

**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 :personnel and potential litigation; 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 January 21, 2014.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
Russell Verducci				

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE MINUTES OF THE REGULAR MEETING  
DATED DECEMBER 17, 2013**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated December 17, 2013 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 January 21, 2014.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
Russell Verducci				

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE MINUTES OF EXECUTIVE SESSION OF  
THE REGULAR MEETING OF DECEMBER 17, 2013**

**WHEREAS**, the Board of Commissioners approved going into closed session at their meeting of December 17, 2013; and

**WHEREAS**, the following issues were discussed: 1) leasing issues at the MLK HUB and  
2) Personnel Item with regard to the Assistant Executive Director.

**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 December 17, 2013 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 January 21, 2014

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
Russell Verducci				

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO CONTRACT NUMBER 14-01-FO2 WITH BARNES CONTRACTOR CONSTRUCTION MANAGEMENT LLC FOR SNOW CLEARANCE AND PROPERTY MAINTENANCE SERVICES ON AGENCY OWNED PROPERTIES IN ALL REDEVELOPMENT AREAS.**

**WHEREAS**, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) the Agency engages in various redevelopment activities from time to time; and

**WHEREAS**, the Agency owns properties within various Redevelopment Areas; and

**WHEREAS**, the properties were in need of emergency repair and snow removal services in various redevelopment areas; and

**WHEREAS**, the Assistant Executive Director deemed it necessary to seek a contractor to satisfy these emergency services; and

**WHEREAS**, the Agency required emergency boiler/furnace repair and lock replacement services for property located at 405 Ocean Avenue (Block 25802, Lot 26); and

**WHEREAS**, the Agency required emergency snow & ice removal services for properties located properties located within various Redevelopment Areas; and

**WHEREAS**, Barnes Contractor Construction Management LLC submitted a proposal dated January 4, 2014 and January 16, 2014 to provide snow removal and boiler/ furnace repair services (proposals attached); and

**WHEREAS**, Barnes Contractor Construction LLC has experience with snow/ ice removal and general contracting services; and

**WHEREAS**, said contract will be for a term not to exceed (1) year commencing on February 18<sup>th</sup>, 2014 and ending on February 18<sup>th</sup>, 2015 and shall be in an amount not to exceed \$11,922.00; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that a resolution authorizing the award of a contract be adopted by the Local Public Agency; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that Contract 14-01-FO2 in an amount not to exceed \$11,922.00 is hereby awarded to Barnes Contractor Construction Management LLC of Jersey City, New Jersey for the purpose of rendering snow/ ice removal and boiler/ furnace repair services.

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

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

\_\_\_\_\_  
**SECRETARY**

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2014.**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Piyush M. Amin				
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
Russell Verducci				

February 5, 2014

## **Proposal**

### **Submitted To:**

**CONTRACT # 14-10-FO18**

**Name:** Jersey City Redevelopment Agency

**Attn:** Mr. Franklyn Ore

**Address:**

**City:** Jersey City **State:** NJ **Zip:** 07305

**Phone:** 347-251-1251

### **Job Scope:**

- Changed both locks on doors
- Added new door locks and guards
- Boiler completed (heat on both floors)

**TOTAL \$1,000.00**

***Fully Licensed and Insured #13VH06322800***

***138 Wilkinson Avenue\*Jersey City, New Jersey 07305\* Tel:201-743-8803 \* Email: barnesconstruction81@yahoo.com***

February 5, 2014

## **Proposal**

### **Submitted To:**

**CONTRACT # 14-10-FO-17**

**Name:** Jersey City Redevelopment Agency

**Attn:** Mr. Franklyn Ore

**Address:**

**City:** Jersey City **State:** NJ **Zip:** 07305

**Phone:** 347-251-1251

### **Job Scope:**

- Remove all snow around property  
441-457 Ocean avenue=\$350.00  
Myrtle Ave/MLK Drive=\$200.00  
MLK next to pioneer supermarket=\$100.00  
344-348 MLK Drive =\$300.00  
MLK next to Dunkin Donuts=\$100.00  
416-420 Communipaw Avenue=\$350.00  
Montior Street =\$800.00  
28 Bright Street =\$200.00  
268 Varick Street=\$300.00

**TOTAL : \$2,700.00**

***Fully Licensed and Insured #13VH06322800***

**138 Wilkinson Avenue\*Jersey City, New Jersey 07305\* Tel:201-743-8803 \* Email: [barnesconstruction81@yahoo.com](mailto:barnesconstruction81@yahoo.com)**

January 4, 2014

## **Proposal**

### **Submitted To:**

**CONTRACT # 14-01-FO2**

**Name:** Jersey City Redevelopment Agency

**Attn:** Mr. Franklyn Ore

**Address:** 66 York Street

**City:** Jersey City **State:** NJ **Zip:** 07302

**Phone:** 201-761-0829

**Job Scope: Removal of Snow and ice from Agency owned properties in all  
Redevelopment Areas.**

1. 441-457 Ocean avenue = \$350.00
2. 474-480 Ocean Avenue = \$200.00
3. Myrtle Ave/MLK Drive = \$200.00
4. MLK next to pioneer supermarket = \$100.00
5. 344 - 348 MLK Drive = \$300.00
6. MLK next to Dunkin Donuts = \$100.00
7. Hub (Extra supermarket) = \$500.00
8. 59 Virginia avenue = \$100.00
9. Orient Avenue and 659 Ocean = \$800.00
10. Ocean Avenue/Kearny avenue = \$300.00
11. 719 Ocean Avenue = \$100.00
12. Virginia Avenue = \$250.00
13. 416-420 Communipaw Avenue = \$350.00
14. 100 Monitor Street = \$450.00
15. 28 Bright Street = \$200.00
16. 268 Varick Street = \$300.00

