

**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 : potential and current litigation and personnel items; 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 May 20, 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 R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF THE REGULAR MEETING
DATED APRIL 15, 2014**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated April 15, 2014 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 May 20, 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 R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
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 APRIL 15, 2014**

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

WHEREAS, the following issues were discussed: 1) the Partnership Agreement with Brandywine and the laundromat lease; the search for an Executive Director; and the Loews Theatre RFP.

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 April 15, 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 May 20, 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 R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
AMENDMENT #3 TO CONTRACT NUMBER 14-01-FO2 WITH
BARNES CONTRACTOR CONSTRUCTION MANAGEMENT LLC
FOR PROPERTY MAINTENANCE SERVICES ON AGENCY
OWNED PROPERTIES IN ALL REDEVELOPMENT AREAS.**

WHEREAS, at its February 18, 2014 Board of Commissioners meeting, the Agency authorized Contract 14-01-FO2 in the total amount of \$11,922.00 with Barnes Construction Management, LLC for snow removal and boiler furnace repair services of Agency owned properties; amended in the amount of \$2,950.00 on March 18, 2014 Board of Commissioners meeting for emergency snow removal services within multiple redevelopment areas and amended in the amount of \$3,300.00 on April 2014 Board of Commissioners meeting for property maintenance & repair services for Agency owned property located at 405 Ocean Avenue; and

WHEREAS, heavy flooding occurred on April 2014 within the basement of property due to a heavy rain storm causing significant damage to recently installed and pre-existing hot water heaters to be replaced; and

WHEREAS, Barnes Contractor Construction Management LLC submitted a proposal dated April 28, 2014 in the amount of \$3,500.00 for boiler replacement services on property located at 405 Ocean Avenue (Block 25802, Lot 26); and

WHEREAS, the previous contract amount totaled \$18,172.00 for said services and the new total amount will not exceed \$21,672.00; 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 authorize amendment number three (3) for Contract 14-01-FO2 in a new total amount not to exceed \$21,672.00 with Barnes Contractor Construction Management LLC of Jersey City, New Jersey for the purposes of rendering 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 May 20, 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				
John D. Petkanas				
Russell Verducci				

CONTRACTOR CONSTRUCTION MANAGEMENT, LLC

April 28, 2014

Proposal

Submitted To:

Invoice# 14-01-FO-02

Name: Jersey City Redevelopment Agency








Attn: Mr. Franklyn Ore

Address: 405-407 Ocean Avenue

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

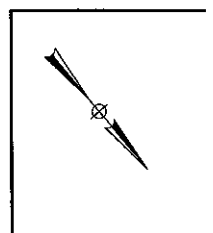
Phone: 201-761-0829

Scope of Work: Installation of two (2) new boilers

-  Remove both hot water tanks=\$500.00
-  Add new 40 gallon hot water tank=\$700.00
-  Add new 50 gallon hot water tank=\$800.00
-  Extract water from draining system and floor=\$350.00
-  Add new sump pump=\$800.00
-  Add new PVC pipe to system=\$350.00
-  Remove all debris

Labor: Total cost :\$3,500.00

Fully Licensed and Insured #13VH06322800



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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 BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING PAYMENT TO SECURITY/COVERAGE
PERSONNEL AT THE BETZ-CERC**

WHEREAS, the Agency owns and operates an educational and recreational facility known as the Betz-CERC at 180 Ninth Street; and

WHEREAS, the facility is home to an Early Childhood program during the day and many diverse recreational sports from late afternoon through the evening hours; and

WHEREAS, it is necessary to have someone on site for the afternoon/evening programs to assure the building is covered and secure; and

WHEREAS, our two (2) part-time employees may, from time to time, be unavailable to provide coverage and secure the building so it is necessary that we be able to hire someone, not on the payroll, who is available at those times; and

WHEREAS, since these individuals will not be added to our payroll, they would need to be paid in an expeditious manner for their coverage at the Betz-CERC facility.

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

1. The recitations above are incorporated herein as if set forth at length.
2. Payment to individuals not on the Agency payroll for coverage at the Betz-CERC will be paid by A/C check the day following their service, therefore, not requiring Board approval.

3. This Resolution will serve as authorization for all future payments to any and all individuals providing security/coverage services at the Betz-CERC.
4. The Chairman, Vice Chair and Secretary are hereby authorized to execute any documents, if necessary, to effectuate this Resolution.

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of May 20, 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				
John D. Petkanas				
Russell Verducci				

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NUMBER 14-05-BD7 WITH T & M ASSOCIATES FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE CANAL CROSSING REDEVELOPMENT AREA.

WHEREAS, in furtherance of the goals and objectives of the local Redevelopment and Housing Law, the Jersey City Redevelopment Agency, as a local autonomous Agency, undertakes various redevelopment projects within the City of Jersey City; and

WHEREAS, the Agency desires to conduct an environmental site investigation and prepare a remedial investigation work plan on Block 21510, Lot 2 (824 Garfield Avenue) in the Canal Crossing Redevelopment Area; and

WHEREAS, T & M Associates, who responded to the Request for Qualifications for Professional Environmental Services which the Agency published on August 23, 2013 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 November 19, 2013, by Resolution of the Board of Commissioners; and

WHEREAS, T & M Associates has submitted a proposal for environmental services dated May 15, 2014 in the amount not to exceed \$ 27,100.00 (attached); and

WHEREAS, said contract will be for a term not to exceed (1) one year; and

WHEREAS, funds for the work will be provided by the Agency; and

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

WHEREAS, notice of the award of this contract shall be published in a newspaper of general circulation in accordance with N.J.S.A. 40A:11-5(1)(a)(I).

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Services Contract No.14-05-BD7 with T & M Associates in an amount not to exceed \$27,100.00 be awarded 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 May 20, 2014.

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

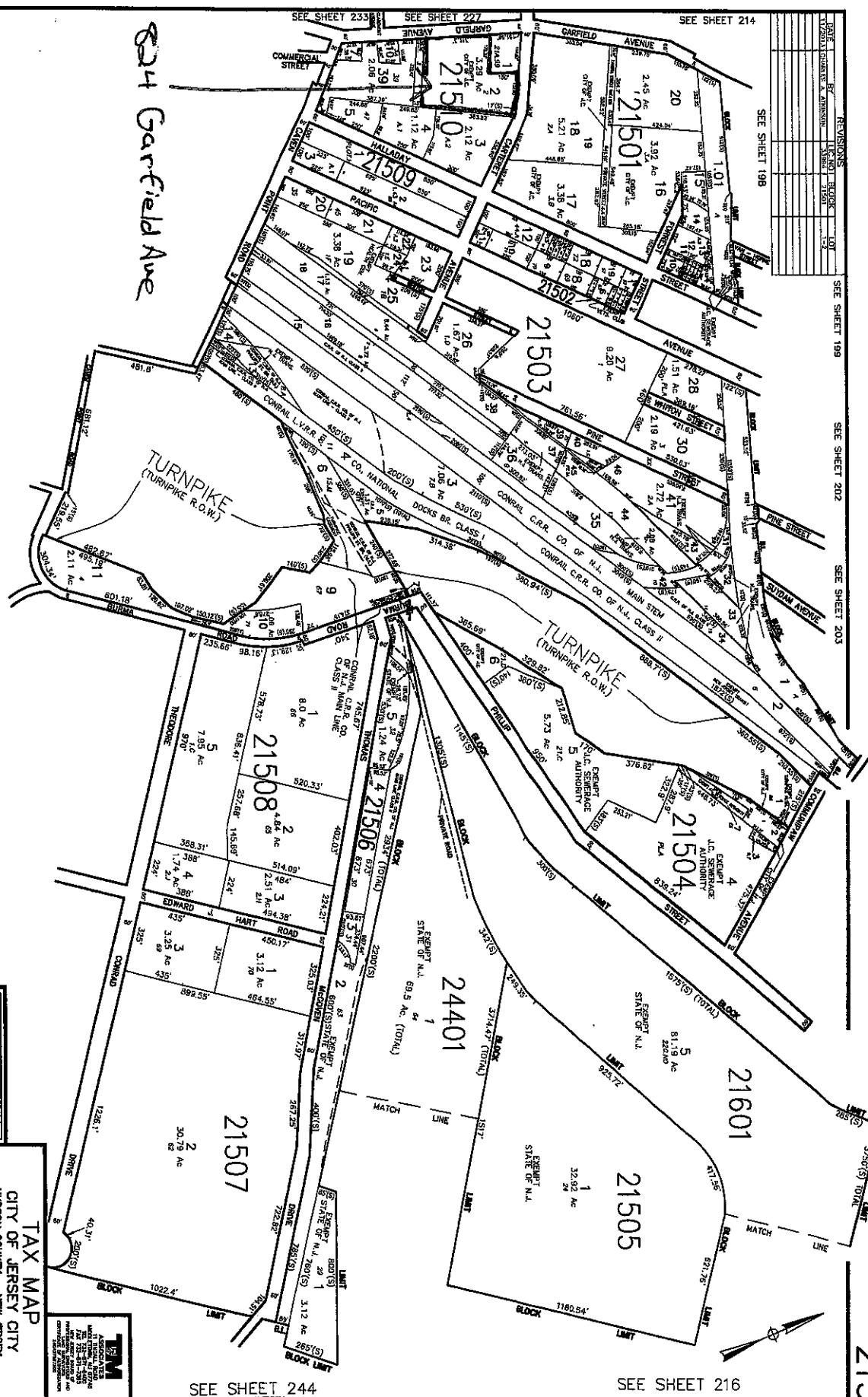
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REVISIONS		
LC NO	BLOCK	LOT
31004	21603	1-0

SEE SHEET 199

SEE SHEET 202

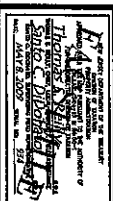
SEE SHEET 203



SEE SHEET 233

SEE SHEET 243

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

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TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 200' AUGUST, 2005
RICHARD A. MORALEE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETON TOWNSHIP
NEW JERSEY, 07748

TM
ASSOCIATES
11 THIDALL ROAD
MCKEETOWN, NJ 07742
TEL 732-871-4400
FAX 732-871-7385
ANY ERECT BOARD OF
DIRECTORS, EMPLOYERS AND
LABOR SERVICES
BY AUTHORITY
1-800-377-7200



YOUR GOALS. OUR MISSION.

TM0H-13862

May 15, 2014

Benjamin Delisle
Director of Development
Jersey City Redevelopment Agency
66 York Street, 2nd Floor
Jersey City, New Jersey 07302

**Re: Professional Services Proposal
Chromate Site #132
824 Garfield Avenue
Jersey City, New Jersey 07302**

Dear Mr. Delisle:

T&M Associates (T&M) has prepared the enclosed proposal for your consideration. This proposal encompasses environmental consulting services as requested for the above-referenced site.

We thank you for the opportunity to submit this proposal. Please feel free to contact me directly with any questions or comments regarding the scope, sequence or fees as indicated at 732.676.1735 or via email to pmackie@tandmassociates.com.

Very truly yours,

T&M ASSOCIATES
Pearse Mackle, P.E., LSRP
Environmental Scientist

T&M ASSOCIATES
Jaclyn J. Flor, P.E., P.P., C.M.E. Supervising
Consulting Engineer

c: Ihsan A. Al-Fayyomi, Division Manager, T&M Associates
Fran Mullan, T&M Associates
Timothy C. Kinseila, C.P.G., Group Manager, T&M Associates



**Professional Services Proposal
CHROMATE SITE # 132
824 GARFIELD AVENUE
Jersey City, Hudson County, New Jersey**

INTRODUCTION

This proposal has been prepared by T&M Associates (T&M) to provide environmental consulting services for the chromium site referenced above. The Jersey City Redevelopment Agency (JCRA) is soliciting proposals from prequalified environmental firms to provide Licensed Site Remediation Professional (LSRP) services and technical support.

Therefore, the following activities are proposed:

ITEM DESCRIPTIONS

Item 1/LSRP Retention

The Site Remediation Reform Act (SRRRA), P.L. 2009, c. 60, was enacted to reform the site remediation process by creating the Licensed Site Remediation Professional (LSRP) program in New Jersey. The legislation requires all persons responsible for conducting the remediation of a contaminated site (except for the remediation of discharges from unregulated heating oil tanks) to utilize the services of an LSRP.

For any site for which an LSRP is required to be hired pursuant to the provisions of Section 30 of P.L.2009, c.60 (C.58:10B-1.3), the person responsible for conducting the remediation shall certify all documents submitted to the Department concerning the remediation of the contaminated site. The LSRP shall certify that the services were performed; the LSRP managed, supervised or performed the service that is the basis of the submission; and, the services and the submitted documents are consistent with all applicable remediation requirements adopted by the Department.

This proposal is based upon the assumption that a T&M LSRP will conduct the work proposed herein and will complete the necessary forms to become LSRP of Record for the Site. The issues associated with the LSRP program need to be clearly understood by all parties as there are significant reporting obligations by the LSRP and outlined within the LSRP rules.

Item 2/Project File Reviews

T&M will conduct a file review at the NJDEP. T&M will review existing environmental reports and other relevant file information pertaining to the historical investigation of contamination within various media at the site. Specifically, T&M will review the Phase I and Phase II reports prepared by CDM. The results of environmental file review will be presented in the form of a letter Summary Report for the site.

Item 3/Remedial Investigation Work Plan and Cost Estimate

Upon completion of the file review and review of the Phase I and Phase II prepared by CDM, T&M will prepare a Remedial Investigation Work Plan (RIWP) and a cost estimate to implement the work.



Item 4/NJDEP Forms

The following forms will be completed and submitted to the NJDEP to bring the site into regulatory compliance:

- A. **Annual Remediation Fee Form:** Pursuant to N.J.A.C. 7:26C-4.2, the annual remediation fee is to be paid by a person or entity initiating remediation. The person or entity responsible for conducting the remediation that is subject to N.J.A.C. 7:26C shall submit the applicable annual remediation fee to the Department. The fee is not included in this proposal.
- B. **Receptor Evaluation Form:** An initial Receptor Evaluation form, which will consist of the following.
- **Onsite and Surrounding Property Use (N.J.A.C. 7:26E-1.13):** T&M will identify usage at the Site and surrounding properties within 200 feet of the boundary including residences, schools or child centers, parks, playgrounds, or other recreation areas. In addition, municipalities within 200 feet of the Site will also be contacted to confirm if there are any proposed changes in land use.
 - **Groundwater Use (N.J.A.C. 7:26E-1.14):** If groundwater contamination is identified at the Site, T&M will conduct an updated electronic well search through a file search of all available NJDEP, county, and local records for monitoring and potable wells within a one-half mile radius of each point of groundwater contamination and all irrigation, industrial, and other wells with water allocation permits located within one mile radius of each point of groundwater contamination. If wells are identified within the specified radius, a door-to-door survey may need to be completed. For the purpose of this proposal, a manual well search or a door-to-door survey is not included in this proposal.
 - **Vapor Intrusion (N.J.A.C. 7:26E-1.15):** T&M will review all available analytical data as well as evaluate Site conditions pursuant to N.J.A.C. 7:26E-1.18(a) to determine the need for a VI investigation. If it is determined that a VI investigation is required, T&M will prepare a cost estimate for additional environmental consulting services, including a detailed scope of work to properly complete VI investigation activities pursuant to N.J.A.C. 7:26E-1.18(b) through 1.18(h).
 - **Ecological Evaluation (N.J.A.C. 7:26E-1.16):** The EE will identify any contaminants of ecological concern that may impact sediment, surface water, and soil; any sensitive natural resources within Site boundaries and immediately adjacent properties; and any potential contaminant migration pathways to any environmentally sensitive natural resources that might be attributed to contamination. The EE will also present recommendations for further ecological investigation, if necessary.

Reporting: Upon completion of the RE activities presented above, T&M will provide recommendations to the JCRA to address any potential receptors.

Please note, any NJDEP fees associated with the various forms listed above are not included in this proposal and will be paid directly by the JCRA. Upon completion of the file review, additional forms may need to be completed under the LSRP program as the project continues that are not included in this proposal (e.g., Remedial Action Work Plan Form, etc.).



Item 5/Remedial Action Work Plan Review

T&M will review the Remedial Action Work Plan (RAWP) prepared by AECOM on behalf of PPG Industries and will advise the Agency of the impact and future costs and obligation of the remedial actions (chrome and non-chrome) on future development, including long term obligations of engineering and institutional controls. In addition, T&M will review the existing design plans (e.g. grading plans utility plans, etc.) and will evaluate the effect that the proposed remedial actions will have to the overall Canal Crossing project. The assessment will evaluate implications during construction (health and safety, dewatering, design modifications, etc.) and the long term requirements (cap design, maintenance, etc.).

FEE SUMMARY

T&M will complete the scope of services presented above for a Lump Sum amount of **\$19,600.00**. Payment shall be in accordance with the Charges, Billing, and Payment schedule outlined in the Standard Terms and Conditions attached to this proposal unless prior written arrangements have been made with T&M.

Note: The NJDEP annual fees associated with the LSRP program are not included in this proposal and will be paid directly by JCRA.

Item 6/Additional Technical Support

T&M will provide additional LSRP management and technical support services to review the Canal Crossing design plans which include grading, utilities, drainage, and landscaping as compared to the proposed remedial actions prepared by AECOM on behalf of PPG on the subject site and advise the agency of the impact and future costs and obligations of the remedial actions on future development, including the long term obligations of engineering and institutional controls on 824 Garfield Avenue for a fee of **\$7,500** in accordance with the attached Fee Schedule and Standard Terms and Conditions. As additional services are required, T&M will provide a contract amendment request if necessary.

