

**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 litigation and personnel matters; and

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

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

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated June 17, 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				
Erma D. Greene				
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 MAY 20, 2014**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated May 20, 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 June 17, 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				
Erma D. Greene				
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 MAY 20, 2014**

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

WHEREAS, the following issues were discussed: 1) Journal Square MEPT project;
2) Executive Director search.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Regular Meeting of May 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 June 17, 2014

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING A GRANT FROM THE HAZARDOUS DISCHARGE SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE MILL CREEK SITE WITHIN THE GRAND JERSEY 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 Grand Jersey Redevelopment Plan contemplates the redevelopment of Jersey Avenue (Block 15801, Lot 77 & 73) AKA "Mill Creek/Hudson County Chromate 165"; and

WHEREAS, the prior industrial and commercial uses of the site qualify the property as a brownfield pursuant to N.J.S.A. 58:10B-23.d; and

WHEREAS, there is a need to perform environmental investigations and subsequent remediation of the properties prior to redevelopment;

WHEREAS, the State of New Jersey provides funding for environmental investigation and remediation through the Hazardous Discharge Site Remediation Fund (HDSRF); and

WHEREAS, the Jersey City Redevelopment Agency has applied for HDSRF monies in the amount of \$258,406.75 for this purpose.

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

1. The above recitations are incorporated herein as if set forth at length;
2. The above referenced grant in the amount of \$258,406.75 is hereby accepted upon receipt of notification of the grant award from the State of New Jersey;
3. The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all necessary grant closing and other related documents in order to effectuate the purposes of this resolution, subject to the review and approval of the Agency's General Counsel;
4. A certified copy of this Resolution is to be forwarded to the New Jersey Economic Development Authority.

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 June 17, 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				
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Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

SITE REMEDIATION PROGRAM

OFFICE OF BROWNFIELD REUSE

MAIL CODE 401-05K

P.O. Box 420

TRENTON, NEW JERSEY 08625-0420

[HTTP://WWW.STATE.NJ.US/DEP/SRP](http://www.state.nj.us/dep/srp)

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

May 15, 2014

Mr. Benjamin Delisle, Director of Development
Jersey City Redevelopment Agency
30 Montgomery Street, Suite 900
Jersey City, NJ 07302-3821

RE: Hazardous Discharge Site Remediation Fund (HDSRF) - BDA
Applicant: Jersey City Redevelopment Agency
Site Name: Mill Creek/Hudson County Chromate 165
Jersey Avenue, Hudson County
SRP PI # : G000008779

Dear Mr. Delisle:

The New Jersey Department of Environmental Protection (Department) has completed a review of the Hazardous Discharge Site Remediation Fund (HDSRF) application for the remediation activities at the Mill Creek/Hudson County Chromate 165 site. The remedial activities indicated in the HDSRF grant request include LSRP Retention, Public Notification, Evaluation of Backfilling of Mill Creek, Initial/Updated Receptor Evaluations, Ecological Evaluation, Soil Delineation, Sediment Investigation, Installation & Surveying of Three (3) monitoring wells, collecting two (2) rounds of groundwater samples from the 3 new wells, Site Investigations of the Former Railroad Tracks and Chromate Sites 091 and 165, Site/Remedial Investigation Report, Remedial Action Workplan, Equis Data base, Project Management and meeting coordination, LSRP program management and communication with NJDEP. The Department has completed a review of this application and finds the proposal to be technically eligible for funding in the amount of \$258,406.75. Therefore, the Department is recommending the New Jersey Economic Development Authority (NJEDA) obligate and disburse a grant in the amount of \$258,406.75 for the remedial activities at this site.

The Department's recommendation for the award of a grant from the HDSRF, and its determination that certain remediation costs are eligible for grant funding, is subject to the review and approval of the NJEDA, which, if in agreement with the Department's recommendation, will forward the recommendation to its Board for consideration. Any award approval by the NJEDA's Board is subject to a ten-day gubernatorial veto period and the appropriation of money to the Fund in an amount adequate to pay the grant. Please note that funding is not guaranteed.

If you have any questions regarding this letter, please feel free to contact John Doyon, HDSRF Coordinator at (609) 633-0713 or at john.doyon@dep.state.nj.us.

Sincerely,

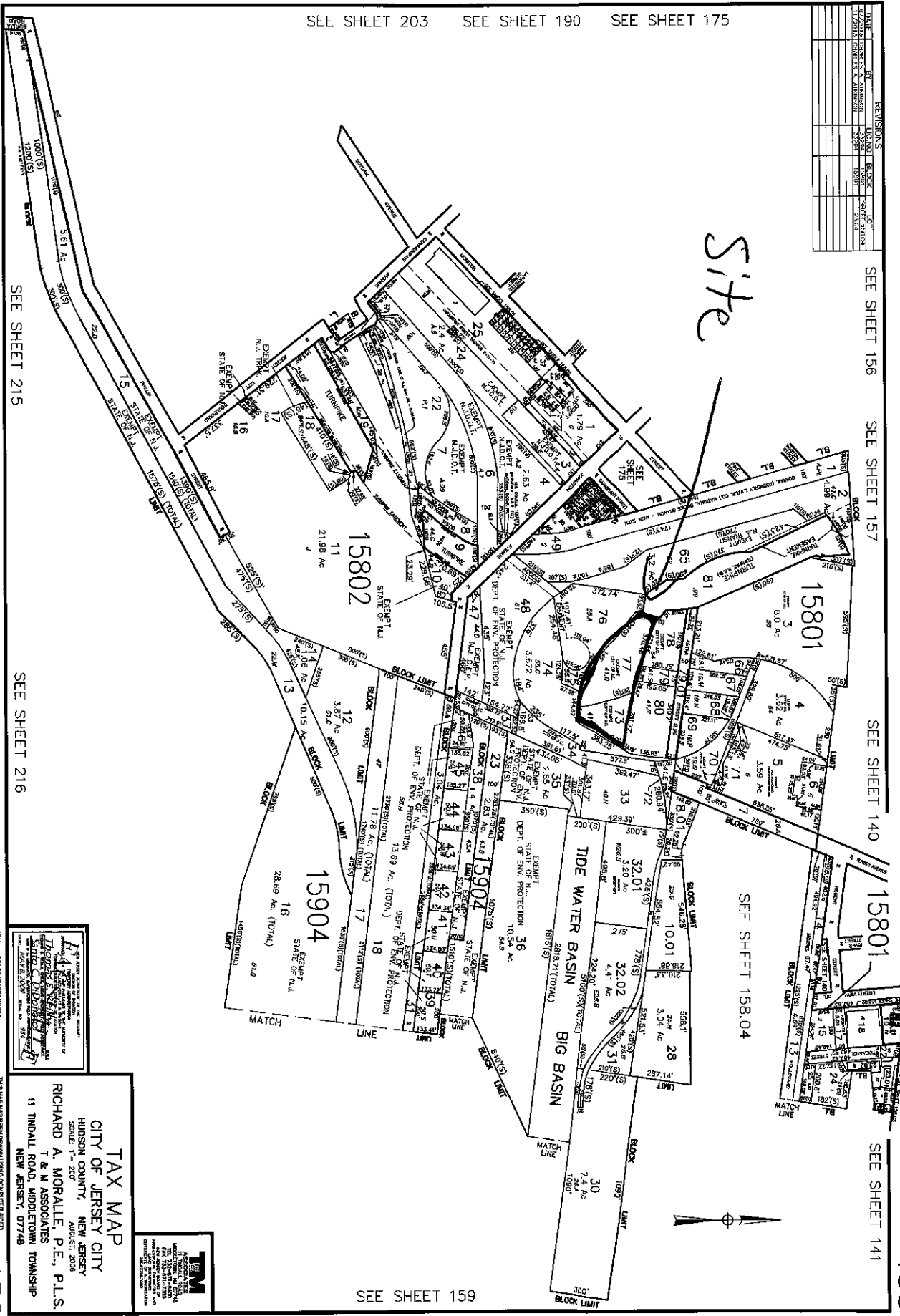
Timothy F. Bartle, Chief
Office of Brownfield Reuse

