

Board Meeting
April 16, 2019

A G E N D A

PRESENTATION

Scatter Site Redevelopment Area - Joseph Branco, to make a presentation to the Board for the rehabilitation/construction of a three (3) story residential building with a commercial space at an Abandoned Property Rehabilitation Act (ARPA) property located on Block 3002, Lot 13 (454 Palisade Ave.), in accordance with the permitted uses within the Scatter Site Redevelopment Plan. Area map is attached.

Robert Napiorski

DATE	BY	REVISIONS
07/20/11	ROBERT E. HEGAN	1.001
07/20/11	BO. CLARK	1.002
		1.003
		1.004
		1.005
		1.006
		1.007
		1.008
		1.009
		1.010

SEE SHEET 23

SEE SHEET 24

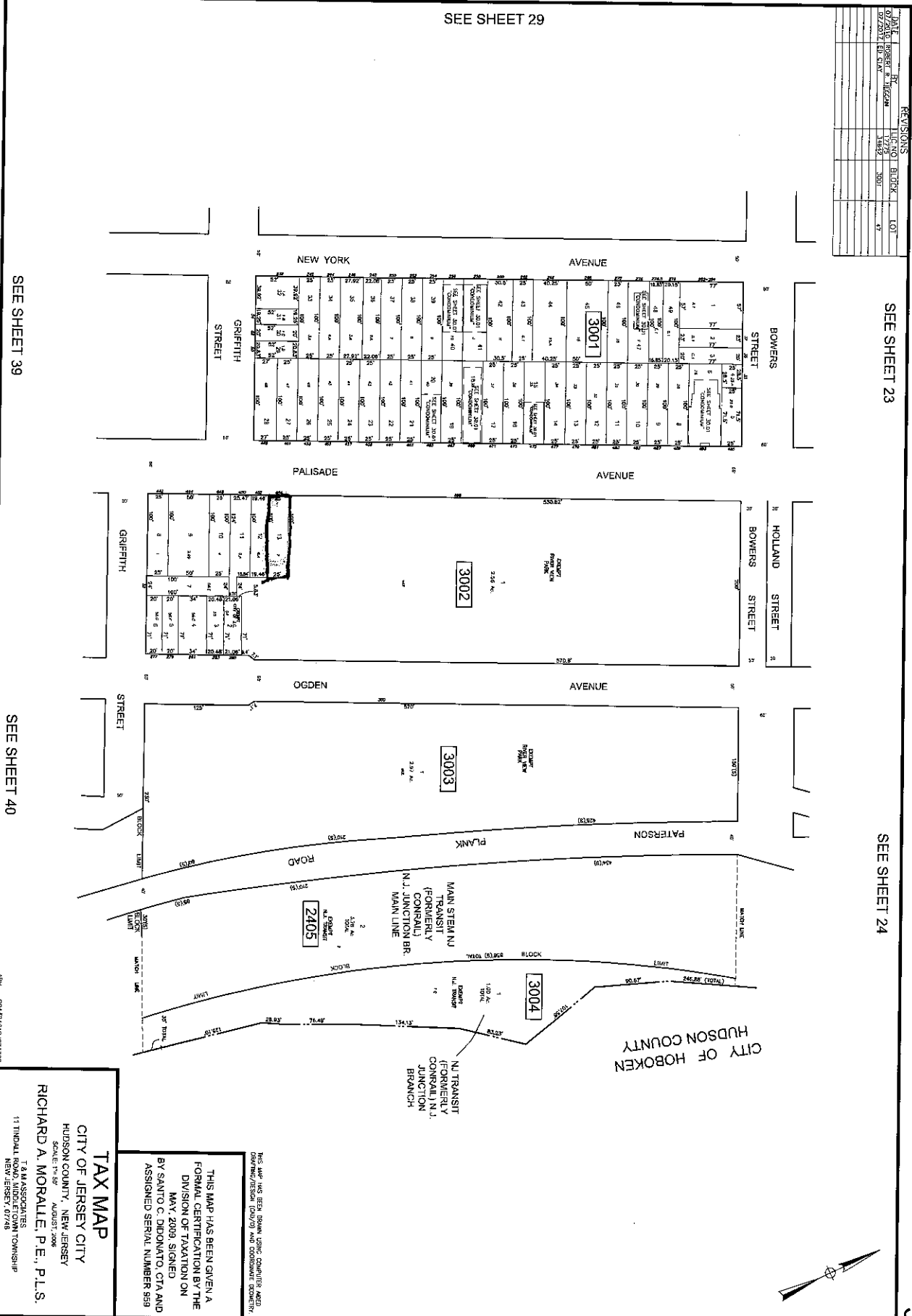
SEE SHEET 29

SEE SHEET 39

SEE SHEET 40

ADM - CMAA/2100/711200

10.0000 CONFORMS TO THE PLAN



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 TUNICAL NEW JERSEY 07098
 TOWNSHIP