**TOTAL: \$4,600.00**

***Fully Licensed and Insured #13VH06322800***

January 16, 2014

## **INVOICE (REVISED)**

### **Submitted To:**

**CONTRACT # 14-01-FO2**

**Name:** Jersey City Redevelopment Agency

**Attn:** Mr. Franklyn Ore

**Address:** 405-407 Ocean Avenue

**City:** Jersey City **State:** NJ **Zip:** 07305

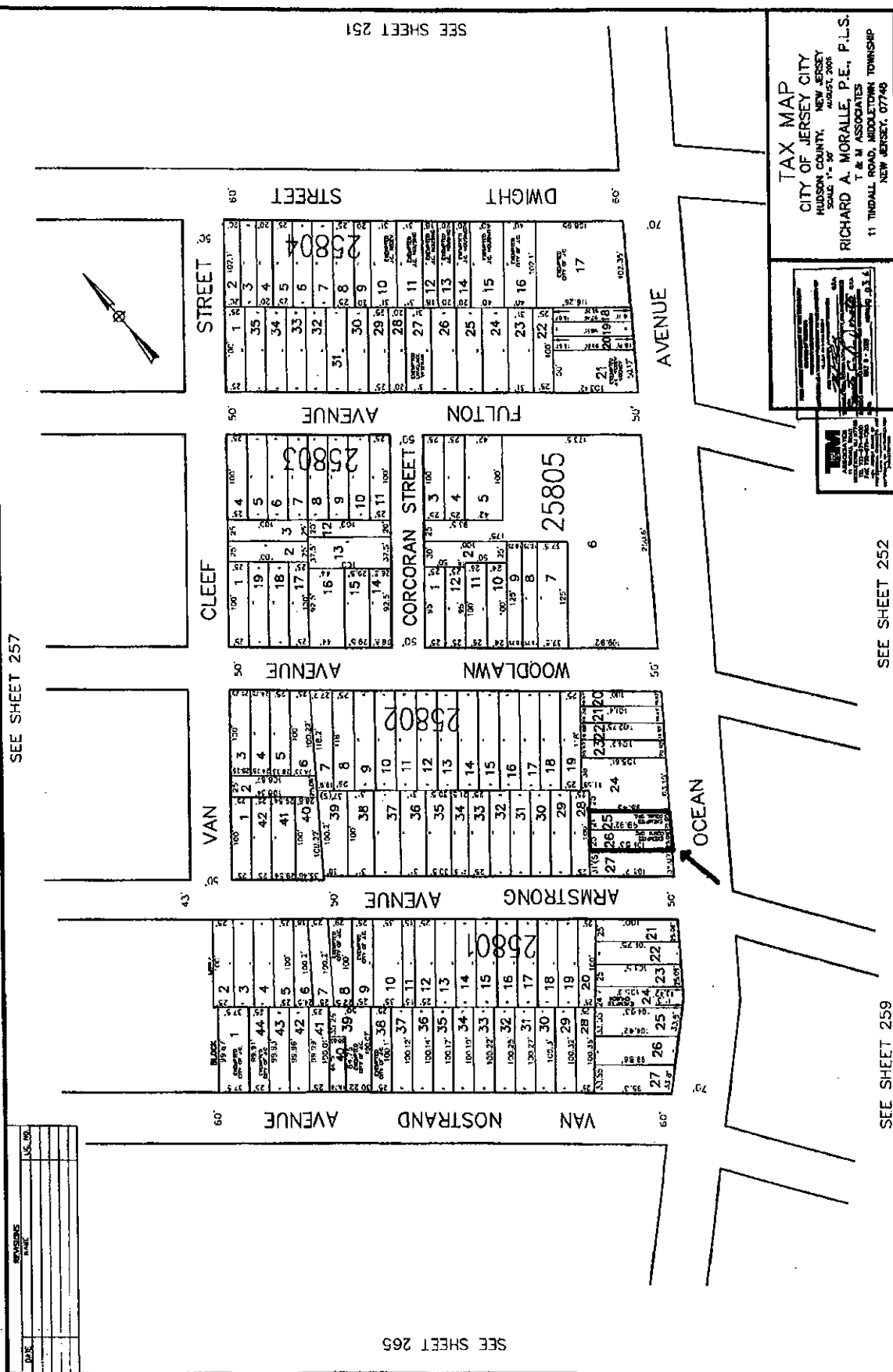
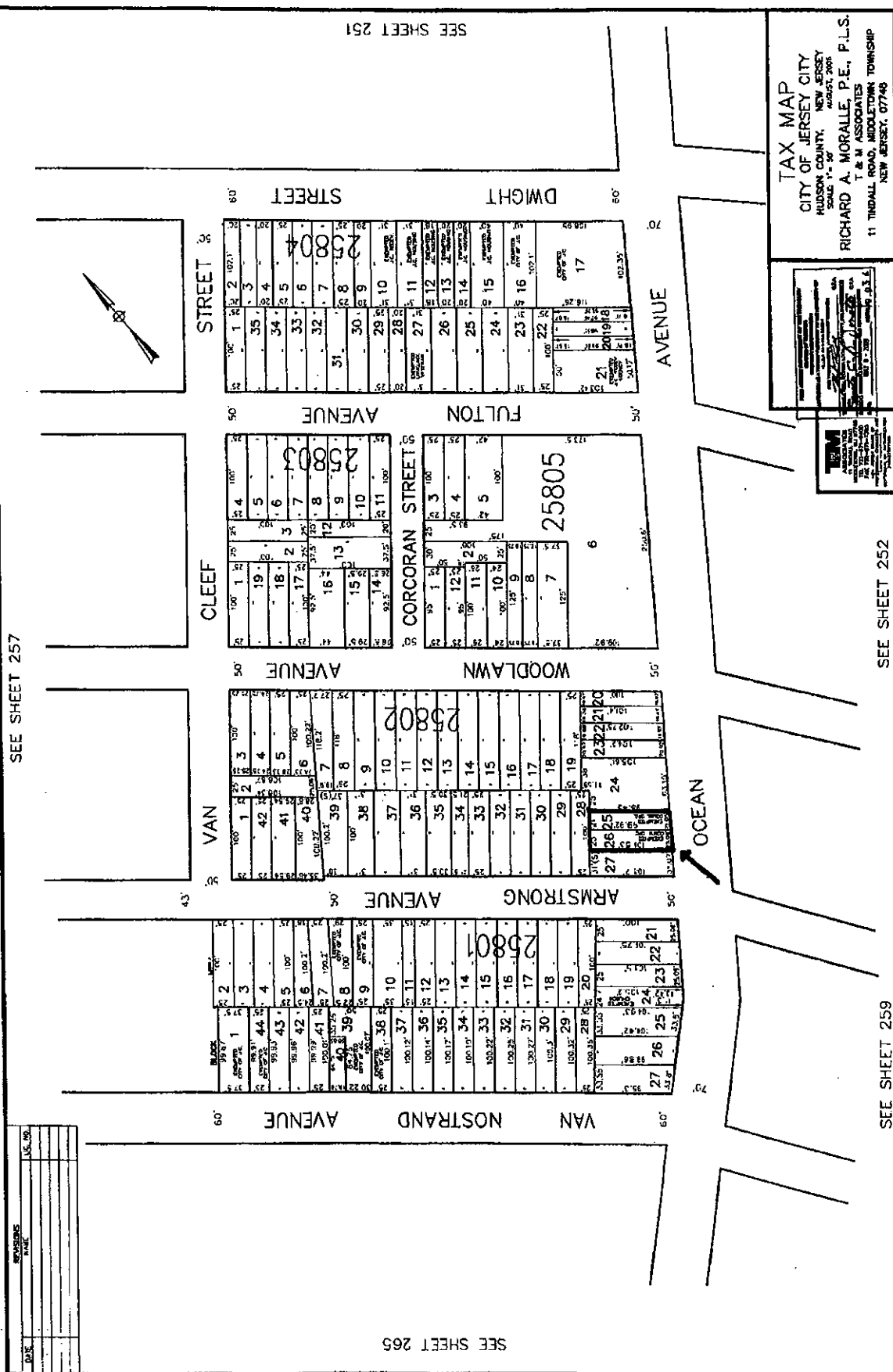
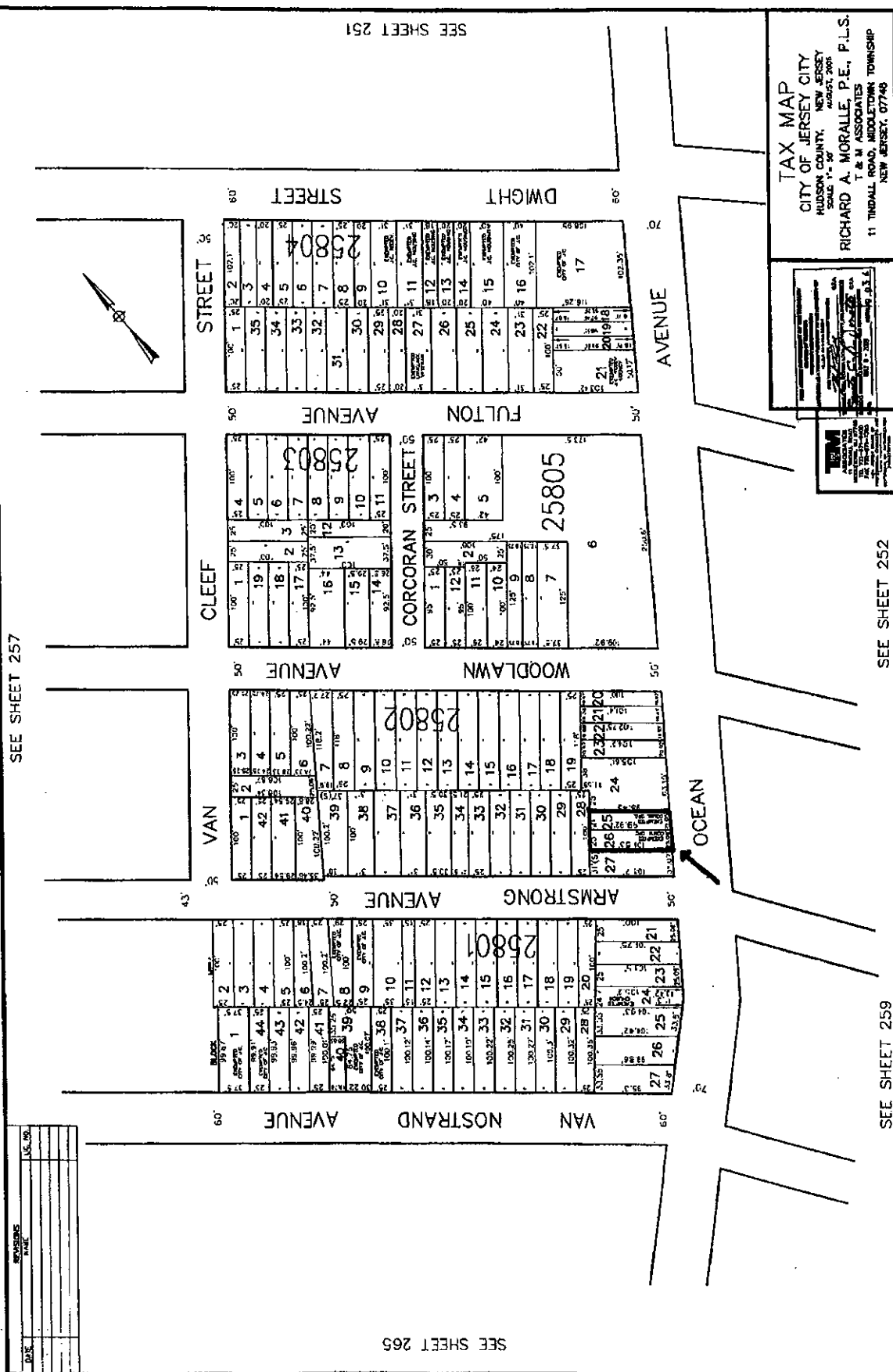
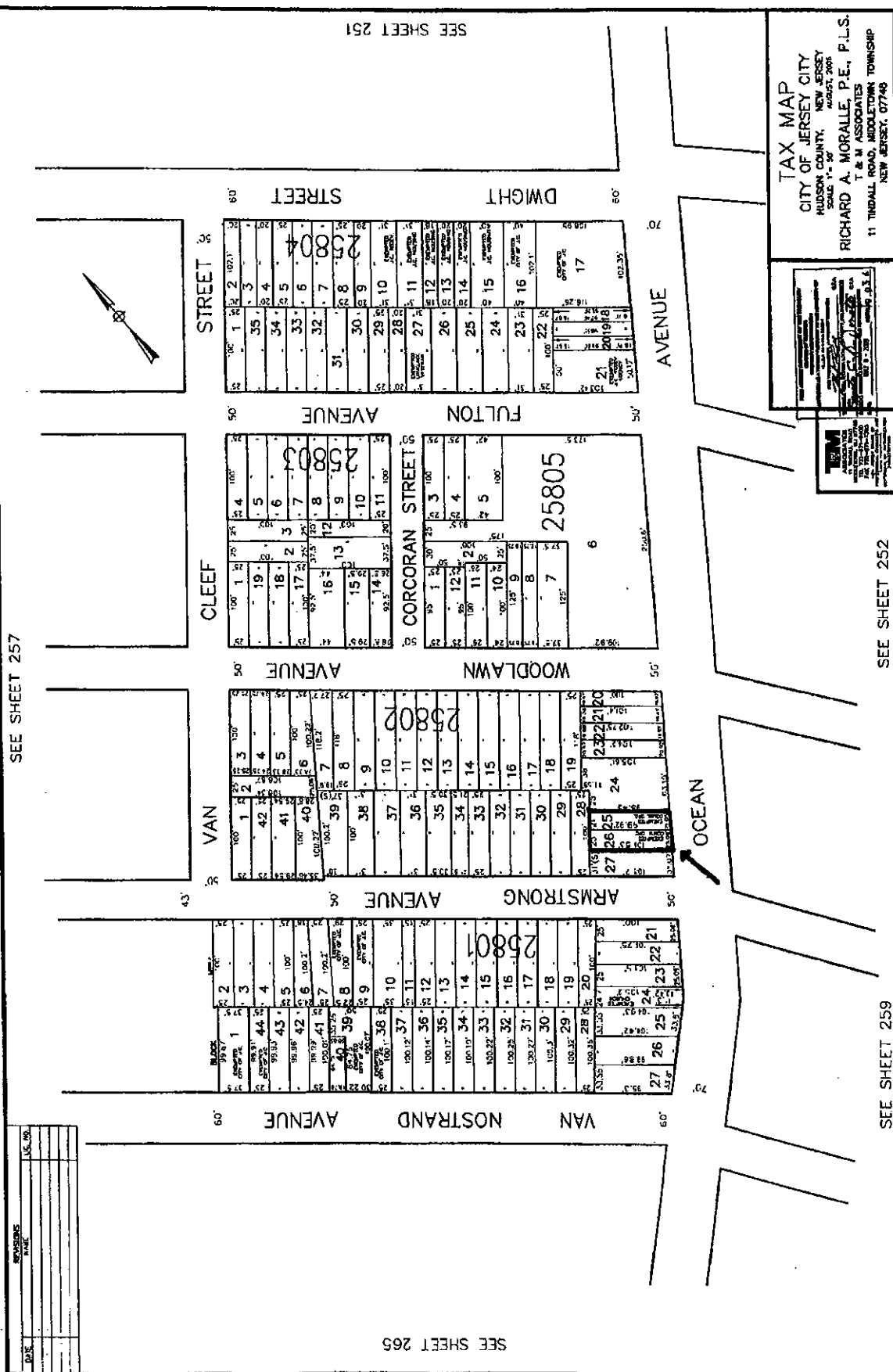
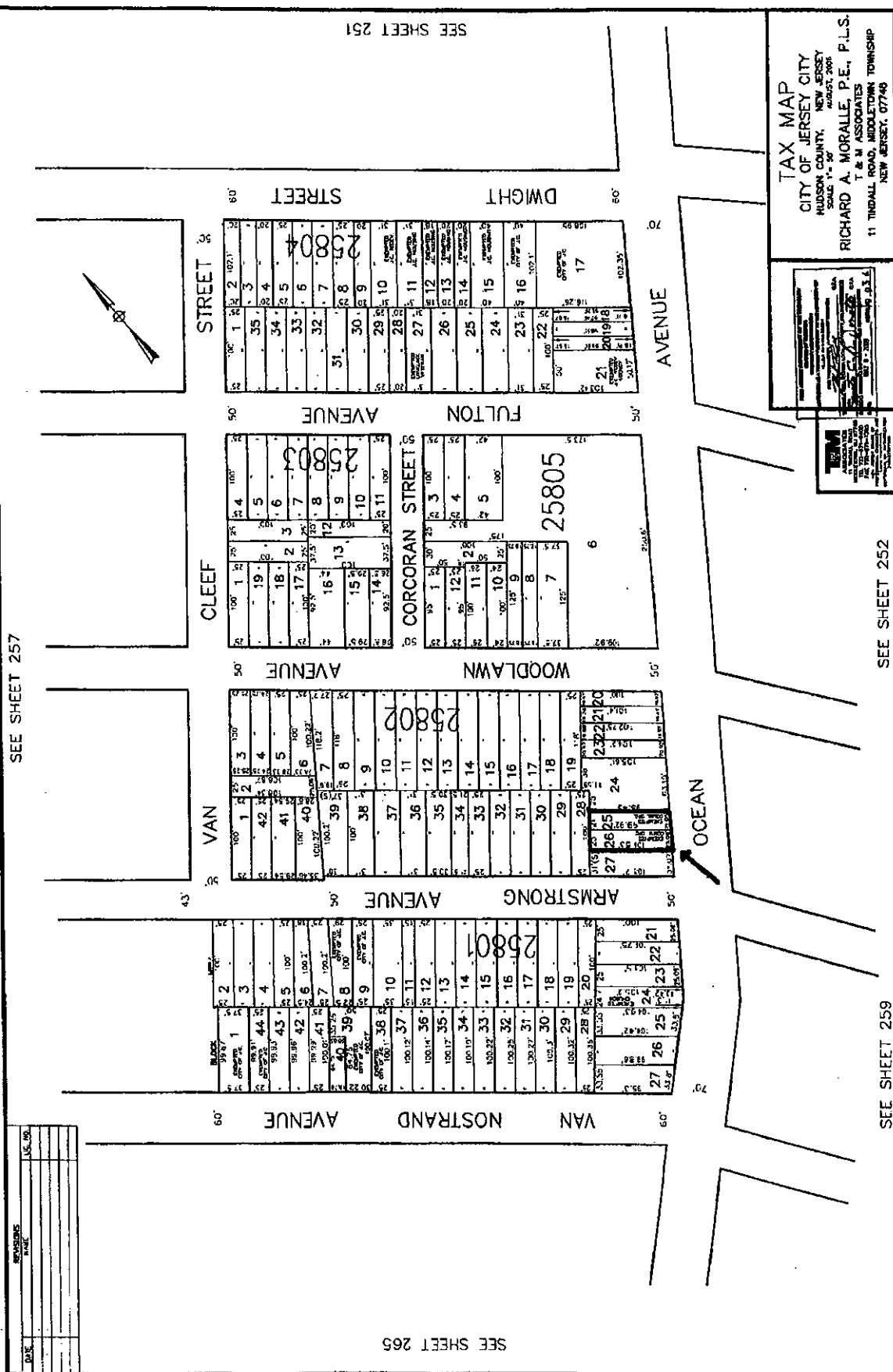
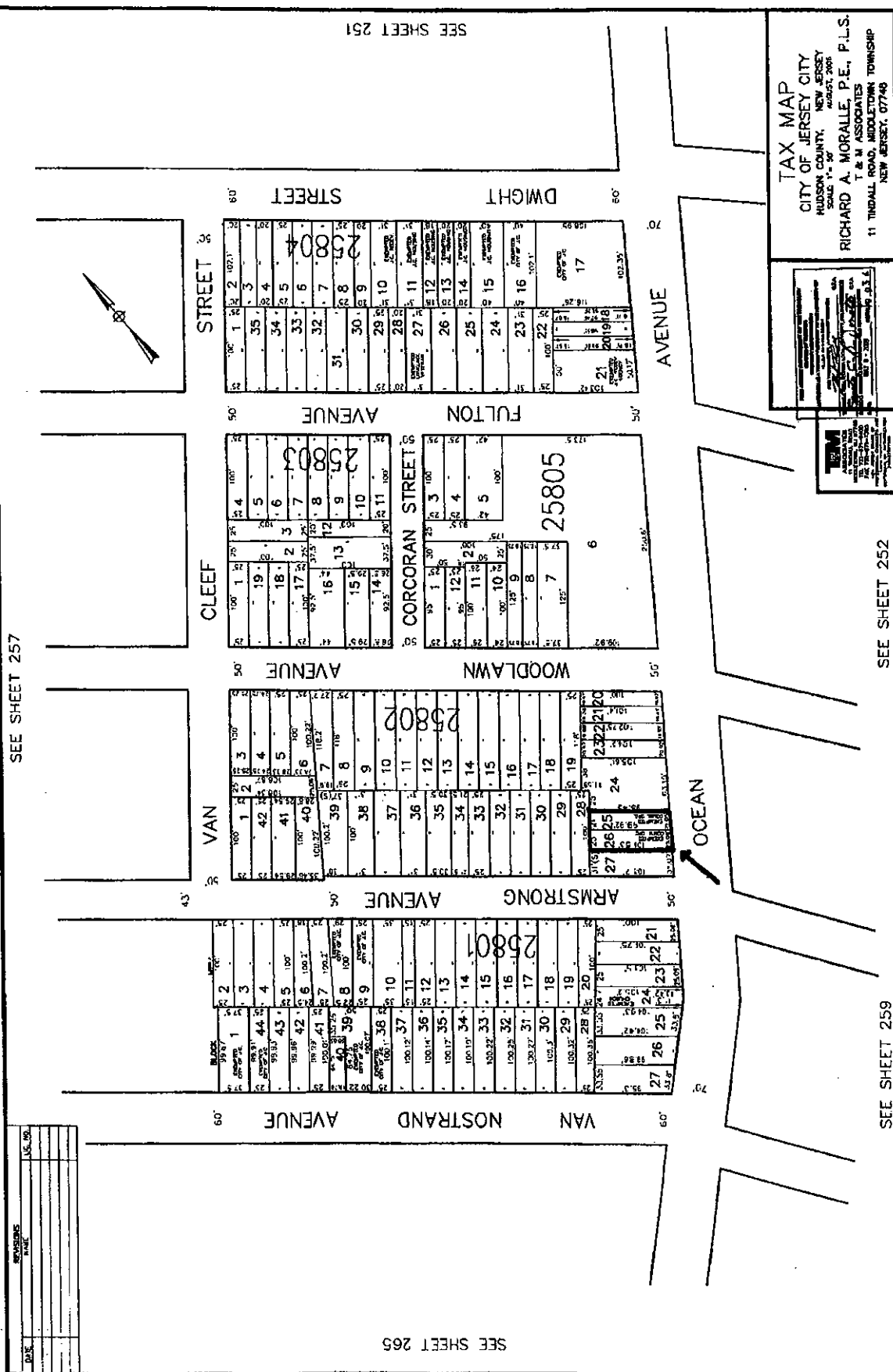
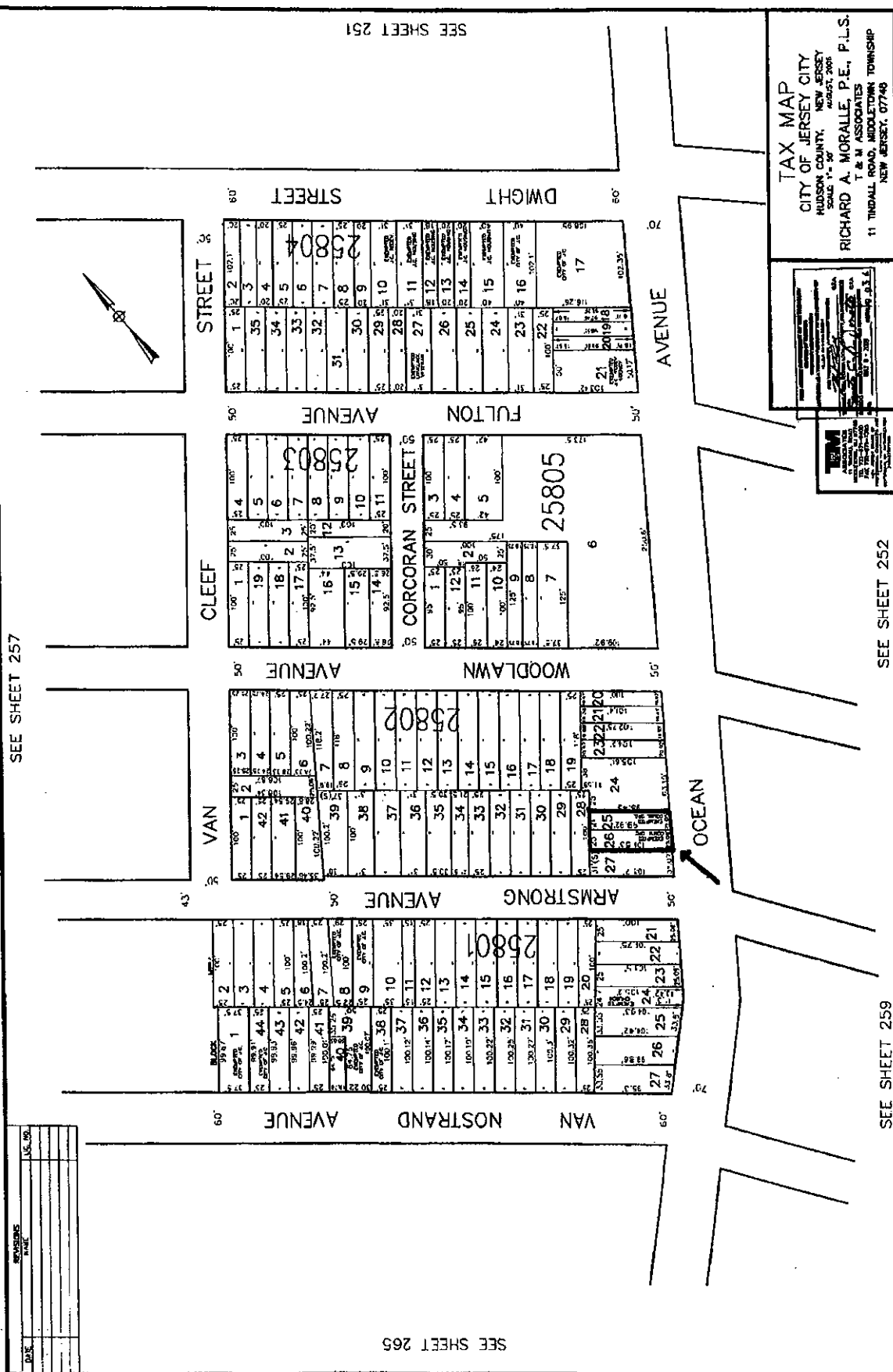
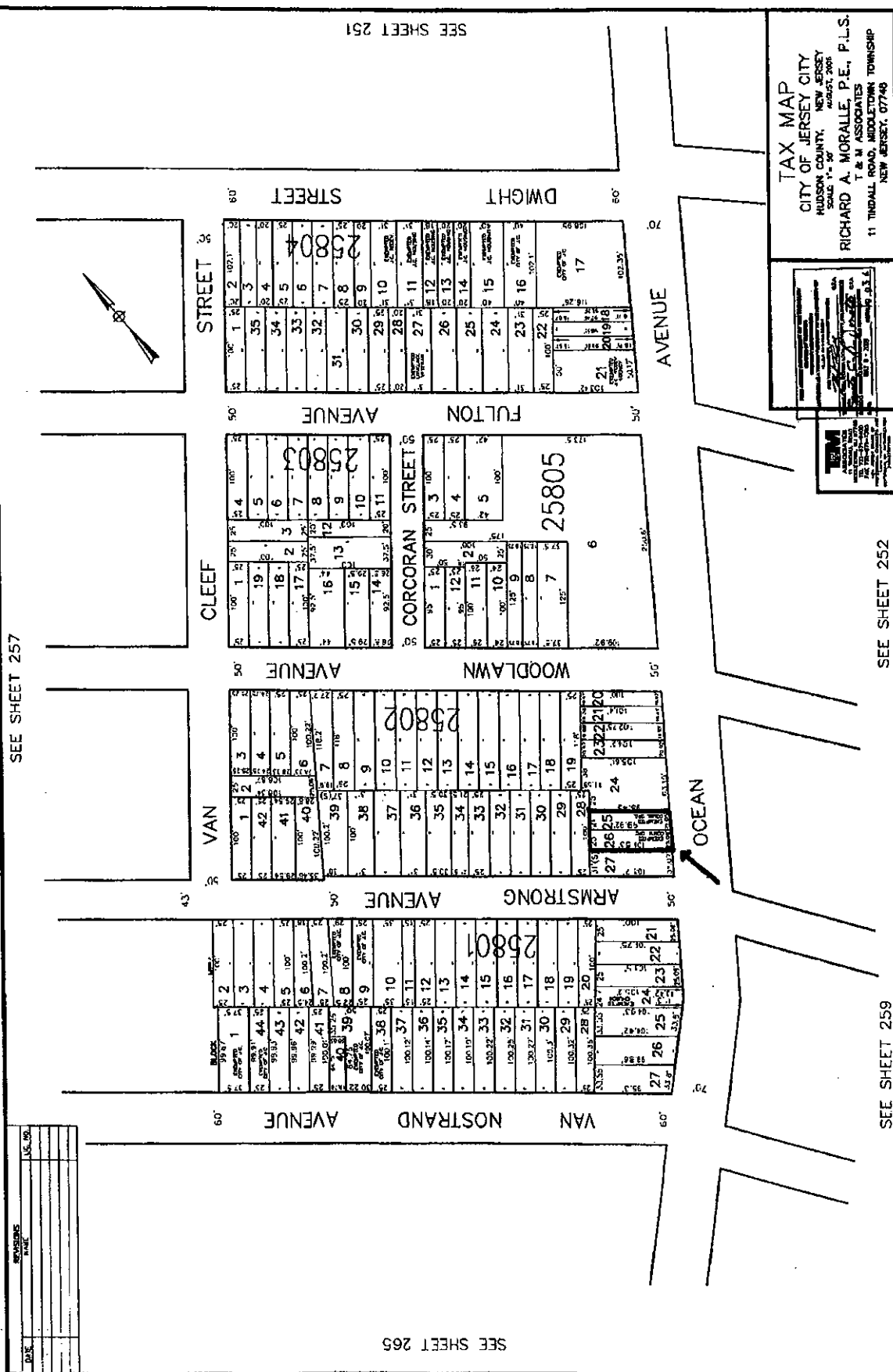
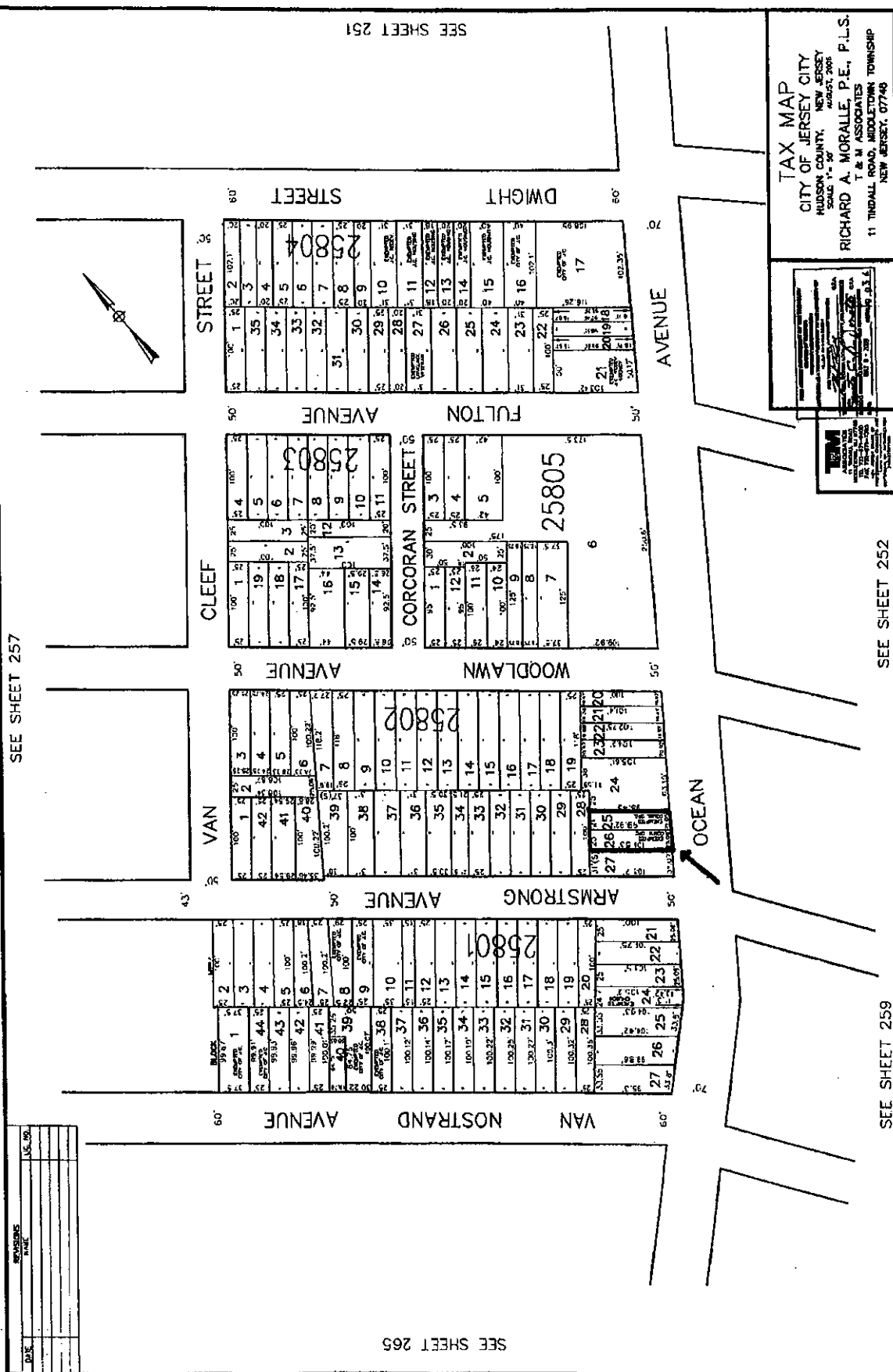
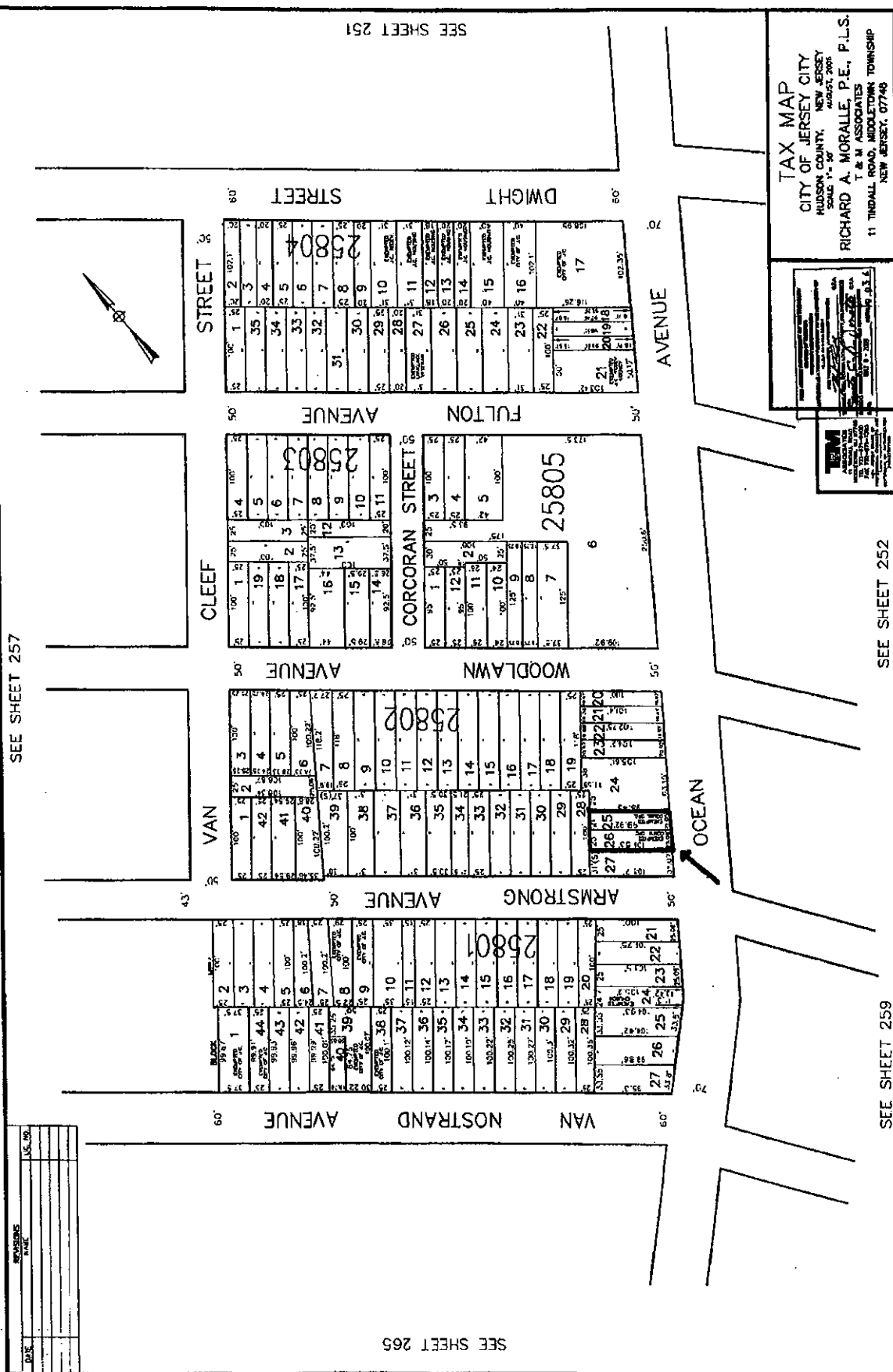
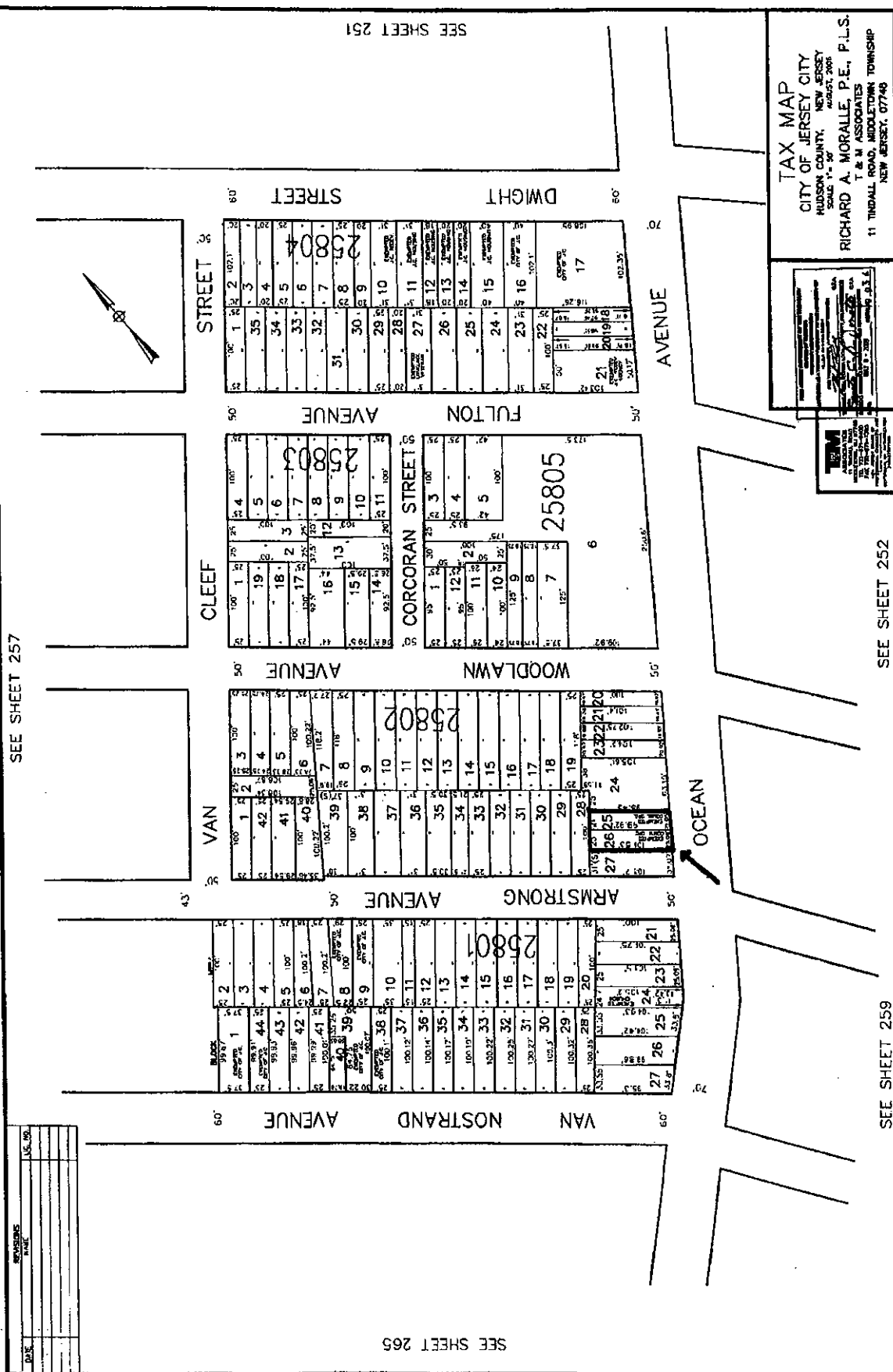
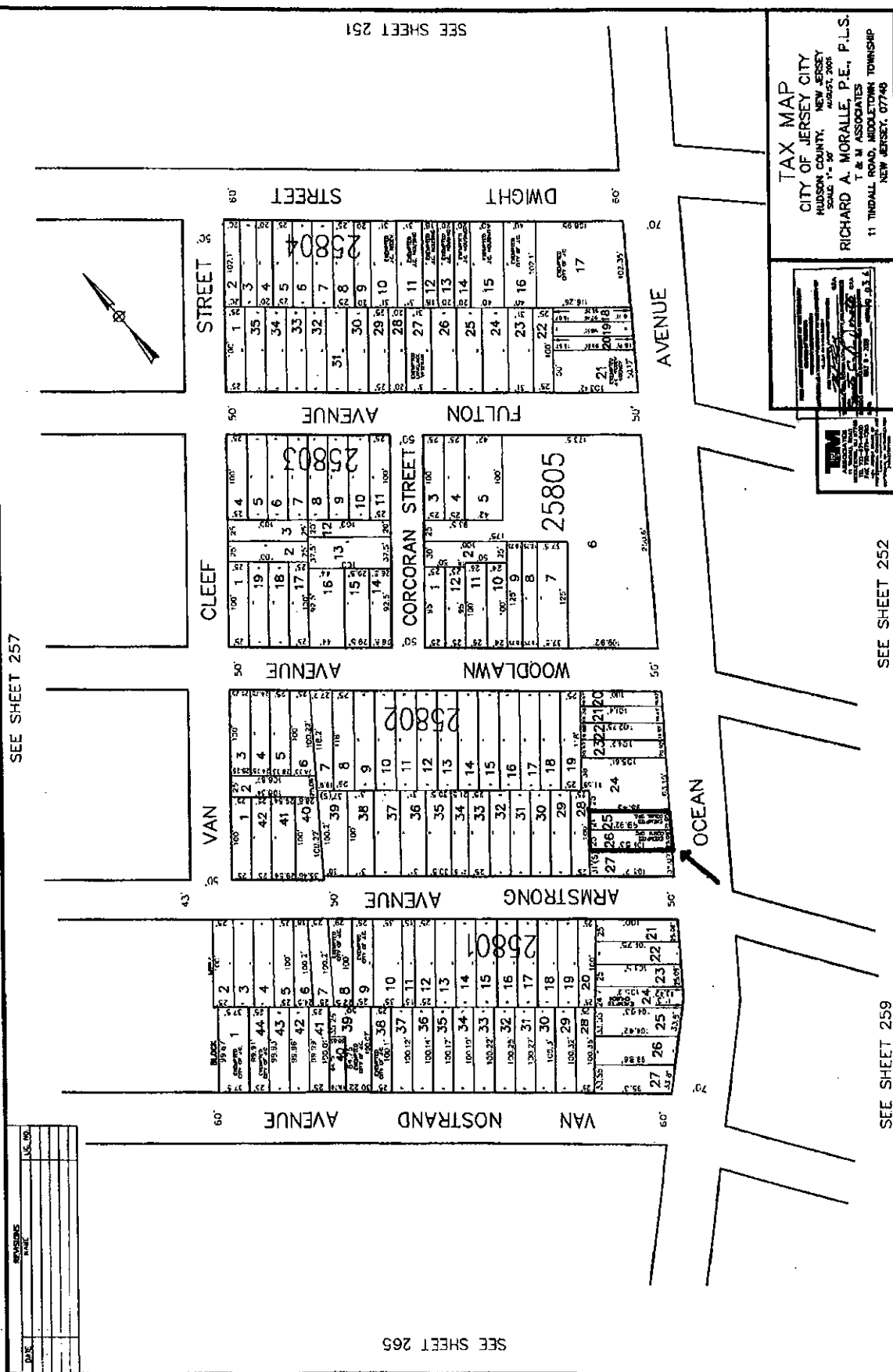
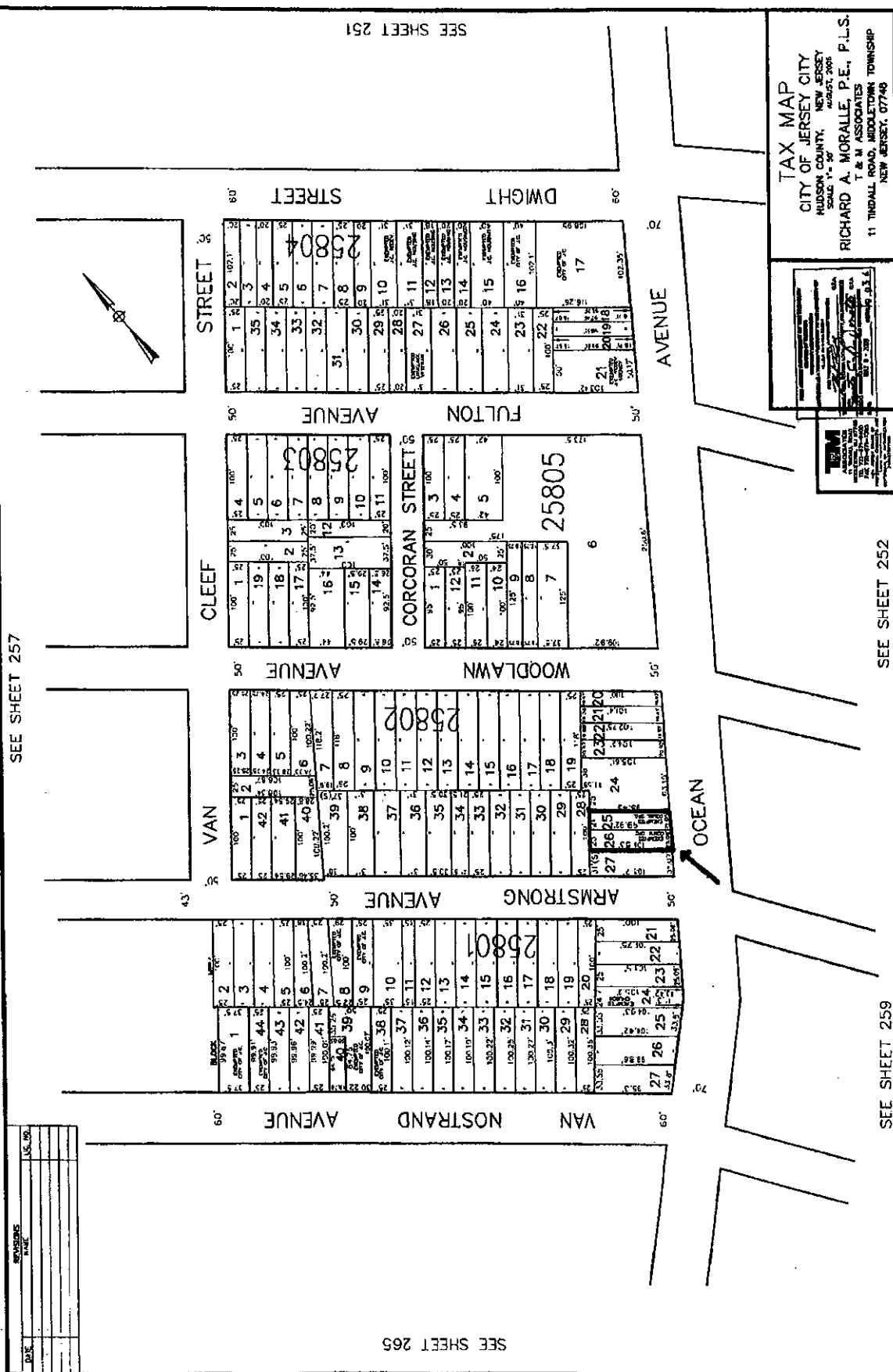
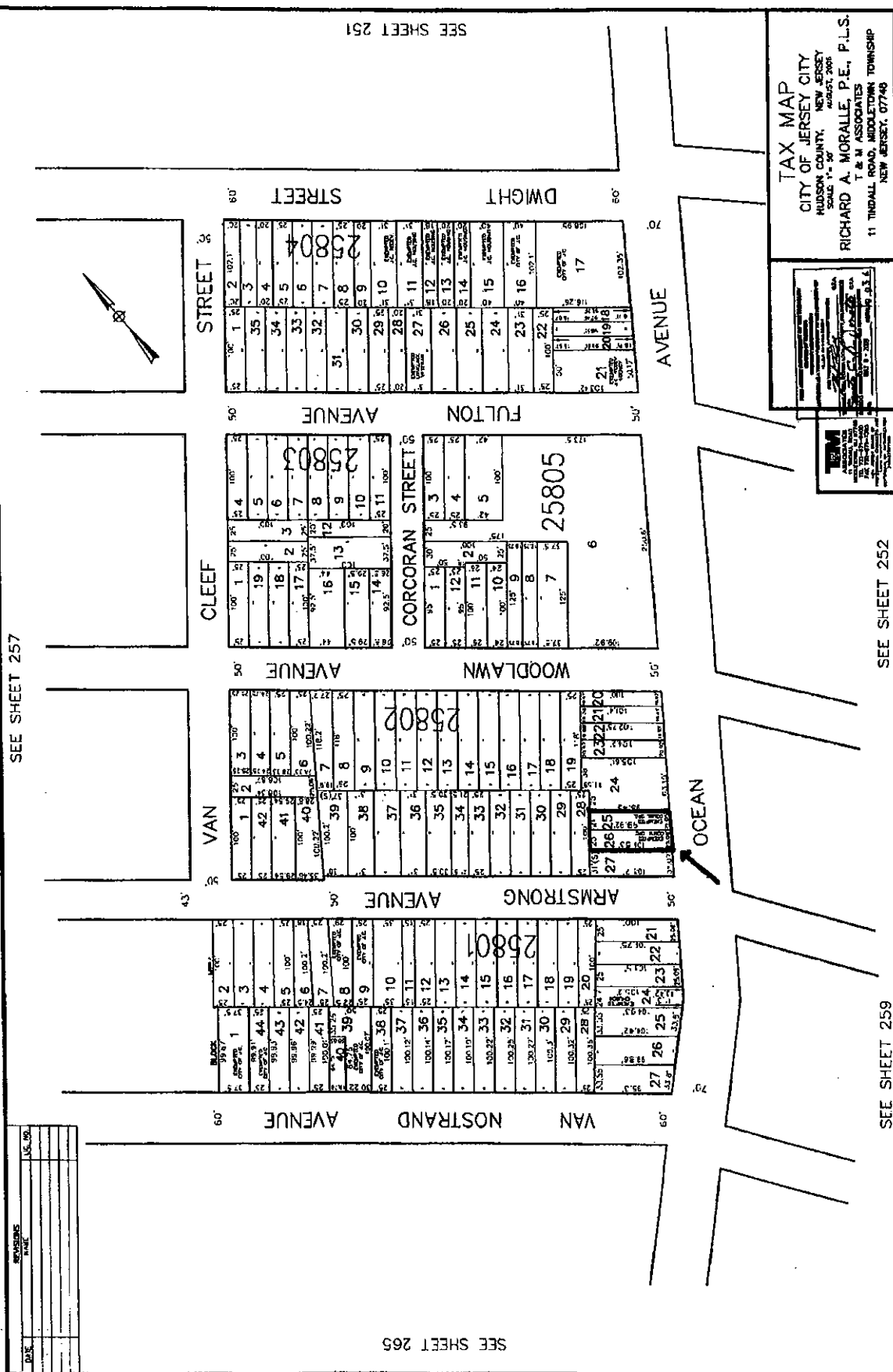
**Phone:** 347-251-1251