Cc: DEPFile

DATE	BY	REVISIONS
11/20/01	W. J. MORRIS	1.0
11/20/01	W. J. MORRIS	1.1
11/20/01	W. J. MORRIS	1.2
11/20/01	W. J. MORRIS	1.3
11/20/01	W. J. MORRIS	1.4
11/20/01	W. J. MORRIS	1.5
11/20/01	W. J. MORRIS	1.6
11/20/01	W. J. MORRIS	1.7
11/20/01	W. J. MORRIS	1.8
11/20/01	W. J. MORRIS	1.9
11/20/01	W. J. MORRIS	2.0

SEE SHEET 156 SEE SHEET 157 SEE SHEET 140 SEE SHEET 141

SEE SHEET 203 SEE SHEET 190 SEE SHEET 175



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING A GRANT FROM THE HAZARDOUS DISCHARGE SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE PITTSBURGH METAL & GRAPHICS SITE WITHIN THE GRAND JERSEY 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 Grand Jersey Redevelopment Plan contemplates the redevelopment of 41-63 Aetna Street (Block 15801 lot 78) AKA the "Pittsburgh Metal & Graphics" Site; and

WHEREAS, the prior industrial and commercial uses of the site qualify the property as a brownfield pursuant to N.J.S.A. 58:10B-23.d; and

WHEREAS, there is a need to perform environmental investigations and subsequent remediation of the property prior to redevelopment;

WHEREAS, the State of New Jersey provides funding for environmental investigation and remediation through the Hazardous Discharge Site Remediation Fund (HDSRF); and

WHEREAS, the Jersey City Redevelopment Agency has applied for HDSRF monies in the amount of \$201,455.00 for this purpose.

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

1. The above recitations are incorporated herein as if set forth at length;
2. The above referenced grant in the amount of \$201,455.00 is hereby accepted upon receipt of notification of the grant award from the State of New Jersey;
3. The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all necessary grant closing and other related documents in order to effectuate the purposes of this resolution, subject to the review and approval of the Agency's General Counsel;
4. A certified copy of this Resolution is to be forwarded to the New Jersey Economic Development Authority.

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 June 17, 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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State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION
SITE REMEDIATION PROGRAM
OFFICE OF BROWNFIELD REUSE
MAIL CODE 401-05K
P.O. BOX 420
TRENTON, NEW JERSEY 08625-0420
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CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

May 15, 2014

Mr. Benjamin Delisle, Director of Development
Jersey City Redevelopment Agency
30 Montgomery Street, Suite 900
Jersey City, NJ 07302-3821

RE: Hazardous Discharge Site Remediation Fund (HDSRF) - BDA
Applicant: Jersey City Redevelopment Agency
Site Name: Pittsburgh Metal & Graphics
41-63 Aetna Avenue, Hudson County
SRP PI # : G000005810

Dear Mr. Delisle:

The New Jersey Department of Environmental Protection (Department) has completed a review of the Hazardous Discharge Site Remediation Fund (HDSRF) application for the remediation activities at the Pittsburgh Metal & Graphics site. The remedial activities indicated in the HDSRF grant request include LSRP Retention, Public Notification, Initial/Updated Receptor Evaluations, Ecological Evaluation, Contaminant Delineation, Abandonment of historic monitoring well, Underground Storage Tank Closure, Installation & Surveying of Three (3) monitoring wells, collecting two (2) rounds of groundwater samples, Site Investigation of newly identified AOCs, Site/Remedial Investigation Report, Remedial Action Workplan, Project Management and coordination/meetings. The Department has completed a review of this application and finds the proposal to be technically eligible for funding in the amount of \$201,455.00. Therefore, the Department is recommending the New Jersey Economic Development Authority (NJEDA) obligate and disburse a grant in the amount of \$201,455.00 for the remedial activities at this site.

The Department's recommendation for the award of a grant from the HDSRF, and its determination that certain remediation costs are eligible for grant funding, is subject to the review and approval of the NJEDA, which, if in agreement with the Department's recommendation, will forward the recommendation to its Board for consideration. Any award approval by the NJEDA's Board is subject to a ten-day gubernatorial veto period and the appropriation of money to the Fund in an amount adequate to pay the grant. Please note that funding is not guaranteed.

If you have any questions regarding this letter, please feel free to contact John Doyon, HDSRF Coordinator at (609) 633-0713 or at john.doyon@dep.state.nj.us.

Sincerely,



Timothy T. Bartle, Chief
Office of Brownfield Reuse

Cc: DEPFile

[illegible]