THIS MAP HAS BEEN PREPARED USING COMPASS AND DISTANCE/VELOCITY DATA AND DISTANCE/VELOCITY DATA. THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON MAY, 2009, SIGNED BY SAUTO C. DIDONATO, CTA AND ASSIGNED SERIAL NUMBER 859

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 April 16, 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
APPROVING THE MINUTES OF THE SPECIAL MEETING
DATED MARCH 26, 2019**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Special Meeting dated March 26, 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 April 16, 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
APPROVING THE MINUTES OF EXECUTIVE SESSION OF
THE SPECIAL MEETING MARCH 26, 2019**

WHEREAS, the Board of Commissioners approved going into closed session at their meeting of **March 26, 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 Special Meeting 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 April 16, 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				

Regular Meeting
April 16, 2019

A G E N D A

Beacon Redevelopment Area

- Board authorization is requested for the designation of 550 Johnston Avenue LLC as redeveloper of property located at Block 15401, Lot 1 commonly known as 550 Johnston Avenue. The Redeveloper will construct a six story residential building with associated parking on the Property. Said designation is for a period of 120 days with a 30 day extension at the sole discretion of the Agency's Executive Director. A copy of a map depicting the site is attached.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
DESIGNATION OF 550 JOHNSTON AVENUE LLC AS REDEVELOPER
FOR CERTAIN PROPERTY COMMONLY KNOWN AS 55 JOHNSTON
AVENUE IN THE BEACON REDEVELOPMENT AREA**

Motion and Second

Mary Pat Noonan

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF 550 JOHNSTON AVENUE LLC AS REDEVELOPER FOR CERTAIN PROPERTY COMMONLY KNOWN AS 550 JOHNSTON AVENUE IN THE BEACON REDEVELOPMENT AREA

WHEREAS, the City of Jersey City (the “City”) has designated that certain area known as the Beacon 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, in accordance with the Redevelopment Law the City has enacted a redevelopment plan entitled the “Beacon Redevelopment Plan” in order to effectuate the redevelopment of the Beacon Redevelopment Area; and

WHEREAS, 550 Johnston Avenue LLC (the “**Redeveloper**”) proposes to redevelop that certain property within the Beacon Redevelopment Area identified on the official tax maps of the City as Block 15401, Lot 1, commonly known as 550 Johnston Avenue (the “**Property**”), which Property is owned by the Jersey City Redevelopment Agency (the “**Agency**”); and

WHEREAS, the Redeveloper proposes to construct a six (6) story residential building comprising seventy (70) market rate units and twenty-nine (29) ground floor parking spaces (the “**Project**”) on the Property; 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. 550 Johnston Avenue 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 August 14, 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 August 14, 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 550 Johnston Avenue LLC as Redeveloper of the Property shall automatically expire without any need for any further action of the Board.