Please indicate your acceptance of this proposal by signing in the space provided on the last page and returning one copy to this office. Alternatively, a resolution and purchase order issued by the JCRA will also indicate acceptance of this proposal. Acceptance of this proposal signifies JCRA's understanding that T&M will not be retained or asked to perform any services unless funding is secured and is available to pay all invoices within 30 days. Receipt of the signed proposal, resolution or purchase order shall be considered authorization to proceed with all items described within this proposal. Any items not intended to be authorized shall be clearly and specifically noted as such within JCRA's signed and returned proposal.

The SRRA requires that an LSRP oversee new NJDEP Site contamination cases, as well as other environmental issues associated with environmental remediation and construction. As of May 7,



2012, the NJDEP requires that the regulated community, and in some instances others, execute projects under the LSRP program. This proposal is based upon the assumption that a T&M employed LSRP will oversee the work proposed herein.

In addition to the items presented in this Scope of Work and associated Standard terms and Conditions, the Parties agree to the following as set forth below:

CLIENT OBLIGATIONS

Client shall provide to T&M all information known about the Property/Site as is reasonably known to the Client, either directly or indirectly, whether known by a representative of the Client or provided to the Client by a third party. Client shall continue to provide to T&M any additional information about the Property/Site that becomes known to the Client. Failure to provide such information to T&M relieves T&M of any liability.

Client acknowledges that, under certain circumstances, T&M is legally obligated to notify the NJDEP about conditions at the Property/Site as set forth in New Jersey laws, statutes or guidance and agrees not to hold T&M or the T&M employed LSRP or other T&M personnel, liable for adhering to the reporting obligations and all other obligations, mandated by New Jersey laws, statutes or guidance. Client acknowledges that if they are not the property owner or person responsible for conducting remediation on the referenced property, that Client has notified the property owner or person responsible for conducting remediation on the referenced property, and that entity understands, acknowledges and approves of these reporting obligations by the T&M LSRP as defined within this proposal.

Client acknowledges that the LSRP may be responsible for directing and selecting various investigative and remedial actions for the Property/Site, which may not always be selected by the Client or be implemented only subject to available project funding. Client acknowledges that the LSRP is required to adhere to stringent NJDEP-mandated deadlines in submitting required reports to the NJDEP. If, for whatever reason, the remedial work is delayed, including due to lack of financial resources to pay for the remedial work, the LSRP has the obligation to withdraw from the project (and to notify the NJDEP of doing so) as the LSRP would otherwise be personally impacted by the consequences of failure to meet certain regulatory mandatory timeframes for various phases of the remedial work.

Client acknowledges that SRRA imposes upon any person responsible for the remediation of a discharge an affirmative requirement to remediate a discharge and to meet regulatory mandatory timeframes. If, for whatever reason, the Client who is responsible for the remediation of a discharge at the Property/Site chooses to stop or delay the remedial work, this shall constitute a breach of the Contract and shall relieve T&M from any further obligation to continue work on the Property/Site, and relieve T&M and the T&M LSRP from any liability arising from the cessation of work. Furthermore, Client acknowledges that the T&M employed LSRP has an obligation to notify the NJDEP that the Client has chosen to stop, delay or halt the remedial work and agrees not to hold T&M or the T&M



employed LSRP or other T&M personnel liable for adhering to the reporting obligations and all other obligations mandated and associated with LSRP program.

Client acknowledges that while the work performed by the T&M LSRP shall be performed in accordance with professional industry standards, T&M does not guarantee the long-term effectiveness of the remedial work. Remedy failure can be caused by factors other than negligence and remains the sole responsibility and legal obligation of the Client and not of T&M.

Client acknowledges that failure to strictly adhere to the requirements of the LSRP program can result in the NJDEP's decision to assign direct NJDEP case management to the project, with NJDEP "direct oversight" likely resulting in costly project delays and substantially increased costs to the Client.

Client acknowledges that the NJDEP has established presumptive remedies for certain end uses, such as residential development, schools and childcare facilities which must be adhered to.

Client acknowledges that an RAO is subject to a three-year NJDEP audit, during which time the NJDEP may audit, modify or rescind the RAO if the remediation is deemed not to be protective of public health, safety and the environment. If the RAO is re-opened, invalidated, audited, modified or rescinded by the NJDEP, the Client acknowledges that the sole responsibility and legal obligation to take additional measures to remediate the Property/Site remains with the Client and not with T&M or the T&M employed LSRP.

Client acknowledges that if contamination is identified that will be left on-Property/Site under appropriate engineering controls and, as applicable, with the filing of the institutional controls, the engineering and institutional controls must be evaluated by the Client every two years under an NJDEP permit program. This evaluation must include any land use or resource uses that have changed at the Property/Site during the immediately preceding two years. Additionally, Property/Site construction, utility work or resurfacing work at the Property/Site needs to be evaluated and properly reported and certified with the NJDEP. If the land use or surface caps have not been disturbed, the inspection and certification program will simply serve to document the protectiveness of the remedial measure with time. Unless specifically included in this Work, T&M has no obligation to perform the evaluation or provide any notice to the Client that this reporting obligation is approaching. In addition, a funding source such as insurance, financial assurance or other financial instrument may be required to guarantee that funding is available to operate, maintain and inspect any engineering controls over the projected duration of the engineering control, which shall be at the sole cost and expense and the responsibility of the Client and not T&M.

Client acknowledges that the T&M employed LSRP may remove themselves from the project for any reason and the LSRP's removal shall relieve T&M and the T&M employed LSRP from any further obligations or liability to continue work on the Site. Client acknowledges that their failure to make payment in accordance with the compensation terms of the Contract shall constitute a breach of the Contract and shall relieve T&M from any further obligation or liability to continue work on the Property/Site. Furthermore, Client acknowledges that the T&M employed LSRP has an obligation to notify the NJDEP that the work has been stopped, delayed or halted and that T&M has withdrawn



from the project. The Client agrees not to hold T&M or the T&M employed LSRP or other T&M personnel, liable for adhering to the reporting obligations and all other reporting obligations mandated by the LSRP program.

T&M and T&M-employed LSRP Obligations

T&M and the T&M employed LSRP shall conduct all work in accordance with professional industry standards. T&M and the T&M employed LSRP shall recommend to the Client the remedial work that is necessary to address all environmental issues at the Property/Site in accordance with NJDEP's Technical Requirements for Site Remediation (as may be amended from time to time).

The T&M employed LSRP has certain reporting obligations to the NJDEP pursuant to SRRA and its implementing regulations, the failure of which by the T&M employed LSRP could result in the imposition of monetary fines and personal liability upon the T&M employed LSRP.

Upon completion by T&M of all required remedial activities for all identified AOC, and only if the T&M employed LSRP has determined that the investigation and remediation is fully protective of public health, safety and the environment, the T&M employed LSRP will issue either an AOC, or site-wide RAO, if contracted to do so. The T&M employed LSRP will make this determination based on the remediation conducted, supervised and reviewed, and ultimately accepted by the T&M employed LSRP using independent professional experience. In accordance with SRRA, the T&M employed LSRP is authorized to formalize the completion of remediation by issuing an RAO to the person responsible for conducting the remediation which renders their opinion that the Property/Site has been remediated in accordance with all applicable statutes, regulations and guidance.

The RAO will be issued to the NJDEP and Client along with an RAO form which will represent the T&M employed LSRP's professional opinion that either:

There are no discharged hazardous substances or hazardous wastes present at the Property/Site or AOC; or

There are discharged hazardous substances or hazardous wastes present at the Property/Site, AOC and/or migrating from the Property/Site that have been remediated in accordance with all applicable statutes, regulations and guidance.

The T&M employed LSRP will use the standard format RAO form document posted by the NJDEP to ensure content consistency. The T&M employed LSRP is prohibited from modifying the content of an RAO except as explicitly provided for in the NJDEP guidance.

CLOSING

Any item listed above which is not ordered will not be billed. Separate authorization from the Client will be requested prior to commencing services outside the scope of this proposal.

All out-of-pocket expenses including, but not limited to, application fees, laboratory testing costs, Mylar copies, certified mailings, photographs, blueprints, and special deliveries are considered additional to the proposal items unless specifically noted within the scope of this proposal.



The terms and conditions of this proposal are subject to the attached T&M Standard Terms and Conditions.

This proposal is submitted solely and exclusively for the use of the JCRA for consideration of the professional services of T&M. Disclosure of this proposal's content to any third party without prior written authorization from T&M is expressly prohibited.

In addition to the specific items as listed herein, the Client may be required to demonstrate compliance with certain permit and approval conditions as may be imposed by one or more of the regulatory agencies. These conditions may require revisions to the plans and/or preparation of additional supporting documentation. This proposal does not include these additional items unless specifically outlined within the scope of this proposal.

We thank you for the opportunity to submit this proposal. Please feel free to ask any questions regarding the scope, sequence or fees as indicated.

ACCEPTED BY:

NAME:

Signature

Print Name

TITLE:

COMPANY:

Jersey City Redevelopment Agency

DATE:

The above signed represents that they have read and understand the attached Standard Terms and Conditions and have the authority to enter into this agreement on behalf of the client named above. The above signed also acknowledges that this contract includes a Limitation of Liability Clause as part of the Standard Terms and Conditions.

F

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING EXECUTION OF A GRANT AGREEMENT
FOR THE 663 & 666 OCEAN AVENUE PROJECT FUNDED
WITH COMMUNITY DEVELOPMENT BLOCK GRANT
FUNDS**

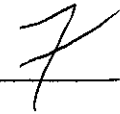
WHEREAS, the City of Jersey City has received Community Development Block Grant (CDBG) funds for Fiscal Year 2014 from US Department of HUD; and

WHEREAS, by Resolution #14-178 dated March 26, 2014, the Municipal Council authorized the execution of a program contract with the Jersey City Redevelopment Agency as its subrecipient/subgrantee for the 663 and 666 Ocean Avenue; and

WHEREAS, execution of the agreement between the City and Agency is required in the interest of efficiency and insurance of the continued operation of this program.

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

1. The Agency be and is hereby authorized to enter into and execute Subgrantee Agreements with the City of Jersey City for administration of Community Development Block Grant Program funds for FY2014 for the 663 and 666 Ocean Avenue Project and to further execute amendments and/or modifications to all such agreements as may be required; and



2. The Agency is further authorized to administer all program activities and budgets as well as direct the implementation of the project provided thereunder for the funded project as listed on the attached Resolution #14-178; and
3. The Executive Director, Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all forms of agreements or documents necessary to effectuate the purpose of this Resolution.

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 May 20, 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				
John D. Petkanas				
Russell J. Verducci				

Resolution of the City of Jersey City, N.J.

City Clerk File No. Res. 14.178
Agenda No. 10.H
Approved: MAR 26 2014
TITLE: _____



RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY APPROVING JERSEY CITY'S FY 2014 ANNUAL APPLICATION / ACTION PLAN AND AUTHORIZING SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

COUNCIL offered and moved adoption of the following resolution:

WHEREAS, the United States Department of Housing and Urban Development (HUD) will award the City of Jersey City \$5,295,945 in Community Development Block Grant (CDBG) funds; \$1,400,180 in HOME Investment Partnerships Program (HOME) funds; \$2,566,221 in Housing Opportunities for Persons With AIDS (HOPWA) funds and \$442,756 in Emergency Solutions Grant (ESG) funds for the 2014 Fiscal Year; and

WHEREAS, the City of Jersey City has developed an Annual Application / Action Plan consistent with the City's needs and federal regulations; and

WHEREAS, the City of Jersey City has prepared an Annual Action Plan detailing projects recommended to receive funding for FY2014; and

WHEREAS, the attached entities are eligible under 24 CFR Part 570, 24 CFR Part 574 and 24 CFR Part 576; and

WHEREAS, the City of Jersey City has complied with all program requirements and will continue to administer the Community Development Block Grant (CDBG), HOME, HOPWA and ESG programs in compliance with such requirements.

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council hereby approves Jersey City's FY2014 Annual Application/ Action Plan; and

BE IT FURTHER RESOLVED, that the City of Jersey City is prepared to comply with all necessary assurances required by the U.S. Department of Housing and Urban Development; and

BE IT FURTHER RESOLVED that the City will minimize displacement to the greatest extent possible through re-use of vacant land or buildings; any person actually displaced will receive benefits and assistance required by Federal law as described in the Residential Anti-Displacement and Relocation Plan.

APPROVED: _____

APPROVED: _____
Business Administrator

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED 9-0

RECORD OF COUNCIL VOTE ON FINAL PASSAGE 3.26.14											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted at a meeting of the Municipal Council of the City of Jersey City N.J.

Rolando R. Lavarro, Jr., President of Council

Robert Byrne, City Clerk

TITLE:

**RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
APPROVING JERSEY CITY'S FY 2014 ANNUAL APPLICATION / ACTION PLAN AND
AUTHORIZING SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT (HUD)**

2014 CDBG – PUBLIC SERVICE PROGRAM

<u>Subrecipient</u>	<u>Recommended Amount</u>
ASPIRA, Inc.	\$ 17,005
Big Brothers, Big Sisters of Essex, Hudson and Union Counties	\$ 53,444
Boys & Girls Club (Heights Outreach)	\$ 10,889
Boys & Girls Club (Youth Achievement)	\$ 11,661
C-Line Community Outreach Services, Inc.	\$ 17,491
Concordia Learning Ctr. @ St. Joseph's School for the Blind	\$ 14,090
Educational Arts Team, Inc.	\$ 17,005
Girl Scout Council of Greater Essex and Hudson Counties	\$ 17,491
Grace Van Vorst Community Service	\$ 21,378
Greenville Westside Babe Ruth, Inc.	\$ 11,806
H.C. Court Appointed Special Advocates (CASA)	\$ 48,586
Hudson Pride Connections Center (SAGE)	\$ 4,859
Hudson Pride Connections Center (Youth Connect)	\$ 6,996
Jackie Robinson Little League	\$ 11,175
J.C. Dept. of Recreation	\$ 97,172
J.C. Employment and Training Commission	\$ 75,794
Kennedy Dancers (Inner City Youth)	\$ 9,231
Kennedy Dancers (Senior Citizens)	\$ 6,802
KIDZ 1 ST D/B/A JC RBI	\$ 8,065
Lincoln Park Little League	\$ 13,118
Nimbus Dance Works	\$ 4,859
PAN AM Concerned Citizens Action League	\$ 9,231
Pershing Field Babe Ruth League, Inc.	\$ 11,175
Philippine American Friendship Committee, Inc. (PAFCOM)	\$ 13,604
Roberto Clemente Little League	\$ 13,118
Salvation Army (Adult Rehabilitation Center)	\$ 7,288
Starting Points	\$ 19,434
Team Walker, Inc.	\$ 9,717
Urban League (General Social Services)	\$ 13,604
Urban League (Power Up)	\$ 4,859
Visiting Homemaker Service of H.C. (Families At Risk)	\$ 7,288
Visiting Homemaker Service of H.C. (Inside and Out Fatherhood)	\$ 7,774
Washington Park Little League	\$ 11,806
WomenRising (Domestic Violence)	\$ 27,208
WomenRising (Strong Foundations)	\$ 31,872
York St. Project-Kenmare Alternative H.S. (Job Readiness Svc.)	\$ 7,288
Youth Music Group	\$ 6,802
Youth Summer Programs	\$ 113,607

2014 CDBG REHABILITATION PROGRAM

<u>Subrecipient</u>	<u>Recommended Amount</u>
Catholic Charities Archdiocese of Newark - 249 Virginia Av	\$ 132,800
Concordia Learning Center - 761 Summit Av	\$ 80,600
Grace Van Vorst Community Services - 39 Erie St	\$ 131,193
Hudson Community Enterprises - 68-70 Tuers Av	\$ 120,974
JC Div. of Community Dev. – Homeowner Rehabilitation Program (HORP)	\$ 550,000
JC Div. of Community Dev. – Relocation Assistance	\$ 75,000
JC Dept. of Public Works – (Curb Ramps)	\$ 256,297
JC Redevelopment Agency (JCRA) – Berry Lane Park	\$ 1,000,000
JC Redevelopment Agency (JCRA) – 663 & 665 Ocean Av	\$ 650,000
Rebuilding Together J.C. Inc. (Citywide)	\$ 45,000
St. Paul's Center of Caring – 440-448 Hoboken Av	\$ 82,000

City Clerk File No. Res. 14.178Agenda No. 10.N MAR 26 2014

TITLE:

**RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
APPROVING JERSEY CITY'S FY 2014 ANNUAL APPLICATION / ACTION PLAN AND
AUTHORIZING SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT (HUD)**

2014 HOME PROGRAM

<u>Subrecipient</u>	<u>Recommended Amount</u>
Administration	\$ 140,018
Franklin Development Group LLC -- Liberty Manor	\$ 79,101*
Garden State Episcopal CDC - 474 / 480 Ocean Av	\$ 605,426
Garden State Episcopal CDC (Scattered Sites - 07305/07306/07304)	\$ 575,635

*\$340,899 in Reprogrammed Funds will be used to cover a portion of costs for Liberty Manor

2014 HOPWA PROGRAM

<u>Subrecipient</u>	<u>Recommended Amount</u>
Administration	\$ 76,986
Catholic Charities Archdiocese of Newark -- Canaan House	\$ 96,159
Catholic Charities Archdiocese of Newark -- Franciska Residence	\$ 273,084
Garden State Episcopal CDC - Hudson CASA	\$ 85,338
Garden State Episcopal CDC - Corpus Christi	\$ 268,370
H.C. Housing Resource Center	\$ 1,014,274
Let's Celebrate - Rent Subsidy	\$ 525,651
Let's Celebrate - STRMU	\$ 226,359

2014 ESG PROGRAM

<u>Subrecipient</u>	<u>Recommended Amount</u>
Catholic Charities Archdiocese of Newark - Hope House	\$ 67,174
Catholic Charities Archdiocese of Newark - St. Lucy's Shelter	\$ 173,481
Covenant House (Outreach)	\$ 25,000
Garden State Episcopal CDC (Hudson CASA)	\$ 177,101

2014 ECONOMIC DEVELOPMENT PROGRAM

<u>Subrecipient</u>	<u>Recommended Amount</u>
Hudson Community Enterprises, Inc.	\$ 98,000
Rising Tide Capital, Inc.	\$ 220,500

2014 ADMINISTRATION

<u>Subrecipient</u>	<u>Recommended Amount</u>
JC Division of Community Development (DCD)	\$ 987,189
JC Housing Code Enforcement (HCE)	\$ 72,000

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING EXECUTION OF A GRANT AGREEMENT
FOR THE BERRY LANE PARK PROJECT FUNDED WITH
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**

WHEREAS, the City of Jersey City has received Community Development Block Grant (CDBG) funds for Fiscal Year 2014 from US Department of HUD; and

WHEREAS, by Resolution #14-178 dated March 26, 2014, the Municipal Council authorized the execution of a program contract with the Jersey City Redevelopment Agency as its subrecipient/subgrantee for the Berry Lane Park Project; and

WHEREAS, execution of the agreement between the City and Agency is required in the interest of efficiency and insurance of the continued operation of this program.