SEE SHEET 203 SEE SHEET 190 SEE SHEET 175

SEE SHEET 156

SEE SHEET 157

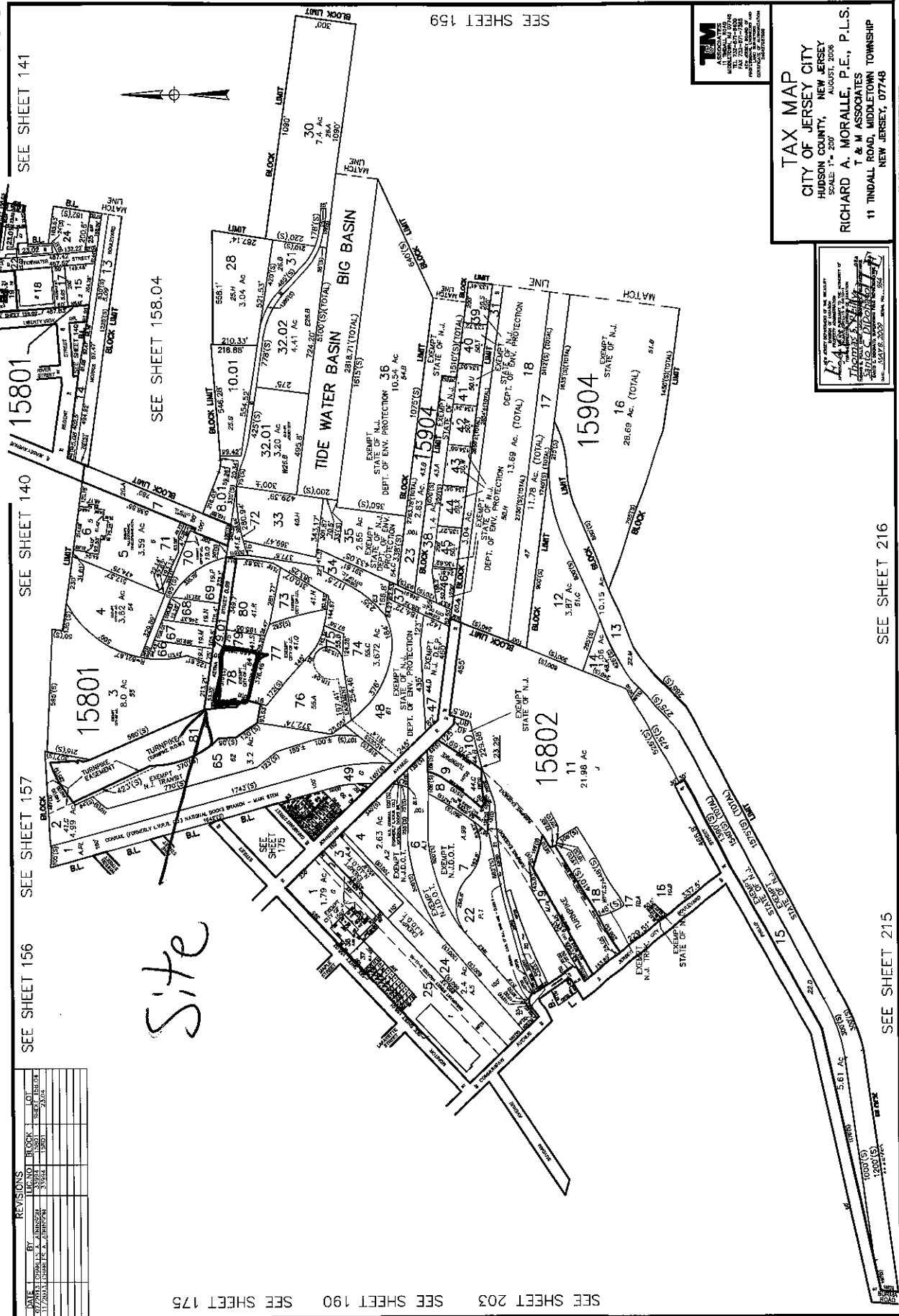
SEE SHEET 140

15801

SEE SHEET 141

1

Site



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING A GRANT FROM THE HAZARDOUS DISCHARGE SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE SUMMIT METALS SITE WITHIN THE GRAND JERSEY 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 Grand Jersey Redevelopment Plan contemplates the redevelopment of 36 - 44 Aetna Street (Block 15801 lot 67) AKA "Summit Metals Company Incorporated"; and

WHEREAS, the prior industrial and commercial uses of the site qualify the property as a brownfield pursuant to N.J.S.A. 58:10B-23.d; and

WHEREAS, there is a need to perform environmental investigations and subsequent remediation of the properties prior to redevelopment;

WHEREAS, the State of New Jersey provides funding for environmental investigation and remediation through the Hazardous Discharge Site Remediation Fund (HDSRF); and

WHEREAS, the Jersey City Redevelopment Agency has applied for HDSRF monies in the amount of \$15,300.00 for this purpose.

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

1. The above recitations are incorporated herein as if set forth at length;
2. The above referenced grant in the amount of \$15,300.00 is hereby accepted upon receipt of notification of the grant award from the State of New Jersey;
3. The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all necessary grant closing and other related documents in order to effectuate the purposes of this resolution, subject to the review and approval of the Agency's General Counsel;
4. A certified copy of this Resolution is to be forwarded to the New Jersey Economic Development Authority.

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 June 17, 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				
Erma Greene				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION
SITE REMEDIATION PROGRAM
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CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

May 15, 2014

Mr. Benjamin Delisle, Director of Development
Jersey City Redevelopment Agency
30 Montgomery Street, Suite 900
Jersey City, NJ 07302-3821

RE: Hazardous Discharge Site Remediation Fund (HDSRF) - BDA
Applicant: Jersey City Redevelopment Agency
Site Name: Summit Metals Company Incorporated
36 - 44 Aetna Avenue, Jersey City, Hudson County
SRP PI # : 166096

Dear Mr. Delisle:

The New Jersey Department of Environmental Protection (Department) has completed a review of the Hazardous Discharge Site Remediation Fund (HDSRF) application for the remediation activities at the Summit Metals Company Incorporated site. The remedial activities indicated in the HDSRF grant request include LSRP Retention, Preliminary Assessment, Remedial Investigation Work plan, Project Management and coordination/meetings. The Department has completed a review of this application and finds the proposal to be technically eligible for funding in the amount of \$15,300.00. Therefore, the Department is recommending the New Jersey Economic Development Authority (NJEDA) obligate and disburse a grant in the amount of \$15,300.00 for the remedial activities at this site.

The Department's recommendation for the award of a grant from the HDSRF, and its determination that certain remediation costs are eligible for grant funding, is subject to the review and approval of the NJEDA, which, if in agreement with the Department's recommendation, will forward the recommendation to its Board for consideration. Any award approval by the NJEDA's Board is subject to a ten-day gubernatorial veto period and the appropriation of money to the Fund in an amount adequate to pay the grant. Please note that funding is not guaranteed.

If you have any questions regarding this letter, please feel free to contact John Doyon, HDSRF Coordinator at (609) 633-0713 or at john.doyon@dep.state.nj.us.

Sincerely,

Timothy T. Bartle, Chief
Office of Brownfield Reuse

Cc: DEPFile

7

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF TRIBECA WEST OF JERSEY CITY, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE JERSEY AVENUE PARK AND JERSEY AVENUE TENTH STREET REDEVELOPMENT AREAS

WHEREAS, at its meeting of December 17, 2013 the Jersey City Redevelopment Agency Board of Commissioners designated Tribeca West of Jersey City, LLC (Moishe Mana) as Redeveloper for property located within the Jersey Avenue Park and Jersey Avenue Tenth Street Redevelopment Areas; and

WHEREAS, said designation was for the construction of a mixed use project for property owned by them together with one City owned parcel located adjacent to their property; and

WHEREAS, the project is slated to include approximately 1,200 dwelling units, 70,000 square feet of ground floor retail with an additional 160,000 square feet of commercial space, the project will offer approximately 950 parking spaces and a recreational open space component is incorporated in the plan; and

WHEREAS, Redeveloper has requested an extension of its designation so that it may continue its studies as relates to the construction of the project as well as continue working with the City Planning Division to make amendments to the redevelopment plans affecting the project; and; and

WHEREAS, staff deems it appropriate to extend the designation for a period of 120 days to expire on October 31, 2014 with an additional 60 day extension at the sole discretion of the Agency's Executive Director and/or Assistant Executive Director.

