkin - Course	\$456.00	\$0.00		\$456.00
RUTGERS UNIVERSITY	3/26/2019	3/8/2019	45798	Registration Maria Ambrossi - Course	\$456.00	\$0.00		\$456.00
STAPLES CREDIT PLAN				Totals for STAPLES CREDIT PLAN:	\$1,944.96	\$0.00		\$1,944.96
STAPLES CREDIT PLAN	3/26/2019	2/5/2019	Acct # 601110006095	Office Supplies	\$1,944.96	\$0.00		\$1,944.96
THE EVENING JOURNAL ASSOCIATION				Totals for THE EVENING JOURNAL ASSOCIATION:	\$136.01	\$0.00		\$136.01
THE EVENING JOURNAL ASSOCIAT	3/26/2019	2/15/2019	0009028215	Public Notices	\$136.01	\$0.00		\$136.01
TOSHIBA FINANCIAL SERVICES				Totals for TOSHIBA FINANCIAL SERVICES:	\$2,675.10	\$0.00		\$2,675.10
TOSHIBA FINANCIAL SERVICES	3/26/2019	3/8/2019	69413469	Monthly Lease Payment	\$2,675.10	\$0.00		\$2,675.10
UNITED WAY OF HUDSON COUNTY				Totals for UNITED WAY OF HUDSON COUNTY:	\$11,719.05	\$0.00		\$11,719.05
UNITED WAY OF HUDSON COUNT	3/26/2019	3/7/2019	02/2019	Case Management 02/19 Supervision 02/19	\$4,791.67	\$0.00		\$4,791.67
UNITED WAY OF HUDSON COUNT	3/26/2019	3/7/2019	03/07/19	Professional Management Fee 09/18 to 12/18	\$6,927.38	\$0.00		\$6,927.38

Jersey City Redevelopment Agency Cash Requirements Report PROVIDENT BANK CHECKING

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
US POSTAL SERVICE								
US POSTAL SERVICE	3/26/2019	3/12/2019	03/12/19	Postage Refill for Pitney Bowes Meter	\$600.00	\$0.00		\$600.00
				Totals for US POSTAL SERVICE:	\$600.00	\$0.00		\$600.00
VERIZON								
VERIZON	3/26/2019	2/23/2019	9824876860	Agency Cell Phones	\$433.77	\$0.00		\$433.77
				Totals for VERIZON:	\$433.77	\$0.00		\$433.77
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	3/26/2019	2/27/2019	163937565	Office Supplies	\$193.51	\$0.00		\$193.51
W. B. MASON CO., INC.	3/26/2019	2/26/2019	163890952	Office Supplies	\$1,466.42	\$0.00		\$1,466.42
				Totals for W. B. MASON CO., INC.:	\$1,659.93	\$0.00		\$1,659.93
WOOD ENVIRONMENTAL & INFRASTRUCTURE SOLUTIONS								
WOOD ENVIRONMENTAL & INFR	3/26/2019	9/5/2018	102208615	JCMUA Hazmat Survey	\$493.94	\$0.00		\$493.94
WOOD ENVIRONMENTAL & INFR	3/26/2019	3/7/2019	102209404	JCMUA Hazmat Survey	\$377.87	\$0.00		\$377.87
WOOD ENVIRONMENTAL & INFR	3/26/2019	12/5/2018	102209005	JCMUA Hazmat Survey	\$2,069.43	\$0.00		\$2,069.43
WOOD ENVIRONMENTAL & INFR	3/26/2019	10/31/2018	102208840	JCMUA Hazmat Survey	\$1,637.84	\$0.00		\$1,637.84
				Totals for WOOD ENVIRONMENTAL & INFRASTRUCTURE SOLUTIONS:	\$4,579.08	\$0.00		\$4,579.08
WORKZONE, LLC								
WORKZONE, LLC	3/26/2019	3/19/2019	32207	License and housing fee for the period 4/24/1	\$900.00	\$0.00		\$900.00
				Totals for WORKZONE, LLC:	\$900.00	\$0.00		\$900.00
XEROX CORPORATION								
XEROX CORPORATION	3/26/2019	2/20/2019	096037251	Copy Machine	\$224.96	\$0.00		\$224.96
				Totals for XEROX CORPORATION:	\$224.96	\$0.00		\$224.96
ZUCCARO, INC.								
ZUCCARO, INC.	3/26/2019	2/12/2019	20190036	Snow Removal - Various Addresses	\$15,950.00	\$0.00		\$15,950.00
ZUCCARO, INC.	3/26/2019	2/20/2019	20190037	Snow Removal - Various Addresses	\$14,910.00	\$0.00		\$14,910.00
ZUCCARO, INC.	3/26/2019	3/4/2019	201900310	Snow Removal - Various Addresses	\$17,481.25	\$0.00		\$17,481.25
ZUCCARO, INC.	3/26/2019	3/2/2019	20190039	Snow Removal - Various Addresses	\$14,955.00	\$0.00		\$14,955.00
ZUCCARO, INC.	3/26/2019	3/1/2019	20190038	Snow Removal - Various Addresses	\$4,785.00	\$0.00		\$4,785.00
				Totals for ZUCCARO, INC.:	\$68,081.25	\$0.00		\$68,081.25
GRAND TOTALS:					\$273,754.06	\$0.00		\$273,754.06