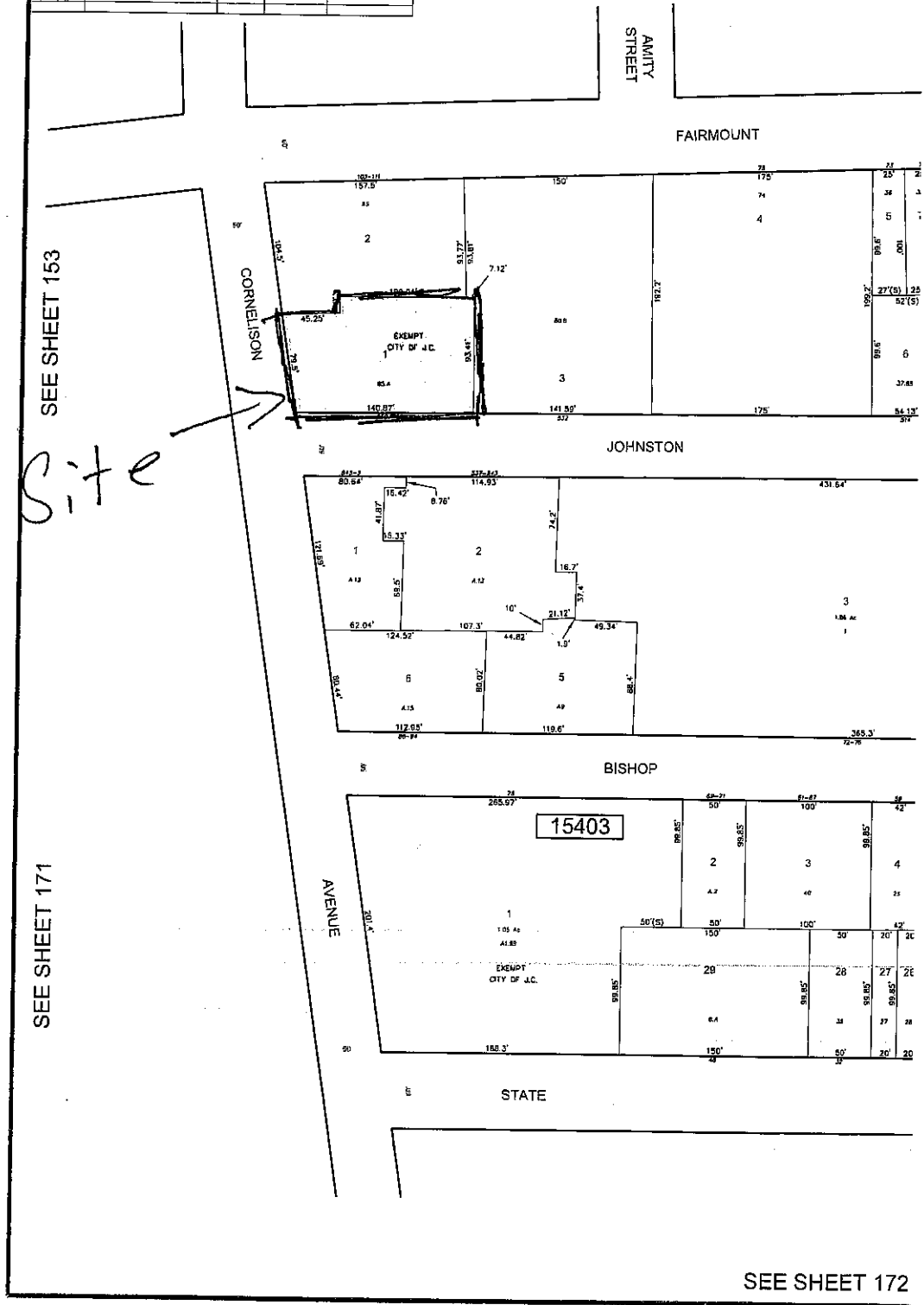
Section 4. The Chair, Vice-Chair, Executive Director, and/or Secretary of the Agency are hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

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 Regular Meeting of April 16, 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				

REVISIONS				
DATE	BY	LIC. NO.	BLOCK	LOT
10/2010	CHARLES A. ATKINSON	33994		



SEE SHEET 153

Site

SEE SHEET 171

SEE SHEET 172

Resolution No. 19-04-_____

Regular Meeting
April 16, 2019

AGENDA

BETZ - CERC

- Board authorization is requested to enter into Purchase Order No. 6125 with Mathusek Sports Floors for the screening/conditioning of the gymnasium floor at the BETZ-CERC. The contract is in the total amount of \$3,950.00. A copy of the proposal is attached.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PURCHASE ORDER WITH MATHUSEK SPORTS FLOORING TO SCREEN AND REFINISH THE MAIN GYM FLOOR AT 180 NINTH STREET WITHIN THE BETZ BREWERY REDEVELOPMENT AREA

MOTION AND SECOND

Mary Patricia Noonan

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PURCHASE ORDER WITH MATHUSEK SPORTS FLOORING TO SCREEN AND REFINISH THE MAIN GYM FLOOR AT 180 NINTH STREET WITHIN THE BETZ BREWERY REDEVELOPMENT AREA

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

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

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) owns that certain property located within the Redevelopment Area identified as Block 8804, Lot 2 on the official tax maps of the City, commonly known as the Community Education Recreation Center at 180 Ninth Street (the “**Property**”); and

WHEREAS, the Agency requires flooring services for the screening and refinishing of the main gym floor of the Property; and

WHEREAS, Mathusek Sports Flooring (the “**Contractor**”) submitted a proposal (the “**Proposal**”), a copy of which is on file with Agency, to provide flooring services at the Property in an amount not to exceed \$3,950.00; and

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

WHEREAS, the Agency recommends the authorization of purchase order 19-04-MPN7 for the performance of the tasks listed in the Proposal; and

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

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

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

Section 2. The Board of Commissioners of the Agency hereby authorizes the Agency to enter into a purchase order with the Contractor in an amount not to exceed \$3,950.00 for performance of flooring services at the Property.

Section 3. 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.