### **Job Scope:**

- Extract water from basement/snake out line= \$350.00
- Remove two hot water tanks=\$500.00
- (1) 30 gallon tank
- (1) 50 gallon tank
- Replace two hot water tanks=\$1000.00
- Re-build boiler
- Replace natural gas valve=\$186.00
- Replace thermo coupling= \$56.00
- Replace pilot burner=\$60.00
- Replace thermal cut-off boiler part=\$30.00
- Replace Fields DI-2 draft inducer inline(up to 350,000 BTU)=\$300.00
- Replace Fields CK-20FV control panel=\$390.00
- Labor for boiler =\$600.00
- Sealed third floor apartment door=\$150.00
- Remove all debris

**TOTAL \$3,622.00**

***Fully Licensed and Insured #13VH06322800***



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HORIZONTAL SCALE: 1"=40'

PROFESSIONAL DIVISION	
NON-PROFESSIONAL	

ARTICLE	DATE
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10/10/2011	10/10/2011
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## REVISIONS

MILK

BLDG

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BI 2004-1000A &amp; 1002-1 OTS VADIES

CITY OF JERSEY CITY

HUDSON COUNTY, NEW JERSEY

1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 26

AERIAL MAP

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DRESDNER ROBIN

371 WASHINGTON STREET  
JEROME CITY, MD 20730

bioRxiv preprint doi: <https://doi.org/10.1101/2019.05.20.256800>; this version posted May 20, 2019. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

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139



SEE SHEET 139.03

[illegible]

BRIGHT

SEE SHEET 139.04

SEE SHEET 126

STREET

13905

JERSEY

BARROW

MONMOUTH

GRAND

SEE SHEET 140

[illegible]

**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE 1" = .50' AUGUST, 2006  
RICHARD A. MORALE, P.E., P.L.S.  
T & M ASSOCIATES  
11 TINDALL ROAD, MIDDELTON TOWNSHIP  
NEW JERSEY, 07748

Item - COM/24CA219/3300

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

139

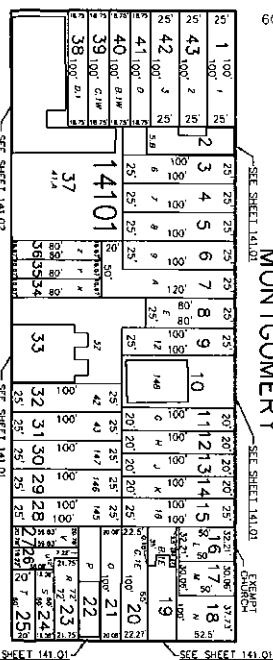
**ASSOCIATE**  
1) BODAL ROAD  
BODAL TOWN, NJ 07746  
TEL 732-671-9400  
FAX 732-671-1265

BE A JERRY'S BOYD  
PROFESSIONAL, DISCREET AND  
LAWYER SERVING  
COURTNEY BY JERRY'S BOYD  
764-076400

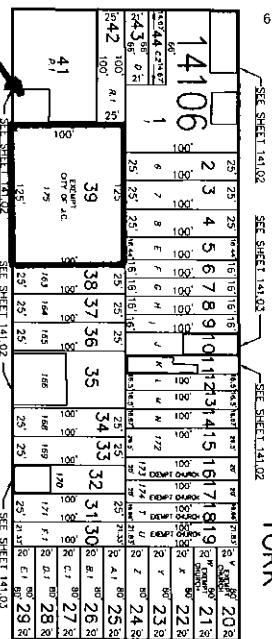
DATE	BY	REVISIONS	LOT

SEE SHEET 129

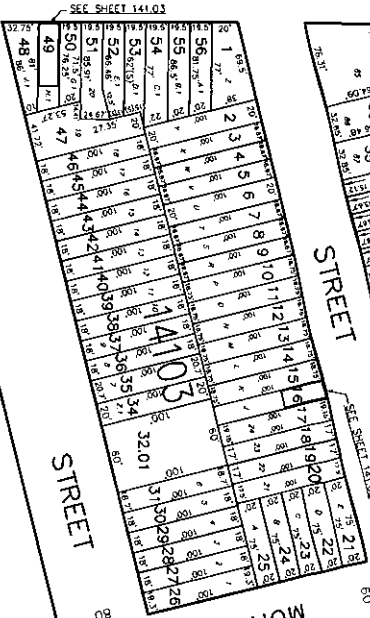
MONTGOMERY STREET



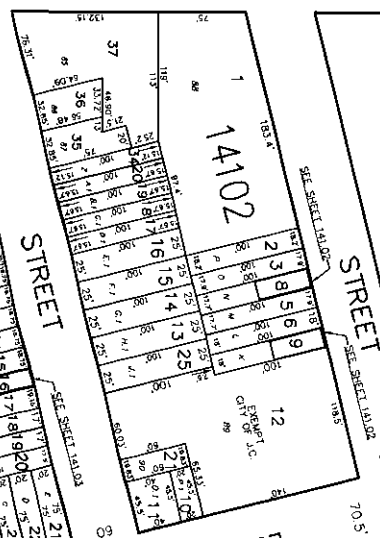
YORK STREET



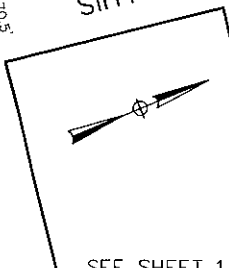
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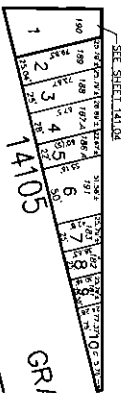
MUNOZ STREET



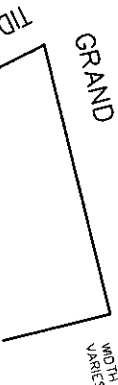
LUIS STREET



BRIGHT STREET



GRAND STREET



MARIN BLVD.

LIBERTY DRIVE  
TIDEWATER STREET

SEE SHEET 140

SEE SHEET 158

SEE SHEET 159

SEE SHEET 142

SEE SHEET 131

THE MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY.

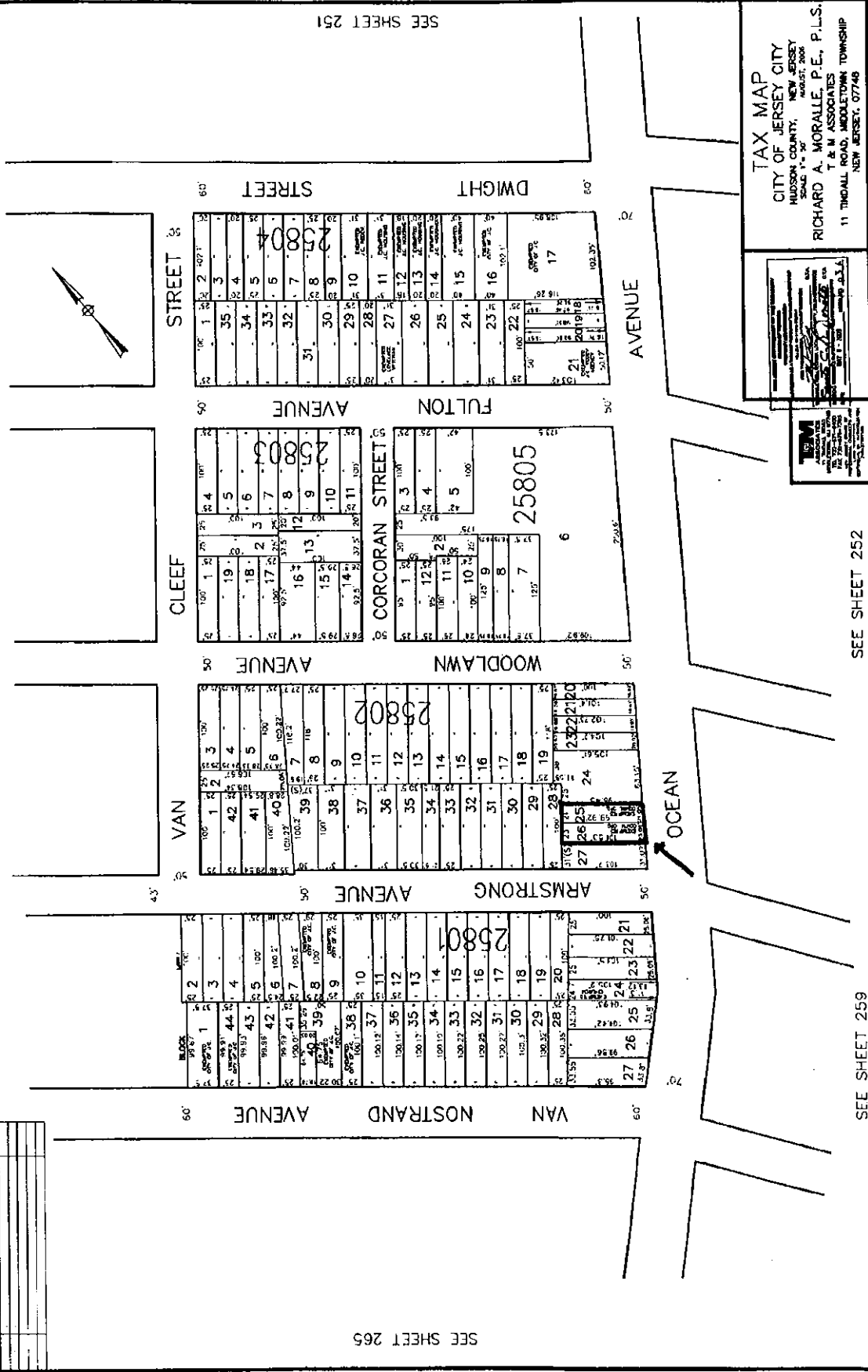
**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE 1" = 50'  
AUGUST, 2006  
RICHARD A. MORALLE, P.E., P.L.S.  
T & M ASSOCIATES  
11 TINDALL ROAD, MIDDLETOWN  
NEW JERSEY, 07748



DATE	REVISIONS	BY	CHK

SEE SHEET 265

SEE SHEET 257



SEE SHEET 259

SEE SHEET 252

**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 THOCCAL ROAD, MIDDLETOWN TOWNSHIP  
NEW JERSEY, 07740

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
AUTHORIZING CONTRACT NO. 14-02-MPN1 WITH J & B  
LANDSCAPE, INC. FOR YEARLY LANDSCAPING  
SERVICES AT THE BETZ-CERC**

**WHEREAS**, in order to properly maintain the property and grounds of the BETZ-CERC, the Agency requires the services of a landscaper for the maintenance of the irrigation system, and care of the lawn, plants and trees that were planted on the BETZ-CERC property; and

**WHEREAS**, a proposal to provide landscaping services from April 1, 2014 through November 30, 2014 was received from J & B Landscape, Inc. (hereinafter "Contractor") in the amount of \$1,097.50 per month; and

**WHEREAS**, the Contractor will perform the required duties as outlined in the attached proposal dated January 28, 2014, in a workmanlike manner during normal business hours for landscaping services; and

**WHEREAS**, Agency staff has reviewed said proposal and found it acceptable; and

**WHEREAS**, in accordance with Local Public Contracts Law N.J.S.A. 40A:11-1 et seq., contracts under \$21,000.00 do not required competitive bidding.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute Contract No. 14-02-MPN1 in the not to exceed amount of \$8,780.00 with J & B Landscape, Inc. for landscaping services at the BETZ-CERC Project.

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

\_\_\_\_\_  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2014.**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAINED</u></b>	<b><u>ABSENT</u></b>
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro				
Timothy N. Mansour				
Russell J. Verducci				

# J&B LANDSCAPE INC.



P.O. BOX 149 ◆ SWARTSWOOD, NJ 07877  
Phone (201) 867-3088 ◆ Fax (973) 948-7136  
jblandscape1@gmail.com

PROPOSAL

Proposal Date: January 28, 2014

Proposal Submitted To:

Work to be Performed at:

Jersey City Redevelopment Agency  
Mary Patricia Noonan  
Fax: (201) 761-0831  
Tel: (201) 761-0819

180 Ninth Street  
Jersey City, NJ

PROJECT: **Seasonal Maintenance / Mulch**

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Services to include 32 visits from April 1, 2014 - November 30, 2014.  
Cutting of a turf areas, edging of all walkways.  
Removal of all weeds and garbage from garden and plant areas.  
All necessary fertilizers, weed control, etc. will be applied to lawn and shrub areas.  
Blowing of all concrete walkways.  
Trim trees up to 10' and shrubs as needed to keep a neat manicured appearance.  
Trim trees off building as needed to keep a neat manicured appearance.  
Edging of all garden beds.  
Re-seed front area of school.  
Activate sprinkler system in the spring and will shut down system in the fall.  
Spread approximately 40 yards of red mulch in existing plant areas.