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

1. The Agency be and is hereby authorized to enter into and execute Subgrantee Agreements with the City of Jersey City for administration of Community Development Block Grant Program funds for FY2014 for the Berry Lane Park Project and to further execute amendments and/or modifications to all such agreements as may be required; and

2. The Agency is further authorized to administer all program activities and budgets as well as direct the implementation of the project provided thereunder for the funded project as listed on the attached Resolution #14-178; and
3. The Executive Director, Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all forms of agreements or documents necessary to effectuate the purpose of this Resolution.

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 May 20, 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				
John D. Petkanas				
Russell J. Verducci				

Resolution of the City of Jersey City, N.J.

City Clerk File No. Res. 14.178
Agenda No. 10.N
Approved: MAR 26 2014
TITLE: _____



RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY APPROVING JERSEY CITY'S FY 2014 ANNUAL APPLICATION / ACTION PLAN AND AUTHORIZING SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

COUNCIL offered and moved adoption of the following resolution:

WHEREAS, the United States Department of Housing and Urban Development (HUD) will award the City of Jersey City \$5,295,945 in Community Development Block Grant (CDBG) funds; \$1,400,180 in HOME Investment Partnerships Program (HOME) funds; \$2,566,221 in Housing Opportunities for Persons With AIDS (HOPWA) funds and \$442,756 in Emergency Solutions Grant (ESG) funds for the 2014 Fiscal Year; and

WHEREAS, the City of Jersey City has developed an Annual Application / Action Plan consistent with the City's needs and federal regulations; and

WHEREAS, the City of Jersey City has prepared an Annual Action Plan detailing projects recommended to receive funding for FY2014; and

WHEREAS, the attached entities are eligible under 24 CFR Part 570, 24 CFR Part 574 and 24 CFR Part 576; and

WHEREAS, the City of Jersey City has complied with all program requirements and will continue to administer the Community Development Block Grant (CDBG), HOME, HOPWA and ESG programs in compliance with such requirements.

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council hereby approves Jersey City's FY2014 Annual Application/ Action Plan; and

BE IT FURTHER RESOLVED, that the City of Jersey City is prepared to comply with all necessary assurances required by the U.S. Department of Housing and Urban Development; and

BE IT FURTHER RESOLVED that the City will minimize displacement to the greatest extent possible through re-use of vacant land or buildings; any person actually displaced will receive benefits and assistance required by Federal law as described in the Residential Anti-Displacement and Relocation Plan.

APPROVED: _____

APPROVED: _____
Business Administrator

APPROVED AS TO LEGAL FORM

Certification Required ☐

Not Required ☐

Corporation Counsel

APPROVED 9-0

RECORD OF COUNCIL VOTE ON FINAL PASSAGE 3.26.14											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted at a meeting of the Municipal Council of the City of Jersey City N.J.

Rafael R. Lavarro, Jr., President of Council

Robert Byrne, City Clerk

TITLE:

**RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
APPROVING JERSEY CITY'S FY 2014 ANNUAL APPLICATION / ACTION PLAN AND
AUTHORIZING SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT (HUD)**

2014 CDBG – PUBLIC SERVICE PROGRAM

<u>Subrecipient</u>	<u>Recommended Amount</u>
ASPIRA, Inc.	\$ 17,005
Big Brothers, Big Sisters of Essex, Hudson and Union Counties	\$ 53,444
Boys & Girls Club (Heights Outreach)	\$ 10,689
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C-Line Community Outreach Services, Inc.	\$ 17,491
Concordia Learning Ctr. @ St. Joseph's School for the Blind	\$ 14,090
Educational Arts Team, Inc.	\$ 17,005
Girl Scout Council of Greater Essex and Hudson Counties	\$ 17,491
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Hudson Pride Connections Center (SAGE)	\$ 4,859
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Jackie Robinson Little League	\$ 11,175
J.C. Dept. of Recreation	\$ 97,172
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Roberto Clemente Little League	\$ 13,118
Salvation Army (Adult Rehabilitation Center)	\$ 7,288
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Team Walker, Inc.	\$ 9,717
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WomenRising (Strong Foundations)	\$ 31,872
York St. Project-Kenmare Alternative H.S. (Job Readiness Svc.)	\$ 7,288
Youth Music Group	\$ 6,802
Youth Summer Programs	\$ 113,607

2014 CDBG REHABILITATION PROGRAM

<u>Subrecipient</u>	<u>Recommended Amount</u>
Catholic Charities Archdiocese of Newark - 249 Virginia Av	\$ 132,800
Concordia Learning Center - 761 Summit Av	\$ 80,600
Grace Van Vorst Community Services - 39 Erie St	\$ 131,193
Hudson Community Enterprises - 68-70 Tuers Av	\$ 120,974
JC Div. of Community Dev. – Homeowner Rehabilitation Program (HORP)	\$ 550,000
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JC Dept. of Public Works – (Curb Ramps)	\$ 256,297
JC Redevelopment Agency (JCRA) – Berry Lane Park	\$ 1,000,000
JC Redevelopment Agency (JCRA) – 663 & 665 Ocean Av	\$ 650,000
Rebuilding Together J.C, Inc. (Citywide)	\$ 45,000
St. Paul's Center of Carling – 440-448 Hoboken Av	\$ 82,000

City Clerk File No. Res. 14.178
 Agenda No. 10.N MAR 26 2014

TITLE:

**RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
 APPROVING JERSEY CITY'S FY 2014 ANNUAL APPLICATION / ACTION PLAN AND
 AUTHORIZING SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING
 AND URBAN DEVELOPMENT (HUD)**

2014 HOME PROGRAM

<u>Subrecipient</u>	<u>Recommended Amount</u>
Administration	\$ 140,018
Franklin Development Group LLC – Liberty Manor	\$ 79,101*
Garden State Episcopal CDC – 474 / 480 Ocean Av	\$ 605,426
Garden State Episcopal CDC (Scattered Sites – 07305/07306/07304)	\$ 575,635

*\$340,899 in Reprogrammed Funds will be used to cover a portion of costs for Liberty Manor

2014 HOPWA PROGRAM

<u>Subrecipient</u>	<u>Recommended Amount</u>
Administration	\$ 76,986
Catholic Charities Archdiocese of Newark – Canaan House	\$ 96,159
Catholic Charities Archdiocese of Newark – Franciska Residence	\$ 273,084
Garden State Episcopal CDC – Hudson CASA	\$ 85,338
Garden State Episcopal CDC – Corpus Christi	\$ 268,370
H.C. Housing Resource Center	\$ 1,014,274
Let's Celebrate – Rent Subsidy	\$ 525,651
Let's Celebrate – STRMU	\$ 226,359

2014 ESG PROGRAM

<u>Subrecipient</u>	<u>Recommended Amount</u>
Catholic Charities Archdiocese of Newark - Hope House	\$ 67,174
Catholic Charities Archdiocese of Newark - St. Lucy's Shelter	\$ 173,481
Covenant House (Outreach)	\$ 25,000
Garden State Episcopal CDC (Hudson CASA)	\$ 177,101

2014 ECONOMIC DEVELOPMENT PROGRAM

<u>Subrecipient</u>	<u>Recommended Amount</u>
Hudson Community Enterprises, Inc.	\$ 98,000
Rising Tide Capital, Inc.	\$ 220,500

2014 ADMINISTRATION

<u>Subrecipient</u>	<u>Recommended Amount</u>
JC Division of Community Development (DCD)	\$ 987,189
JC Housing Code Enforcement (HCE)	\$ 72,000

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXTENDING CONTRACT NUMBER 13-05-BD2 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. FOR ENVIRONMENTAL SERVICES IN THE GRAND JERSEY REDEVELOPMENT AREA

WHEREAS, at its meeting on May 21, 2013 the Board of Commissioners authorized entering into Contract Number 13-05-BD2 with Dresdner Robin Environmental Management, Inc for professional environmental services in the Grand Jersey Redevelopment Area; and

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

WHEREAS, Dresdner Robin Environmental Management, Inc, who responded to the Request for Qualifications for Professional Environmental Services which the Agency published on August 23, 2013 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 November 19, 2013, by Resolution of the Board of Commissioners; and

WHEREAS, the contract amount of \$54,740.000 remains unchanged; and

WHEREAS, funds are available from a grant provided by the Environmental Protection Agency; 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 13-05-BD2 with Dresdner Robin Environmental Management is hereby extended for a period of one year.

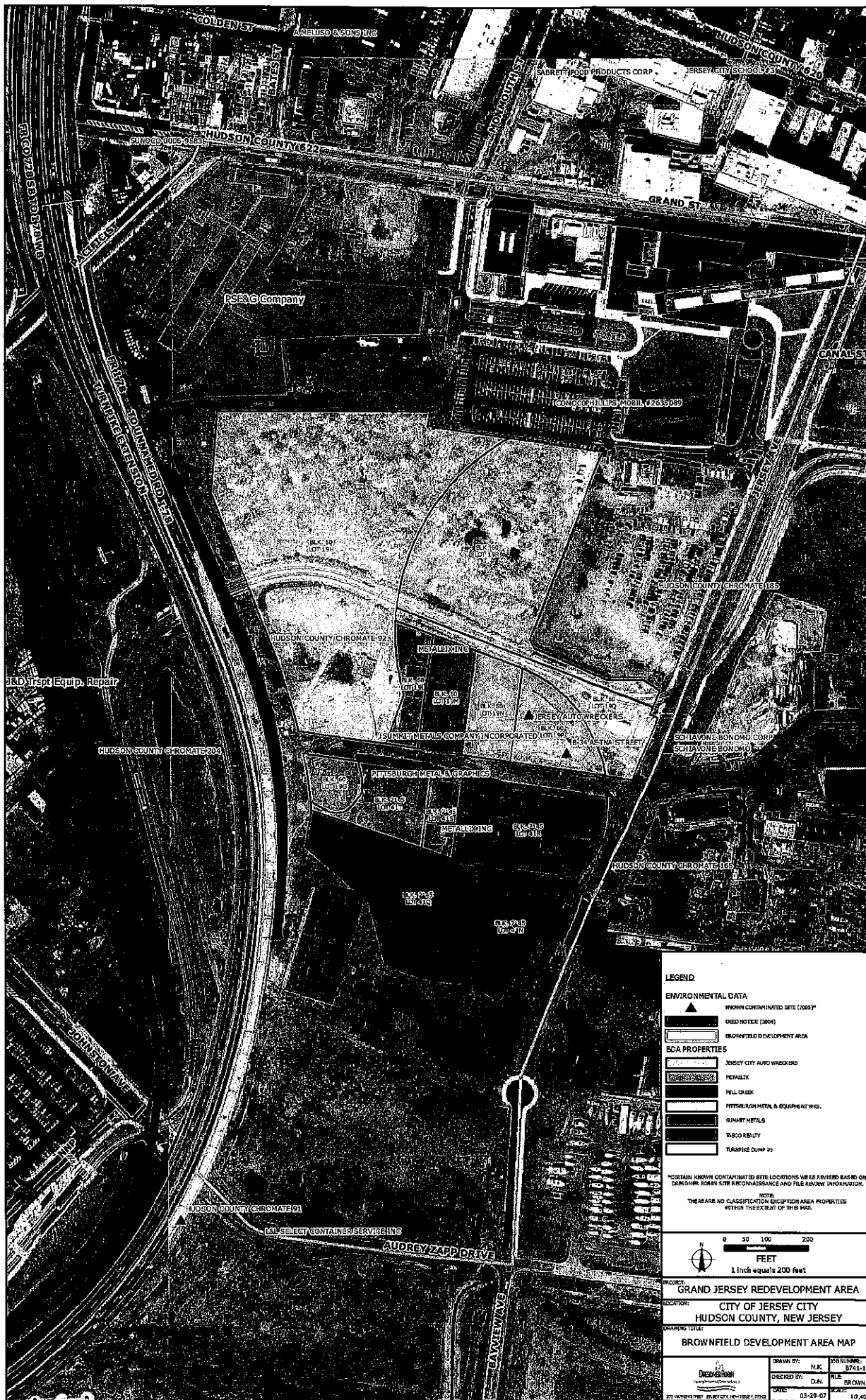
BE IT FURTHER RESOLVED that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to carry out the purposes of this Resolution subject to the review and approval of the Agency's General Counsel.

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

SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of May 20, 2014.

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



LEGEND

ENVIRONMENTAL DATA

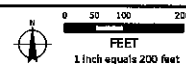
- KNOWN CONTAMINATED SITE (2005)*
- DEED NOTICE (2006)
- UNOBTAINED DEVELOPMENT AREA

SDA PROPERTIES

- Jersey City Auto Wreckers
- METALLIX
- MILL CREEK
- Pittsburgh Metal & Equipment Wks.
- SUNART METALS
- TISCO READY
- TRAMPING DUMP #5

*CERTAIN KNOWN CONTAMINATED SITE LOCATIONS WERE REVERSED BASED ON DISCOVERY FROM SITE RECONNAISSANCE AND FILE RECENT INFORMATION.

NOTE: THERE ARE NO CLASSIFICATION EXCEPTION AREA PROPERTIES WITHIN THE EXTENT OF THIS MAP.



PROVINCE
 GRAND JERSEY REDEVELOPMENT AREA
 LOCATION
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 DRAWING TITLE
 BROWNFIELD DEVELOPMENT AREA MAP

DESIGNED BY D.N.	CHECKED BY D.N.	DATE 03-29-07	DRAWN BY N.K.	FILE BROWN	SCALE 1:2,400
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**RESOLUTION OF THE JERSEY CITY REDEVELOPMENT AGENCY
BOARD OF COMMISSIONERS APPROVING A NEGOTIATED
SETTLEMENT BETWEEN THE OWNER AND AGENCY STAFF FOR
PROPERTY LOCATED ON WASHINGTON BOULEVARD AT THE
FOOT OF SECOND & GREEN STREETS WITHIN BLOCK 11603 LOT
38 IN THE HARSIMUS COVE STATION REDEVELOPMENT AREA**

WHEREAS, the Jersey City Redevelopment Agency, pursuant to the provisions of N.J.S.A. 40A:12A-1 et seq., as amended, has determined it necessary to acquire lands and premises located on Washington Boulevard at the foot of Second and Green Streets within Block 11603, Lot 38 in the Harsimus Cove Station Redevelopment Area; and

WHEREAS, upon acquisition of the property by the Agency, it will then be transferred to the City of Jersey City and made part of a consolidation of surrounding parcels; and

WHEREAS, the consolidated lot(s) will be conveyed to the Port Authority for the construction of a PATH substation at the site; and

WHEREAS, an acquisition appraisal was prepared by McGuire Associates, LLC; and

WHEREAS, the appraisal report determined fair market value of the property to be in the amount of \$53,500.00; and

WHEREAS, the property is owned by Green Street Realty, LLC; and

WHEREAS, the said appraisal was presented to the property owner for review and the amount of \$53,500.00 was subsequently rejected by the owner; and

WHEREAS, as a result of negotiation between the owner and Agency staff, this matter has been settled for a new total of \$75,000.00 which is \$21,500.00 over and above the original appraised value; and

WHEREAS, the Agency will enter into an Agreement of Sale with the property owner for the sum of \$75,000.00; and

WHEREAS, the Agency is agreeable to said administrative settlement as being reasonable, prudent and in the best interest of the public.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Agency is hereby authorized to acquire the aforementioned property for the negotiated sum of **\$75,000.00**.

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.

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 May 20, 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				
John D. Petkanas				
Russell Verducci				

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NUMBER 14-05-BD6 WITH WCD GROUP FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE HOBOKEN AVENUE REDEVELOPMENT AREA.

WHEREAS, in furtherance of the goals and objectives of the local Redevelopment and Housing Law, the Jersey City Redevelopment Agency, as a local autonomous Agency, undertakes various redevelopment projects within the City of Jersey City; and

WHEREAS, the Agency desires to conduct an environmental site investigation and prepare a remedial investigation work plan on Block 6001, Lot 40 in the Hoboken Avenue Redevelopment Area; and

WHEREAS, WCD Group, who responded to the Request for Qualifications for Professional Environmental Services which the Agency published on August 23, 2013 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 November 19, 2013, by Resolution of the Board of Commissioners; and

WHEREAS, WCD Group has submitted a proposal for environmental services dated May 19, 2014 in the amount not to exceed \$157,147.00 (attached); and

WHEREAS, said contract will be for a term not to exceed (1) one year; and

WHEREAS, funds for the work will be provided by a grant from the Hazardous Discharge Site Remediation Fund administered by the New Jersey Department of Environmental Protection and New Jersey Economic Development Authority; and

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

WHEREAS, notice of the award of this contract shall be published in a newspaper of general circulation in accordance with N.J.S.A. 40A:11-5(1)(a)(I).