**Jersey City Redevelopment Agency
Cash Requirements Report
PROVIDENT BANK CHECKING**

Report name: Invoice Due Today-PROVIDENT

Show invoices open as of today

Do not include invoices scheduled to be generated

Calculate discounts as of today

Include all invoice dates

Include all post dates

Include these due dates: Today (3/26/2019)

Include all Post Statures

Include all Invoices

Include all Vendors

Include these Banks: Provident Checking

Include all Invoice Attributes

Include all Vendor Attributes

Jersey City Redevelopment Agency Cash Requirements Report INVESTORS BANK

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
JERSEY CITY REDEVELOPMENT AGENCY								
JERSEY CITY REDEVELOPMENT AG	3/26/2019	3/12/2019	EXPENSES	Bayfront Project - Pre-Funding Express Paid	\$102,818.05	\$0.00		\$102,818.05
				Totals for JERSEY CITY REDEVELOPMENT AGENCY:	\$102,818.05	\$0.00		\$102,818.05
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	3/26/2019	1/31/2019	24995	Financial Advisory Services - Bayfront Redeve	\$650.00	\$0.00		\$650.00
				Totals for NW FINANCIAL GROUP, LLC:	\$650.00	\$0.00		\$650.00
Stock Development Group, Inc.								
Stock Development Group, Inc.	3/26/2019	3/4/2019	E-201	Bayfront Redevelopment Project	\$9,125.00	\$0.00		\$9,125.00
				Totals for Stock Development Group, Inc.:	\$9,125.00	\$0.00		\$9,125.00
				GRAND TOTALS:	\$112,593.05	\$0.00		\$112,593.05

**Jersey City Redevelopment Agency
Cash Requirements Report
INVESTORS BANK**

Report name: Invoice Due Today-INVESTORS

Show invoices open as of today

Do not include invoices scheduled to be generated

Calculate discounts as of today

Include all invoice dates

Include all post dates

Include these due dates: Today (3/26/2019)

Include all Post Statuses

Include all Invoices

Include all Vendors

Include these Banks: Investors - Bayfront

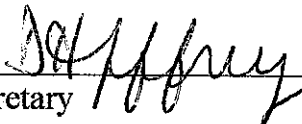
Include all Invoice Attributes

Include all Vendor Attributes

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE PERSONNEL LIST AS OF MARCH
26, 2019**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of March 26, 2019

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of March 26, 2019 be approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners adopted at their Meeting dated March 26, 2019.

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				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO CONTRACT NO. 18-08-MPN6 WITH LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. REGARDING ENVIRONMENTAL ENGINEERING AND CONSULTING SERVICES FOR THE BAYFRONT I REDEVELOPMENT AREA

WHEREAS, on March 12, 2008, pursuant to Ordinance 08-025 and the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**"), the City of Jersey City (the "**City**") adopted a redevelopment plan known as the Bayfront I Redevelopment Plan (the "**Redevelopment Plan**") to effectuate and regulate the redevelopment of the Bayfront I Redevelopment Area (the "**Redevelopment Area**"); and

WHEREAS, in connection with the redevelopment of the Redevelopment Area, the City entered into that certain Cooperation Agreement with the Jersey City Redevelopment Agency (the "**Agency**") pursuant to which the Agency is authorized to oversee the completion of the demolition, manage the purchase and closing of the parcels in the Redevelopment Area, oversee the construction of the road and utility corridors within the open space lots, manage the open space closing, oversee the construction of the infrastructure improvements and coordinate with all utilities, manage the site security, remaining environmental remediation and environmental monitoring responsibilities, procure all necessary professionals, market the Redevelopment Area and negotiate redevelopment agreements with redevelopers (together with all acts ancillary thereto, collectively the "**Project**"); and

WHEREAS, on August 21, 2018 the Agency's Board of Commissioners authorized a contract with Langan Engineering and Environmental Services, Inc. ("**Langan**") to perform due diligence and other related services in connection with the Project (the "**Engineering Services**"); and

WHEREAS, the Agency and Langan entered into that certain Professional Services Contract No. 18-08-MPN6 dated October 24, 2018 for the performance of the Engineering Services, as amended by that certain First Amendment to Contract No. 18-08-MPN6 dated December 19, 2018 (collectively, the "**Contract**"); and

WHEREAS, because performance of the Engineering Services requires additional tasks in order to complete engineering analysis for preparation of the Phase 1 Request for Proposals, Langan has submitted a proposal to amend the Contract, attached hereto as Exhibit A (the "**Second Amendment Proposal**"); and

WHEREAS, the Agency has reviewed the Second Amendment Proposal and desires to authorize certain items, limited in scope and duration, finding such tasks and effort outlined and the prices therefor to be reasonable, fair and equitable; and