**Total for Season: \$8,780.00**

**Will be Invoiced \$1,097.50 per month for eight months (April - November)**

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to complete this contract as specified.

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXTENDING CONTRACT NO. 11-10-BD11 WITH T & M ASSOCIATES FOR PLANNING AND ENGINEERING SERVICES IN THE CANAL CROSSING REDEVELOPMENT AREA**

**WHEREAS**, at its meetings on October 18, 2011, December 20, 2011, and October 16, 2012 the Board of Commissioners authorized entering into Contract Number 11-10-BD11 with T&M Associates for professional planning and engineering services in the Canal Crossing Redevelopment Area; and

**WHEREAS**, additional time is needed to complete the tasks set forth in the contract; and

**WHEREAS**, T&M Associates, who responded to the Request for Qualifications for Professional Engineering and Planning Services which the Agency published on August 1, 2011 in accordance with N.J.S.A. 40A:-20.4 et seq. (Pay to Play law) as it pertains to awarding Fair & Open Contracts, was qualified to provide professional services on September 20, 2011, by Resolution of the Board of Commissioners; and

**WHEREAS**, the Agency, in consultation with Jersey City Department of Engineering and the Jersey City Municipal Utilities Authority, heard presentations from a number of qualified engineering firms and selected T&M Associates for the work; and

**WHEREAS**, the amount of said contract will remain the same and will be extended for a term not to exceed (1) one year; and

**WHEREAS**, costs for said contract will be paid from the US Department of Housing and Urban Development (HUD) Sustainable Communities Challenge Grant and a US Department of Transportation (DOT) TIGER II Infrastructure Planning Grant awarded to the Agency for various planning and engineering tasks in the Canal Crossing Redevelopment Area; and

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Services Contract No.11-10-BD11 with T&M Associates is hereby extended for a period of one year, in accordance with N.J.S.A. 40A:20.4 et seq. pursuant to Fair and Open Contracts.

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

\_\_\_\_\_  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2014.**

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
Russell Verducci				

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH HONEYWELL INTERNATIONAL, INC. FOR ENTRY ONTO AGENCY OWNED PROPERTY AT BLOCK 27401, LOT 4 (CHAPEL AVENUE EAST); BLOCK 27401, LOT 6 (CHAPEL AVENUE); BLOCK 24302, LOT 1 (1505.5 RICHARD STREET) WITHIN THE CLAREMONT INDUSTRIAL REDEVELOPMENT AREA**

**WHEREAS**, the Agency is the owner of certain property at Block 27401, Lot 4 (Chapel Avenue East); Block 27401, Lot 6 (Chapel Avenue); Block 24302, Lot 1 (1505.5 Richard Street) within the Claremont Industrial Redevelopment Area (see attached map). ; and

**WHEREAS**, Honeywell International, Inc. ("Honeywell"), a corporation with its principal place of business at 101 Colombia Road, Morristown, NJ 07962 ("Honeywell"), entered into an License Agreement with the Jersey City Redevelopment Agency (JCRA), pursuant to which Honeywell would have permission to enter as required by a Consent Judgement in the matter of *New Jersey Department of Environmental Protection et al. V. Honeywell International Inc. et al.* Civ. No. C-77-05 (Sup. CT. Hudson Count, New Jersey) ("Consent Judgement"); and

**WHEREAS**, Honeywell has requested the Agency's permission to Honeywell and AMEC and their agents or assigns and employees, authorized environmental consultants and/or contractors ("Authorized Parties") to enter upon the Site to perform investigation activities at the Site; and

**WHEREAS**, the Agency desires to execute a License Agreement for a term of one year with Honeywell, with four one year automatic renewals, to access the Properties for the aforementioned purposes.

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

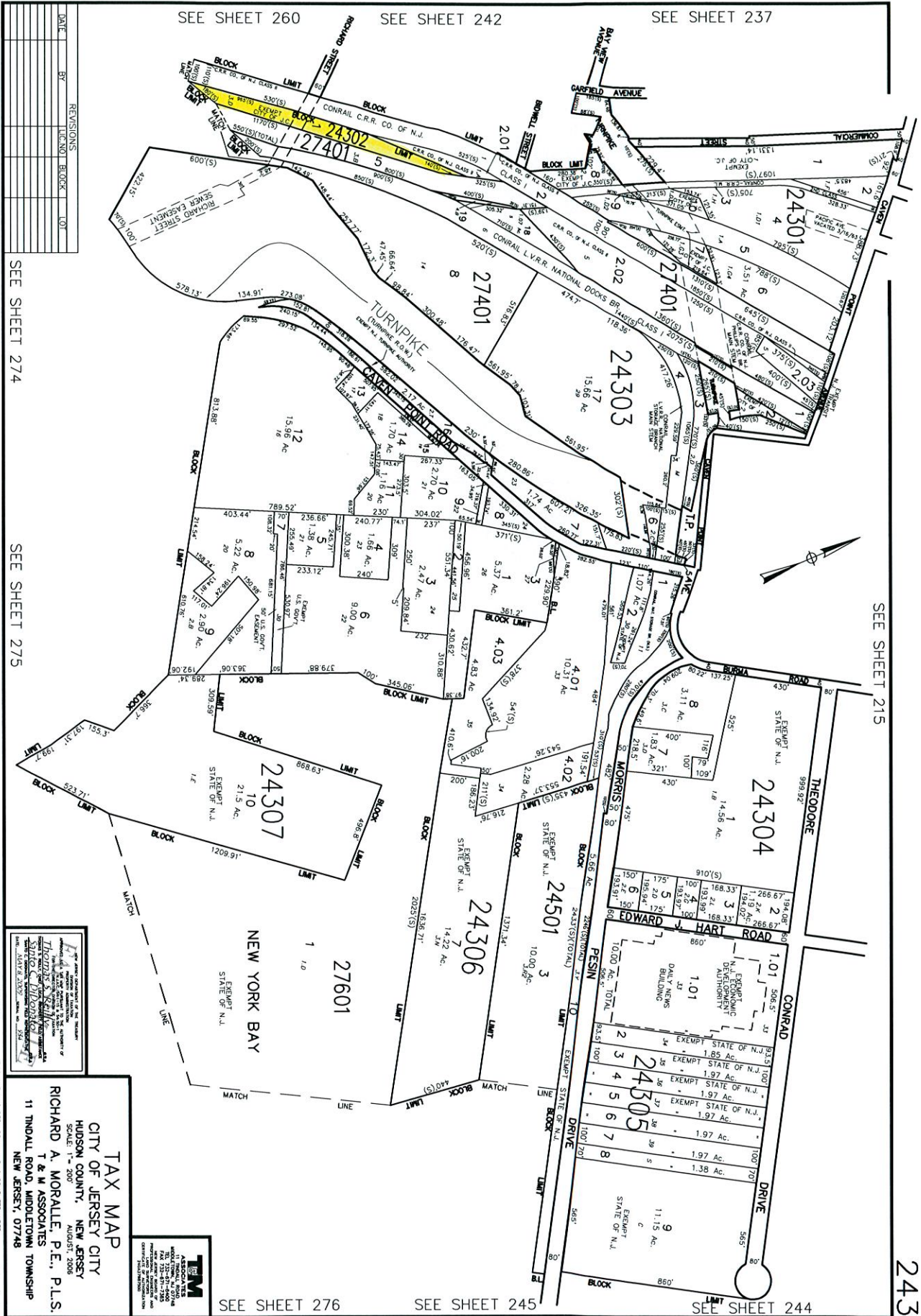
- 1) The above recitals are set forth as if in length.
- 2) Honeywell, its contractors, and agents are authorized to enter the Properties for the purpose of performing the activities described in the License Agreement.
- 2) The License Agreement shall be for a term of one year, with up to four (4) one year automatic renewals, subject to the discretion of the Executive Director.

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

\_\_\_\_\_  
SECRETARY

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2014.**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro				
Timothy N. Mansour				
Russell J. Verducci				



REVISIONS		
DATE	BY	DESCRIPTION
	LC/NO	BLOCK
		LOT

SEE SHEET 274

SEE SHEET 275

ASH - COA2404791300

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

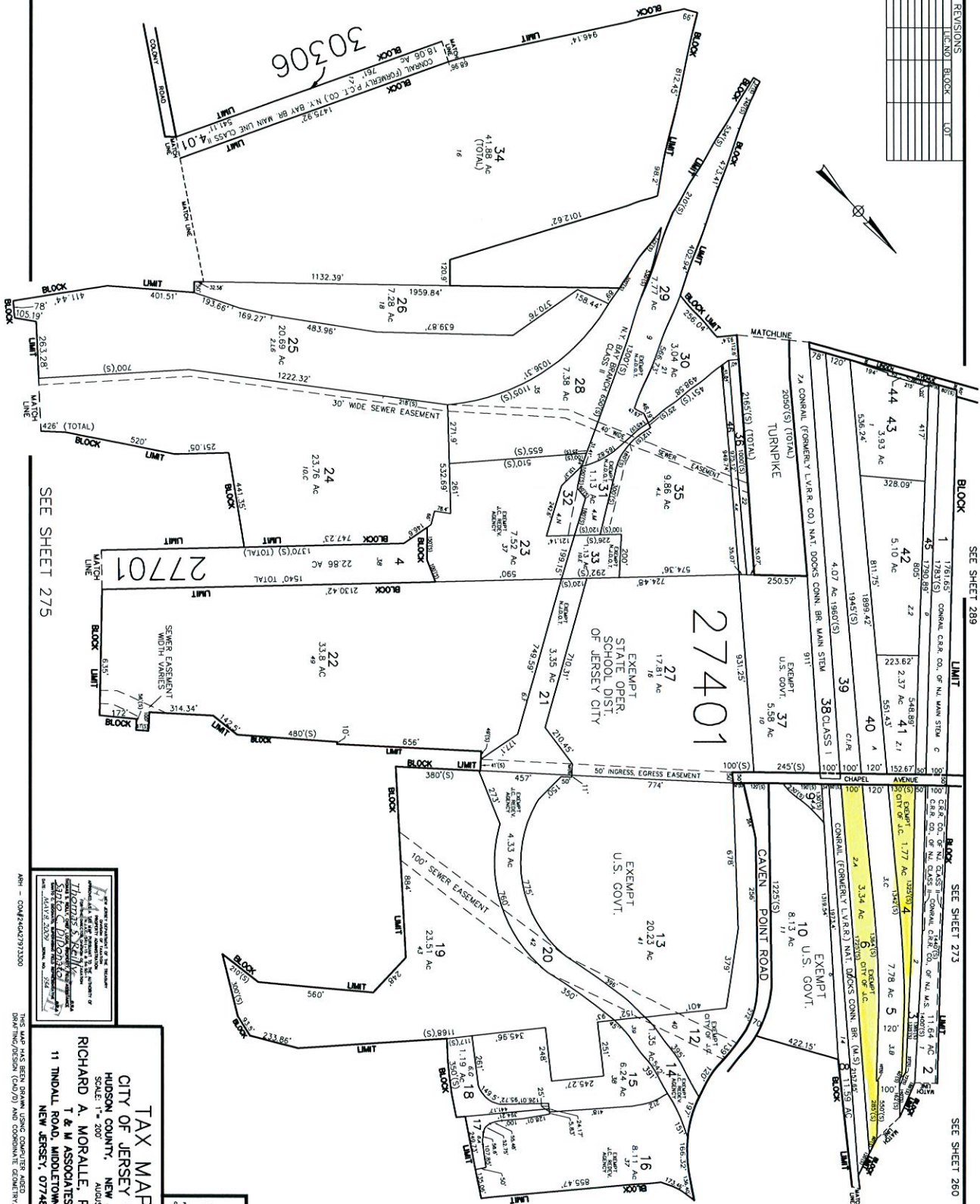
243

**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
TAX MAP NO. 243  
TAX MAP DATE 07/14/2007  
RICHARD A. MORALE, P.E., P.L.S.  
T & M ASSOCIATES  
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP  
NEW JERSEY, 07748



243

SEE SHEET 303

[illegible]

ARH - COA#24GA27973300

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

274

**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE: 1" = 200' AUGUST, 2006

**RICHARD A. MORALLE, P.E., P.L.S.**  
T & M ASSOCIATES  
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP  
NEW JERSEY, 07748

**T<sub>2</sub>M**  
ASSOCIATES  
11 THOALL ROAD  
MIDDLETON, NJ 07748  
TEL. 732-671-6400  
FAX 732-671-7365  
NEW JERSEY BOARD OF  
PHOTODUPLICATION, CHARTERS &  
LAND SERVICES  
CERTIFICATE OF AUTHORITY

SEE SHEET 243

274

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF BELOVED COMMUNITY CHARTER SCHOOL AS REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 15502 IN THE LAFAYETTE PARK REDEVELOPMENT AREA**

**WHEREAS**, at its meeting of July 16, 2013, the Board of Commissioners of the Jersey City Redevelopment Agency designated BelovED Community Charter School as Redeveloper for Block 15502, Lots 3 and 4 in the Lafayette Park Redevelopment Area for the construction of an addition to their current facility at 508 Grand Street; and

**WHEREAS**, on January 19, 2014, the Agency and BelovEd Community Charter School entered into a License Agreement granting BelovED access to Block 15502, Lots 3 and 4 for the purpose of conducting environmental investigations and other studies related to the redevelopment of the site; and

**WHEREAS**, Redeveloper is awaiting results of their environmental investigations and will be prepared to enter a Redevelopment Agreement with the Agency in order to move the project forward; and

**WHEREAS**, BelovED's designation is about to expire and staff deems it appropriate to extend the designation for a period of 120 days to expire on June 30, 2014 with an option to extend the designation for an additional 30 days at the sole discretion of the Agency's Executive Director and/or Assistant Executive Director.

**NOW, THEREFORE, BE IT RESOLVED**, that the above recitations are incorporated herein as if set forth at length and the designation for BelovED Community Charter Schools is extended for a period of 120 days to expire on June 30, 2014 with an option to extend the

14-02-8

designation for an additional 30 days at the sole discretion of the Agency's Executive Director and/or Assistant Executive Director.

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

\_\_\_\_\_  
Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2014.

Record of Commissioners Voter				
Name	Aye	Nay	Abstain	Absent
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
Russell Verducci				

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF PARK AVENUE LANDING, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA**

**WHEREAS**, by Resolution of the Board of Commissioners dated January 15, 2013, Park Avenue Landing, LLC (the Neu Family) was designated Redeveloper for the construction of a mixed use project to contain approximately 1000 market rate rental residential units, 38 to 45 thousand square feet of retail space and 30,000 square feet of space to be set aside for community amenity use; and

**WHEREAS**, said designation was subsequently extended on August 20, 2013; and

**WHEREAS**, location of the site is known as Parcel 17 in the Liberty Harbor North Redevelopment Area and is approximately two acres in size (hereinafter the "Property"); and

**WHEREAS**, Agency staff and Counsel are working on the terms to be incorporated into the Redevelopment Agreement; and

**WHEREAS**, said designation is about to expire and staff deems it appropriate to extend the designation for 90 days with an additional 30 day extension at the sole discretion of the Agency's Executive Director.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitals are incorporated herein as if set forth at length; 2) the designation of Park Avenue Landing, LLC (the Neu Family) for property located at Parcel 17 in the Liberty Harbor North Redevelopment Area be and is hereby extended for 90 days

to expire on May 31, 2014; and 3) the Executive Director and or Assistant Executive Director is hereby authorized to extend the designation herein granted for an additional 30 day period.

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

\_\_\_\_\_  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2014.**

RECORD OF COMMISSIONERS VOTE				
Name	AYE	NAY	ABSTAIN	ABSENT
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
Russell Verducci				



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
AUTHORIZING ENTERING CONTRACT NO 14-01-FO1 WITH  
SZ CONSTRUCTION, LLC FOR PHASE II REHABILITATION  
OF PROPERTY LOCATED IN THE MARTIN LUTHER KING  
DRIVE REDEVELOPMENT AREA.**

**WHEREAS**, at its July 17, 2012 Board of Commissioners meeting approved a Phase 1 rehabilitation and stabilization project for Agency owned property located at 292 Martin Luther King Drive (Block 23202, Lot 4.A) in the Martin Luther King Drive Redevelopment Area; and

**WHEREAS**, the Phase 1 rehabilitation and stabilization project is complete; and

**WHEREAS**, the Agency desires to fully complete the construction of the property with a Phase 2 rehabilitation plan; and

**WHEREAS**, at its December 17<sup>th</sup>, 2013 Board of Commissioners meeting the Bid proposal from RVT Construction, Inc was rejected for material defects; and

**WHEREAS**, in furtherance of the above referenced redevelopment project, the Agency has deemed it necessary to re-advertise for bids of the said project; and

**WHEREAS**, the subject Notice to Bidders was published in the Star Ledger and Jersey Journal newspapers of general circulation, at least (10) calendar days prior to the Bid Opening, as well as posted on the Agency's web page; and

**WHEREAS**, the Agency received a second round of Bid proposals on January 16<sup>th</sup>, 2014 to continue the Phase 2 rehabilitation construction plan; and

**WHEREAS**, the lowest apparently qualified bidder for the subject contract was SZ Construction, LLC with a bid of \$387,000.00; and

**WHEREAS**, the work for these services will be paid for with Community Development Block Grant funds.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute Contract No. 14-01-FO1 in the amount of \$387,000.00 is hereby awarded to SZ Construction, LLC for Phase 2 Rehabilitation of 292 Martin Luther King Drive in the Martin Luther King Drive Redevelopment Area.

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

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

\_\_\_\_\_  
**SECRETARY**

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2014**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
Russell Verducci				

State of New Jersey  
Hudson County

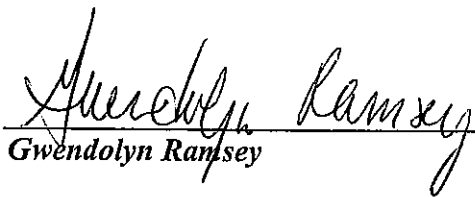
1147810


Gwendolyn Ramsey, of full age and being duly  
Sworn according to law, on his oath deposes  
and says that he is the Accounting Clerk of:

**THE JERSEY JOURNAL**

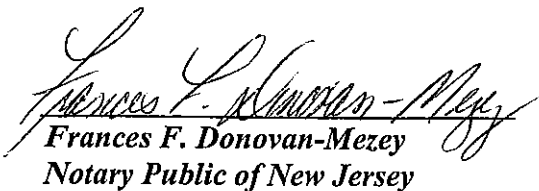
A newspaper printed and published in  
Jersey City, County and State aforesaid,  
and that a notice, a true copy of which  
is annexed, was published in the said  
newspaper on the following date(s):

12.24.2013

  
Gwendolyn Ramsey



Sworn to and subscribed before me  
this 26<sup>th</sup> day of December, 2013

  
Frances F. Donovan-Mezey  
Notary Public of New Jersey

FRANCES F. DONOVAN-MEZEY  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Feb. 25, 2014

**INVITATION TO BID**

Sealed Bids will be received by the Jersey City Redevelopment Agency for the "Phase II Rehabilitation of the Existing Building at 292 MLK Drive", Contract No. 14-01-FO1 ("Project") owned by the Jersey City Redevelopment Agency, at the Jersey City Redevelopment Agency offices at 66 York Street, Second Floor, in the City of Jersey City, New Jersey at 11:00 a.m. on January 16, 2014, at which time all Bids will be opened and read aloud.

The Bid Specification, including the Drawings and Technical Specifications, is on file at the offices of the Jersey City Redevelopment Agency, 66 York Street, Second Floor, Jersey City, New Jersey 07302. The provisions of the Bid Specification shall control acceptability of all Bids.

Copies of the Bid Specifications may be obtained by depositing fifty (\$50.00) dollars (non-refundable) in check or money order drawn to the order of the Jersey City Redevelopment Agency.

A Bid Guaranty by a Bid Bond or Certified Check in the amount of ten (10%) percent of the Bid, but in no case to exceed \$20,000.00, shall be submitted with each Bid.

A Consent of Surety issued from a surety company authorized to do business in New Jersey, that such company will provide the Bidder with a Performance and Payment Bond as called for in the Bid Specification shall also be submitted with each bid.

Attention is called to the fact that not less than the minimum salaries and wages as set forth in the Bid Specification be paid to this Project.

Contractors must comply with P.L. 1999 C.238 (N.J.S.A. 34:11-56.48, et seq.) "The Public Works Contractor Registration Act" and Business Registration pursuant to N.J.S.A. 52:32-44.

Bidders are required to comply with the requirements of P.L. 1975, c. 127 (N.J.S.A. 10:5-31, et seq.) and N.J.A.C. 17:27-1.1, et seq., regarding Equal Employment Opportunity.

Bidders are required to comply with the requirements of P.L. 1997, c.33 (N.J.S.A. 52:25-24.2) regarding the Statement of Ownership disclosure.

The Jersey City Redevelopment Agency reserves the right to reject any and all Bids or to waive any informality in the Bidding.

Bids may be held by the Jersey City Redevelopment Agency for a period not to exceed

sixty (60) days from the date of opening of the Bids for the purpose of reviewing the Bids and investigating qualifications of the Bidders, unless the Jersey City Redevelopment Agency obtains consent from the Bidders to extend such time.

It is strongly recommended that Bidders attend the Pre Bid meetings at 11:00 a.m. on Monday, December 30, and Monday, January 6, 2014 at 292 Martin Luther King Drive, Jersey City, New Jersey 07302. Any questions on the Bid Specifications may be submitted in writing no later than 4:00 p.m. on January 8, 2014. All written questions are to be directed to Franklyn Ore at ore@icnl.org and a copy emailed to John Winckelmann at jwinckelmann@icnl.org.

JERSEY CITY  
REDEVELOPMENT AGENCY  
FRANKLYN ORE  
PROJECT MANAGER

12/24/13

\$86.92

<b>Contract No. 14-01-FO1</b> <b>292 Martin Luther King Drive (Rehab - Phase II) - Bidder List</b> <b>Martin Luther King Drive Redevelopment Area</b>		
	<b>NAME</b>	<b>BID AMOUNT</b>
1	SZ Construction	<b>\$387,000.00</b> <b>Alternates: #1 \$3K, #2 \$3.5K, #3 \$1.5K</b>
2	SLS	<b>\$444,250.00</b> <b>Alternates: #1 \$47K, #2 \$3.5K, #3 \$2.5K</b>
3	CyprecoUndustries	<b>\$623,823.00</b> <b>Alternates: #1 \$15K, #2 \$10K, #3 \$5K</b>
4	Precision	<b>\$709,566.00</b> <b>Alternates: #1 \$57.6K, #2 unchanged, #3</b>
5	V & K Construction	<b>\$523,000.00</b> <b>Alternates: #1 \$12K, #2 \$11K, #3 \$4K</b>
6		
7		
8		
9		
10		
11		
12		
13		
14		

Thursday, Januar 16, 2014  
 11:00 A.M.



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
PROFESSIONAL SERVICES AGREEMENT NO. 14-02-MPN2 WITH  
HALLMARK REAL ESTATE SERVICES, INC. FOR THE  
PREPARATION OF AN ACQUISITION APPRAISAL OF PROPERTY  
IN BLOCK 11507, LOT 5 AND KNOWN AS 193 BAY STREET  
LOCATED WITHIN THE MORGAN GROVE MARIN  
REDEVELOPMENT AREA**

---

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

**WHEREAS**, the Agency is desirous of contracting with Hallmark Real Estate Services, Inc. of Union City, New Jersey to provide a professional real estate acquisition appraisal of property located in Block 11507, Lot 5 and known as 193 Bay Street within the Morgan Grove Marin Redevelopment Area and which property is further depicted on the attached City tax map; and

**WHEREAS**, Hallmark Real Estate Services, Inc. has provided these services to the Agency in the past and has demonstrated the knowledge and expertise required in the field of endeavor, and

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

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

14-02- 11

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that a contract in the not to exceed amount of \$1,800.00 be awarded to Hallmark Real Estate Services, Inc. for the purpose of rendering an acquisition appraisal of property located within the Morgan Grove Marin Redevelopment Area. Notice of this award shall be published in a newspaper of general circulation in accordance with N.J.S.A. 40A:11-5(1)(a)(i).