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

- 1) the above recitations are incorporated herein as if set forth at length;

- 2) The designation of Tribeca West of Jersey City, LLC (Moishe Mana) as Redeveloper for property owned by them located at Block 7001, Lots 1 and 2; Block 8602, Lot 1; Block 8601, Lot 1 and Block 6902, Lots 25 and 26; and conditionally designated as Redeveloper for City owned property located at Block 6902, Lot 24 is hereby extended until October 31, 2014 with an additional 60 day extension at the sole discretion of the Agency's Executive Director and/or Assistant Executive Director.

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

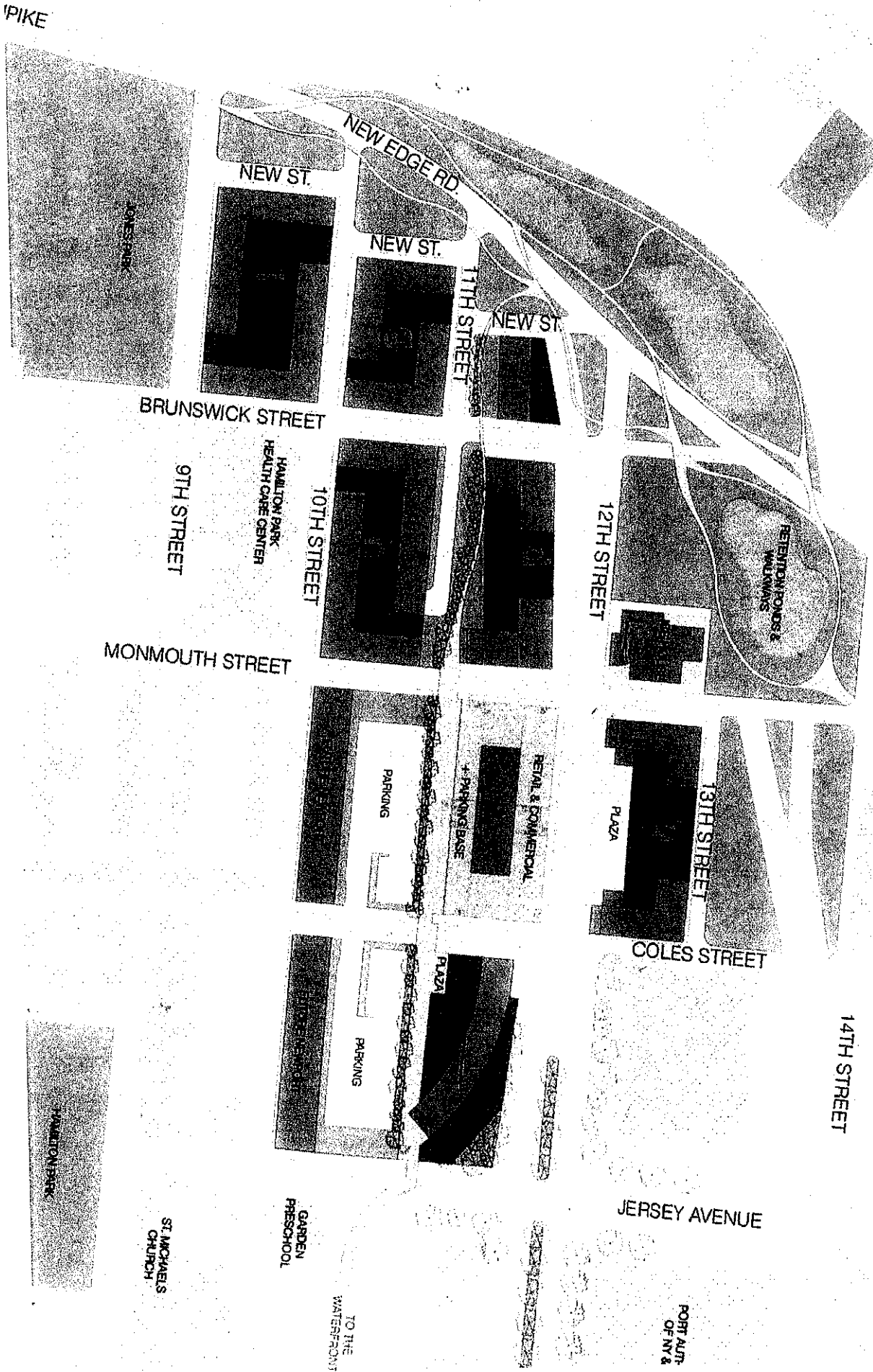
Secretary

<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				
Erma Greene				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				

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 June 17, 2014.

H:\WPDOCS\MP\Jersey Avenue\Tribeca West\designation extension resolution.wpd

MASTER PLAN



8

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

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

WHEREAS, said designation was subsequently extended permitting the developer to perform its due diligence; and

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

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

WHEREAS, said designation is about to expire and staff deems it appropriate to extend the designation for 120 days with an additional 60 day extension at the sole discretion of the Agency's Executive Director and/or Assistant Executive Director.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitals are incorporated herein as if set forth at length; 2) the designation of Park Avenue Landing, LLC (the Neu Family) for property located at