WHEREAS, the Agency desires to authorize the execution of a second amendment to the Contract (the "**Second Amendment**"), to allow for the performance of additional services by Langan, which shall be limited in scope to only the following items as per the Second Amendment Proposal: survey services, civil engineering services for the preliminary Phase 1 Request for Proposal, certain traffic engineering services, and miscellaneous services relating to the coordination and attendance of meetings (the "**Additional Services**"); and

WHEREAS, the Second Amendment shall be limited in duration such that the Second Amendment shall terminate either one hundred and eighty (180) days from the date hereof, or upon completion of the Additional Services, whichever is earlier; and

WHEREAS, pursuant to the Second Amendment Proposal, the not-to-exceed amount of the Contract shall increase by One Hundred Fifty-Two Thousand Dollars (\$152,000.00); and

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

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

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

Section 2. The Second Amendment Proposal is attached hereto and incorporated herein.

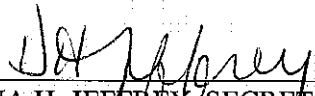
Section 3. The Board of Commissioners of the Agency hereby authorizes amendment of the Contract to allow for performance of the Additional Services and to increase the not-to-exceed amount of the Contract by One Hundred Fifty-Two Thousand Dollars (\$152,000.00).

Section 4. Except as expressly authorized herein, all other terms of conditions of the Contract shall remain the same.

Section 5. The Chairman, Vice-Chairman, Executive Director, and/or Secretary of the Agency are hereby authorized to execute the Second Amendment, along with any and all other documents necessary to effectuate this Resolution, in consultation with counsel.

Section 6. 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 Special Meeting of March 26, 2019.



 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				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

EXHIBIT A
PROPOSAL

28 February 2019
Via email to: FioreC@cnj.org
Revised 25 March 2019

Mr. Christopher Fiore
Assistant Executive Director
Jersey City Redevelopment Agency
30 Montgomery Street – Room 900
Jersey City, NJ 07302

**Re: Revised Proposal for Survey, Civil and Traffic Engineering Services
Bayfront Redevelopment – Phase 1 (“The Project”)
Jersey City, New Jersey
Langan Project No. 100287120**

Dear Mr. Fiore:

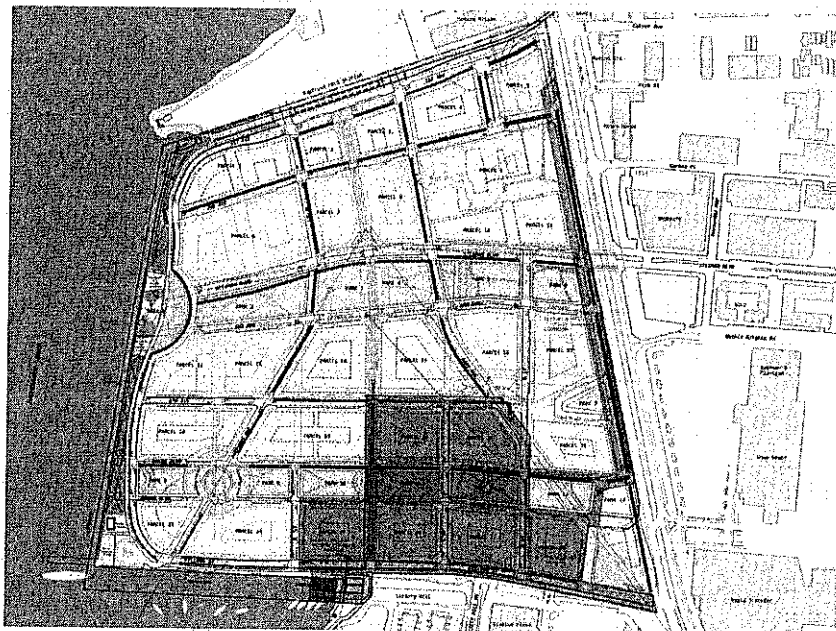
We are pleased to provide you with our revised proposal to perform civil engineering services for the proposed infrastructure and roadways at the Bayfront site in Jersey City. We are very familiar with roadway and infrastructure projects, having designed the 22-acre NJCU West Campus Redevelopment on the opposite side of Rt. 440, five miles of new roadway and infrastructure at the Bayonne Bay portion of the Peninsula at Bayonne Harbor redevelopment in Bayonne, the Harrison redevelopment at the Red Bulls site in Harrison and many similar residential projects in major cities such as Jersey City, Newark and Paterson, New Jersey. On each project, we were required to design many new city roadways and infrastructure on sites that were formerly occupied by structures, and in the case of the NJCU West Campus project, we were required to design with consideration given to the constraints of the Honeywell environmental cap. These projects are similar in scope to Bayfront, with new city blocks created from large formerly-occupied sites.

We are confident that our experience on these similar projects, combined with our full-service in-house capabilities, will contribute to the success of this project. A detailed description of our anticipated scope of work is provided in the following sections, followed by our fees and schedule.