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

\_\_\_\_\_  
**SECRETARY**

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2014.**

**RECORD OF COMMISSIONERS VOTE**

<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer				
Rolando Lavarro, Jr.				
Timothy N. Mansour				
Russell J. Verducci				

SECOND 11501

SEE SHEET 115.01

SEE SHEET 115.01

STREET

STREET

LAUREL COURT

SADDLEWOOD COURT

MARIN BLVD.

STREET

11

STREET

FIRST

STREET

SEE SHEET 114

SEE SHEET 115.01

SEE SHEET 116

BAY

STREET

GROVE

S MUNOZ

ROVOST

ARREN

MORGAN

STREET

[illegible]

SEE SHEET 130

**TM ASSOCIATES**  
111 BROADWAY  
NEW YORK, NY 10038  
TEL. 212-611-8000  
FAX 212-611-8001  
NEW YORK • BOSTON •  
LOS ANGELES • SAN  
FRANCISCO • SEATTLE  
TEL. 206-461-2000

**THE NEW YORKER**  
DEPARTMENT OF THE TREASURY  
OFFICE OF TAXATION  
ATTENTION: DIRECTOR  
MAIL STOP 9300  
WASHINGTON, D.C. 20543-9300

**Thomas S. Bellini**  
SINCE 1962, THE NEW YORKER HAS  
SELECTED THE FIRM OF  
**TM ASSOCIATES** TO PREPARE  
AND FILE ALL FEDERAL AND  
STATE TAX RETURNS FOR  
THEIR CLIENTS.

MAIL ROOM MAIL ROOM 350

ARH - COM/24GA27973300

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

115

**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 TINDALL ROAD, MIDDLETOWN TOWNSHIP  
NEW JERSEY, 07748

# Hallmark Real Estate Services, Inc.

707 Summit Avenue  
Union City, New Jersey 07087  
(201) 392-8200

February 14, 2014

Sent via email MaureenM@jcnj.org

Maureen F. Mortola, Real Estate Manager  
Jersey City Redevelopment Agency, 9<sup>th</sup> Floor  
30 Montgomery Street  
Jersey City, NJ 07302

Re: Fee proposal:  
Acquisition Appraisal  
193 Bay Street  
Block 11507, Lot 5  
Jersey City, NJ 07302

Dear Ms. Mortola:

I will be pleased to prepare a narrative appraisal report on the referenced property. It is understood that the purpose of the appraisal would be to estimate the current market value of the fee simple interest as of the date of inspection; and based on the underlying R-3 zone. The report will be used to assist the Jersey City Redevelopment Agency in the possible acquisition of the property.

Our report will contain a market value estimate predicated upon the research, analysis and application of one or more of the three, traditional approaches to value; i.e. the cost approach, the direct sales comparison approach and the income approach. The report will be prepared in conformance with the Uniform Standards of Professional Appraisal Practice and the Code of Professional Ethics of the National Association of Independent Fee Appraisers. The report will be subject to the attached Certification and Statement of Limiting Conditions. Please note that the report will be based upon the assumption that there are no adverse environmental conditions affecting the sites.

The preparation of the report will require access to the property for a physical inspection and receipt of all pertinent information regarding the site.

The total proposed fee for the report is \$1,800.00. If necessary, appearance and testimony will be billed at \$225 per hour.

Facsimile (201) 392-0340

Thank you for the opportunity to be of service to you in this matter. Please feel free to call if you have any further questions regarding this proposal.

Very truly yours,

A handwritten signature in black ink, reading "Carl J. Mucciolo". The signature is fluid and cursive, with the first name "Carl" being more prominent and the last name "Mucciolo" following in a similar style.

Carl J. Mucciolo, IFAS, CTA, SCGRE 1441

C:\Documents and Settings\user\My Documents\Fee Letter-193 Bay St.JC.doc

**CERTIFICATION**

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics of the National Association of Independent Fee Appraisers and the Uniform Standards of Professional Appraisal Practice.
8. I made a personal inspection of the property that is the subject of this report.
9. No one provided significant professional assistance to the undersigned.

Hallmark Real Estate Services, Inc.  
(201) 392-8200

## ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report is subject to underlying Assumptions and Limiting Conditions qualifying the information contained in the report as follows:

The appraiser has not learned of any ASBESTOS/HAZARDOUS WASTE/TOXIC MATERIAL in existence at the subject property. Therefore, the indicated value does not reflect their existence. We are not experts in identifying hazardous substances. Due to the age of the structure and various heating systems, an inspection by a trained environmental inspector is advised.

The valuation estimate and market or feasibility conclusions apply only to the property specifically identified and described in the ensuing report.

Information and data contained in the report, although obtained from public records and other reliable sources and, where possible, verified by the appraiser, are accepted as satisfactory evidence upon which the final conclusion of property value is based.

The appraiser has made no legal survey nor has he commissioned one to be prepared; therefore, reference to a sketch, plat, diagram or previous survey appearing in the report is only for the purpose of the reader to visualize the property.

It is assumed that all information known to the client and relative to the valuation has been accurately furnished and that there are no undisclosed leases, agreements, liens or other encumbrances affecting the use of the property.

Ownership and management are assumed to be competent and in responsible hands.

No responsibility is assumed for matters of a legal nature, whether existing or pending.

By reason of the Purpose of the Appraisal herein set forth, the value reported is only applicable to the Property Rights Appraised, and the appraisal report should not be used for any other purpose.

The appraiser is not an engineer, and any of the physical property characteristics in terms of quality, condition, cost suitability, soil conditions, flood risk, obsolescence, etc. are strictly related to their economic impact on the property. No liability is assumed for any engineering related issues. Due to the age of the building and construction materials utilized at the time, a thorough environmental inspection is advised.

The Americans with Disabilities Act became effective 1/26/1992. The appraiser has not, nor is he qualified to determine if the property is in compliance with the requirements of ADA.

The appraiser has no present or prospective interest in the property being appraised.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AMENDING  
CONTRACT NUMBER 07-05-BD9 WITH DRESDNER ROBIN  
ENVIRONMENTAL MANAGEMENT, INC. FOR ENGINEERING  
AND ARCHITECTURAL SERVICES IN THE MORRIS CANAL  
REDEVELOPMENT AREA**

**WHEREAS**, at its meetings of May 15, 2007, May 20, 2008, and November 19, 2013 the Board of Commissioners authorized Contract No. 07-05-BD9 with Dresdner Robin Environmental Management, Inc.; and

**WHEREAS**, the Morris Canal Redevelopment Plan contemplates the development of Berry Lane Park; and

**WHEREAS**, selected through a competitive process to provide engineering and architectural services to the Agency to design the Park; and

**WHEREAS**, additional services have become necessary due to desired changes to the park design, including relocating the spray park, incorporating a skate park, incorporating historical elements relative to the former Morris Canal, incorporating the Morris Canal Greenway to the park layout, and evaluating the Steel Technologies site for future reuse; and

**WHEREAS**, Dresdner Robin has submitted a proposal for the additional work dated January 20, 2014 for \$176,650.00 for a new contract amount not to exceed \$990,650.00; and

**WHEREAS**, the parties find it necessary to amend and extend the contract for an additional 12 months; and

**WHEREAS**, funds for the work will be paid for from a CDBG grant and City Capital funds available for this purpose; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that Contract Number 07-05-BD9 with Dresdner Robin Environmental Management is hereby amended and increased by \$176,650.00 for a new contract amount not to exceed \$990,650.00 and is extended for a period of one year.

**BE IT FURTHER RESOLVED**, that such contract may be contingent upon receipt of funds or other evidence of the availability of funds and that limited notices to proceed with the Work may be issued by Agency staff.

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

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

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Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2014.**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro				
Timothy N. Mansour				
Russell J. Verducci				

January 20, 2014

Proposal No. 2013-10-12

Mr. Ben Delisle  
Jersey City Redevelopment Agency  
66 York Street, 2nd floor  
Jersey City, NJ 07302

**Re: Berry Lane Park Recreational Facility**

Dear Mr. Delisle,

Dresdner Robin is pleased to submit a proposal for additional landscape architectural, civil, surveying, and environmental consulting services to the Jersey City Redevelopment Agency (JCRA) relating the planning and design of Berry Lane Park.

**Project History:**

Subsequent to the submission of construction documents for the original planned park in December of 2011, the JCRA and Dresdner Robin developed an environment remediation plan that worked in conjunction with approved park design. The remediation of the park was recently completed in the first quarter of 2013 and included the Phase I installation of the baseball field, and two large subsurface stone detention basins (and piping) that will be utilized by the entire park.

Due to the evolution of community needs, input from the new Administration, initial feedback from the State Historic Preservation office, integration of the Morris Canal Greenway, and funding availability, the JCRA has requested Dresdner Robin to perform additional services to provide the scope of work outlined below.

**Project Description:**

Dresdner Robin will provide continued development of the original planning and construction document package completed in 2011. Work will be coordinated with the remediation and site improvements recently installed at the site. Due to the complexity of the project, funding requirements, and current uncertainty of programming, this proposal will provide a preliminary menu of services for various work scope items with correlating fee allowances. Based upon our previous conversations the proposal will be broken down into the following scope of services:

- Survey and Subdivision
- Schematic Design/Park Master Plan Update
- State Historic Preservation Office Submission
- Steel Technologies Site Concepts
- Phase II Construction Documents
- Phase III Construction Documents
- Phase IV Construction Documents
- Environmental Engineering for Construction Documents
- Skate Park Design Development and Construction Documents

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Engineering  
Environmental  
Planning  
Land Survey  
Landscape  
Architecture  
Real Estate  
Consulting

---

371 Warren St  
P.O. Box 38  
**Jersey City, NJ 07303**  
201.217.9200  
Fax: 201.217.9607

603 Mattison Ave  
Suite 201  
**Asbury Park, NJ 07712**  
732.988.7020  
732.988.7032 FAX

4300 Haddonfield Rd  
Suite 115  
**Pennsauken, NJ 08109**  
856.488.6200  
856.488.4302 FAX

7 Doig Rd  
Suite 1  
**Wayne, NJ 07470**  
973.696.2600  
973.696.1362 FAX

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DresdnerRobin.com



- Mechanical Engineering
- Geotechnical Engineering
- Bidding and Contract Award
- Phase II Construction Administration
- Phase III Construction Administration
- Phase IV Construction Administration
- Project Close Out
- Post Occupancy Review
- Expanded Scope

## I. SURVEY & SUBDIVISION

Dresdner Robin will perform the necessary surveying services requested by the JCRA. The additional surveying scope of work includes:

- Partial As-built of Phase I
- As-built locations of monitoring wells
- Preparation of Major subdivision and lot consolidation plan

Partial As-built of Phase I: Dresdner Robin performed the necessary survey field work to obtain the as-built information of the phase I ball field including, location of fencing, backstop, dugout, field outline, base location, curbing. The information was is required for the coordination of Phase II improvements.

Major Subdivision, Lot Consolidation,, Easements & R.O.W Vacation: Dresdner Robin will perform the necessary work to prepare the final major subdivision/ lot consolidation plan for the park. To accomplish this, Dresdner Robin will need to do the following

### Field Survey Work:

1. Locate/ Confirm R.O.W improvements along Garfield Avenue
2. Locate Ideal Plumbing's new fence & curb
3. Check location of existing improvements on Lot 3, Block 19901 for proposed R.O.W.
4. Confirm location of all other improvements adjacent to boundary of Berry Lane property.
5. Locate sanitary sewer and drainage infrastructure at south end of property
6. Setting of Property Corners after Subdivisions is approved

### Office work:

1. Locate and research railroad deeds
2. Located and research deeds and maps of adjacent lots
3. Review title searches
4. Perform the necessary calculation, computations and analysis to establish lot boundaries. Easements, areas and R.O.W vacations.
5. Plot all improvements obtained during field work.
6. Analyze and reconcile adjoining deeds.
7. Prepare exhibit of deed gore / overlap adjoining railroad for meeting with JCMUA and NJ Transit.
8. Prepare for and attend three meetings with JCMUA and NJ Transit

9. Attend weekly coordination meetings – assumes attendance at 4 meetings
10. Prepare for and attend two Jersey City Planning Board Hearings
11. Prepare final metes and bounds descriptions of final subdivided lots and transfers of portions of lots, and R.O.W vacation maps
12. Prepare and submit subdivision map for filing with Hudson County Registrar

## II. SCHEMATIC DESIGN : PARK MASTER PLAN UPDATE

During this Schematic Design Phase, Dresdner Robin will work with the JCRA, the City, and Community to develop a revised Park Master Plan. The first step in revising the park master plan will be to identify and lock down the park programming. The JCRA has already identified key programming elements that will be revised and or introduced to the park and are listed below.

1. Incorporate the Bikeway component of the Morris Canal Greenway
2. Develop a concept of a new central feature within the activity canal which evokes the history of the Morris Canal
3. Redesign the activity canal to accommodate a new central feature and relocated water spray park
4. Identify historical design components / signage that can be introduced into the design along the Canal
5. Develop parking concepts for different locations throughout the park
6. Develop revised concepts for Berry Road that incorporate the bikeway and 90 degree parking.
7. Relocate skate park
8. Locate maintenance building
9. Butterfly Hill modifications - see clarification below

Once the revised park programming has been identified, Dresdner Robin will prepare Basis of Design letters for each program element or revision for review and approval. The Basis of Design letters will establish the agreed upon framework or parameters for each program element. Following the Basis of Design, Dresdner Robin will develop initial concept studies, figures, sketches etc. locating the elements within the park and identifying conflicts, constraints and opportunities. Selected concepts will be further designed to a more complete schematic design level and be incorporated into Park Master Plan. Dresdner Robin will develop a schematic design cost estimate for the each program element/ revision.

Design input required for the Park Masterplan update must be obtained before the Phase IV Contract Documents can be completed. Park Masterplan revisions are to be completed by May 2014, to allow for timely completion of subsequent tasks in this contract.

Butterfly Hill: The JCRA has indicated that the City may look into reprogramming the uses and size of the Butterfly Hill building. During schematic design, Dresdner Robin will evaluate from a “site” perspective the impacts of the proposed changes regarding, layout, topography, utilities, etc. Our fee does not include any architectural, mechanical or structural design.

At the end of Schematic Design, Dresdner Robin will submit a Graphics Presentation Package which shall consist of a revised overall Park Master Plan identifying all of the uses on the site as well as illustrative plans, elevations and sections. In addition, Dresdner Robin will also submit schematic level cost estimates for the revised areas.

Dresdner Robin shall attend weekly coordination meetings as required and will be tracked under the Task Meetings.

### **III. STATE HISTORIC PRESERVATION OFFICE SUBMISSION**

Dresdner Robin will work with our Historic Consultant to develop an interpretive signage package for the former Morris Canal that will be incorporated into the Park design. In addition, Dresdner Robin will develop a concept plan that reflects not only the program changes identified above, but also includes comments received from our meeting with the Canal Society of New Jersey.

Dresdner Robin will assemble the SHPO permit application package and necessary drawings for submission to the State Historic Preservation office for review and approval.

### **IV. STEEL TECHNOLOGIES SITE CONCEPTS**

Programming for the buildings of the Steel Tech site, and design concepts for the site, are to be developed with JCRA and the City. A detailed analysis of the Steel Tech site, including an assessment of the existing buildings and the feasibility of their re-use, will be completed by Dresdner Robin in conjunction with our Architectural consultant. The information gathered during the site analysis phase will be used to develop a program of park amenities that will be reviewed and approved by the JCRA and the City, prior to the development of design concepts.

Conceptual design of the proposed buildings at the Steel Tech site will be handled by an architectural consultant. The architect will assist in determining the program elements which can be accommodated on the site and will develop a schematic design package. The fee proposal included in this contract revision refers to current estimated costs for architectural concepts for the Steel Technologies property. If this property is to be revisited at a later date, a revised fee proposal may be required. The architectural services described do not include a structural assessment of the existing buildings.

### **V. PHASE II CONSTRUCTION DOCUMENTS**

Dresdner Robin's work scope shall include the preparation of construction drawings, specifications, Construction Estimate and bid package to enable the procurement of an estimated \$400,000 of additional site work and landscape improvements along the Woodward Street side of the park. Improvements shall consist of widening of Woodward Street with new pavement, curbs and sidewalks, the installation of a new water meter pit on the Garfield Avenue side the park as well as landscape improvements as may be allowed by the available funding. Scope also includes the adjustment of the plans, specifications, cost estimate, and bid documents should bids come in higher than anticipated. Dresdner Robin will also assist the JCRA review bids and make recommendation on contractor selection.

### **VI. PHASE III CONSTRUCTION DOCUMENTS**

Dresdner Robin will develop a construction document package for the procurement of approximately \$700,000 for the design and installation of high efficiency LED site lighting from PSE&G. Scope also includes the adjustment of the plans, specifications, cost estimate, and bid documents should bids come in significantly higher than anticipated. Dresdner Robin will also assist the JCRA review bids and make recommendation on contractor selection.

The Site Lighting will be installed throughout Park proper and does not include lighting at Terry Dehere Park or the tail piece south of Communipaw Avenue.

## **VII. PHASE IV CONSTRUCTION DOCUMENTS**

Dresdner Robin will develop a construction document package for the procurement of approximately 2.4 million dollars in site work improvements. Based on our prior conversations the site improvements will be located primarily in Area 5 shown on our Construction Estimate Phasing Plan. Site improvements may include multi-sport synthetic turf field, fencing, backstops, site furniture, curbing, pavers, utilities, and drainage improvements as well as landscape improvements as may be allowed by the available funding. Scope also includes the adjustment of the plans, specifications, cost estimate, and bid documents should bids come in significantly higher than anticipated. Dresdner Robin will also assist the JCRA review bids and make recommendation on contractor selection.

To complete the scope of work Dresdner Robin will require a Geotechnical and mechanical engineer to assist in the design of the sports lighting footings and electrical design. Separate line items for their fees have been provided.

Architectural, structural, and MEP (other than for sport lighting) services are not included in this scope of work and will be determined based upon scope and provided as additional services.

## **VIII. ENVIRONMENTAL ENGINEERING**

Dresdner Robin will provide an allowance for environmental engineering so that we can prepare the necessary environmental specifications and details, for each Phase of Contract Documents. This fee does not include filing of deed notices or environmental investigations.

## **IX. SKATE PARK**

Dresdner Robin will identify and block out an area suitable for a skate park of an approximate size determined and agreed upon by the JCRA and the City. Dresdner Robin will review and analyze pedestrian and vehicular access, security, identify constraints and opportunities, and buffering, etc.

The skate park will be designed by Dresdner Robin's skate park sub-consultant, Site Design, which specializes in custom concrete skate parks. The scope of work for the skate park consultant includes two community meetings and construction drawings for the skate park itself. Dresdner Robin's scope of work for the skate park includes all site work needed to integrate the skate park design into the park design, including utilities connection, drainage and grading adjustments, and landscaping.

## **X. BIDDING AND CONTRACT AWARD**

Services originally included under Bidding and Contract Award have been completed and billed under Contract Documents and Construction Administration for previous phases, and will be continue to be

considered part of these items for Phases II, III, and IV. The revised contract will no longer include an allowance for Bidding and Contract Award.

**XI. MEETINGS AND PROJECT MANAGEMENT**

Weekly coordination meetings will be held at the start of the new phases of work, and will transition to bi-weekly meetings for the first 5 months of the revised contract. Additional meeting, required for coordination and presentation of design revisions to the various Jersey City departments will also be included under this item.

- XII. PHASE II CONSTRUCTION ADMINISTRATION**
- XIII. PHASE III CONSTRUCTION ADMINISTRATION**
- XIV. PHASE IV CONSTRUCTION ADMINISTRATION**

Dresdner Robin will provide Construction Administration services providing periodic observations and inspections of contractors work. Dresdner Robin will also review shop drawings and contractors submittals, change orders as well as respond to contractors inquiries and requests for information (rfi). Dresdner Robin will also visit the nurseries selected by the contractor to tag all the necessary trees to be planted at the site. Dresdner Robin will also attend construction coordination meetings as required by the JCRA and Contractor. A two month construction schedule has been assumed for Phase II and Phase III, each. The construction schedule for Phase IV is assumed to be 6 months

**XV. PROJECT CLOSE OUT**

Services originally included under Project Close Out have been completed and billed under Construction Administration for previous phases, and will be continue to be considered part of this item for Phases II, III, and IV. The revised contract will no longer include an allowance for Project Close Out.

**XVI. POST OCCUPANCY REVIEW**

As Berry Lane Park has become a multi-phase project, Post Occupancy Review is no longer anticipated to be completed as part of this contract. Review and inspections required for previously completed work will be handled under the Construction Administration item for each Phase. The revised contract will no longer include an allowance for Post Occupancy Review.

**XVII. REIMBURSABLE EXPENSES**

Printing costs for presentations and formal submissions will be considered reimbursable expenses, as will certain travel expenses.

**XVIII. EXPANDED SCOPE**

Services previously completed that are outside the original contract scope of work will be considered to be Expanded Scope.

# FEE SCHEDULE

	Original Contract Amount	Proposed Additional Scope Fee	Revised Total
Project Commencement	\$ 4,070.00	\$ -	\$ 4,070.00
Survey and Subdivision	\$ -	\$ 29,600.00	\$ 29,600.00
Schematic Design	\$ 152,450.00	\$ 25,000.00	\$ 177,450.00
Steel Technologies	\$ -	\$ 75,000.00	\$ 75,000.00
SHPO Submission	\$ -	\$ 10,500.00	\$ 10,500.00
Design Development	\$ 119,750.00	\$ (4,239.72)	\$ 115,510.28
Construction Drawings	\$ 127,250.00	\$ (9,619.75)	\$ 117,630.25
Phase II Construction Documents	\$ -	\$ 26,600.00	\$ 26,600.00
Phase III Construction Documents	\$ -	\$ 10,000.00	\$ 10,000.00
Phase IV Construction Documents	\$ -	\$ 35,000.00	\$ 35,000.00
Skate Park - CD's	\$ -	\$ 35,000.00	\$ 35,000.00
Berry Lane Road CD's	\$ -	\$ 7,000.00	\$ 7,000.00
Environmental Bid Docs	\$ -	\$ 15,000.00	\$ 15,000.00
Geotechnical Engineer	\$ -	\$ 30,800.00	\$ 30,800.00
Bidding and Contract Award	\$ 17,650.00	\$ (17,650.00)	\$ -
Meetings and Project Management	\$ -	\$ 20,000.00	\$ 20,000.00
Construction Administration	\$ 186,600.00	\$ (135,122.20)	\$ 51,477.80
Construction Admin. - Phase II	\$ -	\$ 18,000.00	\$ 18,000.00
Construction Admin - Phase III	\$ -	\$ 15,000.00	\$ 15,000.00
Construction Admin - Phase IV	\$ -	\$ 40,000.00	\$ 40,000.00
Project Closeout	\$ 14,150.00	\$ (14,150.00)	\$ -
Post Occupancy Review	\$ 7,480.00	\$ (7,480.00)	\$ -
Reimbursable Expenses	\$ -	\$ 5,000.00	\$ 5,000.00
Expanded Scope	\$ 184,600.00	\$ (32,588.33)	\$ 152,011.67
<b>Totals</b>	<b>\$ 814,000.00</b>	<b>\$ 176,650.00</b>	<b>\$ 990,650.00</b>

Net Increase: \$ 176,650.00

Amount Remaining in Original Contract: \$ 255,650.00

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 2 TO CONTRACT NUMBER 13-10-BD6 WITH GALLEN CONTRACTING, INC. FOR SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA**

**WHEREAS**, in order to carry out the Phase II - Site Improvements for the Berry Lane Park Project, the Jersey City Redevelopment Agency entered into Contract Number 13-10-BD6 on October 22, 2013 with Gallen Contracting, Inc. ("Gallen"), in the amount of \$307,700.00 and was amended on November 19, 2013 with a decrease in the amount of (\$7,920.00); and

**WHEREAS**, during the course of the work, unforeseen items were deemed necessary to be performed to complete the project; and

**WHEREAS**, Gallen has submitted a request for a change order resulting in a increase for the additional work; and

**WHEREAS**, Agency staff and representatives from the Agency's Engineer, Dresdner Robin Environmental Management, LLC. have reviewed said request and have deemed it fair and reasonable.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that Change Order #2 to contract No.13-10-BD6 with Gallen Contracting, Inc. in the amount of \$64,900.00 is hereby authorized, resulting in a new contract amount of \$364,680.00. Said Change Order #2 is for the transportation and disposal of an estimated 1,000 tons of historic fill.