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Services Contract No.14-05-BD6 with WCD Group in an amount not to exceed \$157,147.00 be awarded 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 May 20, 2014.

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

**BOND RESOLUTION AUTHORIZING THE JERSEY CITY
REDEVELOPMENT AGENCY TO ISSUE NOT TO EXCEED
\$10,000,000 REDEVELOPMENT AREA TAXABLE BONDS
(JOURNAL SQUARE PROJECT) AND DETERMINING
OTHER MATTERS RELATED THERETO**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, constituting Chapter 79 of the Pamphlet Laws of 1992 of the State of New Jersey, and the acts amendatory thereof and supplemental thereto (the "**Redevelopment Law**", as codified by N.J.S.A. 40A:12A-1 et seq), the Jersey City Redevelopment Agency (the "**Agency**") has determined to issue its Redevelopment Area Taxable Bonds (Journal Square Project) (the "**Bonds**") in the original aggregate principal amount of not to exceed \$10,000,000, which may be issued in one or more series, to: (1) fund certain of the costs of the Redevelopment Project (defined below) located in the Journal Square section of Jersey City, New Jersey (the "**City**"); (2) fund capitalized interest on the Bonds, and (3) pay certain costs incidental to the issuance and sale of the Bonds, together with other costs permitted by the Redevelopment Law (collectively, the "**Project**"); and

WHEREAS, Journal Square I Urban Renewal LLC ("**JS I**"), wholly owned by the Journal Square Associates LLC (the "**Redeveloper**"), will construct Phase 1 of the Redevelopment Project, which is expected to consist of a 54-story building having approximately 540 market-rate residential rental units, approximately 4,000 square feet of leasing space and potential future commercial space, a parking garage containing approximately 153 parking spaces, and an interim surface parking lot having approximately 74 parking spaces, together with a pedestrian mall and public improvements and infrastructure related thereto ("**Phase I Project**"); and

WHEREAS, Journal Square II Urban Renewal LLC ("**JS II**"), wholly owned by the Redeveloper, will construct Phase II of the Redevelopment Project, which is expected to consist of a 70-story building having approximately 700 market-rate residential rental units, approximately 18,000 square feet of leasing space and potential future commercial space, and a parking garage containing approximately 522 parking spaces ("**Phase II Project**"); and

WHEREAS, Journal Square III Urban Renewal LLC ("JS III"), wholly-owned by the Redeveloper, will construct Phase III of the Redevelopment Project, which is expected to consist of a 60-story building having approximately 600 market-rate residential rental units, approximately 14,000 square feet of leasing space and potential future commercial space, and a parking garage containing approximately 245 parking spaces ("**Phase III Project**" and, together with the Phase I Project and Phase II Project, the "**Redevelopment Project**"; and

WHEREAS, the Redevelopment Area requires certain on-site and off-site public improvements and infrastructure, including a pedestrian mall, certain of which will be undertaken by the Redeveloper in connection with the Phase I Project, but which benefit the entire Redevelopment Project, including, if and when completed, the Phase II Project and Phase III Project; and

WHEREAS, following the issuance of the Bonds, the proceeds will be used to fund a grant by the City to the Redeveloper, which proceeds thereof will be deposited and thereafter drawn upon in accordance with an indenture of trust (the "**Indenture**") to be executed by the Agency and a trustee to be appointed by the Agency (the "**Trustee**") and a funding agreement, among the Agency, the JS I, JSII and JSIII, and the Trustee (the "**Funding Agreement**"), for payment of certain costs of the Project pursuant to requisitions submitted by JSI, JSII and JSIII; and

WHEREAS, in order to enhance the viability of the Redevelopment Project, the City has granted a long term exemption pursuant to N.J.S.A. 40A:20-1 et seq., as amended (the "**Tax Exemption Law**"), and has entered into separate financial agreements with JS I, JS II and JS III, (the "**Financial Agreements**") governing payments made to the City in lieu of real estate taxes on the Redevelopment Project; and

WHEREAS, each of the Financial Agreements provides for the payment of an Annual Service Charge (as defined in the Financial Agreements) by JS I, JS II, and JS III, as applicable, to the City (the "**Annual Service Charge**") and further provides for a pledge of a portion of such Annual Service Charge to the debt service on bonds issued to fund a portion of the cost of the Project (the "**Pledged Annual Service Charges**" [as defined in the Financial Agreements]); and

WHEREAS, the Agency, the City and the Trustee will enter into a pledge agreement whereby the Pledged Annual Service Charges will be pledged to the Bonds as security for the Project (the "**Pledge Agreement**");

WHEREAS, the payment obligations for the Bonds will be further secured by an unconditional guaranty (the "**Guaranty Agreement**") made by the Redeveloper or an affiliate thereof in favor of the Agency.

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The Bonds and the Project; Security for the Bonds. The Agency hereby approves the issuance of the Bonds to finance the Project. The Bonds shall be issued in a negotiated transaction with a Purchaser (defined below). The Bonds shall be secured by the Pledged Annual Service Charges. In addition, to the extent deemed necessary by the purchaser thereof, the Bonds shall also be secured by a guaranty by the Redeveloper or an affiliate thereof.

Section 2. Authorization of Bonds. The Agency hereby authorizes the issuance of the Bonds in an aggregate principal amount of not to exceed \$10,000,000, in one or more series, for the purpose of funding costs of the Project.

The Bonds shall be initially issued in fully-registered form and as described in the Indenture between the Agency and the Trustee, registerable at the designated office of the Trustee, as bond registrar (the "**Bond Registrar**"), and shall be numbered with such identifying prefixes and suffixes as the Bond Registrar may determine. The Bonds shall be dated the date of their authentication and delivery to the holders thereof and shall bear interest from such date. Interest on the Bonds shall be payable on the dates as described in the Indenture.

The Bonds shall mature no later than thirty (30) years from the date of issuance. The Bonds shall be issued on a taxable basis and shall bear interest at a rate or rates of interest as the case may be, which shall not exceed three and one-half per centum (3.50%) per annum for such Bonds. The Bonds may be issued with such original issue premium or discount as shall be negotiated by the Purchaser and the Agency.

The Chairman, Vice-Chairman or Executive Director (each an "**Authorized Officer**") of the Agency are each hereby authorized to execute and deliver on behalf of the Agency a bond purchase/placement agreement, if applicable, for the purchase or placement of the Bonds (the "**Bond Purchase/Placement Agreement**") by or with an entity designated by the Redeveloper, which may be an entity related to the Redeveloper (the "**Purchaser**"), the

approval thereof to be evidenced by such Authorized Officer's execution thereof, for the purchase of all, but not less than all, of the Bonds of such series being sold. A copy of the Bond Purchase/Placement Agreement shall be filed upon execution with the records of the Agency.

Section 3. Terms and Provisions of Bonds. The terms and provisions of the Bonds, including dates of maturity, redemption provisions and interest rates, shall be as set forth herein and as set forth in the Indenture.

Section 4. Form of Bonds. The Bonds shall be in substantially the form set forth in the Indenture with such insertions, omissions or variations as may be necessary or appropriate.

Section 5. Execution and Authentication. The Bonds shall be executed and authenticated in accordance with the Indenture and shall be issued in registered form qualifying for book entry registration.

Section 6. Delivery of Bonds. Following execution of the Bonds, the Authorized Officers are each hereby authorized to deliver the Bonds to the Trustee for authentication and, after authentication, to deliver the Bonds to the Purchaser against receipt of the purchase price or unpaid balance thereof.

Section 7. Approval of Financing Documents.

a. The Authorized Officers are each hereby authorized to execute, acknowledge consent to and/or deliver the Indenture, the Bond Purchase/Placement Agreement, the Funding Agreement, the Pledge Agreement, a Guaranty Agreement, any disclosure document which may be used in connection with the initial placement of the Bonds, and any other such documents, instruments or agreements as may be necessary or appropriate in connection with the issuance and sale of the Bonds, each in such form and substance as is customary for transactions of this nature (the "Financing Documents").

b. No further action need be taken by the Agency, and the execution of the Financing Documents by an Authorized Officer shall be conclusively presumed to evidence any necessary approvals.

Section 8. Appointment of Certain Parties. Nowell Amoroso Klein Bierman, P.A. is hereby confirmed as bond counsel to the Agency. The Authorized Officers are hereby authorized and directed to appoint a trustee, paying agent and registrar for the Bonds.

Section 9. Incidental Action. The Authorized Officers are hereby authorized to execute and deliver such other documents and to take such other action as may be necessary or appropriate in order to effectuate the execution and delivery of the Indenture, and the issuance and sale of the Bonds, as described in the recitals hereto, all in accordance with the foregoing sections hereof.

Section 10. Effective Date. This Resolution shall take effect immediately upon adoption.

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of May, 20, 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 R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DE-DESIGNATING MEPT JOURNAL SQUARE URBAN RENEWAL, LLC AS REDEVELOPER AND DESIGNATING ONE JOURNAL SQUARE PARTNERS, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE JOURNAL SQUARE 2600 REDEVELOPMENT AREA

WHEREAS, on April 17, 2007, the Agency entered into an Amended and Restated Redevelopment Agreement with MEPT Journal Square Urban Renewal, LLC (hereinafter "MEPT"), which Agreement was amended by that certain First Amendment dated April 20, 2009, and a Second Amendment, dated June 4, 2009 (hereinafter collectively referred to as the "MEPT Redevelopment Agreement"); and

WHEREAS, as a result of the terms and conditions contained in the MEPT Redevelopment Agreement, MEPT has requested the following provisions:

- 1) Consent to the transfer of the property located at Block 9501, Lot 23 (f/k/a Block 1866, Lots 16, 17A, 18A, 19, 20, 25H B3, B4 and C1 (the "Property")) from MEPT Journal Square Urban Renewal, LLC to One Journal Square Partners, LLC;
- 2) De-designate MEPT Journal Square Urban Renewal, LLC as the designated redeveloper of the Property and release it from any obligations in connection with same;

WHEREAS, One Journal Square Partners has made a presentation and application to the Agency to be named Redeveloper of the Property and enter into a Redevelopment Agreement with the Agency; and

WHEREAS, the Agency has reviewed the proposal and decided it would be appropriate to name One Journal Square Partners, LLC as Redeveloper of the Project, subject to the execution of a Redevelopment Agreement; and

WHEREAS, the designation of One Journal Square Partners, LLC and the de-designation of MEPT is contingent upon the contemplated transfer of the Property between the parties being fully executed; and

WHEREAS, in the event the transaction does not take place, MEPT is to remain as Redeveloper of the Property and Project as aforementioned.

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. Consent to the transfer of the property located at Block 9501, Lot 23 (f/k/a Block 1866, Lots 16, 17A, 18A, 19, 20, 25H B3, B4 and C1 (the "Property") from MEPT Journal Square Urban Renewal, LLC to One Journal Square Partners, LLC;
3. De-designate MEPT Journal Square Urban Renewal, LLC as the designated redeveloper of the Property and release it from any obligations in connection with same;
4. Authorize the Jersey City Redevelopment Agency to terminate that certain Amended and Restated Redevelopment Agreement dated April 17, 2007, between the Jersey City Redevelopment Agency and MEPT Journal Square Urban Renewal, LLC, as such Redevelopment Agreement was amended on April 20, 2009 and again on June 4, 2009 (collectively the "MEPT Redevelopment Agreement");
5. Designate One Journal Square Partners, LLC as the Redeveloper of the Property; and
6. Authorize the Jersey City Redevelopment Agency to execute a new Redevelopment Agreement with One Journal Square Partners, LLC in accordance with the terms proposed in its application to the Jersey City Redevelopment Agency.

BE IT FURTHER RESOLVED that the Chairman, Vice Chair and/or Secretary are hereby authorized to execute any and all documents in order to effectuate the purposes set forth herein subject to the review and approval of the Agency's General Counsel

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of May 20, 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				
John D. Petkanas				
Russell J. Verducci				

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING CONTRACT NO. 14-05-FO8 WITH MID
ATLANTIC ENGINEERING PARTNERS FOR PROFESSIONAL
SERVICES OF PROPERTY IN THE MARTIN LUTHER KING
DRIVE REDEVELOPMENT AREA.**

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law, The Jersey City Redevelopment Agency, as a local autonomous Agency, undertakes various redevelopment projects within the City of Jersey City; and

WHEREAS, the Jersey City Redevelopment desires to acquire privately owned property located at 314 Martin Luther King Drive (Block 22604, Lot 24); and

WHEREAS, The Agency requires a site boundary survey of said property in order to acquire private property; and

WHEREAS, the Agency has worked with Mid Atlantic Engineering Partners in the past regarding dilapidated properties; and

WHEREAS, the Agency attained a proposal from Mid Atlantic Engineering Partners dated April 8th, 2014 in the amount of \$1,550.00. (See attached proposal); and

WHEREAS, the contract term will not to exceed one (1) year in an amount not exceed the sum of \$1,550.00 and said ; and

WHEREAS, the site boundary survey will be paid for by Community Development Block Grant (CDBG) funds; 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 are exempt from public bidding.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Contract 14-05-F08 in the amount not to exceed \$1,550.00 is hereby awarded to Mid Atlantic Engineering Partners for the purpose of a site boundary survey to acquire private property within the Martin Luther King Drive Redevelopment Area.

BE IT FURTHER RESOLVED, that 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

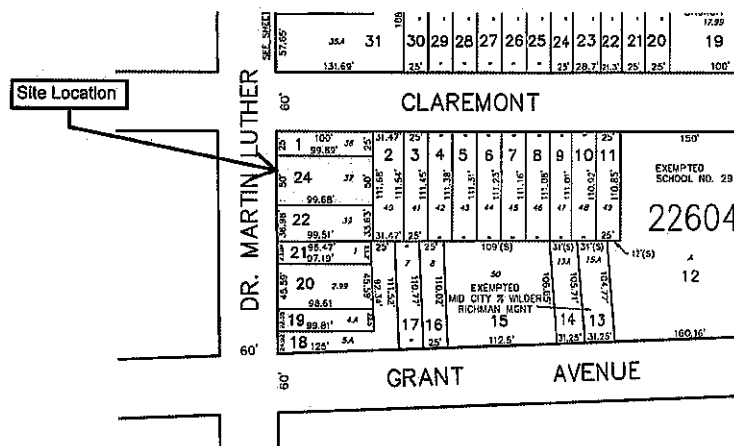
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of May 20, 2014.

<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				
John D. Petkanas				
Russell Verducci				



SURVEY PROPOSAL
314 M.L.K. BLVD. / BLOCK 22604, LOT 24
JERSEY CITY, HUDSON COUNTY, NEW JERSEY

The following proposal is presented to the Jersey City Redevelopment Agency to provide surveying services for the +/- 5000 SF property known as 314 M.L.K. Blvd. (Block 25604, Lot 24) which is located on mid-block between Claremont Ave & Grant Ave and is currently an open vacant lot.



The survey will be completed in accordance with the requirements listed below:

Item 1: Site Boundary & Topographic Survey

MidAtlantic will complete field survey work in order to prepare a plan including the following items:

- Property Boundary & Dimension (including easements as readily available *)
- Adjacent Building Corners on lots 1, 2, & 22 if accessible
- Spot Elevations throughout the property including the MLK sidewalk extending thru lots 1 & 22.
- R.O.W. width and sidewalk dimension
- Top & Bottom of Curb Elevations across lot frontage (one side of street)
- Visible Utilities including:
 - Sanitary / Storm Sewer with both nearest downstream & upstream manhole locations rim & invert elevations and pipe size. (if accessible, manholes w/in MLK will not be opened)
 - Water Main location & valves (as depicted by utility mark-out)
 - Gas Mains (as depicted by utility mark-out)
- Site features including trees, walks, walls & fences
- Horizontal datum NAD-1983 / Vertical datum NAVD-1988
- Plan Scale will be 1"=10'

*A title report to be provided to MidAtlantic Engineering is required in order to confirm all site easements, if unavailable; MidAtlantic will depict easement data as obtainable from readily available existing mapping. MidAtlantic will provide five signed and sealed copies of the final plan along with a CD containing an AutoCAD file. Access to the property will be provided to MidAtlantic staff as required for completion of survey work, and in-accessible areas at time of survey will be noted.

Fixed Fee: \$1,550.00

CLOSING

All out-of-pocket expenses and including, but not limited to, deed research fees, application fees, laboratory testing costs, mylar copies, certified mailings, photographs, blueprints, and special deliveries are considered additional to the proposal items unless specifically noted within the scope of this proposal. Any encountered reimbursable expenses will be invoiced along with a 15% servicing fee. Any effort authorized to proceed on a time & materials basis will be invoiced based on the attached Fee Schedule.

All work performed by will be invoiced on a monthly basis. The client's acceptance of this proposal is considered an assurance that funding has been secured and is available to pay all invoices within 30 days.

Please indicate your acceptance of this proposal by signing in the space provided below and returning one copy to this office.

ACCEPTED:**NAME:**

Signature

Print Name**TITLE:****COMPANY:****DATE:**

The above signed represents that they have read and understand the attached General Conditions and have the authority to enter into this agreement



RATE SCHEDULE

	HOURLY RATE
PRINCIPAL	\$160. ⁰⁰
PROJECT MANAGER	\$140. ⁰⁰
SURVEY MANAGER	\$140. ⁰⁰
PROJECT ENGINEER	\$120. ⁰⁰
LICENSED SURVEYOR	\$120. ⁰⁰
STAFF ENGINEER	\$ 105. ⁰⁰
DESIGN ENGINEER	\$ 95. ⁰⁰
CAD DRAFTSMAN	\$ 85. ⁰⁰
ADMINISTRATIVE ASSISTANT	\$ 55. ⁰⁰

SURVEY FIELD CREW	\$150. ⁰⁰
HYDROGRAPHIC SURVEY	\$300. ⁰⁰
FIELD INSPECTOR	\$ 80. ⁰⁰

WIDE FORMAT PLAN 18" X 24" PLAN OR LARGER	EACH \$3. ⁷⁵	L.S. BOUND REPORT (0-100 PAGES)	EACH \$15. ⁰⁰
SMALL FORMAT PLAN 11" X 17" PLAN	\$1. ⁷⁵	L.S. BOUND REPORT (>100 PAGES)	\$25. ⁰⁰
B/W COPY	\$0. ¹⁰	ELECTRONIC CD SUBMISSION	\$15. ⁰⁰
COLOR COPY	\$0. ³⁵		

THE RATES SHOWN HEREON ARE EFFECTIVE AS OF JAN. 1, 2014.