SCOPE OF WORK

Based on our understanding from the project team meetings, our scope of work will include the design of the roadways and infrastructure for the Phase 1 portion of the project, which is to include the portion of the redevelopment areas designated as Parcels 20, 21, 26 and 27 (for developers); Parcels 25 and 28 (for interim at-grade parking); Parks 11 and 12; Kellogg Street; and the boat launch area proposed at the easternmost end of Droyers Cove shown within the shaded area on the figure below, which comprises an area of approximately 22 acres. As part of this work, we will continue to support the City by attending meetings and participating in conference calls with various groups, such as the JCRA and their consultants (Perkins Eastman and Stock Development); Jersey City Planning, Engineering and Traffic representatives; and the Honeywell team.

Our civil engineering design scope of work will include an initial effort to prepare preliminary roadway and infrastructure drawings that can be included in the public RFP, which would then be advanced to a level suitable for permitting and approvals, and finally construction documents. The preliminary design suitable for the RFP is the subject of this proposal, with an understanding that the permitting/approvals and bid documents scope of work will be the subject of a subsequent proposal. We will also be coordinating with the utility companies that will be servicing the site, which is a critical part of the infrastructure design, since each utility company has specific standards and requirements that often create conflicts that must be worked out through the design process. However, for this preliminary work, we will begin the coordination and we will include in the Phase 1 preliminary package whatever information we are able to obtain related to these utilities.



Accurate boundary, topography and utility information is a critical part of successful design and construction efforts. We have reviewed the survey information provided to us from the JCRA (boundary and subdivision) and Honeywell (various topographic surveys) and determined that the topography is piecemeal and may not accurately represent the existing conditions, since the surveys were completed at different times during the remediation process. As discussed, a comprehensive topographic and utility survey of the area outlined on the aerial photograph shown below is required for the development of accurate design and construction documents for the proposed Phase 1 area, the Boathouse area, the proposed utility corridor along Rt. 440 to connect to the JCMUA, and for subsequent development parcels from the proposed 4th avenue south to Kellogg Street. The proposed survey area is approximately 52 acres, plus the approximately 10 acres of bathymetry in Droyers Cove. Surveying of additional areas north of 4th Avenue will be addressed in subsequent phases.



Survey Limits

As requested, we have also included traffic engineering services to preliminarily inform the team of the best permitting strategy for the Phase 1 and full build-out scenarios.

Specific items included in the proposed scope of work are summarized on the following sections. Construction administration services will be addressed in a separate proposal once a construction schedule is established.

Topographic and Utility Survey

Site Survey

We will prepare a computer-generated survey of the subject site utilizing on-ground and aerial surveying techniques. The survey will show the following information:

Boundary Information

We will utilize the Final Plat Major Subdivision for Bayfront Development, LLC, prepared by Maser Consulting, P.A., dated August 1, 2016, last revised September 21, 2018, to depict the property boundaries and easements. We require a copy of the easement documents so we may assess their impact on the proposed development.

Topographic Information

We will prepare a topographic survey of the subject site as shown on the “Survey Limits” sketch below (approx. 50 acres). Topographic information will be gathered within the site and extend to the opposite edge of the travelled way along Kellogg Street and the near edge of the travelled way along Route 440, and include the proposed boathouse area in Droyers Cove.

The survey will include one-foot contours and spot elevations at key locations, such as top and bottom of curbs, entrances, high points, low points, roadway centerlines, etc. Physical features within these areas will be included. A 10-foot overlap onto adjoining properties will be gathered, where accessible. The location of individual trees having a diameter of 6 inches and greater measured at breast height is included in this scope.

Aerial photography and mapping will be used to survey the interior of the site. The roadways and visible utilities will be mapped using on-ground survey techniques.

Utility Information

Accessible above ground utilities including manholes, catch basins, inlets and valves will be shown within the site and adjacent Kellogg Street. Underground storm and sanitary pipe sizes,

material and invert data will be field measured where accessible. Underground utilities such as gas, water, electric, etc. will be shown as digitized from existing plans, if provided, or from any painted mark-out present during the field survey.

This scope excludes utility designation (tone-out) and the cleaning/pumping of underground structures.

General Survey Information

Services will be performed in accordance with State and local standards. Horizontal datum will be based upon New Jersey State Plane Coordinate System NAD83. Vertical datum will be based upon North American Vertical Datum of 1988 (NAVD88). Deliverables will include paper prints as well as electronic files in DWG and PDF format.

Survey Assumptions

- Full, unimpeded, uninterrupted access will be provided to Langan to complete our field work.
- Utility Information scope of service excludes the cleaning/pumping of underground structures.
- No meeting attendance is anticipated or included.
- We prepare our deliverables in AutoCAD Civil 3D, which is compatible with Revit. Revit submissions and coordination are excluded.
- The following are excluded from our surveying scope as the need for these services is unknown at this time and can vary greatly:
 - Revisions to our survey based upon new or revised title commitments provided subsequent to the authorization of this proposal;
 - Revisions to our survey based on review by others;
 - Discussions, research, and/or resolutions of title issues
 - Preparation of easements, easement or ROW vacations, written descriptions, subdivision, consolidation documents, ROW taking, ROW de-mapping documents or plans;
 - Flood elevation certificates;
 - Zoning analysis;
 - ALTA or boundary surveys;
 - Construction stakeout; and,
 - Any item not specifically listed in “Scope of Services”.