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

\_\_\_\_\_  
Secretary

**Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2014.**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro				
Timothy N. Mansour				
Russell J. Verducci				



**Gallen Contracting, Inc.**

**M.W.B.E. Enterprise**

510 Hudson St  
Hackensack, NJ 07601  
Office 201-641-4288 201-641-4688 Fax

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**January 8, 2014**

**Mr. Benjamin Delisle  
Director of Development  
Jersey City Redevelopment Agency  
66 York Street  
Jersey City, NJ 07302**

**RE: Berry Lane Park - Disposal of Soil**

**Dear Mr. Delisle:**

**Disposal will require sampling of soil for disposal facility protocol, provided the material meets acceptable limits. Gallen Contracting will provide the following:**

**Scope of Work:**

- Mobilize equipment
- Provide manifests
- Provide loading
- Provide transportation
- Provide disposal
- Provide testing of soils \$5,500 Lump Sum

**Estimated tonnage is approx 1,000 tons @ \$59.40 per ton, for a total of \$59,400.  
This price may decrease depending on the total tonnage disposed of.**

**Very truly yours,**

**Brendan M. Allen  
Vice President**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
AUTHORIZING CONTRACT NO. 14-01-FO3 WITH HELENA  
RUMAN ARCHITECTS FOR PROFESSIONAL SERVICES IN  
THE OCEAN BAYVIEW DRIVE REDEVELOPMENT AREA.**

**WHEREAS**, the Agency owns property located at 474 & 480 Ocean Avenue (Block 25201 Lots 10 & 12B) in the Ocean Bayview Redevelopment Area; and

**WHEREAS**, the properties are in need of professional engineering monitoring services during demolition of said sites; and

**WHEREAS**, Helena Ruman Architects submitted a proposal dated December 24, 2013 in the amount of \$2,000.00 and;

**WHEREAS**, Helena Ruman Architects of Jersey City, New Jersey has professional experience with engineering monitoring of building demolitions ; and

**WHEREAS**, the cost will be paid utilizing Community Development Block Grant Dollars (CDBG); and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that a resolution authorizing the award of a contract be adopted by the Local Public Agency.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that Contract 14-01-FO3 in an amount not to exceed \$2,000.00 is hereby awarded to Helena Ruman Architects for the purpose of professional monitoring of building demolition services.

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

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

---

**SECRETARY**

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2014.**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
Russell Verducci				

# HELENA RUMAN ARCHITECTS

December 24, 2013

Franklyn D. Ore  
Jersey City Redevelopment Agency  
66 York Street, 2<sup>nd</sup> Floor  
Jersey City, NJ 07302

RE: Letter of Agreement  
Condition Assessment of  
Vacant Building Structures  
474 Ocean Avenue  
Jersey City, NJ

Dear Mr. Ore:

We are pleased to submit this Letter of Agreement to provide architectural services in connection with demolition of two-story high building at the above location.

This Agreement represents the entire and integrated Agreement between Jersey City Redevelopment Agency (JCRA) and Helena Ruman Architects (Architect) and supercedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both parties.

## PROJECT DESCRIPTION

JCRA is seeking an architect/engineer to review condition of a fire-damaged building, scheduled for demolition. JCRA engaged a demolition contractor for a demolition of the building structure.

The Architect will conduct a visual survey of adjacent building to verify if the two buildings share a party wall. The Architect will attend meetings with the contractor prior and during demolition as requested by you.

## ARTICLE 1 ARCHITECT'S RESPONSIBILITIES

- 1.1 The Architect's services shall be performed in a manner consistent with professional skill and care. The Architect shall respect confidentiality about this assignment.
- 1.2 The scope of services to be performed shall include the following tasks:
  - .1 Visit the property, observe visible and reachable buildings' spaces and measure the front and rear exterior walls of the two adjacent buildings in order to determine if the buildings share a party wall. Follow-up visits may be required during demolition upon JCRA request.
  - .2 The Architect will prepare a report describing condition of the buildings.
  - .3 Architect will attend a meeting with JCRA officials and demolition contractor to discuss finding of buildings' condition and review the demolition strategy.

## **ARTICLE 2 OWNER'S RESPONSIBILITIES**

- 2.1 The Owner shall provide full information about the objectives, schedule, constraints and existing conditions of the project and shall arrange for an access to the adjacent building, privately owned.

## **ARTICLE 3 WORK NOT INCLUDED**

- 3.1 Architect's services do not include the following work:
- .1 Invasive type of investigation, sampling and laboratory testing of construction materials;
  - .2 Investigation of unreachable spaces that cannot be safely accessed..
  - .3 Any types of architectural or engineering design development of construction documents for repairs or improvements to the property.
  - .4 Environmental or geotechnical survey and assessment.

## **ARTICLE 4 USE OF ARCHITECT'S DOCUMENTS**

- 4.1 Documents and Electronic Data, prepared by the Architect, are instruments of service for use solely with respect to this project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. The Owner shall not reuse or permit the reuse of the Architect's documents except by mutual agreement in writing.

## **ARTICLE 5 DISPUTE RESOLUTION**

### **5.1 MEDIATION**

- 5.1.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to arbitration or the institution of legal or equitable proceedings by either party. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with the applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by the mediation or by arbitration.
- 5.1.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect. Request for mediation shall be filed in writing with the other party of this Agreement and with the American Arbitration Association. The request may be made concurrently with the filing of a demand for arbitration but, in such event, mediation shall proceed in advance of arbitration or legal or equitable proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.

- 5.1.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

## **5.2 ARBITRATION**

- 5.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to arbitration. Prior to arbitration, the parties shall endeavor to resolve disputes by mediation in accordance with Paragraph 4.1.
- 5.2.2 Claims, disputes and other matters in question between the parties that are not resolved by mediation shall be decided by arbitration which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect. The demand for arbitration shall be filed in writing with the other party to this Agreement and with the American Arbitration Association.
- 5.2.3 A demand for arbitration shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for arbitration be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.
- 5.2.4 No arbitration arising out of or relating to this Agreement shall include, by consolidation or joinder or in any other manner, an additional person or entity not a party to this Agreement, except by written consent containing a specific reference to this Agreement and signed by the Owner, Architect, and any other person or entity sought to be joined. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent or with a person or entity not named or described therein. The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.
- 5.2.5 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

## **5.3 CLAIMS FOR CONSEQUENTIAL DAMAGES**

- 5.3.1 The Architect and Owner waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 5.

**ARTICLE 6**  
**TERMINATION, SUSPENSION OR ABANDONMENT**

- 6.1 In the event of termination, suspension or abandonment of the project, the Architect shall be equitably compensated for services performed. Failure of the Owner to make payments to the Architect in accordance with this Agreement shall be considered substantial nonperformance and a sufficient cause for the Architect to either suspend or terminate services. Either the Architect or the Owner may terminate this Agreement after giving no less than seven days' written notice if the other party substantially fails to perform in accordance with the terms of this Agreement.

**ARTICLE 7**  
**LIMITATION OF LIABILITY**

- 7.1 It is agreed that the aggregate liability, professional and otherwise, of Helena Ruman Architects, its principal, employees and consultants, is limited to the amount of compensation paid to Helena Ruman Architects in connection with its Work under this contract. The Owner shall defend and indemnify Helena Ruman Architects, its employees and its agents against claims and lawsuits arising out of or related to the client's performance of their work, notwithstanding any worker's compensation laws.

**ARTICLE 8**  
**MISCELLANEOUS PROVISIONS**

- 8.1 This Agreement shall be governed by the law of the location of the project.
- 8.2 The Owner and Architect respectively bind themselves, their partner, successors, assigns, and legal representatives to this Agreement. Neither party to this Agreement shall assign the contract as a whole without written consent of the other.
- 8.3 The Architect and Architect's consultants shall have no responsibility for the discovery, presence, handling, removal, disposal of, or exposure of persons to, hazardous materials in any form at the project site.

**ARTICLE 9**  
**PAYMENTS AND COMPENSATION TO THE ARCHITECT**

- 9.1 The parties acknowledge and agree that they cannot predict precisely the extent of professional services that the Architect might be required to perform and what time and resources it will require. Consequently, at this time, the Architect cannot estimate the cost of her services.
- 9.2 The Owner shall compensate the Architect as follows:
- .1 Architect's compensation for services described in paragraphs 1.1 through 1.2.3 shall be based on the following hourly rates:

Principal Architect: \$175/hr.  
The total fee shall not exceed \$2,000.00 without the Owner's prior authorization.

- 9.3 The Architect shall be reimbursed for expenses incurred in the interest of the project, plus an administration fee of fifteen percent (15%). Reimbursable expenses are expenses of reproduction, postage and handling of drawings and other documents, other than for Architect's use. Any traveling expenses in connection with this project outside Hudson County are reimbursable expenses.
- 9.4 Architect shall submit monthly statements for services rendered and for reimbursable expenses incurred. The amount of the Architect's fee billed will be based on the hourly rates listed for completed task or authorized design. Payments are due and payable upon receipt of the Architect invoice. Amounts upon thirty (30) days after invoice date shall bear interest from the date payment is due at the rate of one and a half (1-1/2) percent per month.
- 9.5 The Owner agrees, that, if the Owner does not pay the invoice upon receipt, the Architect may, at her option, suspend her performance of the Work until all invoice amounts are paid.
- 9.6 If it becomes necessary to place with a Collection Agency for attention any claim for funds due under the terms hereof, the Owner agrees to pay costs involved. In the event that contract is placed in the hands of an attorney for collections, the undersigned agrees to pay the Architect reasonable attorney fees and costs and expenses of suit.

If this Letter of Agreement meets with your approval, kindly sign and return the enclosed copy. This proposal remains valid for ninety (90) days.

This Agreement entered into as of the day and year first written above.

ARCHITECT:

  
(Signature)

Helena Ruman, AIA  
(Print name, title and address)

Helena Ruman Architects

215 Fourteenth Street

Jersey City, NJ 07310

OWNER:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print name, title and address)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DATE	BY	REVISIONS	LOT

SEE SHEET 251

SEE SHEET 258

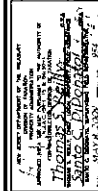
SEE SHEET 241

SEE SHEET 260

SEE SHEET 242



**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



THIS MAP WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES INTO ACCORDANCE WITH THE REQUIREMENTS OF THE TAX MAP ACT, N.J.A.C. 17:27.

SEE SHEET 259

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
PROFESSIONAL SERVICES AGREEMENT NO. 14-01-FO4 WITH NEW  
JERSEY REALTY ADVISORY GROUP, LLC FOR THE PREPARATION  
OF AN UPDATED APPRAISAL OF PROPERTY IN BLOCK 25804, LOT  
19 AND KNOWN AS 449 OCEAN AVENUE LOCATED WITHIN THE  
TURNKEY REDEVELOPMENT AREA**

---

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

**WHEREAS**, the Agency is desirous of contracting with New Jersey Realty Advisory Group, LLC of Jersey City, New Jersey to provide professional real estate acquisition appraisal services for property located in Block 25804, Lot 19 (prior Block 1332, Lot C) and known as 449 Ocean Avenue within the Turnkey Redevelopment Area, and which property is further depicted on the attached City tax map; and

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

**WHEREAS**, said contract will be for a term not to exceed one (1) year and shall be in an amount not to exceed **\$1,500.00**; and

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that a Contract in the not to exceed amount of \$1,500.00 be awarded to New Jersey Realty Advisory Group, LLC for the purpose of rendering an updated acquisition appraisal for property located within the Turnkey Redevelopment Area. Notice of this award shall be published in a newspaper of general circulation in accordance with N.J.S.A. 40A:11-5(1)(a)(i).

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

---

**SECRETARY**

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of January 21, 2014.**

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
Russell Verducci				

# New Jersey Realty Advisory Group, LLC

---

2500 Plaza 5, Harborside Financial Center  
Jersey City, NJ 07311  
Phone: (201) 499-7618  
www.njrag.com

333 State Street, PO Box 807  
Perth Amboy, NJ 08861  
Phone: (732) 853-0271  
Fax: (732) 853-0273

January 10, 2014

Maureen F. Mortola  
Jersey City Redevelopment Agency  
66 York Street  
Second Floor  
Jersey City, NJ 07302

RE: 449 Ocean Avenue  
Block 25804, Lot 19  
Jersey City, New Jersey  
Updating in Prior Appraisal

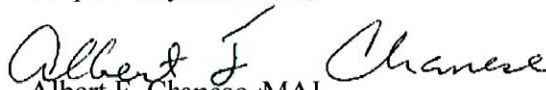
Dear Ms. Mortola:

In response to the request, the New Jersey Realty Advisory Group would be able to provide you with an appraisal for the above captioned property. The purpose of the appraisal is to update the previous appraisal dated February 1, 2010.

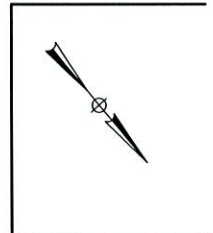
Our fee for this assignment will be \$1,500. The assignment will be completed within 2-3 weeks from the authorization to proceed. We will provide you with 2 bound copies of the report along with an electronic version of the report.

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

Respectfully submitted,

  
Albert F. Chanese, MAI

SEE SHEET 257



SEE SHEET 265

SEE SHEET 259

SEE SHEET 252

**T&M**  
TOWN & MORALLE ASSOCIATES, P.C.  
11 TINDALL ROAD, MIDDLETOWN, NJ 07748  
TEL: 908-231-4400  
FAX: 908-231-4401  
WWW.TANDMORALLE.COM  
CREATING THE FUTURE OF LAND DEVELOPMENT

**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

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DATA PROVIDED BY THE CITY OF JERSEY CITY AND COORDINATE DATA.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY APPROVING A  
FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT FOR  
THE GENESIS OCEAN AVENUE DEVELOPMENT ON OCEAN  
AVENUE AND DWIGHT STREET LOCATED WITHIN THE  
TURNKEY REDEVELOPMENT AREA**

**WHEREAS**, by resolution of the Board of Commissioners of the Jersey City Redevelopment Agency, Genesis Ocean Associates, LLC was designated on December 16, 2008, as amended on April 28, 2009 and November 24, 2009, as redeveloper for the property located at 441-443, 445, 447, 449, 451-457 Ocean Avenue and 79-81 Dwight Street (now known as Block 25804, Lots 17, 18, 19, 20, 21, 22 and 23) in the City of Jersey City, New Jersey for the construction of approximately 64 affordable housing rental units within the Turnkey Redevelopment Area; and

**WHEREAS**, Genesis Ocean Associates, LLC and the Jersey City Redevelopment Agency executed a Redevelopment Agreement dated July 29, 2011 setting forth the responsibilities of Genesis Ocean Associates, LLC as the Redeveloper of the Ocean Avenue and Dwight Street redevelopment area; and

**WHEREAS**, Genesis Ocean Associates, LLC has requested that the Jersey City Redevelopment Agency amend the July 29, 2011 Redevelopment Agreement to address the following changes to the project: (i) the change in the tax parcel designation of the Project Premises which is now identified as those parcels of land located at 441-443, 445, 447, 449, 451-457 Ocean Avenue and 79-81 Dwight Street (now known as Block 25804, Lots 17, 18, 19, 20, 21, 22 and 23); (ii) the change in the proposed development of the Project Premises to now consist of fifty-four (54) residential affordable housing units, and not 64 units; (iii) the admission into Genesis Ocean Associates, LLC and the involvement in the project of CDC

Properties, Inc., a New Jersey non-profit corporation, as a co-developer of the project; and (iv) the reaffirmation by Genesis Ocean Associates, LLC of its obligations under the Redevelopment Agreement to pay for certain costs of the Jersey City Redevelopment Agency in connection with the project, as detailed in the July 29, 2011 Redevelopment Agreement.

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

- 1) The recitals set forth above are hereby incorporated herein as if set forth in length below; and
- 2) The Jersey City Redevelopment Agency is hereby authorized to execute the First Amendment to Redevelopment Agreement in connection with the Genesis Ocean Avenue Development.

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

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2014**

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
Russell Verducci				

SEE SHEET 257

2508

SEE SHEET 259

SEE SHEET 252

ARH - COA/24CA27973300

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

258

**TM ASSOCIATES**  
11 HUNTER, RD 17  
MIDDLETON, N. 07748  
TEL 732-431-1288  
FAX 732-431-1288  
NEW JERSEY'S LEADING  
PROFESSIONAL SERVICE  
AND CONSULTING FIRM  
FOR THE PAPER AND  
PULP INDUSTRY

IT'S ABOUT THE CARE OF THE EYE!  
We are looking for a person with  
experience in the eye care industry  
to join our team. The successful  
candidate will be responsible for  
managing the day-to-day operations  
of the business. The ideal candidate  
will have a minimum of 5 years  
experience in a similar position.  
We offer a competitive salary and  
benefits package. If you are  
interested, please send your  
resume to: **Thomson & Keefe**,  
c/o **Thomson & Keefe**,  
1100 N. 10th St.,  
Suite 100, Middletown, NJ 07748.  
We are an equal opportunity  
employer. M/F/H/V.

NO. 4478 2000 SMALL PR. 12/91

**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 TINDAL ROAD, MIDDLETOWN TOWNSHIP  
NEW JERSEY, 07748

**RESOLUTION OF THE JERSEY CITY REDEVELOPMENT AGENCY  
BOARD OF COMMISSIONERS AMENDING FAIR MARKET VALUE FOR  
PROPERTY LOCATED IN BLOCK 25804, LOT 19 AND KNOWN AS 449  
OCEAN AVENUE (ROBINSON) WITHIN THE TURNKEY  
REDEVELOPMENT AREA**

**WHEREAS**, on November 16, 2010 the Board of Commissioners established fair market value for property located in Block 25804, Lot 19 (prior Block 1332, Lot C) and known as 449 Ocean Avenue within the Turnkey Redevelopment Area at \$105,600.00 in accordance with an acquisition appraisal prepared by McGuire Associates; and

**WHEREAS**, the property is owned by Mary Robinson of Jersey City, New Jersey; and

**WHEREAS**, the original appraisal establishing value became outdated and a current appraisal was required; and

**WHEREAS**, an updated appraisal prepared by New Jersey Realty Advisory Group, LLC indicates a revised fair market value of **\$91,500.00** reflecting a decrease of \$14,100.00 from the original authorized value of \$105,600.00; and

**WHEREAS**, this decrease is due to updated sales comparisons; and

**WHEREAS**, the Agency is agreeable to the amended fair market value as being reasonable, prudent and in the best interest of the public as well as being in accordance with the rules and regulations of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that a time adjusted/amended fair market value is acceptable and the Agency's offer for the aforementioned property is hereby amended to **\$91,500.00**.

**BE IT FURTHER RESOLVED**, that the Chairman, Vice-Chairman and/or Secretary are hereby authorized to acquire said property and execute any and all documents necessary to effectuate the purposes set forth herein subject to the review and approval of the Agency's General Counsel.

14-02-17

**BE IT FURTHER RESOLVED**, that in the event the owner is unable to deliver clear title to the Agency for any reason whatsoever, the Chairman, Vice Chairman and/or Secretary are hereby authorized to institute condemnation proceedings, pursuant to the provisions of N.J.S.A.20:3-1 et. seq.

---

**SECRETARY**

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2014.**

<b><u>RECORD OF COMMISSIONERS VOTE</u></b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
Russell Verducci				

# 2014 ADOPTED BUDGET RESOLUTION

14-02-18

## Jersey City Redevelopment Agency

### AUTHORITY

**FISCAL YEAR:**      **FROM:**      January 1, 2014      **TO:**      December 31, 2014

WHEREAS, the Annual Budget and Capital Budget/Program for the Jersey City Redevelopment Agency for the fiscal year beginning January 1, 2014 and ending, December 31, 2014 has been presented for adoption before the governing body of the Jersey City Redevelopment Agency at its open public meeting of February 18, 2014; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$3,885,000 , Total Appropriations of \$3,885,000 and Total Unrestricted Net Assets utilized of \$-0-; and

WHEREAS, the Agency does not intend to undertake any capital projects in 2014 and is not currently aware of any future capital projects therefore a capital budget is not presented; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Jersey City Redevelopment Agency, at an open public meeting held on February 18, 2014 that the Annual Budget and Capital Budget/Program of the Jersey City Redevelopment Agency for the fiscal year beginning, January 1, 2014 and ending, December 31, 2014 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

\_\_\_\_\_  
(Secretary's Signature)

February 18, 2014  
(Date)

Governing Body  
Member:

Recorded Vote  
Aye      Nay      Abstain      Absent

Rolando Lavarro, Jr.  
Evelyn Farmer  
Diane Coleman  
Timothy Mansour  
Russell Verducci

# **2014 ADOPTION CERTIFICATION**

## **Jersey City Redevelopment Agency**

### **AUTHORITY BUDGET**

**FISCAL YEAR:**      **FROM:**      January 1, 2014      **TO:**      December 31, 2014

It is hereby certified that the Authority Budget and Capital Budget/Program annexed hereto is a true copy of the Budget adopted by the governing body of the Jersey City Redevelopment Agency, pursuant to N.J.A.C. 5:31-2.3, on the 18th day of, February, 2014.

Secretary's Signature:			
Name:	Christopher Fiore		
Title:	Assistant Executive Director		
Address:	66 York Street, 2 <sup>nd</sup> Floor Jersey City, NJ 07302		
Phone Number:	201-761-0819	Fax Number:	201-761-0831
E-mail address	fiorec@jcnj.org		

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST  
AS OF JANUARY 31, 2014**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of January 31, 2014.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of January 31, 2014 be approved as presented.