REIMBURSABLE OR OUT-OF-POCKET EXPENSES ARE TO BE INVOICED WITH A 15% SERVICE FEE.

HOURLY RATES ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE ANNUALLY PUBLISHED ENR RATE INCREASES.

SURVEY FIELD CREW SHALL BE CONSIDERED EITHER A 2-MAN CREW OR A SINGLE MAN CREW WITH A ROBOTIC INSTRUMENT.

GPS INSTRUMENT OPERATION SHALL BE INVOICED AS A SURVEY FIELD CREW.

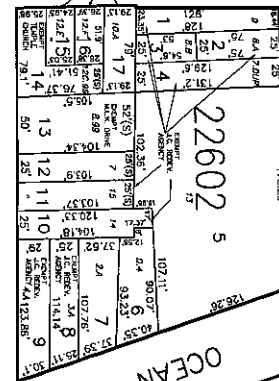
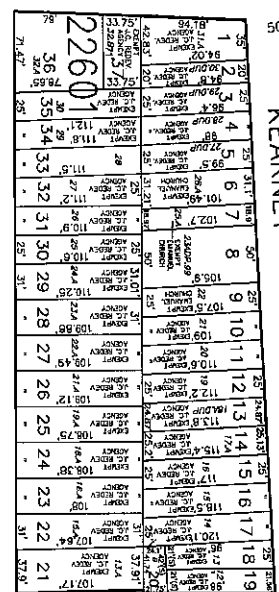
HYDROGRAPHIC SURVEY IS TO BE INVOICED AT A MINIMUM OF EIGHT HOURS OR A DAILY RATE.

DELIVERIES WILL BE INVOICED AS A REIMBURSABLE EXPENSE, BILLED AT THE ADMINISTRATIVE HOURLY RATE.

DATE	BY	REVISIONS	SECTION	BLOCK	LOT

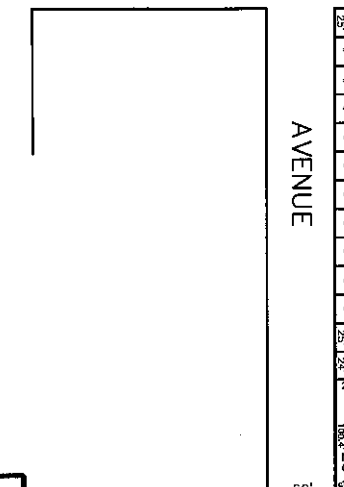
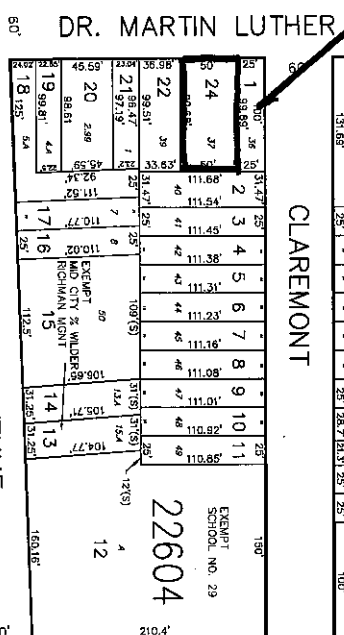
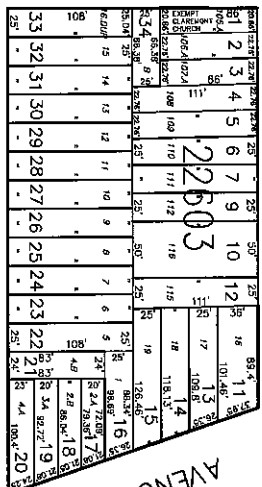
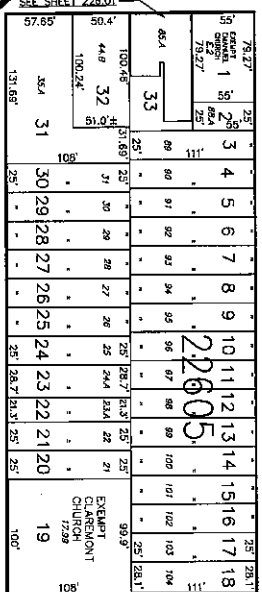
SEE SHEET 212

226



SEE SHEET 225

SEE SHEET 227



DR. MARTIN LUTHER KING

CLAREMONT

ROSE

GRANT AVENUE

SEE SHEET 232



TAX MAP
CITY OF JERSEY
HUDSON COUNTY, NEW JERSEY
RICHARD A. MORALE, P.E., P.L.S.
T & W ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN
NEW JERSEY, 07748

APP - CON-420773200

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAWING/DESIGN (CAD/2D) AND COORDINATE GEOMETRY.

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RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDERS NO. 2 & 3 TO CONTRACT NUMBER 14-02-BD1 WITH TOMCO CONSTRUCTION, INC. FOR SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, in order to carry out the Phase III - Site Remediation for the Berry Lane Park Project, the Jersey City Redevelopment Agency entered into Contract Number 14-02-BD1 on March 18, 2014 for \$278,656.00, as amended on April 15, 2014 for \$3,335.67 with TOMCO Construction, Inc. ("TOMCO"); and

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

WHEREAS, TOMCO has submitted requests for change orders resulting in an increase for the additional work; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Change Order #2 in the amount of \$34,501.64 and Change Order #3 in the amount of \$3,162.50 to contract No.14-02-BD1 with TOMCO Construction, Inc. are hereby authorized, resulting in a new contract amount of \$319,655.81.

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 May 20, 2014.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FAIR AND OPEN CONTRACT NO. 14-05-BD8 WITH MAST CONSTRUCTION SERVICES, INC. FOR PROFESSIONAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, in furtherance of the goals and objectives of the local Redevelopment and Housing Law, the Jersey City Redevelopment Agency, as a local autonomous Agency, undertakes various redevelopment projects within the City of Jersey City; and

WHEREAS, the Agency is in need of construction management services to undertake the Phase IV Site Improvements of the Berry Lane Park project in the Morris Canal Redevelopment Area; and

WHEREAS, in compliance with N.J.S.A. 40A:20.4 et seq. (Pay to Play law) the Agency issued a Request for Proposals for professional construction management services on March 26, 2014; and

WHEREAS, the Agency received a total of eight (8) proposal statements in response to the RFP, all of which were reviewed and evaluated by Agency Staff (list attached); and

WHEREAS, MAST Construction Services, Inc. has submitted a proposal for construction management services dated April 8, 2014 in the amount not to exceed \$164,000.00; and

WHEREAS, said contract will be for a term not to exceed (1) one year; and

WHEREAS, The cost of this work will be funded by City Capital funds; and

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

WHEREAS, notice of the award of this contract shall be published in a newspaper of general circulation in accordance with N.J.S.A. 40A:11-5(1)(a)(I).

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Services Contract No.14-05-BD8 with MAST Construction Services, Inc. in an amount not to exceed \$ 164,000.00 be awarded 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 May 20, 2014

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

List of firms who responded to Request for Proposals for Construction Management Services at Berry Lane Park published on March 26th, 20014:

Epic Management Inc.	\$123,493.00
Robinson Aerial Surveys, Inc.	\$152,570.00
Hill International Inc.	\$249,331.00
Legacy Construction Mgmt, Inc.	\$106,210.00
Mast Construction Services, Inc.	\$164,000.00
CME Associates	\$291,325.69
ARMAND Corporation	\$372,396.00
Maser Consulting P.A.	\$139,780.00

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
AWARD OF EMERGENCY CONTRACTS FOR WORK AT THE
POWERHOUSE**

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) the Agency undertook two initial stabilization projects at the Jersey City Powerhouse to protect the building from water infiltration thru window openings and removal of smokestacks and roof top monitors that were in poor physical condition; and

WHEREAS, contracts were awarded for the enclosure of the monumental window openings (Phase I) and the removal of three smokestacks and roof top monitors (Phase II); and

WHEREAS, since the completion of this work Agency staff has made efforts to search for funding to continue the stabilization of the structure; and

WHEREAS, on May 12, 2014, the Jersey City Fire Department contacted the Agency and summoned staff to the building due to a serious concern they had with the structural integrity of the east tower facade; and

WHEREAS, the Jersey City Fire Department stated their concern to be a "public safety issue" and requested that we take immediate action to support the tower; and

WHEREAS, also attending this meeting was the Jersey City Construction Code Official and the Building Subcode Official who at the conclusion of the meeting instructed

JCRA staff to "take necessary action" for new structural strapping of the tower and have our construction manager prepare a report outlining findings and recommendations (copy attached); and

WHEREAS, in order to implement the recommendations in the Construction Manager's report it is necessary to obtain authorization to enter into contracts for such purposes as may be necessary to respond to the emergent needs; and

WHEREAS, pursuant to Section 40A:11.5 "Emergency Contracts" a contract may be negotiated or awarded without public advertising for bids when an emergency affecting the public health, safety or welfare requires the immediate performance of services; and

WHEREAS, due to the complexity of the work, Agency staff reached out to both contractors who worked on Phases I and II for submission of a proposal to install necessary strapping as well as consulting firms to provide structural engineering services and services for remote monitoring for masonry movement and vibration at the site; and

WHEREAS, the Agency, upon receipt of said proposals and review by the Agency's Construction Manager, Helena Ruman, will award contracts to insure that all work is performed at the earliest possible date.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the above recitations are incorporated herein as if set forth at length; authorization to award Emergency Contracts to include temporary strapping of the masonry walls and associated professional services at the Powerhouse is hereby granted.

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 May 20, 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				
John D. Petkanas				
Russell Verducci				

HELENA RUMAN ARCHITECTS

May 19, 2014

Via Email & U.S. Mail

Mary Pat Noonan, Project Manager
Jersey City Redevelopment Agency
66 York Street
Jersey City, NJ 07302

RE: Jersey City Powerhouse Stabilization – Temporary Tower Strapping
Washington and First Streets
Jersey City, NJ
Project No. 3202A

Dear Ms. Noonan:

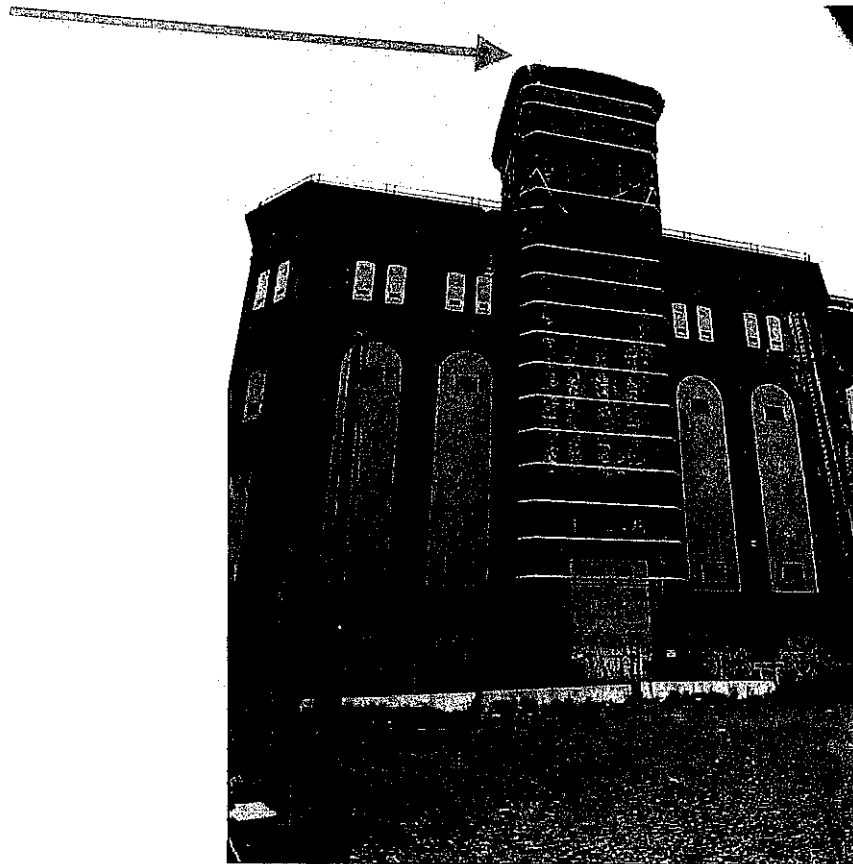
Pursuant to your meeting with representatives of the Jersey City Fire and Building Departments on May 12th, 2014, where the Fire Department Officials expressed concern over the condition of the Powerhouse tower and possible movement of the tower walls, I took the following steps upon your request.

On May 12th, 2014 I contacted Patrick Annett, PE, Associate of Robert Silman Associates, structural engineering firm, who worked with Beyer Blinder Belle Architects on the design for temporary stabilization of the Powerhouse and on temporary strapping of the tower. I spoke with Patrick Annett several times in the following days about steps we would recommend to the Jersey City Redevelopment Agency for temporary stabilization of these walls and for monitoring of any possible movement. I also spoke on May 12th with Raymond Meyer, Jersey City Construction Official, and made arrangements with John Burkhard, Superintendent of PATH Way & Structures Division for access to the building the following morning.

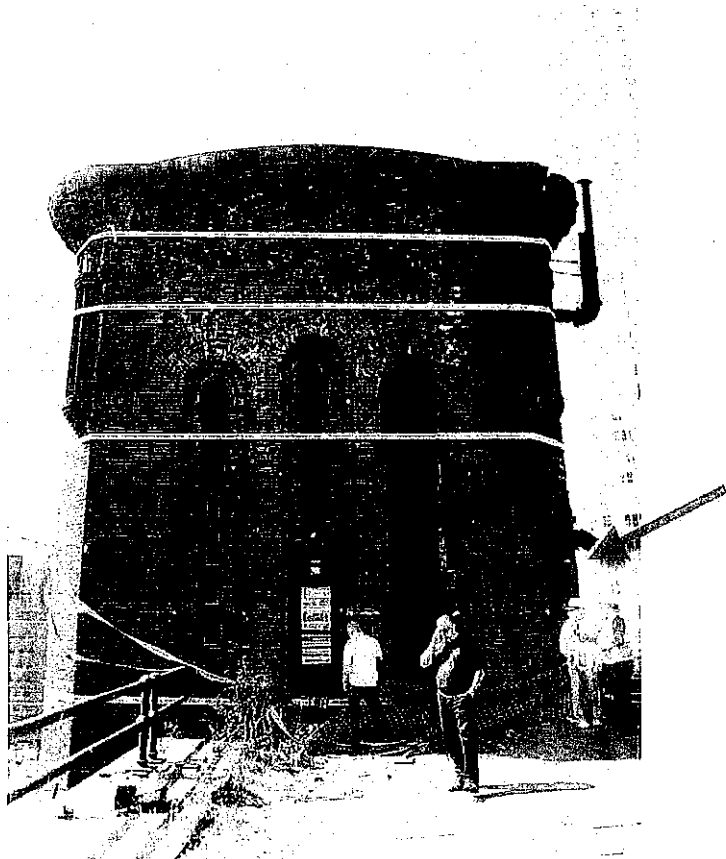
A meeting was held at the Powerhouse on Tuesday, May 13th, 2014 at 10:00A.M. The intent of that meeting was to access the top of the Powerhouse roof and review condition of the tower from the roof. This meeting was attended by Jesse Atwell, Jersey City Building Subcode Official, Joseph Severini of Jersey City Building Department, Brian J. Blazak, Historic Preservation Specialist, Jersey City Division of Planning, Rick Rybak of PATH Way & Structures Division, Mr. Harold Levitt, Manager of PATH Capital Projects was present at the building too.

We visually reviewed condition of the masonry walls of the east facing facades, specifically concentrating on the tower structure. There were no signs of any fresh new cracks appearing on the building's east walls. We checked the interiors of the tower shaft, accessible from the first floor. The interior walls are visible to approximately 25 feet height. There were no signs of any cracks extending through the entire thickness of the walls. We did not see any additional debris in the tower pit, from partial collapse of the tower floor structures above in the past year.

Cracks in masonry
extend for most of
the building height



Photograph.#1 : Partial East Façade with failing strapping of the tower walls



Location of crack monitor
no. 3

Photograph #2: Tower north façade with failing strapping.

While boarding up the Powerhouse windows in years 2009-2011, we installed crack monitors on the tower masonry walls in December 2009. Total three (3) crack monitors were set across existing masonry cracks. Two of these monitors were placed over cracks on the northeast and southeast corners of the tower walls at approximately 80 feet height above the grade. The third monitor was installed across a crack in the west wall of the tower above the main roof. Only the third monitor on the west wall could be read during our May 13th meeting. The other two (2) monitors could not be reached and read without aerial lift. The third monitor was read in the past in 2011, in June 2013 and last week. The following photographs show the movement of this crack as registered by the monitor.