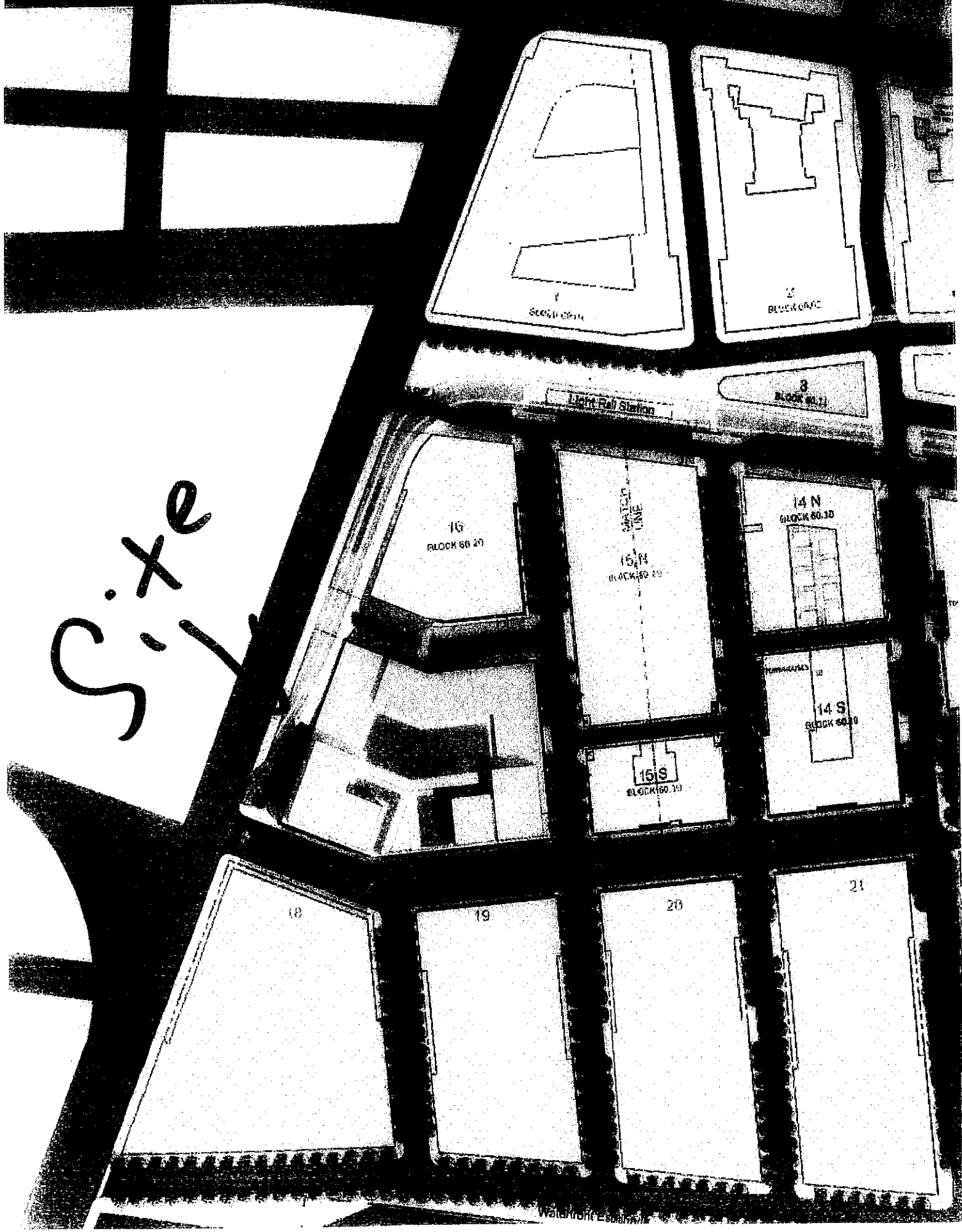
Parcel 17 in the Liberty Harbor North Redevelopment Area be and is hereby extended for 120 days to expire on October 31, 2014; and 3) the Executive Director and or Assistant Executive Director is hereby authorized to extend the designation herein granted for an additional 60 day period.

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

Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of June 17, 2014.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman				
Evelyn Farmer				
Erma Greene				
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
PROFESSIONAL SERVICES AGREEMENT NO. 14-06-FO10 WITH NEW
JERSEY REALTY ADVISORY GROUP, LLC, FOR THE PREPARATION
OF ACQUISITION APPRAISALS OF PROPERTIES KNOWN AS 663 &
665 OCEAN AVENUE WITHIN THE MARTIN LUTHER KING DRIVE
REDEVELOPMENT AREA**

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

WHEREAS, the Agency is desirous of contracting with New Jersey Realty Advisory Group, LLC of Jersey City, New Jersey to provide professional real estate acquisition appraisal services for properties located in Block 22602, Lots 7 and 6, and known as 663 and 665 Ocean Avenue, respectively, within the Martin Luther King Drive Redevelopment Area, and which properties are further depicted on the attached City tax map; and

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

WHEREAS, said contract will be for a term not to exceed one (1) year and shall be in an amount not to exceed **\$3,600.00**; and

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

14-06- 9

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that a Contract in the not to exceed amount of \$3,600.00 be awarded to New Jersey Realty Advisory Group, LLC for the purpose of rendering real estate acquisition appraisal services for properties located within the Martin Luther King Drive Redevelopment Area. Notice of this award shall be published in a newspaper of general circulation in accordance with N.J.S.A. 40A:11-5(1)(a)(i).

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

SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of June 17, 2014.

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

New Jersey Realty Advisory Group, LLC

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

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

June 9, 2014

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

RE: 663 Ocean Ave
Jersey City, NJ
Acquisition Appraisal


Dear Ms. Mortola:

In response to the request, the New Jersey Realty Advisory Group would be able to provide you with an appraisal report for the above captioned property. The purpose of the appraisal is estimate the value of the property for the possible acquisition by the redevelopment agency.

Our fee for this assignment will be \$1,800. The assignment will be completed within 2-3 weeks from the authorization to proceed. We will provide you with 3 bound copies of the report along with an electronic version of the report.

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

Respectfully submitted,


Albert F. Chanese, MAI

New Jersey Realty Advisory Group, LLC

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

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

June 9, 2014

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

RE: 665 Ocean Ave
Jersey City, NJ
Acquisition Appraisal


Dear Ms. Mortola:

In response to the request, the New Jersey Realty Advisory Group would be able to provide you with an appraisal report for the above captioned property. The purpose of the appraisal is estimate the value of the property for the possible acquisition by the redevelopment agency.

Our fee for this assignment will be \$1,800. The assignment will be completed within 2-3 weeks from the authorization to proceed. We will provide you with 3 bound copies of the report along with an electronic version of the report.

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

Respectfully submitted,


Albert F. Chanese, MAI

SEE SHEET 212

SEE SHEET 231



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

226

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50'
AUGUST, 2006

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO 14-05-FO9 WITH CARAVELLA
CONTRACTORS, INC. FOR DEMOLITION SERVICES OF
PROPERTY LOCATED IN THE MORRIS CANAL
REDEVELOPMENT AREA.**

WHEREAS, in furtherance of the Morris Canal Redevelopment Area, the Agency has deemed it necessary to undertake the demolition of existing Agency & privately owned properties located at 416B, 418B & 420 Communipaw Avenue (Block 20001 Lots 20, 21 & 22) in preparation of future development; and

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

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

WHEREAS, on May 14, 2014 Bids were received and opened for the subject contract; and

WHEREAS, the lowest qualified bidder for the subject contract was Caravela Contractors, Inc with a bid amount of \$126,500.00; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Chairman, Vice Chairman and/or Secretary are authorized to execute Contract No.14-05-FO9 in the amount of \$126,500.00 is hereby awarded to Caravella Contractor, Inc. for the demolition of existing Agency & privately owned properties located at 416B, 418B & 420 Communipaw Avenue (Block 20001, Lots 20, 21 & 22) in the Morris Canal Redevelopment Area.