Section 4. This resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting held April 16, 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				



MATHUSEK™

SPORT FLOORING

March 1, 2019

Jersey City Redevelopment Agency
66 York Street, Jersey City, NJ 07302
ATTENTION: Mary Pat Noonan

Main Gym Floor - Screen/Refinish

Scope of Work:

- Screen the entire gym floor with abrasive discs.
- Clean the surface by vacuuming and tacking with damp towels.
- Apply **TWO (2) COATS** of **MFMA certified 350 VOC oil-modified polyurethane.**

Total Price: 3,950.00

Payment terms: 100% upon completion.
Price is good for 90 days.

NOTES:

- **Tape and tape residue on floors must be removed and any furniture, chairs, mats, equipment etc. cleared before we arrive.**
- Prevailing wages must be paid in order to do this work.
- This price is based upon using the facility dumpsters.
- Work will be performed during normal work hours from 7AM to 3:30PM. Overtime rates will be applied after hours/weekends.
- Due to many cleaners/waxes used in maintenance, we will not be held responsible for chemical bonding or chipping of any finish.
- The owner is responsible to protect bleachers, curtains, auditorium seating, walls, etc. from dust.

Fred Mathusek C: 201-954-3718 | E: fred@mathusek.com

PURCHASE ORDER/SIGNED PROPOSAL REQUIRED: Please email to yes@mathusek.com to approve and Lloyd will schedule.

Acceptance of proposal:

Signature

Start Date Requested

Print Name and Title

Purchase Order Number

Regular Meeting
April 16, 2019

A G E N D A

Grand Jersey Redevelopment Area - Board authorization is requested to execute a Deed Notice on Agency owned property known as Block 15801, Lot 3.01, referred to by the New Jersey Department of Environmental Protection [NJDEP] as Hudson County Chromate Site 092-Northeast Inceptor 2. The Deed Notice is proposed by Honeywell, based on NJDEP direction, as part of the remediation efforts and as a precautionary measure, pursuant to the Consent Judgment of September 7, 2011.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE IMPOSITION OF DEED NOTICES ON PROPERTY OWNED BY THE JERSEY CITY REDEVELOPMENT AGENCY KNOWN AS BLOCK 15801, LOT 3.01 (SITE 92) WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

Diana H. Jeffrey

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE IMPOSITION OF DEED NOTICES ON PROPERTY OWNED BY THE JERSEY CITY REDEVELOPMENT AGENCY KNOWN AS BLOCK 15801, LOT 3.01 (SITE 92) WITHIN THE GRAND JERSEY REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency (the “**Agency**”) is the owner of certain property known as Block 15801, Lot 3.01 on the tax maps of the City of Jersey City, referred to by the New Jersey Department of Environmental Protection (“**NJDEP**”) as Hudson County Chromate Site 092-Northeast Inceptor 2 (“**Site 92**” or the “**Property**”); and

WHEREAS, as a result of a Consent Judgment between the NJDEP and Honeywell, Inc., (“**Honeywell**”) filed September 7, 2011 (the “**Consent Judgment**”) remediation of chromium-related contamination at the Properties was conducted; and

WHEREAS, as a Settling Party to the Consent Judgment, the Agency approved the Consent Judgment on April 15, 2008 by Resolution No. 08-04-05; and

WHEREAS, as part of the remediation efforts, based on NJDEP direction, Honeywell proposes to establish a Deed Notice at the Property for soils beneath certain sewer pipelines that could not be directly sampled during the remedial investigation, as a precautionary measure; and

WHEREAS, Section 7.1 of the Consent Judgment provides that the Agency will accept and support the implementation of a certain sewer protocol as a remedial approach to certain sewer sites and sewer pipelines throughout the City (the “**Sewer Protocol**”); and

WHEREAS, by the Consent Judgment, the Agency is bound to “the implementation of any engineering and institutional controls needed to carry out the terms of the Sewer Protocol”; and

WHEREAS, Agency staff have reviewed the proposed Deed Notice, attached to this Resolution hereto as “**Exhibit A**” and are satisfied with its sufficiency; and

WHEREAS, Honeywell will execute as the Deed Notice as the entity responsible for conducting the remediation and the Agency will execute as property owner/co-permittee;

WHEREAS, Honeywell will also be designated as the party with primary responsibility for permit compliance, and will be responsible for paying the annual Remedial Action Permit fees, and any financial assurances, monitoring and maintenance and/or biennial certifications.

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. Subject to any modifications or further actions recommended by the Agency's counsel, the Board hereby authorizes the Agency to execute Deed Notice and record same in the Hudson County Register.

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

Section 4. This resolution shall take effect immediately.