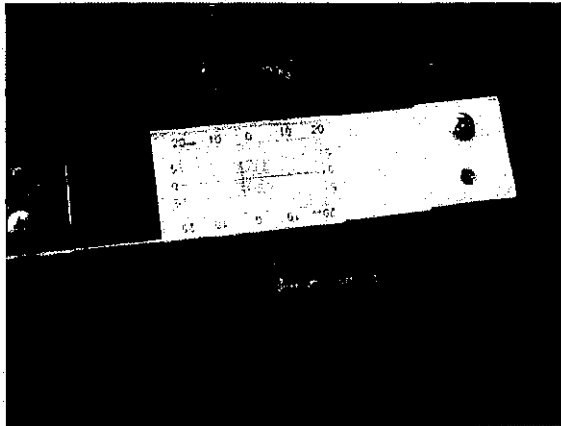


Photo #3: No.3 crack monitor in Dec.2009

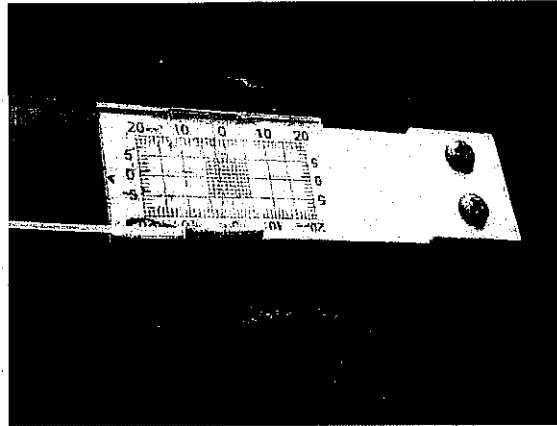


Photo #4: No.3 crack monitor on June 27, 2013

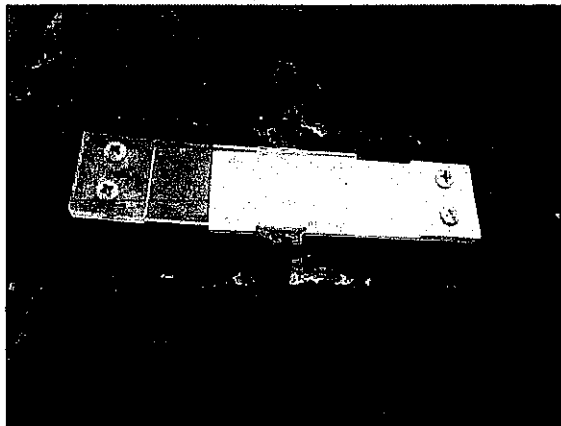


Photo #: No.3 crack monitor on May 13, 2014

The crack monitor no. 3 moved one (1) mm between December 2009 and June 2013 and another one (1) mm between June 27, 2013 and May 13, 2014.

The Powerhouse tower is of square footprint and was originally built with steel framing within the masonry perimeter walls, which supported a lift and floor structures at various levels. The steel floor framing was anchored into the exterior walls. At the top the exterior walls is corbelled decorative brickwork. The roof structure of the tower consists of steel framing, supported by the exterior walls and of concrete plank decking. As the roof deteriorated and partially collapsed in the past, the structural steel framing within the tower became heavily corroded. The corrosion of the steel, especially where embedded in the masonry walls, caused jacking forces that pushed the exterior masonry walls apart. The cracking of these walls is severe. There is a concern for their stability and possible collapse. Due to the ongoing corrosion of the structural steel, the movement and cracking of these walls will continue.

Robert Silman Associates, structural engineers, designed a temporary strapping of these walls in May 2010. The temporary strapping with polyester straps were installed by a contractor in

May 2010. A number of these straps failed recently at the upper portion of the tower. It is essential that all temporary straps on the tower are replaced at the earliest possible date.

You requested assistance from the Jersey City Fire Department with their equipment in order to reach the two (2) crack monitors high up on the east wall. It is my understanding that the Fire Department's apparatus cannot reach the crack monitors at 80 feet height. At this time we don't have latest reading of the two crack monitors.

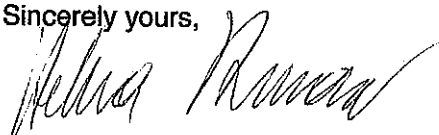
I am also concerned with the ongoing construction activities at the construction site at 200 Green Street, located close to the powerhouse east wall and with upcoming construction to the south of the powerhouse, across Bay Street. Any driving of piles or sheeting will induce a vibration in the landfill on which the powerhouse structure is founded. I asked the Jersey City Construction Official to request from the contractors on the surrounding construction sites an installation of a seismograph for monitoring of ground vibration due to their construction activities. Raymond Meyer said that this was their standard requirement for these types of construction.

We discussed condition of the tower walls with Patrick Annett, P.E., of Robert Silman Associates and are making the following recommendations to the Jersey City Redevelopment Agency:

1. Replace all strapping on the Powerhouse tower with new structural strapping as per the original drawing, prepared by Robert Silman Associates and dated May 14, 2010. Time is of the essence. The work should be done as soon as possible due to the unstable condition of these walls. At the same time, the contractor should provide aerial lifts for the structural engineer to check the condition of these cracks from a close up and to read the cracked monitors installed on these walls.
2. Engage a consulting engineering firm for installation of electronic crack monitors on the tower walls and provide seismographic sensors on the east and south walls with ability for continuous remote monitoring of any movement. This work should proceed as soon as possible. The consultant should coordinate his work with the contractor for tower strapping and should be able to use aerial lifts, provided by the contractor for placement of the electronic crack monitors.

Should you have any questions, please call me.

Sincerely yours,



Helena Ruman, AIA
HR/lw

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO CONTRACT NUMBER 13-12-BD8 WITH BROWNFIELD SCIENCE & TECHNOLOGY INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE TURNKEY REDEVELOPMENT AREA.

WHEREAS, at its meetings of December 17, 2013 and March 18, 2014 the Board of Commissioners authorized Contract No. 13-12-BD8 with Brownfield Science & Technology, Inc.; and

WHEREAS, the Agency is desirous of amending the contract to include additional environmental services; and

WHEREAS, Brownfield Science & Technology, Inc., who responded to the Request for Qualifications for Professional Environmental Services which the Agency published on August 23, 2013 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 November 19, 2013, by Resolution of the Board of Commissioners; and

WHEREAS, Brownfield Science & Technology, Inc. has submitted a proposal for additional environmental services dated April 23, 2014 in the amount not to exceed \$28,900.00 for a new contract amount not to exceed \$ 206,700.00 (attached); and

WHEREAS, said contract will be for a term not to exceed (1) one year; and

WHEREAS, funds for the work will be provided by the EPA Brownfield Grants awarded to the Agency; and

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

WHEREAS, notice of the award of this contract shall be published in a newspaper of general circulation in accordance with N.J.S.A. 40A:11-5(1)(a)(I).

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Services Contract No.13-12-BD8 with Brownfield Science & Technology, Inc. is hereby amended by \$28,900.00 for a new contract amount not to exceed \$206,700.00 and extended by one (1) year in accordance with N.J.S.A 40A:20.4 et seq. pursuant to Fair and Open Contracts.

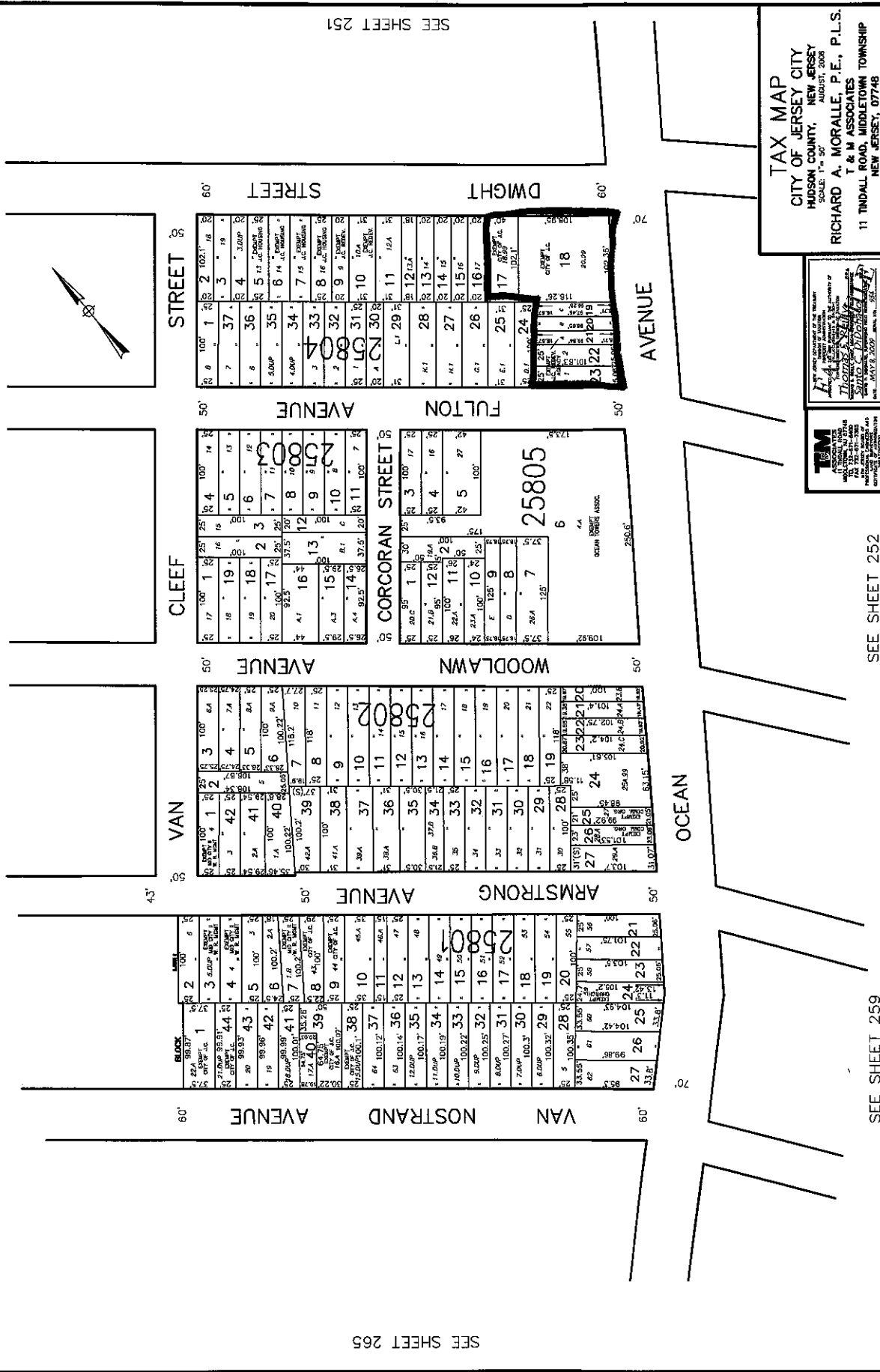
BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

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 May 20, 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				
John D. Petkanas				
Russell J. Verducci				

SEE SHEET 257



SEE SHEET 265

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



NOT TO SCALE - COMPANION MAP

THIS MAP WAS PREPARED USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY.

SEE SHEET 252

SEE SHEET 259

BROWNFIELD

SCIENCE & TECHNOLOGY

April 23, 2014

Benjamin Delisle
The Jersey City Redevelopment Agency
66 York Street
Floor 2
Jersey City, NJ 07302

Via: Electronic Mail: DelisleB@jcnj.org

**Re: Proposal – Remedial Action Work Plan preparation
Turnkey Redevelopment Area
Ocean Avenue and Dwight Street
Jersey City, New Jersey**

Dear Mr. Delisle:

Brownfield Science & Technology, Inc. (BSTI) is pleased to provide this proposal to develop a Remedial Action Work Plan for soils at the above-reference site. BSTI is currently conducting remedial investigation activities at the site and due to the need to compress the overall project schedule, believes it prudent to begin remedial action planning at this time.

BSTI will utilize existing site data as well as data currently being collected to develop a Remedial Action Work Plan for soils. It should be noted that the primary emphasis of the Remedial Action will be to reduce the source of contaminants in the soil matrix so that the redevelopment efforts at the site can proceed as planned. An assessment of groundwater conditions is currently being conducted. Remediation efforts associated with groundwater, if necessary, will be addressed separately.

BSTI will expedite work wherever possible so that we can generate the Remedial Action Work Plan for regulatory review by mid-June, 2014. Any attempt by JCRA to expedite authorization to proceed with this work would be beneficial to that end.

The budgetary estimate to develop the Remedial Action Work Plan is \$18,900. Actual costs will be billed on a time and materials, not-to-exceed basis.

Mid Atlantic Region & Headquarters
3157 Limestone Road • Cochranville, PA 19330
(610) 593-5500

Northeast Region
P.O. Box 600 • Belmar, NJ 07719
(732) 280-1420

www.bstiweb.com

April 23, 2014

Page 2 of 2

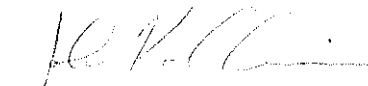
While submittal of the Remedial Action Work Plan is an important milestone, it is also critical to begin planning for the remediation contractor bidding and selection process. Keeping in mind the late fall redevelopment activities, BSTI foresees that the preparation of remedial action bid specifications will have to sequence closely after the Remedial Action Work Plan. For budgetary and planning purposes, JCRA may wish to consider this task as part of the above-noted Remedial Action Work Plan effort.

If this is the case, an additional financial reserve of \$10,000 is recommended for BSTI to complete the environmental and administrative portion of the specifications. This cost is solely a budgetary placeholder as we do not yet know the level of effort required to compile bid specifications to meet the public bid requirements of the JCRA. If professional engineering is required for items such as a Treatment Works Design Plan, Soil Erosion and Sediment Control Plan, Asbestos Mitigation/Management Plan, Soil Stabilization Plan, Sheet Pile Design Specification, etc., additional professional resources and costs will be required. Also note that this proposal does not include our services which may be required for bid review and selection purposes.

Please contact the undersigned with questions or comments. Thank you for your time and consideration.

Sincerely,

Brownfield Science & Technology, Inc.



John Kollmeier
Vice President

Cc: Wriston Phillips
Jonathan Lisko

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY INDICATING THAT
THE JCRA IS IN COMPLIANCE WITH N.J.S.A. 40A:5A-17, THE
ANNUAL REPORT OF AUDIT FOR 2013**

WHEREAS, N.J.S.A. 40A:5A-15 requires that each authority to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the year 2013 has been filed by a Registered Municipal Accountant with the Secretary of the Jersey City Redevelopment Agency as per the requirement of N.J.S.A. 40A:5A-15, and a copy has been received by each member of the governing body; and

WHEREAS, the Local Finance Board and the State of New Jersey is authorized to prescribe reports pertaining to the local fiscal affairs, as per N.J.S.A. 40A:5A-1 et. seq. and;

WHEREAS, the Local Finance Board has promulgated a regulation requiring that the governing body of each authority shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed the annual audit and specifically the sections of the annual audit entitled:

**COMMENTS
RECOMMENDATIONS**

and

WHEREAS, the members of the governing body have personally reviewed, at a minimum, the Annual Report of Audit, and specifically the sections of the annual audit entitled:

**COMMENTS
RECOMMENDATIONS**

as evidenced by the group affidavit from the governing body; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the promulgations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52 to wit:

R.S. 52:27BB-52 = "A local officer or member of a local governing body, who after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office."

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency hereby state that it has complied with the promulgations of the Local Finance Board of the State of New Jersey dated July 30, 1968, and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated May 20, 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 R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell J. Verducci				

GROUP AFFIDAVIT FORM
CERTIFICATION OF GOVERNING BODY

STATE OF NEW JERSEY }
 }
COUNTY OF HUDSON } **SS:**

We, members of the governing body of the Jersey City Redevelopment Agency of full age, being duly sworn according to law, upon oath depose and say:

1. We are duly elected members of the Commission of the Jersey City Redevelopment Agency.
2. In the performance of our duties, and pursuant to the Local Finance Board Regulations, we have familiarized ourselves with the content of the Annual Audit filed with the Secretary pursuant to N.J.S.A. 40A:5A17 for the year 2013.
3. We certify that we have personally reviewed and are familiar with, at a minimum, the sections of the Annual Report of Audit entitled:

GENERAL COMMENTS
RECOMMENDATIONS

_____ (L.S.) _____ (L.S.)
Diane Coleman Russell J. Verducci

_____ (L.S.)
John D. Petkanas

_____ (L.S.) _____ (L.S.)
Evelyn Farmer Rolando R. Lavarro, Jr.

_____ (L.S.)
Timothy N. Mansour

Sworn to and subscribed before me
this ____ day of _____, 2014

Notary Public of New Jersey

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE CORRECTIVE ACTION PLAN FOR THE
2013 ANNUAL AUDIT**

WHEREAS, the Jersey City Redevelopment Agency accepted the December 31, 2013 audit on May 20, 2014; and

WHEREAS, the audit included two (2) findings and recommendations; and

WHEREAS, the Agency has prepared a Corrective Action Plan regarding these findings for approval.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the attached Corrective Action Plan for the Agency's 2013 Annual Audit be approved.

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated May 20, 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 R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				

**JERSEY CITY REDEVELOPMENT AGENCY
2013 ANNUAL AUDIT
CORRECTIVE ACTION PLAN**

1. Finding

The audit indicated that there is no independent verification of payroll deductions remitted by the Agency's third party payroll provider.

Recommendation

The Agency implement procedures to verify the payment of payroll deductions by its third party payroll provider.

Corrective Action Plan

The Agency has begun verifying tax deposits received by the federal government and will begin verifying state tax deposits.

Responsible Official -	Janet Hanna
Implementation Date -	June 30, 2014

2. Finding

The audit of project deposits disclosed that there exists various old inactive balances and certain sub-accounts with amounts due to the Agency from third parties.

Recommendation

Old inactive project deposit balances be reviewed and cleared of record and efforts be made to collect amounts due to the Agency from third parties.

Corrective Action

Project balances will be reviewed for active/inactive status and projects with an inactive status will be reviewed for disposition.