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

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

SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of June 17, 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				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				

Contract No. 14-05-FO9**Demolition of Existing Building at 416 - 420 Communipaw Avenue
Morris Canal Redevelopment Area**

	NAME	BID AMOUNT
1	WILDHEART	\$ 148,000
2	TWO BROTHERS Contracting	\$ 282,200
3	CREAMERY	\$ 274,000
4	CARAVELLA Contractors	\$ 126,500
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		

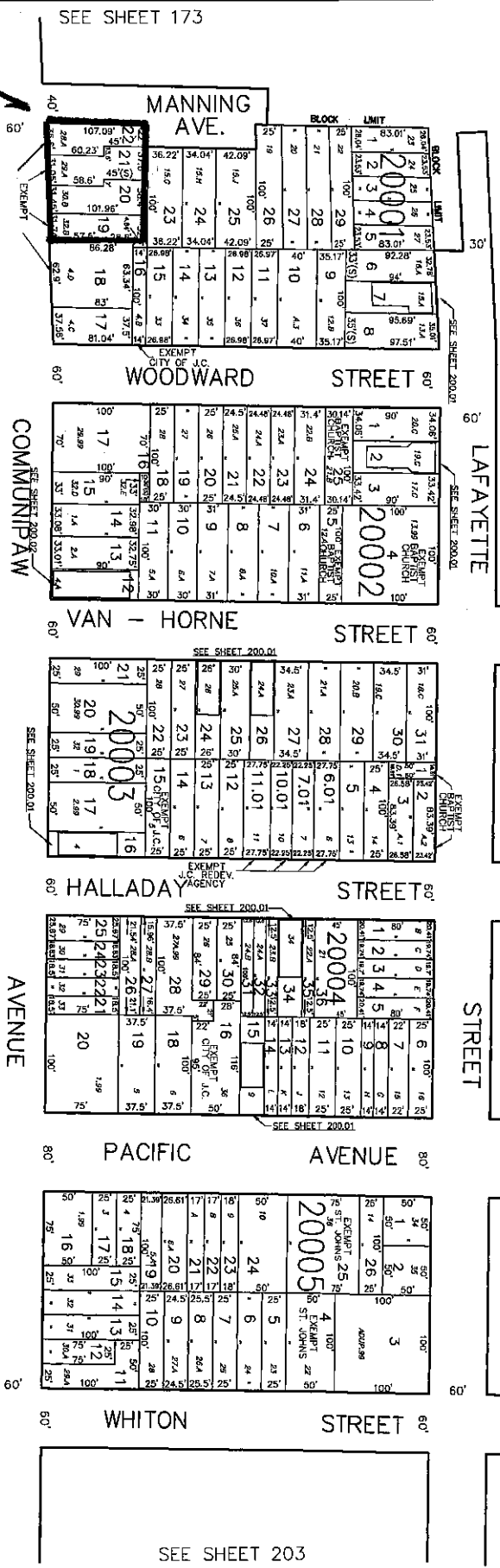
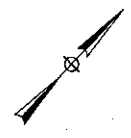
Wednesday, May 14, 2014
11:00 A.M.

DATE	BY	REVISIONS	BLOCK	LOT
11/25/11	CHUBBS J. ANDERSON	10/20/11	20001	1
		11/25/11	20001	2
		11/25/11	20001	3
		11/25/11	20001	4
		11/25/11	20001	5
		11/25/11	20001	6
		11/25/11	20001	7
		11/25/11	20001	8

SEE SHEET 174

SEE SHEET 190

200



SEE SHEET 189

SEE SHEET 201

SEE SHEET 202

AKA - COM-200070100

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE 1" = 50'
 MODIFIED 2008
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TINDALL ROAD, MIDDLETOWN
 NEW JERSEY, 07745

200





RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXTENSION OF A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR PURPOSES OF ACCESSING CITY OF JERSEY CITY OWNED PROPERTY IN THE MORRIS CANAL REDEVELOPMENT AREA.

WHEREAS, the Agency on November 15th, 2011 authorized an extension to a License Agreement with the City of Jersey City for one year of property located at 627 Grand Street (Block, 15501, Lot 2); and

WHEREAS, the completed John Hajjar project located at Bishop Street (Block 15501, Lot 2) needs additional time for equipment staging on property located at 627 Grand Street; and

WHEREAS, the Agency would like to extend the License Agreement for an additional one (1) year; and

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the extension of a License Agreement with the City of Jersey City to access City owned property located at 627 Grand Street (Block 15501, lot 2) within the Morris Canal Redevelopment Area for a period of one (1) additional year is hereby authorized.

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

Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of June 17th, 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				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				

LICENSE AGREEMENT

This **AGREEMENT** is made this ____ day of June, 2014, between the **CITY OF JERSEY CITY**, a Municipal Corporation of the State of New Jersey, with offices at City Hall, 280 Grove Street, Jersey City, New Jersey 07302, [City or Licensor] and **JERSEY CITY REDEVELOPMENT AGENCY**, with offices at 66 York Street, Jersey City, NJ [Licensee.]

WITNESSETH that:

1. The City is the owner of certain property located within Block 15501 , Lot 2 more commonly known by the street address of 627 Grand Street particularly described by the metes and bounds and depicted on the map, both of which is attached hereto as Exhibit A.
2. Licensee has a temporary need for use of the City Property for the following purposes and no other purpose whatsoever: activities in support of redevelopment.
3. This License shall commence on June 18th, 2014 and shall expire no later than one (1) years thereafter June 18th 2015. In order to obtain access to the Property, Licensee must first notify the City's Division of Real Estate.
4. The City agrees to permit Licensee or its duly designated agents, servants, employees, contractors or invitees, to enter onto the City Property for the purposes set forth above of and for no other purpose whatsoever.
5. No permanent improvements or equipment shall be used or permitted to be placed on the property, without the prior written approval of the City's Engineer.
6. Licensee shall pay the City a user fee equal to the sum of \$1.00 payable on June 18th 2014 for this License commencing on the date this agreement is executed. This is a user fee only and does not constitute rent or fair market value.
7. Licensee shall defend, indemnify, save and hold harmless the City from any and all accidents, losses, damages, claims, demands, suits, judgments, liens, expenses or damages whatsoever including but not limited to any environmental damage or claims caused or exacerbated by the use of the Property, arising by reason of this Agreement or the use of the Property by Licensee or any of its agents, servants, employees, contractors or invitees, in, on or about the Property during the term of this agreement, whether the use of the Property is within or outside the scope of the above permitted use. Licensee's obligations hereunder shall survive any termination of this Agreement.