Diana H. Jeffrey, Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 16, 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				

SEE SHEET 260

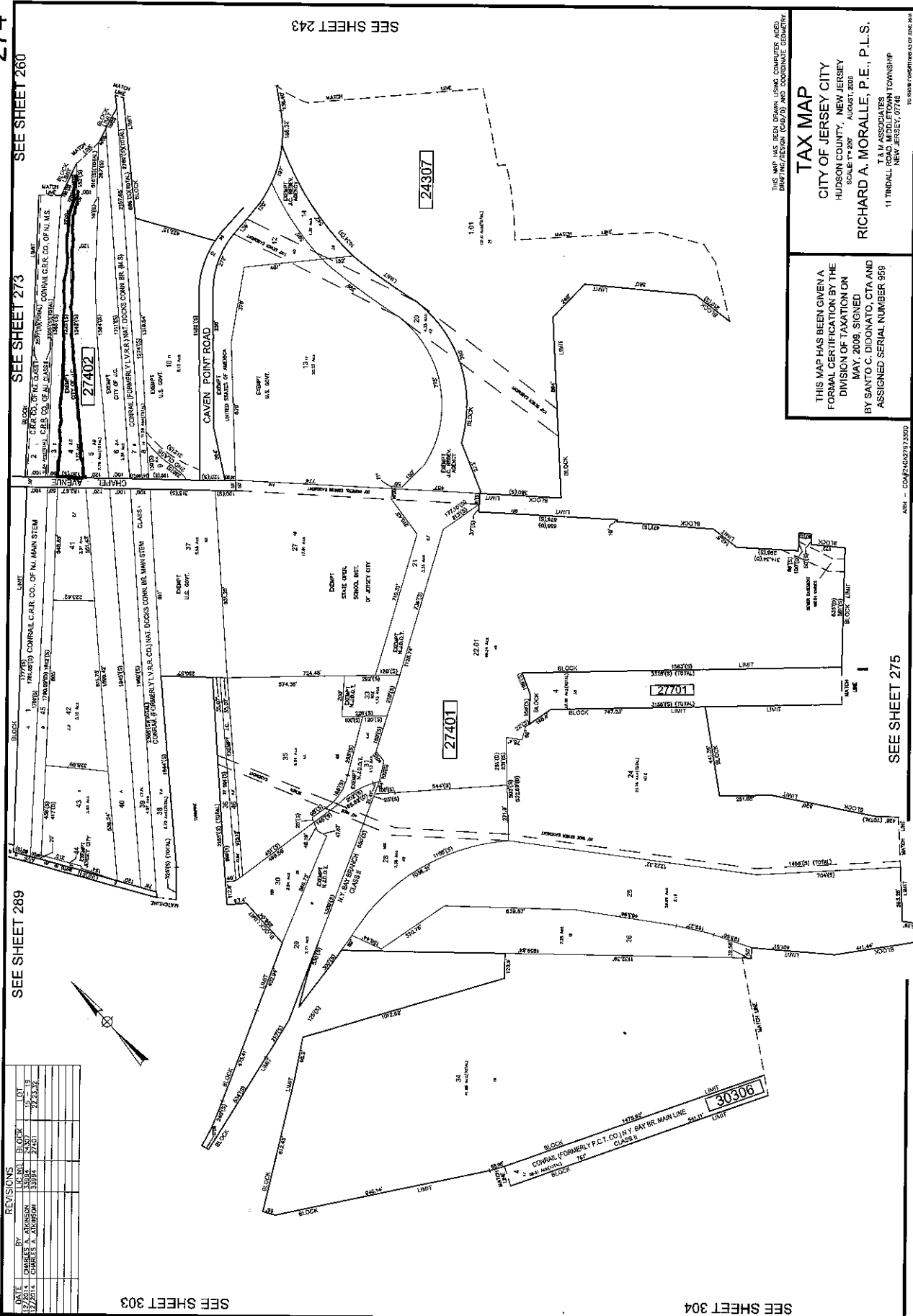
SEE SHEET 273

SEE SHEET 289

DATE	BY	REVISIONS	LOT
12/20/11	CHRISTOPHER A. AMBROSIO	33824	15-19
12/20/11	CHRISTOPHER A. AMBROSIO	33824	22-23-24

SEE SHEET 303

SEE SHEET 243



SEE SHEET 304

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

TAX MAP

CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE 1"=200' AUGUST 2008

RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TINDALL ROAD, MIDDELTON TOWNSHIP
 NEW JERSEY, 07176

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 958

SEE SHEET 275

APR - COMP24027373000

Board Meeting
April 16, 2019

A G E N D A

Jackson Hill Redevelopment Area - Board authorization requested to enter into a license agreement with Home Box Office Inc. (HBO) allowing the Company to film at and temporarily occupy a portion of Agency owned Property located on Block 23202, Lot 79, (292 Martin Luther King Drive), in the Jackson Hill Redevelopment Area. Area map is attached.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT FOR FILM PRODUCTION AT AGENCY-OWNED PROPERTY LOCATED AT 292 MARTIN LUTHER KING JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