Preliminary Civil Engineering Design and Drawings

The preliminary civil engineering drawing set needed for the Phase 1 RFP will be prepared in accordance with the applicable City of Jersey City regulations, the Residential Site Improvement Standards (RSIS) and the Open Space Design Standards (OSDS) (for the Park areas only). As a base map for our design, we will use the parcel and roadway configuration shown on the Subdivision Plan provided to us, with final modifications per the Perkins Eastman (PE) and Jersey City Planning and Engineering revisions. Note that we will not begin our design work until the JCRA has formally confirmed concurrence with the final parcel and roadway configuration in writing. We anticipate the following plans will be included in this drawing set:

- Cover Sheet
- Boundary (prepared by others)
- Topographic and Utility Survey
- Preliminary Site Plan
- Preliminary Grading and Drainage Plan
- Preliminary Utilities Plan
- Preliminary Lighting Plan
- Preliminary Landscape Plan (for roadways by Langan and Park areas by Perkins Eastman and Langan)

The following tasks address the preparation of the preliminary site plan in detail. Due to the size of the development area, an overall drawing at a large scale and six enlarged drawings at a smaller scale will be required for the site, grading and drainage, and utilities plans.

Note that the Route 440 intersection with Kellogg Street may require some regrading to address reported stormwater ponding in this area, and potential utility upgrades. Any stormwater studies required to address the regional problem contributing to this reported ponding is not part of this preliminary scope of work and would be addressed in a subsequent proposal upon request. In addition, any design and related drawing preparation associated with the work in the NJDOT ROW would be addressed as part of any subsequent NJDOT permitting work, which is beyond the scope of the traffic services in this proposal, but would be addressed in a separate proposal after the completion of the traffic scope described herein.

Cover Sheet – We will prepare the cover sheet, which will include a list of drawings, zoning table and necessary key maps. The zoning table will identify any waivers that may be necessary.

Preliminary Site Plan - We will develop the parcel and roadway configuration previously discussed to create the preliminary site plan. Preparation of the preliminary site plan would include designing new roadways, curbs, sidewalks, vehicular and pedestrian signage, etc within the proposed right-of-way. We understand the scope will also include a basic design of the Park

areas, which would be provided to us by Perkins Eastman and based on the OSDS, with some coordination required by Langan. We will also include the boathouse in Droyers Cove, currently reflected in the PE conceptual design.

Preliminary Grading and Drainage Plan - We will prepare a grading and drainage plan based on an acceptable site plan. The proposed topographic and utility survey previously discussed and will be used as the base map for this preliminary grading design and plan. We will attempt to grade the site in a similar fashion to the previous design, with an understanding that the restrictions related to the elevation of the environmental liner must be adhered to in all Park areas and north-to-south crossings of the liner, which have been designed based on the 2008 Redevelopment Plan layout. We will continue to coordinate with the Honeywell team regarding these restrictions to arrive at an acceptable grading design that will not compromise the liner and comply with the constraints. We will locate the stormwater inlets, water quality treatment devices, manholes, and conveyance pipes on the grading and drainage plan. If possible, we will consider a separate system to have all roof-generated storm water bypass the treatment devices.

Preliminary Utilities Plan – We will prepare a preliminary utilities plan for the proposed Phase 1 development. We will coordinate with the utility providers to identify connection points for Bayfront, considering the Phase 1 development areas, and the subsequent full build-out scenarios as well. This will include a potential utility corridor along the west side of Rt 440 from the Phase 1 area north to the JCMUA facility, as currently suggested by the JCMUA for water and sanitary sewer services. The preliminary utility design and preparation of the preliminary utility plan will include input from PSE&G for gas and electric, the JCMUA for water and sanitary sewer, and the various telecommunication that service this area. For the Phase 1 RFP, we will present the utility information provided to us and available at the time of the preparation or the RFP package, with an understanding that the coordination will continue through a subsequent proposal provided to the JCRA.

Preliminary Stormwater Management Design - We will design the preliminary stormwater management system and drainage collection system site layout in accordance with the NJDEP Waterfront Development Permit, the Jersey City Municipal Utilities Authority standards and the New Jersey Stormwater Management Rules. The storm water management design will be formulated to minimize the amount of water quality treatment devices necessary. If possible, we will consider a separate system to have all roof-generated storm water bypass the treatment devices, to attempt to reduce the water quality demand.