Responsible Official -	Christopher Fiore
Implementation Date -	Ongoing

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY TO
ADOPT THE AMENDED AND REVISED BY LAWS OF
THE AGENCY DATED MAY 20, 2014**

WHEREAS, it is necessary from time to time to amend and revise the Agency's By-Laws; and

WHEREAS, these By-Laws are being amended in conformance with Article X "Amendments" of the By-Laws; and

WHEREAS, the Board of Commissioners have been duly informed of the changes and revisions to the By-Laws as indicated in Section X "Amendments": and

WHEREAS, the following changes will be reflected as follows:

- 1) Article V, Section C, (1) to include: *"In the event that the Commissioners determine to offer a contract of employment to the Executive Director, such Employment Contract shall be for the term of one (1) year and may contain an option for an additional year."*; and
- 2) Article V, Section C, (1), the following sentence shall be deleted as follows:
"The Executive Director/Secretary shall be required to give the Agency such security as the Commissioners may decide for the faithful discharge of his duties. Initially he shall furnish a security bond of \$50,000.00 for the faithful performance of his duties; the premiums of which shall be paid by the Agency."

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

BE IT FURTHER RESOLVED, that these By-Laws are amended as indicated above;

BE IT FURTHER RESOLVED, the Chairman, Vice Chair and/or Secretary are hereby authorized to execute these amended By-Laws dated May 20, 2014.

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of May 20, 2014

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				

**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY QUALIFYING
LERCH, VINCI & HIGGINS, LLC FOR AUDITING
/ FINANCIAL SERVICES FOR THE YEAR 2014**

WHEREAS, in compliance with N.J.S.A. 40A:20.4 (Pay to Play Law), the Jersey City Redevelopment Agency issued an RFQ (Request for Qualifications) on November 25, 2013; and

WHEREAS, the Agency received a response to the RFQ from a highly qualified firm: Lerch, Vinci & Higgins, LLC; and

WHEREAS, Lerch, Vinci & Higgins has performed auditing services for the Jersey City Redevelopment Agency for over twenty years.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that Lerch, Vinci & Higgins, LLC be considered qualified to enter into Professional Services Agreements with the Jersey City Redevelopment Agency for the purposes of performing auditing services for the Agency.

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

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of May 20, 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 R. Lavarro, Jr.				
John D. Petkanas				
Timothy N. Mansour				
Russell J. Verducci				

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO 14-05-BA1 WITH LERCH, VINCI & HIGGINS TO PROVIDE AUDIT SERVICES TO THE AGENCY FOR THE 2014 SINGLE AUDIT AND FOR SIX MONTH FINANCIAL STATEMENT COMPILATION AND 2015 BUDGET PREPARATION ASSISTANCE

WHEREAS, the Jersey City Redevelopment Agency is required to have an independent audit of its operations each year in accordance with the Single Audit Act of 1984, as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, Lerch, Vinci & Higgins has responded to an RFQ for auditing/financial services dated November 25, 2013; and

WHEREAS, Lerch, Vinci & Higgins has been qualified by Resolution dated May 20, 2014, to enter into a Professional Services Agreement with the Jersey City Redevelopment Agency for these services; and

WHEREAS, the anticipated term of this contract is one (1) year; and

WHEREAS, Lerch, Vinci & Higgins has submitted a proposal dated May 20, 2014 indicating they will provide the enumerated services reflected therein for the sum of \$50,000.00; and

WHEREAS, in addition to the audit services, Lerch, Vinci & Higgins have in the past also provided assistance in the preparation of the Agency's Annual Budget(s) and preparation of compiled financial statements for the six month period ended June 30; and

WHEREAS, the fees proposed for the professional services are contained in the attached Letter Proposal of Lerch, Vinci & Higgins, Certified Public Accountants and Registered Municipal Accountants to the Board of Commissioners; and

WHEREAS, the hourly rate schedule for additional time is also included within the aforesaid Letter Proposal, should that become necessary; and

WHEREAS, funds are available from Jersey City Redevelopment Agency resources pursuant to the provisions of N.J.A.C. 5:30-5.4; and

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that a contract for 2013 annual auditing services and for quarterly financial statement compilation and budget preparation services be awarded to Lerch, Vinci & Higgins in an amount not to exceed \$50,000, exclusive of any additional hourly charges, which may be authorized by the Executive Director but which should not exceed \$1,500 without the prior approval of the Board of Commissioners.

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

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

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated May 20, 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				
John D. Petkanas				
Russell J. Verducci				

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF MAY 20, 2013**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of May 20, 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 May 20, 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 May 20, 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				
John D. Petkanas				
Russell Verducci				

Run date: 05/20/2014 @ 10:36
Bus date: 05/20/2014

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/ Name/ Line Nbr Description	Stage	Amount
A10 170.01 - Property Held for Redevelopmen					
946	NOWELL AMOROSO KLEIN BIERMAN		946 NOWELL AMOROSO KLEIN BIERMAN		
	18109 ACQ. PROCEEDS -416 B COMMUNIPA		1	Inv	110,000.00
	946 NOWELL AMOROSO KLEIN BIERMAN		*** Vendor total ***		110,000.00
A10 170.01 - Property Held for Redevelopmen					
			*** Account total ***		110,000.00
A10 215.11 - Deferred Compensation					
615	METLIFE		615 METLIFE		
	18086 DEFERRED SALARY PER ATTACHED		1	Inv	710.00
	18104 DEFERRED SALARY PER ATTACHED		615 METLIFE		
	615 METLIFE		1	Inv	710.00
			*** Vendor total ***		1,420.00
A10 215.11 - Deferred Compensation					
			*** Account total ***		1,420.00
A10 490.11 - Bank Transfers					
59	JCRA PAYROLL ACCOUNT		59 JCRA PAYROLL ACCOUNT		
	18085 PAYROLL FOR THE MONTH OF JUNE,		1	Inv	70,000.00
	59 JCRA PAYROLL ACCOUNT		*** Vendor total ***		70,000.00
A10 490.11 - Bank Transfers					
			*** Account total ***		70,000.00
A10 520.01 - Health Benefits					
600	ROBERT P. ANTONICELLO		600 ROBERT P. ANTONICELLO		
	18134 REIMBURS. FOR HEALTH BENEFITS		1	Inv	1,886.40
	600 ROBERT P. ANTONICELLO		*** Vendor total ***		1,886.40
A10 520.01 - Health Benefits					
			*** Account total ***		1,886.40
A10 520.02 - Prescription					
600	ROBERT P. ANTONICELLO		600 ROBERT P. ANTONICELLO		
	18134 REIMBURS. FOR HEALTH BENEFITS		2	Inv	490.95
	600 ROBERT P. ANTONICELLO		*** Vendor total ***		490.95
A10 520.02 - Prescription					
			*** Account total ***		490.95
A10 520.04 - Dental					
106	MARYPAT NOONAN		106 MARYPAT NOONAN		
	18116 REIMBUR. FOR DENTAL CHARGES		1	Inv	158.00
	106 MARYPAT NOONAN		*** Vendor total ***		158.00
351	CHRISTOPHER FIORE		351 CHRISTOPHER FIORE		
	18217 REIMBURS. FOR DENTAL EXPENSES		1	Inv	3,000.00
	351 CHRISTOPHER FIORE		*** Vendor total ***		3,000.00

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 520.04	- Dental		*** Account total ***		3,158.00
A10 610.01	- Project - Legal				
597	PHILLIPS,PREISS GRYGIEL, LLC		597 PHILLIPS,PREISS GRYGIEL, LLC		
	18194 RELOCATION ASSISTANCE - TURNKE		1	Inv	130.00
597	PHILLIPS,PREISS GRYGIEL, LLC		*** Vendor total ***		130.00
897	COLE,SCHOTZ, MEISEL FORMAN&LEO		897 COLE,SCHOTZ, MEISEL FORMAN&LEO		
	18125 LEGAL SERVICES-MOCCO L.H.N		1	Inv	281.25
897	COLE,SCHOTZ, MEISEL FORMAN&LEO		*** Vendor total ***		281.25
932	NOWELL AMOROSO KLEIN BIERMAN,		932 NOWELL AMOROSO KLEIN BIERMAN,		
	18073 BETZ-CERC LEGAL SERVICES		1	Inv	1,496.00
	18074 LEGAL SERVICES - BELOVED COMM.		932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	125.00
	18075 LEGAL SERVICES - BRIGHT STREET		932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	425.00
	18076 LEGAL SERVICES - MGM 187-189 B		932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	7,590.36
	18077 LEGAL SERVICES - MGM 193 BAY S		932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	102.00
	18078 LEGAL SERVICES - LHN (MOCCO)		932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	2,200.00
	18079 LEGAL SERVICES - BEACON PROJEC		932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	100.00
	18089 LEGAL SERVICES-355 - 361 MLK D		932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	119.00
	18091 LEGAL SERVICES - 360-398 MLK D		932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	6,000.00
	18092 LEGAL SERVICES - JACKSON GREEN		932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	775.00
	18093 LEGAL SERVICES - 284 MLK		932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	518.65
	18095 LEGAL SERVICES - BRIGHT & VARI		932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	400.00
	18096 LEGAL SERVICES - OCEAN AVE		932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	3,114.40
	18097 LEGAL SERVICES - 441-457 OCEAN		932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	357.00
	18141 LEGAL SERVICES - SKINNER MEMOR		932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	1,725.00
	18142 LEGAL SERVICES - SKINNER MEMOR		932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	2,025.00
	18143 LEGAL SERVICES - CLAREMONT RED		932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	50.00
	18144 LEGAL SERVICES - 100 HOBOKEN A		932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	50.00
	18146 LEGAL SVCS. - GRAND J. WATER F		932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	675.00

Vendor number	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A10 610.01 - Project - Legal		*** Continued ***				
18152	LEGAL SERVICES - MONTHLY RETAI	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	4,379.03
18153	LEGAL SERVICES - JOURNAL SQUAR	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	500.00
18154	LEGAL SERVICES - 13 - 15 LIND	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	875.00
18155	LEGAL SERVICES - MEPT JO. SQ.	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	4,858.34
18156	LEGAL SERVICE - MARABELL II	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	100.00
18157	LEGAL SERVICES - MONTHLY RETAI	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	6,744.99
18158	LEGAL SERVICES - ROBERT ANTON	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	1,336.00
18159	LEGAL SERVICES - MORRIS CANAL	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	1,275.00
18160	LEGAL SERVICES - 416 B COMMUNI	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	250.00
18161	LEGAL SERVICES - JOURNAL SQUAR	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	926.70
18162	LEGAL SERVICES - 15 LINDEN AVE	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	4,584.18
18163	LEGAL SERVICES - LOEWS THEATRE	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	9,624.88
18164	LEGAL SERVICES - JO. SQ. KRE	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	1,675.00
18165	LEGAL SERVICES - 13-15 LINDEN	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	56.96
18166	LEGAL SERVICES - MEOT JO. SQ.	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	4,500.00
18167	LEGAL SERVICES - MARABELL II	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	626.70
18168	LEGAL SERVICES - MORRIS CANAL	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	1,437.75
18169	LEGAL SERVICES - RE ROBERT ANT	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	16.24
18170	LEGAL SERVICES - LOEWS THEATRE	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	3,651.00
18171	LEGAL SERVICES - 416B COMMUNIP	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	100.00
18172	LEGAL SERVICES - LOEW'S THEATE	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	1,500.00
18173	LEGAL SERVICES - 15 LINDEN AVE	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	1,054.00
18174	LEGAL SERVICE - SUMMIT PARC	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	7,500.00
18175	LEGAL SERVICES - JERSEY AVE P	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	325.00
18176	LEGAL SERVICES - CANAL CROSSIN	932	NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	400.00
18178	LEGAL SERVICES - BETZ-CERC	932	NOWELL AMOROSO KLEIN BIERMAN,			

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.01 - Project - Legal					
			*** Continued ***		
	18179	LEGA SERVICES - BETZ-CERC	1 932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	425.00
	18180	LEGAL SERVICES - MORRIS CANAL	1 932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	1,529.24
	18181	LEGAL SERVICES - LHN (MOCCO)	1 932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	200.00
	18182	LEGAL SERVICES - LHN FISHER	1 932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	350.00
	18183	LEGAL SERVICES - 100 MONITOR S	1 932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	600.00
	18184	LEGAL SERVICES - BRIGHT STT. (1 932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	1,750.00
	18185	LEGAL SERVICES - 272 GROVE STR	1 932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	100.00
	18186	LEGAL SERVICES - MGM (187-189	1 932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	150.00
	18198	LEGAL SERVICES - 363-381 MLK D	1 932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	4,188.92
	18200	LEGAL SERVICES - POWERHOUSE	1 932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	2,475.00
	18205	LEGAL SERVICES - CORNUCOPIA CR	1 932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	5,550.00
	18206	LEGAL SERVICES - CORNUCOPIA CR	1 932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	204.00
	18208	LEGAL SERVICES - 447 OCEAN AVE	1 932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	816.00
	18209	LEGAL SERVICES - 449 OCEAN AVE	1 932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	951.88
			1	Inv	775.63
		932 NOWELL AMOROSO KLEIN BIERMAN,	*** Vendor total ***		106,209.85
A10 610.01 - Project - Legal					
			*** Account total ***		106,621.10
A10 610.02 - Project - Environmental					
	53	DRESDNER ROBIN ENVIRON MGMT			
	18187	PROFESSIONAL AL SURVEYING SERV	53 DRESDNER ROBIN ENVIRON MGMT		
			1	Inv	1,578.00
	53	DRESDNER ROBIN ENVIRON MGMT	*** Vendor total ***		1,578.00
A10 610.02 - Project - Environmental					
			*** Account total ***		1,578.00
A10 610.03 - Project - Financial/Accounting					
	56	LERCH, VINCI & HIGGINS, LLP			
	18119	PREPARATION OF AGENCY AUDIT201	56 LERCH, VINCI & HIGGINS, LLP		
			1	Inv	36,500.00
	56	LERCH, VINCI & HIGGINS, LLP	*** Vendor total ***		36,500.00
	718	THE SPIRE GROUP			
	18124	AGENCY 'S COMPTROLLER SERVICES	718 THE SPIRE GROUP		
			1	Inv	1,600.00
	718	THE SPIRE GROUP	*** Vendor total ***		1,600.00

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.03	- Project	- Financial/Accounting	*** Account total ***		38,100.00
A10 610.06	- Project	- Architects			
		932 NOWELL AMOROSO KLEIN BIERMAN, 18201 LEGAL SERVICES - PORT AYTHORIT	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	1,200.00
		932 NOWELL AMOROSO KLEIN BIERMAN,	*** Vendor total ***		1,200.00
A10 610.06	- Project	- Architects	*** Account total ***		1,200.00
A10 610.07	- Project	- Engineering			
		861 AMEC E & I, INC. 18088 CONSULTING SERVICES - BAYFRONT	861 AMEC E & I, INC. 1	Inv	2,079.60
		861 AMEC E & I, INC.	*** Vendor total ***		2,079.60
A10 610.07	- Project	- Engineering	*** Account total ***		2,079.60
A10 610.08	- Project	- Other Expense			
		161 PUBLIC SERVICE ELECTRIC & GAS 18098 ELECTRIC & GAS SERVICES - 405	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	92.80
		18099 ELECTRIC & GAS SERVICES - 407	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	635.48
		18100 ELECTRIC SERVICES - 405 OCEAN	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	2.44
		18101 ELECTRIC SERVICES-407 OCEAN	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	30.02
		18102 ELECTRIC SERVICES - 407 OCEAN	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	131.10
		161 PUBLIC SERVICE ELECTRIC & GAS	*** Vendor total ***		891.84
		606 FUSION CREATIVE 18210 PROMOTIONAL DESIGN FOR TENT	606 FUSION CREATIVE 1	Inv	2,896.15
		606 FUSION CREATIVE	*** Vendor total ***		2,896.15
		636 BROWNFIELD REDEVELOPMENT SOLUT 18137 PLAN. & GRANT MANGMT. SVCS-CAN	636 BROWNFIELD REDEVELOPMENT SOLUT 1	Inv	1,140.00
		636 BROWNFIELD REDEVELOPMENT SOLUT	*** Vendor total ***		1,140.00
		936 BARNES CONTRACTOR CONSTRUCTION 18197 SCOPE OF WORK - 405 - 407 OCEA	936 BARNES CONTRACTOR CONSTRUCTION 1	Inv	3,500.00
		936 BARNES CONTRACTOR CONSTRUCTION	*** Vendor total ***		3,500.00
		952 GMPC PRINTING 18103 SIGN - MARTIN'S PLACE -360 -39	952 GMPC PRINTING 1	Inv	420.50
		952 GMPC PRINTING	*** Vendor total ***		420.50