Robert Napiorski

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT FOR FILM PRODUCTION AT AGENCY-OWNED PROPERTY LOCATED AT 292 MARTIN LUTHER KING JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

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

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

WHEREAS, the Jersey City Redevelopment Agency (the "**Agency**") owns certain property located within the Redevelopment Area commonly known as 292 Martin Luther King Jr. Drive (the "**Property**"); and

WHEREAS, Home Box Office, Inc. (the "**Company**") has requested that the Agency enter into a license agreement (the "**License Agreement**") allowing the Company to temporarily occupy a portion of the Property and to film at that location,

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

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

Section 2. The Executive Director is hereby authorized to negotiate and execute a License Agreement with the Company for a term not to exceed twelve (12) months.

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 Regular Meeting of April 16, 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
1/27/01	CHARLES A. AKERSON	ADDED BLOCK	

SEE SHEET 226



SEE SHEET 233

SEE SHEET 231

SEE SHEET 236



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 TRINDALL ROAD, MIDDLETOWN TOWNSHIP
 NEW JERSEY, 07748

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

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
 DESIGN (CAD) (SCALE: 1" = 50') AND GEOMETRIC GEOMETRY.
 APR - 04/24/03 09:33:00
 ARI - 04/24/03 09:33:00

SEE SHEET 235

HBO | THE PLOT AGAINST AMERICA

April 11, 2019

Robert Napiorski
Jersey City Redevelopment Agency
66 York Street, 3rd Floor
Jersey City, NJ 07302

Mr Napororski:

Home Box Office (HBO) in association with Random Productions, LLC., is currently in production of a new six-part limited-series entitled *The Plot Against America*. Based on the Philip Roth novel of the same name, *The Plot Against America* imagines an alternative history where Charles Lindbergh - famed aviator and supporter of the America First movement - wins the 1940 presidential election against Franklin Delano Roosevelt. The series is being adapted and executive produced by David Simon (*The Wire*, *The Deuce*, *Treme*).

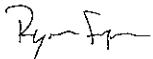
Several scenes in our story take place on a shopping district or commercial street. We have identified Martin Luther King Drive between Claremont Avenue and Myrtle Avenue in Jersey City as the ideal place to stage these scenes. The architecture and distinct facades of the businesses in this location create an engaging, period appropriate landscape to set the story into.

At present we are scheduled to film on Martin Luther King Jr Drive on Wednesday, May 15 and Thursday, May 16. We would begin preparing the various properties for filming as early as May 1. Included with the letter is a mockup of what we would like to do to the exterior of 292 MLK Drive. The work list on the mockup is not yet final but represents the kind of work we would like to do. TO be clear, all our work is temporary and the property will be restored upon completion of filming.

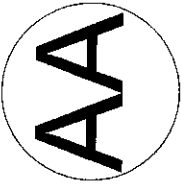
Please be assured that we are fully insured for our activities and will furnish certificates of insurance naming any parties involved with our production as additionally insured under our policy. Furthermore we are working with all relevant local, state and federal agencies to obtain the proper permits and permissions for our work including the New Jersey Motion Picture & Television Commission and the City of Jersey City.

I thank you for your time and attention in consideration of this proposal. I can make myself available at your convenience to discuss any part of this in greater detail.

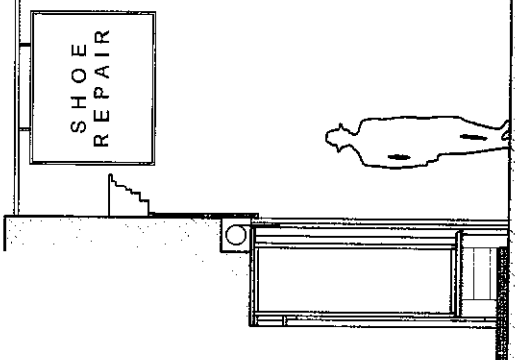
Sincerely,



Ryan Ferguson
Assistant Location Manager
The Plot Against America
HBO|Random Productions, LLC.