Preliminary Lighting Design, Plan and Details - We will prepare coordinated preliminary street lighting in accordance the OSDS requirements in concert with our streetscape and engineering plans. This work will include the preparation of plans, details, tables and notes. The preliminary Park area lighting plans will be coordinated with Perkins Eastman as part of their design of the Parks. The preliminary lighting design will provide for sufficient lighting of pedestrian areas within

the project limits and will be designed in accordance with the latest recommendations from the Illuminating Engineering Society of North America (IESNA). We will coordinate the site electrification of all street lighting with PSE&G as part of the overall electrical infrastructure, which will be advanced under a subsequent proposal.

Utility Summary Memorandum for Phase 1 – We will compile the information received from the utility companies and prepare a summary memorandum describing each utility, our assumptions and the design presented on the preliminary utility plan. We understand that this memorandum will be included in the Phase 1 RFP package to present the bidders with a clear understanding of the proposed utilities for the site.

Preliminary Phase 1 Engineer’s Estimate - We will prepare a preliminary engineer’s estimate for the Phase 1 RFP areas. We will utilize our preliminary design drawings discussed in the previous tasks as the basis for the take-offs of all surface features and subsurface utilities. We will also provide a rough estimate of the earthwork volumes as part of this task. Since earthwork is typically a large portion of the overall infrastructure construction costs, large contingencies will be required for this item.

Please note that the engineer’s estimate will not include any costs associated with the buildings to be designed by the architect, environmental cleanup costs or other elements not shown on the drawings, or specifically stated in our assumptions. The Engineer’s estimate represents an opinion of the probable costs of construction. This estimate cannot guarantee the cost of labor, material, or equipment, the means, methods and procedures of the Contractor's work, or competitive bidding.

Coordination and Meetings During Phase 1

Coordination and Meetings During Phase 1 - On a project of this type, significant coordination with the design team is required to ensure quality control during the preliminary design. We expect this would include coordination with the design team, Honeywell, the utility providers, NJDOT and NJ Transit for the Light Rail. We anticipate providing information to, and coordination with, the entire project team as part of the preparation of the Phase 1 preliminary package, the approvals package and the construction document package. We have included an allowance for this work and will notify you if a budget adjustment becomes necessary based on our coordination activities.

Traffic Engineering

We will provide preliminary traffic engineering services including the following:

- 1) Review and provide guidance on the proposed internal street grid alignment and intersections;
- 2) Review and provide guidance on the proposed access connections between the project and Route 440. Review and provide guidance on the State Highway Access Code and the State Highway design Manual and how it may affect/ direct the project frontage and intersection design; and,
- 3) Provide guidance on NJDOT permitting and permitting strategies.

Note that design, NJDOT permit application preparation and approvals services are not part of this task, but would be addressed in a subsequent proposal once a strategy has been identified by the design team.

FEE AND SCHEDULE

The fee for the Phase 1 preliminary engineering scope of work described herein is given in attached Table A.

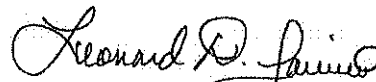
We are prepared to commence our services immediately upon receiving authorization to proceed. We expect to complete the survey scope of work in about three to four weeks. The preliminary design documents, suitable for the public RFP, would require approximately three weeks to complete from receipt of the final layouts identified by the design team. Note that for a project of this size, the final dry utility design (Gas, electric, telecom) provided from the utility companies may take six to nine months, but we will include information we have received at the time of the finalizing of the Phase 1 RFP package.

CLOSING

We appreciate the opportunity to continue to support the City and the JCRA on this exciting project. If you would like us to proceed as outlined above, please sign the authorization block below and return a copy to us for our records. Please call me directly at (973) 560-4584 if you have any questions regarding this proposal.

Sincerely,

Langan Engineering and Environmental Services, Inc.



Leonard D. Savino, P.E.
Principal

AUTHORIZATION

Receipt of this Proposal, including the previously submitted Schedule of Fees and the General Terms and Conditions, is hereby acknowledged and all of the terms and conditions contained therein are accepted.

Mr. Christopher Fiore
Assistant Executive Director
Jersey City Redevelopment Agency
30 Montgomery Street – Room 900
Jersey City, NJ 07302

**Re: Revised Proposal for Survey, Civil and Traffic Engineering Services
Bayfront Redevelopment – Phase 1 (“The Project”)
Jersey City, New Jersey
100287120**

Company: _____ (“Client”)

By/Title: _____ (Authorized representative)

Signature: _____

Date: _____

REVISED PROPOSAL FOR SURVEY, CIVIL AND TRAFFIC ENGINEERING SERVICES
Bayfront Redevelopment – Phase 1
Jersey City, New Jersey
Langan Project No. 100287120

<u>TASK</u>	<u>COST</u>
Survey Services	
• Topography and Utilities	\$ 41,000
• Aerial Mapping Subcontractor	\$ 9,000
• Bathymetry Subcontractor	\$ 15,000
Civil Engineering	
• Preliminary Phase 1 RFP Package	\$ 35,000
• Utility Summary Memorandum for Phase 1	\$ 5,000
• Preliminary Engineer's Estimate for Phase 1	\$ 2,000
Coordination and Meetings for Phase 1 (allowance)	
• Coord. w/ Proj. Team, Honeywell, Utility Cos., DOT and NJ Transit	\$ 30,000 (allowance)
Traffic Engineering	
• Tasks 1 through 3	<u>\$ 13,500</u>
	Subtotal \$ 151,500
• Reimbursable Expenses	<u>\$ 1,500 (allowance)</u>
	TOTAL \$ 152,000