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.08	- Project	- Other Expense	*** Continued ***		
	953	CULINARY CONFERENCE CENTER@ H.C			
		18111 LEED ENERGY TRAINING & CATERIN	953 CULINARY CONFERENCE CENTER@ H.C		
			1	Inv	472.50
	953	CULINARY CONFERENCE CENTER@ H.C	*** Vendor total ***		472.50
	954	THE JERSEY CITY PROJECT			
		18112 PROJECT EARTH ST.FESTIVAL SVCS	954 THE JERSEY CITY PROJECT		
			1	Inv	67,739.00
	954	THE JERSEY CITY PROJECT	*** Vendor total ***		67,739.00
	955	TENTCRAFT			
		18113 BERRY LANE - TENT AND BANNER	955 TENTCRAFT		
			1	Inv	4,372.00
	955	TENTCRAFT	*** Vendor total ***		4,372.00
	956	ECO PROMOTIONAL, INC.			
		18114 BERRY LANE - PROMOTIONAL -EART	956 ECO PROMOTIONAL, INC.		
			1	Inv	1,556.85
	956	ECO PROMOTIONAL, INC.	*** Vendor total ***		1,556.85
	961	CORNHOLE WORLDWIDE			
		18212 BERRY LANE GAME WITH BAGS	961 CORNHOLE WORLDWIDE		
			1	Inv	214.00
	961	CORNHOLE WORLDWIDE	*** Vendor total ***		214.00
	962	PEOPLE'S POPS			
		18213 3 HOURS-SHAVEDICE SVCS-EARTHDA	962 PEOPLE'S POPS		
			1	Inv	750.00
	962	PEOPLE'S POPS	*** Vendor total ***		750.00
A10 610.08	- Project	- Other Expense	*** Account total ***		83,952.84
A10 610.09	- Project	- Relocation			
	597	PHILLIPS,PREISS GRYGIEL, LLC			
		18216 RELOCATION ASSIST. - GRAND JER	597 PHILLIPS,PREISS GRYGIEL, LLC		
			1	Inv	130.00
	597	PHILLIPS,PREISS GRYGIEL, LLC	*** Vendor total ***		130.00
A10 610.09	- Project	- Relocation	*** Account total ***		130.00
A10 610.12	- Project	- Remediation			
	53	DRESDNER ROBIN ENVIRON MGMT			
		18177 ENVIRON. SERVICES - BERRY LANE	53 DRESDNER ROBIN ENVIRON MGMT		
			1	Inv	13,501.02
	53	DRESDNER ROBIN ENVIRON MGMT	*** Vendor total ***		13,501.02
A10 610.12	- Project	- Remediation	*** Account total ***		13,501.02
A10 620.01	- GD	- Natural Gas			
	161	PUBLIC SERVICE ELECTRIC & GAS			
		18105 BETZ - GAS SERVICES 4/2/14-5/2	161 PUBLIC SERVICE ELECTRIC & GAS		

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 620.01	- GD	- Natural Gas			
	161	PUBLIC SERVICE ELECTRIC & GAS	1 *** Vendor total ***	Inv	1,910.45
					1,910.45
A10 620.01	- GD	- Natural Gas			
			*** Account total ***		1,910.45
A10 620.02	- GD	- Electricity			
	161	PUBLIC SERVICE ELECTRIC & GAS			
		18072 BETZ-CERC ELECTRIC SERVICES	161 PUBLIC SERVICE ELECTRIC & GAS		
			1	Inv	8,590.71
	161	PUBLIC SERVICE ELECTRIC & GAS	*** Vendor total ***		8,590.71
A10 620.02	- GD	- Electricity			
			*** Account total ***		8,590.71
A10 620.03	- GD	- Water/Sewer			
	193	JC MUNICIPAL UTILITIES AUTHORI			
		18071 BETZ - CERC WATER CHARGE	193 JC MUNICIPAL UTILITIES AUTHORI		
			1	Inv	370.79
	193	JC MUNICIPAL UTILITIES AUTHORI	*** Vendor total ***		370.79
A10 620.03	- GD	- Water/Sewer			
			*** Account total ***		370.79
A10 620.06	- GD	- Other Expense			
	752	J & B LANDSCAPE, INC.			
		18087 LANDSCAPING SERVICES-BETZ-CERC	752 J & B LANDSCAPE, INC.		
			1	Inv	1,097.50
		18107 MISCELLANEOUS REPAIRS-BETZ-CER	752 J & B LANDSCAPE, INC.		
			1	Inv	327.50
		18108 INSTALL BACKFLOW PREVENTER-B	752 J & B LANDSCAPE, INC.		
			1	Inv	1,845.00
	752	J & B LANDSCAPE, INC.	*** Vendor total ***		3,270.00
	950	JOSEPH FEMINELLO			
		18080 BETZ-CERC OPENING & CLOSING -1	950 JOSEPH FEMINELLO		
			1	Inv	225.00
	950	JOSEPH FEMINELLO	*** Vendor total ***		225.00
A10 620.06	- GD	- Other Expense			
			*** Account total ***		3,495.00
A10 650.01	- Office Rent				
	917	66 YORK STREET, LLC			
		18084 RENT FOR THE MONTH OF JUNE,201	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 660.01	- Liability Insurance				
	812	PETROCCI AGENCY, LLC			
		18126 GENERAL LIABILITY ALL PROPERT	812 PETROCCI AGENCY, LLC		
			1	Inv	66,594.00
	812	PETROCCI AGENCY, LLC	*** Vendor total ***		66,594.00

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 660.01 - Liability Insurance		*** Account total ***		66,594.00
A10 670.02 - Dues and Subscriptions				
	81 THOMSON REUTERS - WEST			
	18215 NJ STATUTES SUBSCRIPTION PART1	81 THOMSON REUTERS - WEST		
		1	Inv	144.00
	81 THOMSON REUTERS - WEST	*** Vendor total ***		144.00
A10 670.02 - Dues and Subscriptions		*** Account total ***		144.00
A10 670.03 - Office Supplies				
	157 MAUREEN MORTOLA			
	18118 REIMBURS. FOR PARCEL FILE FOLD	157 MAUREEN MORTOLA		
		1	Inv	100.03
	157 MAUREEN MORTOLA	*** Vendor total ***		100.03
A10 670.03 - Office Supplies		*** Account total ***		100.03
A10 670.04 - Printing and Advertising				
	72 THE EVENING JOURNAL ASSOCIATIO			
	18199 ARTICLES FOR THE MONTH OF APR1	72 THE EVENING JOURNAL ASSOCIATIO		
		1	Inv	186.30
	72 THE EVENING JOURNAL ASSOCIATIO	*** Vendor total ***		186.30
	167 THE STAR LEDGER			
	18120 PUBLIC NOTICE FOR -14-02-BD1	167 THE STAR LEDGER		
		1	Inv	58.00
	167 THE STAR LEDGER	*** Vendor total ***		58.00
	183 BARBARA A. AMATO			
	18117 REIMBURS. INDEED.COM-EXEC.DIRE	183 BARBARA A. AMATO		
		1	Inv	281.44
	183 BARBARA A. AMATO	*** Vendor total ***		281.44
	443 THE HUDSON REPORTER ASSOC., LP			
	18123 ADVERTISEMENT BD. MEETING2/18/	443 THE HUDSON REPORTER ASSOC., LP		
		1	Inv	84.60
	443 THE HUDSON REPORTER ASSOC., LP	*** Vendor total ***		84.60
	960 MORRIS CANAL CDC			
	18211 FULL PAGE GOLD AD - HONORING D	960 MORRIS CANAL CDC		
		1	Inv	250.00
	960 MORRIS CANAL CDC	*** Vendor total ***		250.00
A10 670.04 - Printing and Advertising		*** Account total ***		860.34
A10 670.05 - Postage				
	94 FEDERAL EXPRESS			
	18127 OVERNIGHT DELIVERIES	94 FEDERAL EXPRESS		
		1	Inv	186.10
	94 FEDERAL EXPRESS	*** Vendor total ***		186.10

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.05 - Postage				
	111 PITNEY BOWES CREDIT CORPORATIO		*** Continued ***	
	18133 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 ***		534.10
A10 670.06 - Rental of Equipment				
	644 TOSHIBA FINANCIAL SERVICES			
	18131 MONTHLEY INVOICE FOR COLOR COP	644 TOSHIBA FINANCIAL SERVICES		
		1	Inv	1,176.85
	644 TOSHIBA FINANCIAL SERVICES	*** Vendor total ***		1,176.85
	884 TWIN ROCKS SPRING WATER			
	18121 COOLER RENTAL & WATER	884 TWIN ROCKS SPRING WATER		
		1	Inv	70.10
	884 TWIN ROCKS SPRING WATER	*** Vendor total ***		70.10
A10 670.06 - Rental of Equipment				
		*** Account total ***		1,246.95
A10 670.07 - Travel				
	351 CHRISTOPHER FIORE			
	18218 TRAVEL EXPENSE FOR APRIL,2014	351 CHRISTOPHER FIORE		
		1	Inv	74.08
	351 CHRISTOPHER FIORE	*** Vendor total ***		74.08
A10 670.07 - Travel				
		*** Account total ***		74.08
A10 670.08 - Miscellaneous Operating Exp.				
	495 CENTRAL PARKING SYSTEM			
	18132 FEE FOR (8)PAGES @ \$75 EACH	495 CENTRAL PARKING SYSTEM		
		1	Inv	600.00
	495 CENTRAL PARKING SYSTEM	*** Vendor total ***		600.00
	647 NEW JERSEY REDEVELOPMENT AUTHO			
	18122 AGENCY'S SHARE OF TAX CREDIT A	647 NEW JERSEY REDEVELOPMENT AUTHO		
		1	Inv	5,000.00
	647 NEW JERSEY REDEVELOPMENT AUTHO	*** Vendor total ***		5,000.00
	713 CASH			
	18115 REPLENISHMENT OF AGENCY PETTY	713 CASH		
		1	Inv	200.00
	713 CASH	*** Vendor total ***		200.00
	917 66 YORK STREET, LLC			
	18129 ELECTRIC & UTILITY FOR MAY,20	917 66 YORK STREET, LLC		
		1	Inv	378.33
	917 66 YORK STREET, LLC	*** Vendor total ***		378.33
	920 MOISHE'S SELF STORAGE			
	18130 STORAGE RENT FOR JUNE,2014	920 MOISHE'S SELF STORAGE		

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.08 - Miscellaneous Operating Exp.					
			*** Continued ***		
	920	MOISHE'S SELF STORAGE	1 *** Vendor total ***	Inv	700.00 700.00
	933	CRYSTAL POINT CONDOMINIUM ASSO 18128 MONTHLY MAINTENANCE FEE-MAY,20	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 ***		7,005.49
A20 610.01 - Grant - Legal					
	901	STEPHEN J. McCURRIE, ESQ. 18082 CONDEMNATION COMM. 474 OCEAN A	901 STEPHEN J. McCURRIE, ESQ. 1	Inv	1,655.00
	901	STEPHEN J. McCURRIE, ESQ.	*** Vendor total ***		1,655.00
	929	PATRIC J. KENNY 18081 CONDEMNATION COMM. - 474 OCEAN	929 PATRIC J. KENNY 1	Inv	675.00
	929	PATRIC J. KENNY	*** Vendor total ***		675.00
	932	NOWELL AMOROSO KLEIN BIERMAN, 18090 LEGAL SERVICES - OCEAN PAYVIEW	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	1,207.73
		18094 LEGAL SERVICES - 314 MLK DRIVE	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	1,050.00
		18145 LEGAL SERVICES - 417 COMMUNIP	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	2,397.00
		18207 LEGAL SERVICES - 314 MLK DRIVE	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	2,008.00
	932	NOWELL AMOROSO KLEIN BIERMAN,	*** Vendor total ***		6,662.73
	951	ANTHONY J. DESALVO, ESQ 18083 CONDEMNATION COMMISS. 474 OCEA	951 ANTHONY J. DESALVO, ESQ 1	Inv	675.00
	951	ANTHONY J. DESALVO, ESQ	*** Vendor total ***		675.00
A20 610.01 - Grant - Legal					
			*** Account total ***		9,667.73
A20 610.02 - Grant - Environmental					
	53	DRESDNER ROBIN ENVIRON MGMT 18140 ENVIRON. SVCS. -BERRY LANE PAR	53 DRESDNER ROBIN ENVIRON MGMT 1	Inv	9,212.26
	53	DRESDNER ROBIN ENVIRON MGMT	*** Vendor total ***		9,212.26
	944	BROWNFIELD SCIENCE & TECHNOLOG 18214 ENVIRON. SVCS. - OCEAN AVENUE	944 BROWNFIELD SCIENCE & TECHNOLOG 1	Inv	4,722.27
			2	Inv	4,722.27
			3	Inv	375.00
	944	BROWNFIELD SCIENCE & TECHNOLOG	*** Vendor total ***		9,819.54

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.02 - Grant - Environmental			*** Account total ***		19,031.80
A20 610.05 - Grant - Appraisals					
	100 HUDSON REALTY ABSTRACT CO.				
	18110 ISSUANCE OF TITLE POLICY-314 M	100 HUDSON REALTY ABSTRACT CO.			
		1	Inv	1,008.00	
	100 HUDSON REALTY ABSTRACT CO.		*** Vendor total ***		1,008.00
A20 610.05 - Grant - Appraisals			*** Account total ***		1,008.00
A20 610.06 - Grant - Architects					
	959 MLK DRIVE URBAN RENEWAL				
	18188 BUILDOUT FOR J.C. EMPLOYMENT-H	959 MLK DRIVE URBAN RENEWAL			
		1	Inv	8,520.20	
	18189 BUILDOUT FOR J.C. EMPLOYMENT(H	959 MLK DRIVE URBAN RENEWAL			
		1	Inv	10,000.00	
	18190 BUILDOUT J. C. EMPLOYMENT TRAI	959 MLK DRIVE URBAN RENEWAL			
		1	Inv	26,212.50	
	18191 BUILDOUT -J.C. EMPLOYMENT (HUB	959 MLK DRIVE URBAN RENEWAL			
		1	Inv	21,237.86	
	18192 BUILDOUT - J.C. EMPLOYMENT (HU	959 MLK DRIVE URBAN RENEWAL			
		1	Inv	22,500.00	
	18193 BUILDOUT -J.C. EMPLOYMENT CENT	959 MLK DRIVE URBAN RENEWAL			
		1	Inv	23,422.38	
	959 MLK DRIVE URBAN RENEWAL		*** Vendor total ***		111,892.94
A20 610.06 - Grant - Architects			*** Account total ***		111,892.94
A20 610.07 - Grant - Engineering					
	53 DRESDNER ROBIN ENVIRON MGMT				
	18138 ENVIRO. SERVICES - BERRY LANE	53 DRESDNER ROBIN ENVIRON MGMT			
		1	Inv	37,763.85	
		2	Inv	28,476.25	
	53 DRESDNER ROBIN ENVIRON MGMT		*** Vendor total ***		66,240.10
	848 MID ATLANTIC ENGINEERING PARTN				
	18196 COMPLETED SITE BOUNDARY-314 ML	848 MID ATLANTIC ENGINEERING PARTN			
		1	Inv	1,550.00	
	848 MID ATLANTIC ENGINEERING PARTN		*** Vendor total ***		1,550.00
A20 610.07 - Grant - Engineering			*** Account total ***		67,790.10
A20 610.08 - Grant - Other Expenses					
	86 JERSEY CITY TAX COLLECTOR				
	18106 PYMT. OF FIRST & SECOND Q,480	86 JERSEY CITY TAX COLLECTOR			
		1	Inv	2,437.65	
	86 JERSEY CITY TAX COLLECTOR		*** Vendor total ***		2,437.65
	636 BROWNFIELD REDEVELOPMENT SOLUT				
	18135 EPA GRANT MANAGMT.- GRANT JERS	636 BROWNFIELD REDEVELOPMENT SOLUT			
		1	Inv	391.40	
	18136 NCR REVISION PREP - BERRY LANE	636 BROWNFIELD REDEVELOPMENT SOLUT			

Vendor number	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A20 610.08 - Grant - Other Expenses						
				*** Continued ***		
			1		Inv	1,250.00
18139	GRANT MANAGMT. SERVICES - CANA		636	BROWNFIELD REDEVELOPMENT SOLUT		
			1		Inv	6,415.00
18203	EPA GRANT MANGMT. - PETROLEUM		636	BROWNFIELD REDEVELOPMENT SOLUT		
			1		Inv	102.11
18204	EPA GRANT MANAGEMENT-HAZARDOUS		636	BROWNFIELD REDEVELOPMENT SOLUT		
			1		Inv	102.11
636	BROWNFIELD REDEVELOPMENT SOLUT			*** Vendor total ***		8,260.62
856	FENCE SCREEN					
18195	FENCE SCREEN-326 MLK DRIVE		856	FENCE SCREEN		
			1		Inv	278.93
856	FENCE SCREEN			*** Vendor total ***		278.93
944	BROWNFIELD SCIENCE & TECHNOLOG					
18202	ENVIRON. SITE INVEST. EPA HAZA		944	BROWNFIELD SCIENCE & TECHNOLOG		
			1		Inv	7,140.00
			2		Inv	4,760.00
944	BROWNFIELD SCIENCE & TECHNOLOG			*** Vendor total ***		11,900.00
957	LAWNS BY YORKSHIRE, INC.					
18149	MONTHLY MAINTENANCE - BERRY LA		957	LAWNS BY YORKSHIRE, INC.		
			1		Inv	1,818.87
18150	MONTHLY MAINTENANCE-BERRY LANE		957	LAWNS BY YORKSHIRE, INC.		
			1		Inv	1,818.87
957	LAWNS BY YORKSHIRE, INC.			*** Vendor total ***		3,637.74
A20 610.08 - Grant - Other Expenses						*** Account total ***
						26,514.94
A20 610.09 - Grant - Relocation						
597	PHILLIPS,PREISS GRYGIEL, LLC					
18148	RELOCATION ASSISTANCE - BERRY		597	PHILLIPS,PREISS GRYGIEL, LLC		
			1		Inv	1,040.00
597	PHILLIPS,PREISS GRYGIEL, LLC			*** Vendor total ***		1,040.00
A20 610.09 - Grant - Relocation						*** Account total ***
						1,040.00
A20 610.15 - Construction						
161	PUBLIC SERVICE ELECTRIC & GAS					
18147	SERVICES @ BERRY LANE		161	PUBLIC SERVICE ELECTRIC & GAS		
			1		Inv	33,886.87
161	PUBLIC SERVICE ELECTRIC & GAS			*** Vendor total ***		33,886.87
958	TOMCO CONSTRUCTION					
18151	BERRY LANE PARK SITE IMPROVEM		958	TOMCO CONSTRUCTION		
			1		Inv	133,091.52
958	TOMCO CONSTRUCTION			*** Vendor total ***		133,091.52
A20 610.15 - Construction						*** Account total ***
						166,978.39
* Report total *						*** Total ***
						935,446.92