OH SIGN #17



GENERAL NOTES:
ART DEPARTMENT:

- Design new Hanging Sign, discuss Install w/ Construction & Locations.
- Provide Sizes for all Graphics shown, AND sizes for all Glass for add'l GFX.
- Figure out how (and if) additional Lighting over Front Sign and perpendicular sign needed?
- Design fake door plug
- Design side covers next to rails

CONSTRUCTION:

- Large OH Perpendicular Hanging Sign
- New Fake Door Plug into store.
- Build Roll Gate Rail Covers. (contact?)
- Repair broken and missing sections of panels at bottom of store front

SCENIIC:

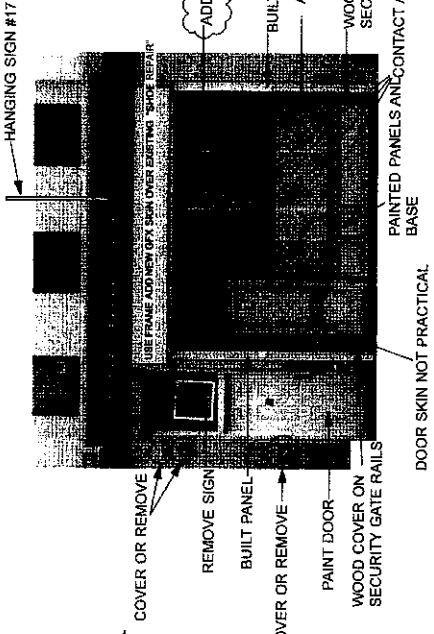
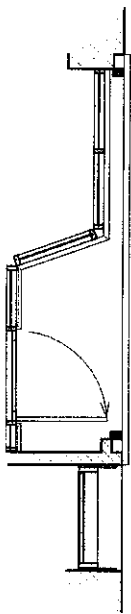
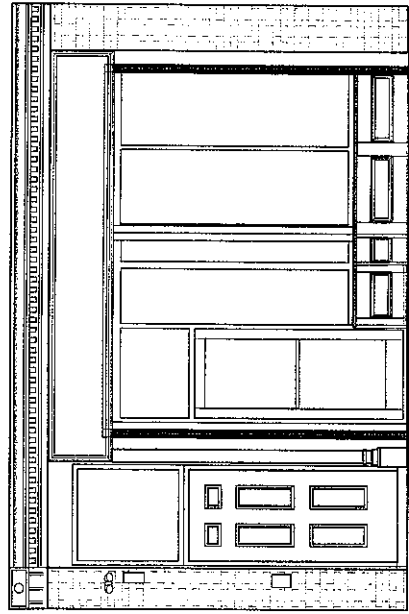
- Clean-Up bottom Panels
- Paint & Age one built Sign.
- Paint & Age one graphic sign over existing sign.
- Paint store front and new door plug

SET DEC:

- Install valances and blinds
- Install Graphic Panels overhead. (into existing Frames...)
- Who installs the large OH sign?
- Window display insi

GRAPHICS:

- Design and Fabricate GFX for upper Sign Panels. Give to Scenics.
- Design as necessary Font Layouts for OH Hanging Signs.
- Design and Fabricate any additional Window GFX for Set Dec to Place.



- COVER OR REMOVE
- REMOVE SIGN
- BUILT PANEL
- OVER OR REMOVE
- PAINT DOOR
- WOOD COVER ON SECURITY GATE RAILS

- ADD VALANCE AND BLINDS
- BUILT PANEL
- ADD WINDOW DISPLAY IN

- PAINTED PANELS AND CONTACT ALL STOREFRONT BASE
- WOOD COVER ON SECURITY GATE RAILS
- DOOR SKIN NOT PRACTICAL

**292 MARTIN LUTHER KING DR
VACANT STORE - SHOE REPAIR**

THE PLOT AGAINST AMERICA
 1111 N. W. 10th Ave., Suite 100, Ft. Lauderdale, FL 33304
 PHONE: 954.561.1111 FAX: 954.561.1112
 WWW: WWW.THEPLOTAGAINSTAMERICA.COM
 SCOPE OF WORK: BUILDING 2A
 DESIGNER: MESSING SINCE
 DATE: 01/2008
 DRAWING NO.: 01/2008
 SHEET NO.: 01/2008
 SCALE: 1/8" = 1'-0"
 DATE: 01/2008

AA

Regular Meeting
April 16, 2019

A G E N D A

Jackson Hill Redevelopment Area - Board authorization is requested to correct the property description and to confirm the designation of Adnan Saleh, or an entity formed by him, as developer for property located in City Block 22605, Lot 32 within the Jackson Hill Redevelopment Plan Area. The redeveloper proposes to construct a two (2) story commercial building to contain approximately 5,000 square feet of retail space on the ground floor and 2,900 square feet of office space on the second floor. A map depicting the site is attached.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY 1) CORRECTING THE DESCRIPTION OF THE PROPERTY AS BLOCK 22605, LOT 32 A/K/A 326-330 MARTIN LUTHER KING DRIVE AND 2) CONFIRMING THE DESIGNATION OF ADNAN SALEH, OR AN ENTITY FORMED BY HIM, AS REDEVELOPER OF THE PROPERTY LOCATED WITHIN THE JACKSON HILL REDEVELOPMENT AREA