NOTES:

1. The above costs do not include the design of retaining walls; off-site improvements; easement descriptions; permit application fees, water features or custom landscape elements, transit shelters, permit fees or related expenses.
2. Reimbursable expenses include reproduction, parking, photos, etc. which will be invoiced on a monthly basis. An allowance is provided for reimbursable expenses.
3. The fee given herein is subject to review if the project layout is revised significantly after engineering has begun.
4. The Park parcels design will be a "bare bones" design provided by Perkins Eastman, with coordination from Langan.

Table A
28 February 2019
Revised 25 March 2019

LANGAN

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING NEWARK AVENUE JV, LLC AS REDEVELOPER AND AUTHORIZING THE NEGOTIATION OF A REDEVELOPMENT AGREEMENT FOR CERTAIN PROPERTY COMMONLY KNOWN AS 693-701 NEWARK AVENUE, 30 COTTAGE STREET, 703-707 NEWARK AVENUE, AND 40 COTTAGE STREET, IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

WHEREAS, the City of Jersey City (the “**City**”) has designated that certain area known as the Journal Square 2060 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 enacted the Journal Square 2060 Redevelopment Plan by Ordinance 10-103 dated August 25, 2010 (as amended and supplemented from time to time, the “**Redevelopment Plan**”), in order to effectuate the redevelopment of the Journal Square 2060 Redevelopment Area; and

WHEREAS, the Agency owns certain properties commonly known as 693-701 Newark Avenue and 30 Cottage Street, which are identified on the official tax maps of the City as Block 7902, Lots 25, 26, 27, 28, 29 and 45 (collectively, the “**Agency Property**”); and

WHEREAS, pursuant to the Redevelopment Law, on January 30, 2018, the Jersey City Redevelopment Agency (the “**Agency**”) issued a Request for Proposals for the development of the Agency Property (the “**RFP**”); and

WHEREAS, the Agency received eight proposals in response to the RFP, including a proposal from Canbis, LLC for the development of a 25-story building containing approximately 241 residential units, 110 hotel rooms, 120 structured parking spaces, 6,200 square feet of ground floor retail, a day care center, and a fitness center; and

WHEREAS, after staff review of the proposals, professional review of the proposals, and the conclusion of the interview process, a recommendation of designation (the “**Recommendation**”) was prepared and submitted to the Board of Commissioners; and

WHEREAS, as set forth in the Recommendation, the Agency found the project concept proposed by Canbis, LLC to be well developed, including a proposed partnership with a boutique hotel brand not currently represented in the New Jersey market, replacement of the current parking on site, and the highest proposed purchase price for the Agency Property of any of the respondents; and

WHEREAS, Shree Bhuvneshwari Realty, LLC, an affiliate of Canbis, LLC, owns four lots which are adjacent to the Agency Property and which are commonly known as 703-707 Newark Avenue and 40 Cottage Street, and identified on the City's tax maps as Block 7902, Lots 22, 23, 24, and 50 (collectively, the "**SBR Property**"); and

WHEREAS, Canbis, LLC proposed the comprehensive and cohesive redevelopment of the Agency Property and the SBR Property (together, the "**Property**"), and on August 21, 2018, the Agency designated Canbis, LLC as redeveloper of the Property, subject to the negotiation of a redevelopment agreement and said designation expired on February 19, 2019; and

WHEREAS, the sole member of Canbis, LLC has formed and is the sole member of Canbis of NJ, LLC, a New Jersey limited liability company; and

WHEREAS, Newark Avenue JV, LLC is a joint venture of its two members: (i) Canbis of NJ, LLC (20% owner); and (ii) Newark Ave Cottage St JC Opportunity Zone Fund I, LLC, a Delaware limited liability company (80% owner); and

WHEREAS, the Agency wishes to designate Newark Avenue JV, LLC as redeveloper of the Property and authorize the negotiation of a redevelopment agreement with the same,

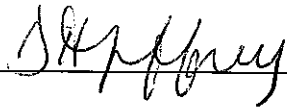
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency as follows:

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

Section 2. Newark Avenue JV, LLC is hereby designated as the Redeveloper of the Property for a period of 60 days from the date hereof, ending on May 26, 2019 unless extended for a period of no more than 60 days by the Executive Director in her sole discretion.

Section 3. If, on May 26, 2019 or such later date as established by the Executive Director in accordance with Section 2 hereof, the parties have not executed a mutually acceptable redevelopment agreement, the designation of Newark Avenue JV, LLC as Redeveloper of the Property shall automatically expire without any need for any further action of the Board.

Section 4. The Chairman, Vice-Chair, 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.



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 Special Meeting of March 26, 2019.