\_\_\_\_\_  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated February 18, 2014.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
Russell Verducci				

Run date: 01/30/2014 @ 09:35  
Bus date: 01/30/2014

JCRA  
Invoice Distribution Report

OTDIST.L01 Page 1

Setup by: Janet

-----| Selection Page |-----  
Reference.....: B - Vendor number  
Reference value: \*All\*  
Vendor.....: \*All\*  
Stage.....: 30 - Invoice to 30 - Invoice  
Change date....: \*All\*  
Stage date.....: \*All\*  
Print zero.....: Do not print zero amounts  
Account Mask...: AXX XXX.XX

Vendor number	Obligat'n Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A10 215.11 - Deferred Compensation					
615	METLIFE				
	17753 DEFERRED SALARY PER ATTACHED	615	METLIFE		
		1		Inv	710.00
	17755 DEFERRED SALARY PER ATTACHED	615	METLIFE		
		1		Inv	710.00
615	METLIFE		*** Vendor total ***		1,420.00
A10 215.11 - Deferred Compensation					
			*** Account total ***		1,420.00
A10 490.11 - Bank Transfers					
332	JCRA ADMINISTRATION				
	17754 PAYROLL FOR FEBRUARY, 2014	332	JCRA ADMINISTRATION		
		1		Inv	70,000.00
332	JCRA ADMINISTRATION		*** Vendor total ***		70,000.00
A10 490.11 - Bank Transfers					
			*** Account total ***		70,000.00
A10 520.04 - Dental					
106	MARYPAT NOONAN				
	17851 REIMBURSEMENT FOR DENTAL CHARG	106	MARYPAT NOONAN		
		1		Inv	158.00
106	MARYPAT NOONAN		*** Vendor total ***		158.00
A10 520.04 - Dental					
			*** Account total ***		158.00
A10 610.01 - Project - Legal					
199	JOHN J. CURLEY, LLC				
	17738 LEGAL SERVICES - BETZ-CER	199	JOHN J. CURLEY, LLC		
		1		Inv	45.00
	17745 LEGAL SERVICES LHN (MOCCO)	199	JOHN J. CURLEY, LLC		
		1		Inv	122.50
	17746 LEGAL SERVICES - 87 NEWKIRK ST	199	JOHN J. CURLEY, LLC		
		1		Inv	157.50
	17747 LEGAL SERVICES- MORGAN GROVE	199	JOHN J. CURLEY, LLC		
		1		Inv	517.44
	17748 LEGAL SERVICES - GRAND JERSEY	199	JOHN J. CURLEY, LLC		
		1		Inv	87.50
	17749 LEGAL SERVICES - BAYFRONT	199	JOHN J. CURLEY, LLC		
		1		Inv	2,905.00
	17770 LEGAL SERVICES - 826 OCEAN AVE	199	JOHN J. CURLEY, LLC		
		1		Inv	35.00
	17771 LEGAL SERVICES - TURNKEY	199	JOHN J. CURLEY, LLC		
		1		Inv	1,085.00
	17772 LEGAL SERVICES - GENESIS PARTN	199	JOHN J. CURLEY, LLC		
		1		Inv	122.50
	17773 LEGAL SERVICES - 58 ORIENT AVE	199	JOHN J. CURLEY, LLC		
		1		Inv	1,514.07
	17810 LEGAL SERVICES - BRIGHT & VARI	199	JOHN J. CURLEY, LLC		
		1		Inv	52.50
	17811 LEGAL SERVICES - HUDSON COVE	199	JOHN J. CURLEY, LLC		
		1		Inv	70.00

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.01 - Project - Legal				
17812	LEGAL SERVICES - MONTICELLO AV	199 JOHN J. CURLEY, LLC 1	Inv	612.50
17819	LEGAL SERVICES - CRYSTAL POINT	199 JOHN J. CURLEY, LLC 1	Inv	435.00
17831	LEGAL SERVICES - GRAND JERSEY	199 JOHN J. CURLEY, LLC 1	Inv	210.00
199	JOHN J. CURLEY, LLC	*** Vendor total ***		7,971.51
301	SCARINCI & HOLLENBECK, LLC			
17846	OUTSTANDIN LEGAL INVOICES	301 SCARINCI & HOLLENBECK, LLC 1	Inv	14,824.16
301	SCARINCI & HOLLENBECK, LLC	*** Vendor total ***		14,824.16
897	COLE,SCHOTZ, MEISEL FORMAN&LEO			
17744	LEGAL SERVICES - LHN (MOCCO)	897 COLE,SCHOTZ, MEISEL FORMAN&LEO 1	Inv	722.90
897	COLE,SCHOTZ, MEISEL FORMAN&LEO	*** Vendor total ***		722.90
932	NOWELL AMOROSO KLEIN BIERMAN,			
17796	LEGALSERVICES - BETZ-CERC	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	319.00
17797	LEGAL SERVICES - BETZ-CERC	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	75.00
17800	LEGAL SERVICES - LHN (MOCCO)	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	4,647.51
17801	LEGAL SERVICES - LHN 155 MARIN	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	375.00
17802	LEGAL SERVICES - BRIGHT STREET	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	1,000.00
17803	LEGAL SERVICES - BAYFRONT	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	34.00
17804	LEGAL SERVICES - MGM	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	3,775.60
17805	LEGAL SERVICES - MORRIS CANAL	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	34.00
17807	LEGAL SERVICES - KRE REDEVELOP	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	5,075.00
17808	LEGAL SERVICES - 13-15 LINDEN	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	204.00
17809	LEGAL SERVICES - THE MARABELL	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	100.00
17814	LEGAL SERVICES - HAMPSHIRE RED	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	238.00
17821	LEGAL SERVICES - MLK - JACKSON	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	1,750.00
17822	LEGAL SERVICES - BRIGHT & VARI	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	2,643.33
17823	LEGAL SERVICES - GENEISIS OCEA	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	1,938.00
17825	LEGAL SERVICES - MLK HUB	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	14,150.00

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.01 - Project - Legal		*** Continued ***		
	17827 LEGAL SERVICES - 449 OCEAN AVE	932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	1,955.00
	932 NOWELL AMOROSO KLEIN BIERMAN,	*** Vendor total ***		38,313.44
A10 610.01 - Project - Legal		*** Account total ***		61,832.01
A10 610.02 - Project - Environmental				
	53 DRESDNER ROBIN ENVIRON MGMT			
	17820 ENVIRONMENTAL SERVICES - GRAND	53 DRESDNER ROBIN ENVIRON MGMT		
		1	Inv	532.88
	53 DRESDNER ROBIN ENVIRON MGMT	*** Vendor total ***		532.88
A10 610.02 - Project - Environmental		*** Account total ***		532.88
A10 610.05 - Project - Appraisals				
	266 VALUE RESEARCH GROUP, LLC			
	17792 APPRAISAL SERVICES - PPG CARTE	266 VALUE RESEARCH GROUP, LLC		
		1	Inv	13,000.00
	266 VALUE RESEARCH GROUP, LLC	*** Vendor total ***		13,000.00
	898 NEW JERSEY REALTY ADVISORY GRO			
	17793 APPRAISAL SERVICES - POWERHOUS	898 NEW JERSEY REALTY ADVISORY GRO		
		1	Inv	1,800.00
	898 NEW JERSEY REALTY ADVISORY GRO	*** Vendor total ***		1,800.00
A10 610.05 - Project - Appraisals		*** Account total ***		14,800.00
A10 610.07 - Project - Engineering				
	681 T&M ASSOCIATES			
	17841 ENGINEERING SERVICES - CANAL C	681 T&M ASSOCIATES		
		2	Inv	336.25
	17842 ENGINEERING SERVICES - CANAL C	681 T&M ASSOCIATES		
		2	Inv	248.00
		3	Inv	862.52
	17843 ENGINEERING SERVICES - CANAL C	681 T&M ASSOCIATES		
		2	Inv	761.25
	17844 ENGINEERING SERVICES - CANAL C	681 T&M ASSOCIATES		
		2	Inv	2,133.29
		3	Inv	10,244.91
	681 T&M ASSOCIATES	*** Vendor total ***		14,586.22
	861 AMEC E & I, INC.			
	17799 CONSULTING SERVICES - BAYFRONT	861 AMEC E & I, INC.		
		1	Inv	10,823.97
	861 AMEC E & I, INC.	*** Vendor total ***		10,823.97
A10 610.07 - Project - Engineering		*** Account total ***		25,410.19
A10 610.08 - Project - Other Expense				
	161 PUBLIC SERVICE ELECTRIC & GAS			
	17763 ELECTRIC & GAS SERVICES-407 OC	161 PUBLIC SERVICE ELECTRIC & GAS		

Vendor number	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A10 610.08 - Project - Other Expense						
			1			
	17764	ELECTRIC SERVICES - 405 OCEAN	161	PUBLIC SERVICE ELECTRIC & GAS	Inv	93.33
			1			
	17765	ELECTRIC SERVICE - 405 OCEAN A	161	PUBLIC SERVICE ELECTRIC & GAS	Inv	2.44
			1			
	17766	ELECTRIC SERVICES - 407 OCEAN	161	PUBLIC SERVICE ELECTRIC & GAS	Inv	168.15
			1			
	17767	ELECTRIC SERVICES - 407 OCEAN	161	PUBLIC SERVICE ELECTRIC & GAS	Inv	2.44
			1			
	161	PUBLIC SERVICE ELECTRIC & GAS		*** Vendor total ***	Inv	39.44
						305.80
	636	BROWNFIELD REDEVELOPMENT SOLUT				
	17837	USEPA GRANT MANGMT - DEIGHT/OC	636	BROWNFIELD REDEVELOPMENT SOLUT		
			1		Inv	95.00
			2		Inv	95.00
			3		Inv	166.25
	17838	GRANT MANAGMT. SERVICES-CANAL	636	BROWNFIELD REDEVELOPMENT SOLUT		
			1		Inv	878.75
	636	BROWNFIELD REDEVELOPMENT SOLUT		*** Vendor total ***		1,235.00
	936	BARNES CONTRACTOR CONSTRUCTION				
	17828	INSTALLATION BOILER & HOT WATE	936	BARNES CONTRACTOR CONSTRUCTION		
			1		Inv	3,622.00
	17829	SNOW REMOVAL -AGENCY OWNED PRO	936	BARNES CONTRACTOR CONSTRUCTION		
			1		Inv	4,600.00
	936	BARNES CONTRACTOR CONSTRUCTION		*** Vendor total ***		8,222.00
A10 610.08 - Project - Other Expense						*** Account total ***
						9,762.80
A10 610.09 - Project - Relocation						
	597	PHILLIPS,PREISS GRYGIEL, LLC				
	17750	RELOCATION ASSISTANCE-GRAND JE	597	PHILLIPS,PREISS GRYGIEL, LLC		
			1		Inv	500.00
	597	PHILLIPS,PREISS GRYGIEL, LLC		*** Vendor total ***		500.00
A10 610.09 - Project - Relocation						*** Account total ***
						500.00
A10 610.11 - Project - Exterior Maintenance						
	617	GLADSTONE LOCK & SAFE COMPANY				
	17830	SERVICES CALL - 405-407 OCEAN	617	GLADSTONE LOCK & SAFE COMPANY		
			1		Inv	95.00
	617	GLADSTONE LOCK & SAFE COMPANY		*** Vendor total ***		95.00
A10 610.11 - Project - Exterior Maintenance						*** Account total ***
						95.00
A10 610.12 - Project - Remediation						
	53	DRESDNER ROBIN ENVIRON MGMT				
	17832	ENVIRON. SERVICES - MORRIS CAN	53	DRESDNER ROBIN ENVIRON MGMT		
			1		Inv	19,220.35
	53	DRESDNER ROBIN ENVIRON MGMT		*** Vendor total ***		19,220.35
A10 610.12 - Project - Remediation						*** Account total ***
						19,220.35

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 620.01 - GD - Natural Gas					
161		PUBLIC SERVICE ELECTRIC & GAS	161 PUBLIC SERVICE ELECTRIC & GAS		
	17735	BETZ-CERC ELECTRIC SERVICE	1	Inv	8,177.68
	17736	BETZ-CERC GAS SERVICE	161 PUBLIC SERVICE ELECTRIC & GAS		
			1	Inv	1,349.87
	17737	BETZ-CERC GAS SERVICE	161 PUBLIC SERVICE ELECTRIC & GAS		
			1	Inv	5,047.10
161		PUBLIC SERVICE ELECTRIC & GAS	*** Vendor total ***		14,574.65
A10 620.01 - GD - Natural Gas					
			*** Account total ***		14,574.65
A10 620.03 - GD - Water/Sewer					
193		JC MUNICIPAL UTILITIES AUTHORI	193 JC MUNICIPAL UTILITIES AUTHORI		
	17733	BETZ - CERC WATER CHARGE	1	Inv	473.16
	17734	BETZ-CERC WATER FACILITIES CHA	193 JC MUNICIPAL UTILITIES AUTHORI		
			1	Inv	142.14
	17850	WATER-SEWER CHARGE-BETZ-CERC	193 JC MUNICIPAL UTILITIES AUTHORI		
			1	Inv	327.93
193		JC MUNICIPAL UTILITIES AUTHORI	*** Vendor total ***		943.23
A10 620.03 - GD - Water/Sewer					
			*** Account total ***		943.23
A10 620.06 - GD - Other Expense					
160		VERIZON WIRELESS	160 VERIZON WIRELESS		
	17784	CELL PHONE (M.NOONAN) - BETZ-C	1	Inv	48.77
160		VERIZON WIRELESS	*** Vendor total ***		48.77
186		IN-LINE AIR CONDITIONING CO.,	186 IN-LINE AIR CONDITIONING CO.,		
	17798	BETZ-CERC - SERVICES CALL ROOM	1	Inv	151.00
186		IN-LINE AIR CONDITIONING CO.,	*** Vendor total ***		151.00
928		THERMAL HVAC	928 THERMAL HVAC		
	17741	BETZ-CERC INSTALLED NEW INOUC	1	Inv	777.02
	17742	BETZ-CERC INSPECTION OF ALL R	928 THERMAL HVAC		
			1	Inv	320.00
	17743	BETZ - CERC 2 BLOWER MOTORS-FU	928 THERMAL HVAC		
			1	Inv	3,920.76
	17847	BETZ-CERC - SERVICES CALL NO H	928 THERMAL HVAC		
			1	Inv	240.00
928		THERMAL HVAC	*** Vendor total ***		5,257.78
937		RITCO SECURITY SYSTEMS, INC.	937 RITCO SECURITY SYSTEMS, INC.		
	17739	BETZ-CERC (3 CENTRAL STATION	1	Inv	66.00
	17740	BETZ-CERC 3 CENTRAL STATION	937 RITCO SECURITY SYSTEMS, INC.		
			1	Inv	96.00
937		RITCO SECURITY SYSTEMS, INC.	*** Vendor total ***		162.00

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Bus date: 01/30/2014

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Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 620.06 - GD - Other Expense		*** Continued ***		
	941 E-Z RESTORATION			
	17845 WATER EXTRACTION SVCS.- BETZ-C	941 E-Z RESTORATION		
		1	Inv	4,974.00
	941 E-Z RESTORATION	*** Vendor total ***		4,974.00
A10 620.06 - GD - Other Expense		*** Account total ***		10,593.55
A10 650.01 - Office Rent				
	917 66 YORK STREET, LLC			
	17752 RENT FOR THE MONTH OF FEB., 20	917 66 YORK STREET, LLC		
		1	Inv	6,479.17
	917 66 YORK STREET, LLC	*** Vendor total ***		6,479.17
A10 650.01 - Office Rent		*** Account total ***		6,479.17
A10 660.02 - Worker's Compensation				
	735 THE HARTFORD			
	17783 WORKER'S COMPENSATION POLICY	735 THE HARTFORD		
		1	Inv	3,666.00
	735 THE HARTFORD	*** Vendor total ***		3,666.00
A10 660.02 - Worker's Compensation		*** Account total ***		3,666.00
A10 670.04 - Printing and Advertising				
	72 THE EVENING JOURNAL ASSOCIATIO			
	17760 ARTICLES FOR THE MONTH-DECEMBE	72 THE EVENING JOURNAL ASSOCIATIO		
		1	Inv	239.05
	72 THE EVENING JOURNAL ASSOCIATIO	*** Vendor total ***		239.05
	443 THE HUDSON REPORTER ASSOC., LP			
	17785 LEGAL ADVERTISEMENT-BD MEETING	443 THE HUDSON REPORTER ASSOC., LP		
		1	Inv	193.20
	443 THE HUDSON REPORTER ASSOC., LP	*** Vendor total ***		193.20
A10 670.04 - Printing and Advertising		*** Account total ***		432.25
A10 670.05 - Postage				
	94 FEDERAL EXPRESS			
	17848 OVERNIGHT DELIVERIES-DECEMBER,	94 FEDERAL EXPRESS		
		1	Inv	28.15
	94 FEDERAL EXPRESS	*** Vendor total ***		28.15
	111 PITNEY BOWES CREDIT CORPORATIO			
	17788 QUARTERLY LEASE PAYMENT	111 PITNEY BOWES CREDIT CORPORATIO		
		1	Inv	348.00
	111 PITNEY BOWES CREDIT CORPORATIO	*** Vendor total ***		348.00
A10 670.05 - Postage		*** Account total ***		376.15
A10 670.06 - Rental of Equipment				
	644 TOSHIBA FINANCIAL SERVICES			
	17786 MONTHLY INVOICES NEW COLOR COP	644 TOSHIBA FINANCIAL SERVICES		

Vendor number	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A10 670.06 - Rental of Equipment						
			1		Inv	1,575.00
	17787	MONTHLY INVOICES-NEW COLOR COP	644	TOSHIBA FINANCIAL SERVICES		
			1		Inv	375.00
	644	TOSHIBA FINANCIAL SERVICES		*** Vendor total ***		1,950.00
	884	TWIN ROCKS SPRING WATER				
	17781	COOLER RENTAL & WATER	884	TWIN ROCKS SPRING WATER		
			1		Inv	67.20
	884	TWIN ROCKS SPRING WATER		*** Vendor total ***		67.20
	905	TOSHIBA BUSINESS SOLUTIONS				
	17782	SUPPLIES FOR NEW COPIER	905	TOSHIBA BUSINESS SOLUTIONS		
			1		Inv	120.00
	905	TOSHIBA BUSINESS SOLUTIONS		*** Vendor total ***		120.00
A10 670.06 - Rental of Equipment						2,137.20
A10 670.07 - Travel						
	351	CHRISTOPHER FIORE				
	17795	DECEMBER 2013, TRAVEL EXPENSE	351	CHRISTOPHER FIORE		
			1		Inv	99.44
	351	CHRISTOPHER FIORE		*** Vendor total ***		99.44
A10 670.07 - Travel						99.44
A10 670.08 - Miscellaneous Operating Exp.						
	92	RUTGERS UNIVERSITY				
	17849	COMMISSIONER TRAINING COURSES	92	RUTGERS UNIVERSITY		
			1		Inv	1,200.00
	92	RUTGERS UNIVERSITY		*** Vendor total ***		1,200.00
	183	BARBARA A. AMATO				
	17780	REIMBURS. FOR HOLIDAY BREAKFAS	183	BARBARA A. AMATO		
			1		Inv	131.44
	183	BARBARA A. AMATO		*** Vendor total ***		131.44
	189	MCBEE SYSTEMS, INC.				
	17751	2000 MIDDLE LASER CHECK	189	MCBEE SYSTEMS, INC.		
			1		Inv	316.23
	189	MCBEE SYSTEMS, INC.		*** Vendor total ***		316.23
	495	CENTRAL PARKING SYSTEM				
	17789	PARKING FEE FOR 8 SPACES@75 E	495	CENTRAL PARKING SYSTEM		
			1		Inv	600.00
	495	CENTRAL PARKING SYSTEM		*** Vendor total ***		600.00
	833	NELCO				
	17778	1099 3UP BLANK LASER PAPER	833	NELCO		
			1		Inv	34.80
	833	NELCO		*** Vendor total ***		34.80

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.08 - Miscellaneous Operating Exp.		*** Continued ***		
920 MOISHE'S SELF STORAGE				
17790 STORAGE RENT- FEBRUARY, 2014		920 MOISHE'S SELF STORAGE		
		1	Inv	700.00
920 MOISHE'S SELF STORAGE		*** Vendor total ***		700.00
921 DEPARTMENT OF EDUCATION				
17794 TUITION REIMBURS. - E. VASQUEZ		921 DEPARTMENT OF EDUCATION		
		1	Inv	2,116.20
921 DEPARTMENT OF EDUCATION		*** Vendor total ***		2,116.20
933 CRYSTAL POINT CONDOMINIUM ASSO				
17791 MONTHLY MAINTENANCE-JANUARY,14		933 CRYSTAL POINT CONDOMINIUM ASSO		
		1	Inv	127.16
933 CRYSTAL POINT CONDOMINIUM ASSO		*** Vendor total ***		127.16
A10 670.08 - Miscellaneous Operating Exp.		*** Account total ***		5,225.83
A10 670.12 - Meetings & Seminars				
932 NOWELL AMOROSO KLEIN BIERMAN,				
17806 LEGAL SERVICES - GENERAL COUNS		932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	3,290.69
932 NOWELL AMOROSO KLEIN BIERMAN,		*** Vendor total ***		3,290.69
A10 670.12 - Meetings & Seminars		*** Account total ***		3,290.69
A20 610.01 - Grant - Legal				
199 JOHN J. CURLEY, LLC				
17768 LEGAL SERVICES - 480 OCEAN AVE		199 JOHN J. CURLEY, LLC		
		1	Inv	910.00
17769 LEGAL SERVICES - 326-330 MLK D		199 JOHN J. CURLEY, LLC		
		1	Inv	75.00
17774 LEGAL SERVICES - MLK		199 JOHN J. CURLEY, LLC		
		1	Inv	2,565.00
17775 LEGAL SERVICES - 314 MLK BLVD		199 JOHN J. CURLEY, LLC		
		1	Inv	157.50
17776 LEGAL SERVICES - OCEAN /BAYVIE		199 JOHN J. CURLEY, LLC		
		1	Inv	483.33
17777 LEGAL SERVICES - - OCEAN / BAY		199 JOHN J. CURLEY, LLC		
		1	Inv	2,049.86
17815 LEGAL SERVICES - BERRY LANE PA		199 JOHN J. CURLEY, LLC		
		1	Inv	87.50
17816 LEGAL SERVICES - BERRY LANE PA		199 JOHN J. CURLEY, LLC		
		1	Inv	87.50
17817 LEGAL SERVICES - BERRY LANE PA		199 JOHN J. CURLEY, LLC		
		1	Inv	122.50
199 JOHN J. CURLEY, LLC		*** Vendor total ***		6,538.19
932 NOWELL AMOROSO KLEIN BIERMAN,				
17813 LEGAL SERVICES - 417 COMMUNIPA		932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	170.00
17824 LEGAL SERVICES - 284 MLK DRIVE		932 NOWELL AMOROSO KLEIN BIERMAN,		

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.01	- Grant - Legal		*** Continued ***		
		17826 LEGAL SERVICES - OCEAN BAYVIEW	1 932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	6,527.05
		932 NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	1,135.00
			*** Vendor total ***		7,832.05
A20 610.01	- Grant - Legal		*** Account total ***		14,370.24
A20 610.02	- Grant - Environmental				
		53 DRESDNER ROBIN ENVIRON MGMT			
		17833 ENVIRON. SERVICES - GRAND JERS	53 DRESDNER ROBIN ENVIRON MGMT		
			1	Inv	9,268.98
		17834 ENVIRON. SERVICES - BERRY LANE	53 DRESDNER ROBIN ENVIRON MGMT		
			1	Inv	6,262.55
		53 DRESDNER ROBIN ENVIRON MGMT		*** Vendor total ***	15,531.53
A20 610.02	- Grant - Environmental		*** Account total ***		15,531.53
A20 610.05	- Grant - Appraisals				
		52 COONEY BOVASSO REALTY ADVISORS			
		17852 APPRAISAL SERVICES - 314 MLK	52 COONEY BOVASSO REALTY ADVISORS		
			1	Inv	3,500.00
		52 COONEY BOVASSO REALTY ADVISORS		*** Vendor total ***	3,500.00
A20 610.05	- Grant - Appraisals		*** Account total ***		3,500.00
A20 610.06	- Grant - Architects				
		919 EVERGREEN CONSTRUCTION, INC.			
		17761 BUILDING REHABILITATION-292 ML	919 EVERGREEN CONSTRUCTION, INC.		
			1	Inv	4,045.45
		17762 BUILDING REHABILITATION-292 ML	919 EVERGREEN CONSTRUCTION, INC.		
			1	Inv	1,800.00
		17779 BUILDING REHABILITATION- 292 M	919 EVERGREEN CONSTRUCTION, INC.		
			1	Inv	32,277.50
		919 EVERGREEN CONSTRUCTION, INC.		*** Vendor total ***	38,122.95
A20 610.06	- Grant - Architects		*** Account total ***		38,122.95
A20 610.07	- Grant - Engineering				
		53 DRESDNER ROBIN ENVIRON MGMT			
		17818 ENVIRON. SERVICES - BERRY LANE	53 DRESDNER ROBIN ENVIRON MGMT		
			1	Inv	5,787.50
		53 DRESDNER ROBIN ENVIRON MGMT		*** Vendor total ***	5,787.50
		681 T&M ASSOCIATES			
		17841 ENGINEERING SERVICES - CANAL C	681 T&M ASSOCIATES		
			1	Inv	3,482.25
		17842 ENGINEERING SERVICES - CANAL C	681 T&M ASSOCIATES		
			1	Inv	1,950.00
		17843 ENGINEERING SERVICES - CANAL C	681 T&M ASSOCIATES		
			1	Inv	2,247.50
		17844 ENGINEERING SERVICES - CANAL C	681 T&M ASSOCIATES		