Hjordys D. Espinal

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY 1) CORRECTING THE DESCRIPTION OF THE PROPERTY AS BLOCK 22605, LOT 32 A/K/A 326-330 MARTIN LUTHER KING DRIVE AND 2) CONFIRMING THE DESIGNATION OF ADNAN SALEH, OR AN ENTITY FORMED BY HIM, AS REDEVELOPER OF THE PROPERTY LOCATED WITHIN THE JACKSON HILL REDEVELOPMENT AREA

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

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

WHEREAS, Adnan Saleh (the “Redeveloper”) had proposed to redevelop that certain property within the Redevelopment Area identified on the official tax maps of the City as Block 22605, Lot 32 a/k/a 326-330 Martin Luther King Drive (the “Property”) with a two-story commercial building containing approximately 5,000 square feet of retail space on the ground floor and approximately 2,900 square feet of office space on the second floor (the “Project”); and

WHEREAS, the Agency wished to designate Adnan Saleh as the redeveloper of the Property and commence the negotiation of a redevelopment agreement; and

WHEREAS, in furtherance of the foregoing, the Board of Commissioners of the Agency previously approved Resolution 18-12-6 on December 18, 2018, designating Adnan Saleh as developer for certain property within the Jackson Hill Redevelopment Area, which improperly identified the property as Block 22605, Lot 31 a/k/a 320 MLK Drive; and

WHEREAS, the Agency wishes to re-designate Adnan Saleh as developer for the property correctly identified on the official tax maps of the City as Block 22605, Lot 32 a/k/a 326-330 Martin Luther King Drive.

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. Adnan Saleh is hereby designated as the Redeveloper of the Property for a period of 30 days from the date hereof, ending on May 16, 2019 unless such date is extended for a period of no more than 30 days by the Executive Director in her sole discretion.

Section 3. If, on May 16, 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 Adnan Saleh as Redeveloper of the Property shall automatically expire without any need for 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, Executive Director

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency at its Regular Meeting of April 16, 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				

Regular Meeting
April 16, 2019

A G E N D A

JOURNAL SQUARE 2060 REDEVELOPMENT AREA - Board authorization
is requested authorizing a new contract with Advanced Scaffold Services, LLC to extend the rental of scaffolding that is currently on the property commonly known as 84 Sip Avenue/25 Journal Square.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
CONTRACT WITH ADVANCED SCAFFOLD SERVICES, LLC FOR
THE RENTAL OF SCAFFOLDING ON PROPERTY LOCATED
WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA**

Phillip A. Orphanidis

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
A CONTRACT WITH ADVANCED SCAFFOLD SERVICES,
LLC FOR THE RENTAL OF SCAFFOLDING ON PROPERTY
LOCATED WITHIN THE JOURNAL SQUARE 2060
REDEVELOPMENT AREA**

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

WHEREAS, pursuant to the Local Public Contracts Law, *N.J.S.A.* 40A:11-1 *et seq.* (the “LPCL”), the Agency has the power to award contracts necessary for the efficient operation of the Agency; and

WHEREAS, the Agency has determined that it is necessary to use heavy duty scaffolding on and around the building located at the Site; and

WHEREAS, Advanced Scaffold Services, LLC submitted that certain Estimate #4769 to the Agency with proposed costs for the rental of heavy duty scaffolding (the “Estimate”); and

WHEREAS, subject to such Estimate, on June 5, 2018, the Agency entered into Contract No 18-08-PAO4 with Advanced Scaffold Services, LLC for the installation and rental of heavy duty scaffolding, which contract is due to expire in June 2019; and

WHEREAS, the Agency recommends the authorization of a new contract (the “Contract”) with Advanced Scaffold Services, LLC for the rental of heavy duty scaffolding for a term of twelve (12) months in an amount not to exceed Thirty Thousand Six Hundred Dollars (\$30,600.00); and

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

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

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

Section 2. The Agency hereby awards a contract to Advanced Scaffold Services, LLC for the rental of heavy duty scaffolding for a term of twelve (12)

months in an amount not to exceed Thirty Thousand Six Hundred Dollars (\$30,600.00).

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

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

Section 5. This Resolution shall take effect immediately.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its regular meeting held on April 16, 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 APRIL 16, 2019**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of April 16, 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 April 16, 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 April 16, 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				