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				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING MARIA AMBROSSI AND JASON FRIEDKIN TO ATTEND THE RUTGERS UNIVERSITY INTRODUCTION TO AFFORDABLE HOUSING PROFESSIONAL CERTIFICATION PROGRAM

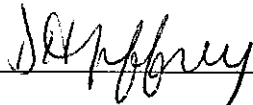
WHEREAS, Rutgers University Introduction to Affordable Housing Professional Certification Program course will be held from March thur June, 2019; and

WHEREAS, Maria Ambrossi, Paralegal Specialist and Jason Friedkin, Project Mangaer, was asked to attend these courses; and

WHEREAS, the registration cost of the courses is \$1,700 per person; and

WHEREAS, the actual cost of travel will be reimbursed to the employee by the Agency; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that it here by approves Maria Ambrossi, Paralegal Specialist and Jason Friedkin, Project Mangaer, to attend the Rutgers University Introduction to Affordable Housing Professional Certification Program course will be held from March thur June, 2019;


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of March 26, 2019

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				✓
Darwin Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACKNOWLEDGING THE ASSIGNMENT OF THE REDEVELOPMENT AGREEMENT FOR 152 MLK DRIVE (BLOCK 25101, LOT 51) FROM SGCM, LLC TO 152 MLK, LLC WITHIN THE JACKSON HILL REDEVELOPMENT AREA

WHEREAS, or about November 30, 2018, SGCM, LLC entered into a Redevelopment Agreement (the "Redevelopment Agreement") with the Jersey City Redevelopment Agency (the "JCRA") for the redevelopment of real property located at 152 MLK Drive, Jersey City, New Jersey, Block 25101, Lot 51 (the "Property"); and

WHEREAS, SGCM, LLC has indicated that it wishes to convey its interest in the Property and in the Redevelopment Agreement to 152 MLK, LLC.; and

WHEREAS, the Redevelopment Agreement between the JCRA and SGCM, LLC provides that SGCM, LLC can assign its rights in the Property and/or in the Redevelopment Agreement to an Affiliate (which is defined as an entity controlled by SGCM, LLC, or by an individual r entity that owns 51% or more of SGCM, LLC); and

WHEREAS, 152 MLK, LLC an Affiliate (as such term is defined in the Redevelopment Agreement) of SGCM, LLC; and

WHEREAS, the JCRA wishes to adopt this Resolution to acknowledge the transfer of the Property and the Redevelopment Agreement from SGCM, LLC to 152 MLK, LLC.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby acknowledges the transfer of the Property and the Redevelopment Agreement from SGCM, LLC to 152 MLK, LLC.

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				✓
Darwin R. Ona	✓			
Denise Ridley	✓			
Daniel Rivera	✓			

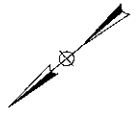
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Special Meeting of March 26, 2019.



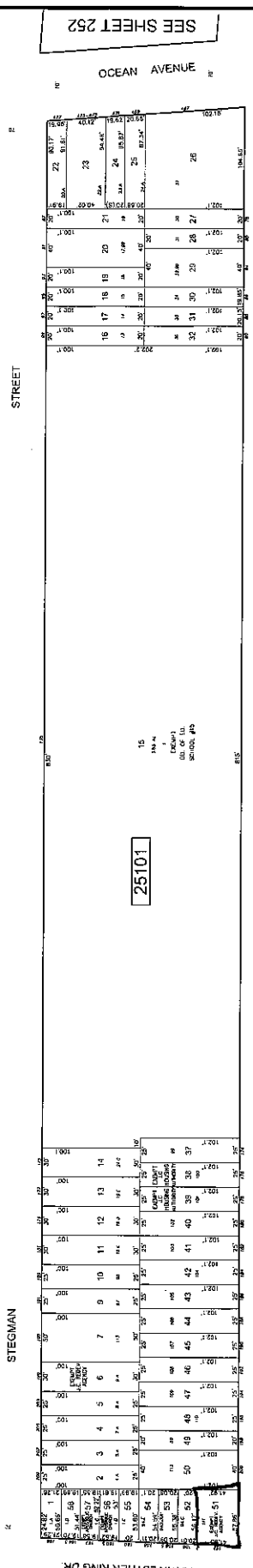
 DIANA H. JEFFREY, Secretary

SEE SHEET 250

REVISIONS			
DATE	BY	DESCRIPTION	LOT
1/14/09	CHARLES A. ANDERSON	1. YIELD	
		2. B.O.S.K.	



VAN CLEEF ST.



DR. MARTIN LUTHER KING DR

25101

SEE SHEET 249

SEE SHEET 252

SEE SHEET 258

THIS MAP HAS BEEN DRAWN IN ACCORDANCE WITH THE PROVISIONS OF THE TAX MAP ACT AND THE CITY OF JERSEY CITY TAX MAP ACT.

TAX MAP

CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SALEM BORO, NJ 07067

RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TINDALL ROAD, HEDDEN TOWNSHIP
 NEW JERSEY, 07033

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

SEE SHEET 257

SEE SHEET 256

461 - COMP24007971300