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.07 - Grant - Engineering			*** Continued ***		
	681 T&M ASSOCIATES		1 *** Vendor total ***	Inv	2,237.34 9,917.09
A20 610.07 - Grant - Engineering			*** Account total ***		15,704.59
A20 610.08 - Grant - Other Expenses					
	426 JEFFREY H. KAPLOWITZ				
	17759 PYMT. OF FEE TO CONDEM. COMMIS	426 JEFFREY H. KAPLOWITZ	1	Inv	1,350.00
	426 JEFFREY H. KAPLOWITZ		*** Vendor total ***		1,350.00
	524 RICHARD N. CAMPISANO, ESQUIRE				
	17758 PYMT. OF FEE TO CONDEMNATION C	524 RICHARD N. CAMPISANO, ESQUIRE	1	Inv	1,350.00
	524 RICHARD N. CAMPISANO, ESQUIRE		*** Vendor total ***		1,350.00
	636 BROWNFIELD REDEVELOPMENT SOLUT				
	17835 USEPA - GRANT MANAGMT. REVOLVI	636 BROWNFIELD REDEVELOPMENT SOLUT	1	Inv	332.50
	17836 USEPA GRANT MANAGMT-GRAND JERS	636 BROWNFIELD REDEVELOPMENT SOLUT	1	Inv	475.00
	17839 NJEDA NCR GRANT PREPARATION	636 BROWNFIELD REDEVELOPMENT SOLUT	1	Inv	1,200.00
	17840 PLANNING & GRANT MANGMT.-CANAL	636 BROWNFIELD REDEVELOPMENT SOLUT	1	Inv	8,400.00
	636 BROWNFIELD REDEVELOPMENT SOLUT		*** Vendor total ***		10,407.50
	901 STEPHEN J. McCURRIE, ESQ.				
	17757 PYMT. OF FEES TO CONDEMNATION	901 STEPHEN J. McCURRIE, ESQ.	1	Inv	2,617.50
	901 STEPHEN J. McCURRIE, ESQ.		*** Vendor total ***		2,617.50
	942 SEA BOX, INC				
	17853 METAL STORAGE CONTAINER- BERRY	942 SEA BOX, INC	1	Inv	2,295.00
	942 SEA BOX, INC		*** Vendor total ***		2,295.00
A20 610.08 - Grant - Other Expenses			*** Account total ***		18,020.00
A20 610.15 - Construction					
	940 GALLEN CONTRACTING, INC.				
	17756 BERRY LANE PARK-SITE IMPROVEME	940 GALLEN CONTRACTING, INC.	1	Inv	279,079.50
	940 GALLEN CONTRACTING, INC.		*** Vendor total ***		279,079.50
A20 610.15 - Construction			*** Account total ***		279,079.50
* Report total *			*** Total ***		635,878.20

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Invoice Distribution Report

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Setup by: Janet

-----| Selection Page |-----  
Reference.....: B - Vendor number  
Reference value: \*All\*  
Vendor.....: \*All\*  
Stage.....: 30 - Invoice to 30 - Invoice  
Change date....: \*All\*  
Stage date.....: \*All\*  
Print zero.....: Do not print zero amounts  
Account Mask...: AXX XXX.XX

Run date: 01/31/2014 @ 14:05  
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JCRA  
Invoice Distribution Report

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Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.06 - Rental of Equipment					
	644	TOSHIBA FINANCIAL SERVICES			
		17854 MONTHLY INVOICE - COLORCOPIER	644 TOSHIBA FINANCIAL SERVICES		
			1	Inv	797.63
	644	TOSHIBA FINANCIAL SERVICES	*** Vendor total ***		797.63
A10 670.06 - Rental of Equipment			*** Account total ***		797.63
* Report total *			*** Total ***		797.63

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Invoice Distribution Report

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Setup by: Janet

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Reference.....: B - Vendor number  
Reference value: \*All\*  
Vendor.....: \*All\*  
Stage.....: 30 - Invoice to 30 - Invoice  
Change date....: \*All\*  
Stage date.....: \*All\*  
Print zero.....: Do not print zero amounts  
Account Mask...: AXX XXX.XX

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 215.11 - Deferred Compensation					
	615	METLIFE			
		17863 DEFERRED SALARY PER ATTACHED	615 METLIFE 1	Inv	710.00
		17864 DEFERRED SALARY PER ATTACHED	615 METLIFE 1	Inv	710.00
	615	METLIFE		*** Vendor total ***	1,420.00
					*** Account total ***
A10 215.11 - Deferred Compensation					
A10 490.10 - Miscellaneous Revenue					
	633	BRANDYWINE CONSTRUCTION & DEV			
		17872 RENT AT HUB FROM JAN. TO DECE.	633 BRANDYWINE CONSTRUCTION & DEV 1	Inv	325,000.00
	633	BRANDYWINE CONSTRUCTION & DEV		*** Vendor total ***	325,000.00
					*** Account total ***
A10 490.10 - Miscellaneous Revenue					
A10 490.11 - Bank Transfers					
	59	JCRA PAYROLL ACCOUNT			
		17861 PAYROLL FOR THE MONTH OF MARC	59 JCRA PAYROLL ACCOUNT 1	Inv	70,000.00
	59	JCRA PAYROLL ACCOUNT		*** Vendor total ***	70,000.00
					*** Account total ***
A10 490.11 - Bank Transfers					
A10 520.04 - Dental					
	770	ELIZABETH GARCIA			
		17875 REIMBURS. FOR SPOUSE DENTAL EX	770 ELIZABETH GARCIA 1	Inv	685.00
	770	ELIZABETH GARCIA		*** Vendor total ***	685.00
					*** Account total ***
A10 520.04 - Dental					
A10 610.02 - Project - Environmental					
	104	POTOMAC-HUDSON ENVIRONMENTAL I			
		17876 ENVIRONMENTAL SVCS-DROYERS POI	104 POTOMAC-HUDSON ENVIRONMENTAL I 1	Inv	1,495.00
	104	POTOMAC-HUDSON ENVIRONMENTAL I		*** Vendor total ***	1,495.00
					*** Account total ***
A10 610.02 - Project - Environmental					
A10 610.05 - Project - Appraisals					
	898	NEW JERSEY REALTY ADVISORY GRO			
		17877 APPRAISAL OF 362 SUUMIT( JO. S	898 NEW JERSEY REALTY ADVISORY GRO 1	Inv	2,200.00
		17878 APPRAISAL SVCS. - 28 BRIGHT ST	898 NEW JERSEY REALTY ADVISORY GRO 1	Inv	2,000.00
		17879 APPRAISAL SERVICES - 100 MONIT	898 NEW JERSEY REALTY ADVISORY GRO 1	Inv	2,500.00
	898	NEW JERSEY REALTY ADVISORY GRO		*** Vendor total ***	6,700.00
					*** Account total ***
A10 610.05 - Project - Appraisals					

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.07 - Project - Engineering				
	861 AMEC E & I, INC.			
	17874 CONSULTING SERVICES-BAYFRONT	861 AMEC E & I, INC.		
		1	Inv	11,448.59
	861 AMEC E & I, INC.	*** Vendor total ***		11,448.59
A10 610.07 - Project - Engineering		*** Account total ***		11,448.59
A10 610.08 - Project - Other Expense				
	161 PUBLIC SERVICE ELECTRIC & GAS			
	17886 ELECTRIC SVCS. - 407 OCEAN AVE	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	2.44
	17887 ELECTRIC SERVICES- 407 OCEAN A	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	2.44
	17888 ELECTRIC SERVICES-407 OCEAN AV	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	45.98
	17889 ELECTRIC SERVICES-405 OCEAN AV	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	2.44
	17890 ELECTRIC & GAS SERVICES-405 OC	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	74.78
	161 PUBLIC SERVICE ELECTRIC & GAS	*** Vendor total ***		128.08
	636 BROWNFIELD REDEVELOPMENT SOLUT			
	17884 PLANNING & MANGMT. SVCS.-CANAL	636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	1,353.75
	636 BROWNFIELD REDEVELOPMENT SOLUT	*** Vendor total ***		1,353.75
	943 GMPC PRINTING			
	17892 BANNERS FOR MLK JOB CENTER	943 GMPC PRINTING		
		1	Inv	438.00
	943 GMPC PRINTING	*** Vendor total ***		438.00
A10 610.08 - Project - Other Expense		*** Account total ***		1,919.83
A10 610.09 - Project - Relocation				
	597 PHILLIPS,PREISS GRYGIEL, LLC			
	17860 RELOCATION ASSISTANCE-GRAND JE	597 PHILLIPS,PREISS GRYGIEL, LLC		
		1	Inv	437.50
	597 PHILLIPS,PREISS GRYGIEL, LLC	*** Vendor total ***		437.50
A10 610.09 - Project - Relocation		*** Account total ***		437.50
A10 610.12 - Project - Remediation				
	53 DRESNER ROBIN ENVIRON MGMT			
	17880 ENVIRON. SVSC.- MORRIS CANAL	53 DRESNER ROBIN ENVIRON MGMT		
		1	Inv	27,246.69
	53 DRESNER ROBIN ENVIRON MGMT	*** Vendor total ***		27,246.69
A10 610.12 - Project - Remediation		*** Account total ***		27,246.69
A10 620.01 - GD - Natural Gas				
	161 PUBLIC SERVICE ELECTRIC & GAS			
	17856 BETZ-CERC - ELECTRIC SERVICES	161 PUBLIC SERVICE ELECTRIC & GAS		

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 620.01 - GD - Natural Gas				
	17858 BETZ-CERC - GAS SERVICES	1 161 PUBLIC SERVICE ELECTRIC & GAS	Inv	8,042.88
	161 PUBLIC SERVICE ELECTRIC & GAS	1 *** Vendor total ***	Inv	6,970.79 15,013.67
A10 620.01 - GD - Natural Gas			*** Account total ***	15,013.67
A10 620.06 - GD - Other Expense				
	160 VERIZON WIRELESS			
	17870 BETZ-CERC CELL PHONE (M. NOON	160 VERIZON WIRELESS		
	160 VERIZON WIRELESS	1 *** Vendor total ***	Inv	49.46 49.46
	186 IN-LINE AIR CONDITIONING CO.,			
	17855 BETZ-CERC SERVICES CALL	186 IN-LINE AIR CONDITIONING CO.,		
	17873 REPLACE SWICH FOR KICHEN UNIT-	1 186 IN-LINE AIR CONDITIONING CO.,	Inv	330.45 445.00
	186 IN-LINE AIR CONDITIONING CO.,	1 *** Vendor total ***	Inv	775.45
	278 WILLIAM J. GUARINI, INC.			
	17891 BETZ-CERC REPAIRS SPRINKLER SY	278 WILLIAM J. GUARINI, INC.		
	278 WILLIAM J. GUARINI, INC.	1 *** Vendor total ***	Inv	890.00 890.00
	432 SIMPLEXGRINNEL			
	17857 BETZ-CERC SPRINKLER INSPECTION	432 SIMPLEXGRINNEL		
	17859 BETZ - CERC - FIRE ALARM TEST	1 432 SIMPLEXGRINNEL	Inv	3,050.29 2,020.47
	432 SIMPLEXGRINNEL	1 *** Vendor total ***	Inv	5,070.76
A10 620.06 - GD - Other Expense			*** Account total ***	6,785.67
A10 650.01 - Office Rent				
	917 66 YORK STREET, LLC			
	17862 RENT FOR THE MONTH OF MARCH,14	917 66 YORK STREET, LLC		
	917 66 YORK STREET, LLC	1 *** Vendor total ***	Inv	6,479.17 6,479.17
A10 650.01 - Office Rent			*** Account total ***	6,479.17
A10 670.04 - Printing and Advertising				
	443 THE HUDSON REPORTER ASSOC., LP			
	17885 ADVERTISEMENT-BD. MEETING 1/19	443 THE HUDSON REPORTER ASSOC., LP		
	443 THE HUDSON REPORTER ASSOC., LP	1 *** Vendor total ***	Inv	87.50 87.50
A10 670.04 - Printing and Advertising			*** Account total ***	87.50
A10 670.06 - Rental of Equipment				
	644 TOSHIBA FINANCIAL SERVICES			

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
644	TOSHIBA FINANCIAL SERVICES	17866 MONTHLY INVOICE FOR COLOR COPI	644 TOSHIBA FINANCIAL SERVICES 1	Inv	1,200.00
644	TOSHIBA FINANCIAL SERVICES		*** Vendor total ***		1,200.00
884	TWIN ROCKS SPRING WATER	17869 COOLER RENTAL & WATER	884 TWIN ROCKS SPRING WATER 1	Inv	54.20
884	TWIN ROCKS SPRING WATER		*** Vendor total ***		54.20
A10	670.06 - Rental of Equipment		*** Account total ***		1,254.20
A10	670.08 - Miscellaneous Operating Exp.				
495	CENTRAL PARKING SYSTEM	17865 PARKING FEE FOR (8) SPACES @ \$	495 CENTRAL PARKING SYSTEM 1	Inv	600.00
495	CENTRAL PARKING SYSTEM		*** Vendor total ***		600.00
920	MOISHE'S SELF STORAGE	17867 STORGE RENT - MARCH,2014	920 MOISHE'S SELF STORAGE 1	Inv	700.00
920	MOISHE'S SELF STORAGE		*** Vendor total ***		700.00
933	CRYSTAL POINT CONDOMINIUM ASSO	17868 MONTHLY MAINTENANCE FEE FEB, 2	933 CRYSTAL POINT CONDOMINIUM ASSO 1	Inv	127.16
933	CRYSTAL POINT CONDOMINIUM ASSO		*** Vendor total ***		127.16
.10	670.08 - Miscellaneous Operating Exp.		*** Account total ***		1,427.16
A20	610.02 - Grant - Environmental				
53	DRESDNER ROBIN ENVIRON MGMT	17883 EVIRON, SVCS. - BERRY LANE PAR	53 DRESDNER ROBIN ENVIRON MGMT 1	Inv	5,722.82
53	DRESDNER ROBIN ENVIRON MGMT		*** Vendor total ***		5,722.82
A20	610.02 - Grant - Environmental		*** Account total ***		5,722.82
A20	610.07 - Grant - Engineering				
53	DRESDNER ROBIN ENVIRON MGMT	17881 ARCHITECTURE SVCS. - BERRY LAN	53 DRESDNER ROBIN ENVIRON MGMT 1	Inv	21,686.25
53	DRESDNER ROBIN ENVIRON MGMT	17882 ARCHITECTURE SVCS. - BERRY LAN	53 DRESDNER ROBIN ENVIRON MGMT 1	Inv	81,307.69
53	DRESDNER ROBIN ENVIRON MGMT		*** Vendor total ***		102,993.94
A20	610.07 - Grant - Engineering		*** Account total ***		102,993.94
A20	610.08 - Grant - Other Expenses				
636	BROWNFIELD REDEVELOPMENT SOLUT	17871 CANAL CROSSING - GRANT MANGMT.	636 BROWNFIELD REDEVELOPMENT SOLUT 1	Inv	1,200.00
636	BROWNFIELD REDEVELOPMENT SOLUT		*** Vendor total ***		1,200.00

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Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.08 - Grant - Other Expenses			*** Account total ***		1,200.00
* Report total *			*** Total ***		587,316.74

**RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE PERSONNEL LIST AS OF  
FEBRUARY 18, 2014**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of February 18, 2014

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of February 18, 2014 be approved as presented.

\_\_\_\_\_  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners adopted at their Meeting dated February 18, 2014.

<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
Russell Verducci				

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING M. MANAGEMENT, INC. (MOISHE MANA AND RAMI HEIM) AS REDEVELOPER OF PROPERTY LOCATED IN THE DANFORTH AVENUE TRANSIT VILLAGE REDEVELOPMENT AREA**

**WHEREAS**, on behalf of the City of Jersey City the Agency issued a Request for Proposals for the Redevelopment of City owned property located at 15 East Linden Avenue within the Danforth Avenue Transit Village Redevelopment Area; and

**WHEREAS**, the objective of the RFP was to seek qualified developers to redevelop the site in accordance with the goals and objectives of the Danforth Avenue Transit Village Redevelopment Plan as amended and to expand the City's tax base; and

**WHEREAS**, Agency personnel together with representatives of the City of Jersey City held two separate "walk thru's" for prospective purchasers to inspect the site for purposes of submitting a proposal for the purchase and development of the property; and

**WHEREAS**, M. Management, Inc. (hereinafter "Redeveloper") submitted a proposal and made a formal presentation to the Board of Commissioners for the rehabilitation of 15 East Linden Avenue (hereinafter the "Site"); and

**WHEREAS**, redevelopment of the site will include renovation of the existing building into a modern updated mini storage facility and Redeveloper is seeking designation for that purpose; and

**WHEREAS**, as addressed in the RFP Redeveloper will comply with all requirements from a design and construction standpoint as indicated in the Danforth Avenue Transit Village

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

**WHEREAS**, said designation is conditioned upon the City of Jersey City resolving any outstanding issues related to the property and transferring the property to the Agency with clear title; and

**WHEREAS**, said designation is for a period of 120 days to expire on June 30, 2014 with an option to extend the designation for an additional 30 days at the sole discretion of the Agency's Executive Director and/or Assistant Executive Director.

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

- 1) the above recitations are incorporated herein as if set forth at length;
- 2) M. Management, Inc. (Moishe Mana / Rami Heim) is hereby designated as Redeveloper having the exclusive option to negotiate a Redevelopment Agreement with the Jersey City Redevelopment Agency for the acquisition and renovation of property located at 15 East Linden Avenue (Block 30305, Lot 24) within the Danforth Avenue Transit Village Redevelopment Area;
- 3) this designation is expressly conditioned upon the City of Jersey City resolving any outstanding issues related to the property; pending litigation matters and the City of Jersey City transferring the property to the Agency with clear title;
- 4) this designation is also contingent upon Redeveloper being responsible for and assuming all costs incurred by the Agency, including, but not limited to title, legal, etc. and is expressly contingent upon Redeveloper providing all funds necessary to acquire any and all property comprising the proposed project;

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- 5) the Agency and Redeveloper will enter into an Interim Cost Agreement to cover Agency expenses until such time as all provisions of a more definitive Redevelopment Agreement have been reached; and
- 6) the designation is for a period of 120 days to expire on June 30, 2014, which period may be extended if necessary for an additional 30 days at the sole discretion of the Agency's Executive Director and/or Assistant Executive Director.

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

\_\_\_\_\_  
Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 18, 2014.

Record of Commissioners Voter				
Name	Aye	Nay	Abstain	Absent
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
Russell Verducci				

RESO NO. 22**Resolution of the Jersey City Redevelopment Authority****RESOLUTION AUTHORIZING THE EXECUTION OF THE  
REDEVELOPMENT AGREEMENT, PARTNERSHIP AGREEMENT, LEASE  
AGREEMENT, AND MANAGEMENT AGREEMENT AMENDMENT**

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

**WHEREAS**, the Agency is a "redevelopment agency" within the meaning of Section 11 of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law") and has been designated by the City as the redevelopment entity for the below-defined Redevelopment Area; and

**WHEREAS**, in accordance with the criteria set forth in the Local Redevelopment and Housing Law, the City enacted by ordinance that certain "Martin Luther King Drive Redevelopment Plan" (as subsequently amended and supplemented by ordinances of the City, the "Redevelopment Plan"); and

**WHEREAS**, the Martin Luther King Drive Joint Venture Partnership and HUB Partners, LLC (hereinafter collectively referred to as, the Redeveloper") submitted a proposal to the Agency for the construction of a mixed use project for property owned by the Agency (fee title ownership) together with one ~~Redeveloper-Hub Partners, LLC~~ owned parcel located adjacent to the Agency's property and for the management of the Martin Luther King HUB Plaza (the "MLK HUB"); and

**WHEREAS**, the Redeveloper has requested designation for the property the Agency owns and the property the Redeveloper owns; and

**WHEREAS**, the staff of the Agency has reviewed the proposal submitted and found same to be consistent with the requirements of the Redevelopment Plan; and

**WHEREAS**, the Redeveloper will comply with all requirements from a design and construction standpoint as indicated in the Redevelopment Plan and as may be required by the Jersey City Planning Board and Agency staff; and

**WHEREAS**, on or about January 31, 2007, the Agency entered into a Management Agreement (the "Management Agreement") with Brandywine Real Estate

14-02-22

Corporation ("Brandywine"), an affiliate of HUB Partners, LLC, pursuant to which Brandywine would manage the MLK HUB; and

**WHEREAS**, the Agency and the Redeveloper have engaged in negotiations and the Agency has determined that in furtherance of the Agency's objectives to implement the redevelopment contemplated in the Redevelopment Plan, it is in the Agency's best interests to formalize this agreement and enter into a Redevelopment Agreement substantially in the form of the attached **Exhibit A** (the "Redevelopment Agreement"), a First Amendment to the Management Agreement substantially in the form of the attached **Exhibit B** (the "First Amendment to the Management Agreement") and a new, amended and restated partnership agreement substantially in the form of the attached **Exhibit C** (the "Partnership Agreement"); and

**WHEREAS**, the Partnership wishes to enter into a lease agreement with the Jersey City Employment Training Program substantially in the form the attached **Exhibit D**.

**NOW, THEREFORE, BE IT RESOLVED BY THE JERSEY CITY REDEVELOPMENT AUTHORITY:**

**RESOLVED, 1.**—The above recitations are incorporated herein as if set forth at length;

**RESOLVED, 2.**—The Redeveloper is hereby designated as the Redeveloper of the property described in the Redevelopment Agreement;

**RESOLVED, 3.**—The designation is contingent upon the Redeveloper being responsible for and assuming certain costs incurred by the Agency in accordance with the provisions of the Redevelopment Agreement;

**RESOLVED, 3.**—The form of the Redevelopment Agreement, the First Amendment to the Management Agreement, the Partnership Agreement and the Lease Agreement presented at this meeting, and such amendments thereto as are approved by the Agency's General Counsel, are hereby approved. The Executive Director or other Agency official, is hereby authorized and directed to execute, acknowledge and deliver the Redevelopment Agreement, the First Amendment to the Management Agreement, the Partnership Agreement and the Lease Agreement, as same may be amended in accordance with this resolution.

**RESOLVED**, The Agency hereby approves and authorizes and directs the Chairman, Vice Chairman, Secretary, Executive Director or other Agency official to execute and deliver all related documents to the Redevelopment Agreement, the First Amendment to the Management Agreement, the Partnership Agreement and the Lease Agreement and all documents, agreements and certificates necessary or required to be executed related to the contemplated transaction.

14-02-22

**RESOLVED**, All actions heretofore taken and all documents and instruments heretofore prepared or executed by or on behalf of the Agency in connection with the Redevelopment Agreement, the First Amendment to the Management Agreement, the Partnership Agreement and the Lease Agreement and any related documents and any matters related thereto are hereby ratified, confirmed and approved.

**RESOLVED**, The Chairman, Vice Chairman, Secretary, Executive Director or other Agency official are authorized and directed to do and perform all things, to execute and deliver all certificates, documents, contracts, forms and instruments in the name of the Agency, to take all actions necessary and proper, including any actions not otherwise determined herein, and to make all payments necessary or, in its opinion, convenient so that the Agency may carry out or effect Redevelopment Agreement, the First Amendment to the Management Agreement, the Partnership Agreement and the Lease Agreement and all other matters authorized in this Resolution, subject to the review and approval of the Agency's General Counsel.

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Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated February 182, 2013.

Record of Commissioners Vote				
Name	Aye	Nay	Abstain	Absent
Diane Coleman				
Evelyn Farmer				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
Russell Verducci				

Exhibit A  
Redevelopment Agreement