8. Licensee agrees to carry Property Damage and Comprehensive General Liability Insurance for an amount not less than \$1,000,000 or such other type and amount as is deemed necessary or appropriate by the City's Risk Manager. Licensee shall furnish to the City a Certificate of Insurance for the benefit of Licensee, naming the City, its employees or agents as additional named insured and covering the Property herein described. Delivery of Certificates of Insurance evidencing policies of insurance and proof of payment of premium shall be delivered to the City prior to exercising any rights under this Agreement but in no event later than five (5) days prior to the commencement of any activities conducted pursuant to this Agreement.

9. All accidents or injuries to person, or any damages, etc., occurring as a result of or in connection with Licensee's use of the City Property, shall be reported immediately to the City of Jersey City, Division of Risk Management, the Office of Real Estate and the City Engineer, as authorized representatives of the City together with all information required by the City on prescribed forms to be provided by the City.

10. Licensee shall accept sole responsibility for any or all security, if necessary, for its personnel, equipment and supplies or the equipment and supplies of its agents, servants, employees, contractors and invitees on the property, at no cost to the City of Jersey City.

11. The Licensee acknowledges and agrees that it shall be permitted to place only that machinery and materials as is permitted with the prior written approval of the City Engineer.

12. Any improvements or equipment installed or used by Licensee in connection with its use of the City Property that may be removed without damage to Licensee's property shall be deemed to be the property of Licensee and shall be removed by it at the termination of the License, or not later than two (2) days thereafter. In the event that the same is not removed, it shall be deemed abandoned and the City shall have the right to dispose of the same and charge Licensee for any cost of disposing thereof.

13. Licensee shall provide in writing to the City the names of two (2) authorized representatives of Licensee who shall be responsible for adherence to the terms and conditions of the License before, during and after the effective date of this License. No other persons are to speak or act for Licensee.

14. All Notices and payments between the parties hereto shall be addressed and delivered to the following:

City: City of Jersey City
Business Administrator
City Hall
280 Grove Street
Jersey City, NJ 07302

Licensee: Jersey City Redevelopment Agency
66 York Street, Second Floor
Jersey City, N.J. 07302

15. The City reserves unto itself for any and all purposes, all rights of entry and possession, including but not limited to the inspection, repair and maintenance of any City utilities and for any public purpose.

16. Licensee shall at its own cost and expense restore the area to the same condition it was in prior to the commencement date of this license to the reasonable satisfaction of the City Engineer.

17. The parties intend only to create a temporary license and not to convey a lease, easement or any other interest or estate in or running with the land. It is specifically agreed and understood that Licensee will not acquire any prescriptive interest or rights whatsoever to the City Property under this License.

18 Licensee shall not assign this Agreement, or any part thereof, or occupy the Property for any other reason or reasons then herein stipulated in this Agreement, under penalty of damages and forfeiture.

19. The City reserves the right to terminate the agreement at will upon ten (10) days prior written notice to Licensee.

20. All of the above terms and conditions shall be binding on Licensee, the City and all other parties for which the Property is herein licensed. The City reserves the right to terminate the License at any time during the term hereof for good cause, including but not limited to any violation of any applicable land use or construction code regulations, or to advance or effectuate any public purpose or policy, upon thirty (30) days prior written notice to Licensee.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the date above written.

ATTEST:

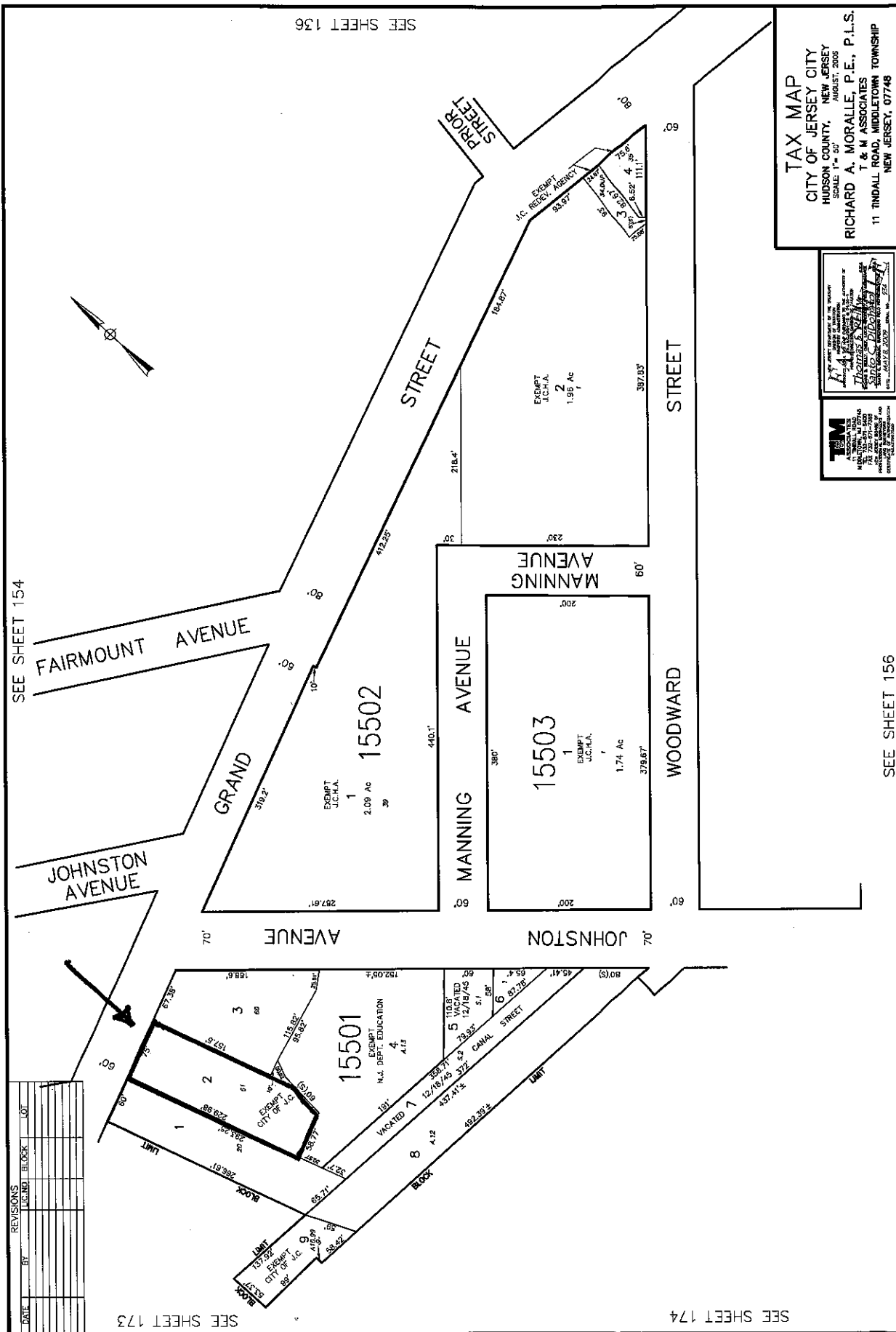
CITY OF JERSEY CITY

Robert Byrne
City Clerk

Robert Kakoleski,
Business Administrator

WITNESS:

Christopher Fiore,
Assistant Executive Director



14-06- 12

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN
AMENDMENT TO CONTRACT NO. 12-01-FO1 WITH McGUIRE
ASSOCIATES FOR ADDITIONAL APPRAISAL SERVICES IN BLOCK
25201 LOT 71 (474 OCEAN AVENUE) WITHIN THE OCEAN
BAYVIEW REDEVELOPMENT AREA**

WHEREAS, on January 18, 2012, the Jersey City Redevelopment Agency Board of Commissioners authorized entering into a Contract for Professional Appraisal Services with McGuire Associates of Jersey City, New Jersey to provide professional real estate acquisition appraisals for certain properties located in Block 25201 within the Ocean Bayview Redevelopment Area for an amount not to exceed \$2,400.00; and

WHEREAS, there is a need for additional appraisal services for property located in Block 25201, Lot 71 and known as 474 Ocean Avenue, specifically, an appearance in court by the Appraiser, for an additional amount not to exceed \$700.00; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute an amendment to the Contract for Professional Appraisal Services No. 12-01-FO1 with McGuire Associates for an additional amount of \$700.00 and for a new total fee not to exceed **\$3,100.00**.

14-06- 12

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 the Resolution adopted by the Board of Commissioners at their Meeting dated June 17, 2014.

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

[illegible]

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING ENTERING INTO AN AGREEMENT
WITH THE CITY OF JERSEY CITY FOR FUNDING
THROUGH THE AFFORDABLE HOUSING TRUST FUND
PROGRAM IN THE OCEAN BAYVIEW REDEVELOPMENT
AREA**

WHEREAS, the City of Jersey City's Affordable Housing Trust Fund was organized for the purpose of constructing and/or rehabilitating affordable housing; and

WHEREAS, by Resolution #14-324 dated May 14, 2014, the Municipal Council authorized the City to enter into an agreement with the Jersey City Redevelopment Agency; and

WHEREAS, the Jersey City Redevelopment Agency desires to accept an agreement from the City of Jersey City for fiscal year June 1, 2014 through May 31, 2015; and

WHEREAS, this agreement will provide an allocation of \$186,500; and

WHEREAS, the funding will be utilized to carry out the 405-407 Ocean Avenue Project.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that it hereby authorizes a contract and upon receipt of the fully executed contract from the City of Jersey City will expend these funds pursuant to the terms of said contract between the Jersey City Redevelopment Agency and City of Jersey City.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to sign any and all documents necessary to effectuate this Resolution.

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of June 17, 2014.

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

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

City Clerk File No. Res. 14.324
Agenda No. 10.Z.6
Approved: MAY 14 2014
TITLE: _____



**RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
AUTHORIZING AFFORDABLE HOUSING TRUST FUND (AHTF) CONTRACTS
WITH COMMUNITY ASSET PRESERVATION ALLIANCE #2 OF JERSEY CITY
URBAN RENEWAL LLC. FOR ALL SAINTS CONDOMINIUMS AND JERSEY CITY
REDEVELOPMENT AGENCY (JCRA) FOR 405-407 OCEAN AVENUE.**

WHEREAS, on September 28, 2005 the City of Jersey City adopted Ordinance 05-130 amending and supplementing Chapter 304, Article VI (Long Term Tax Exemptions) of the Jersey City code that established an Affordable Housing Trust Fund (AHTF) from recipients of long term tax exemptions to adopt a spending plan; and

WHEREAS, said spending plan authorizes the City of Jersey City (City) to enter into contracts with for profit or non-profit entities, organized under state and federal laws or a public entity for the purpose of constructing affordable housing; and

WHEREAS, eligible applicants must provide proof that they are the recipient of funds from another public or private source that together with the AHTF will constitute sufficient funds to complete the proposed project; and

WHEREAS, Community Asset Preservation Alliance #2 (CAPA # 2) of Jersey City Urban Renewal LLC is a not for profit organization that will rehabilitate the former All Saints School located at 305 Whiton Street for the purpose of creating twenty five (25) condominium units of which four (4) units will be affordable to households earning up to 80% of Area Median Income (AMI) and 21 units will be emerging market units; and

WHEREAS, The Jersey City Redevelopment Agency (JCRA) will rehabilitate three (3) of the vacant 3 bedroom units located at 405-407 Ocean Avenue. This four unit affordable housing project is for households earning up to 50% AMI; and

WHEREAS, the All Saints Condominium project is an adaptive reuse project which is located in the Morris Canal Redevelopment Area on block 20005, lot 3 and Jersey City Redevelopment Agency's 405-407 Ocean Avenue project is located on block 25802, lot 26; and

WHEREAS, the total cost for the All Saints Condominium project is \$5,565,150. Financing consists of the following sources: Sales Proceeds (\$4,426,000), CHOICE subsidy (\$1,050,000) and Affordable Housing Trust Funds (\$225,000); and the cost for JCRA to rehabilitate three (3) units at 405-407 Ocean Avenue is \$186,500; and

**RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
AUTHORIZING AN AFFORDABLE HOUSING TRUST FUND (AHTF) CONTRACTS
WITH COMMUNITY ASSET PRESERVATION ALLIANCE #2 OF JERSEY CITY
URBAN RENEWAL LLC. FOR ALL SAINTS CONDOMINIUMS AND JERSEY CITY
REDEVELOPMENT AGENCY (JCRA) FOR 405-407 OCEAN AVENUE.**

WHEREAS, Community Asset Preservation Alliance #2 of Jersey City Urban Renewal LLC experienced unforeseen problems with interior and exterior walls at 305 Whiton Street which added additional cost to this project that is currently underway. CAPA # 2 did not have the funds to cover this cost; and

WHEREAS, Jersey City Redevelopment Agency (JCRA) will renovate units at 405-407 Ocean Avenue for the City to be in compliance with federal HOME requirements; and

WHEREAS, the Affordable Housing Trust Fund Review Committee has approved these requests for funding.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the City of Jersey City that:

- 1) The Mayor or Business Administrator is hereby authorized to enter into Affordable Housing Trust Fund (AHTF) Contracts, which are attached hereto, with Community Asset Preservation Alliance #2 of Jersey City Urban Renewal LLC for the adaptive re-use of All Saints School to create twenty-five (25) Condominium units and Jersey City Redevelopment Agency for the rehabilitation of three (3) vacant units at 405-407 Ocean Avenue.
- 2) Subject to review and approval by Corporation Counsel, the Mayor or Business Administrator is hereby authorized to execute mortgages, notes, affordable housing development agreements, and such other documents deemed necessary to secure loans under the Affordable Housing Trust Fund (AHTF). The terms and conditions of the aforementioned documents may be negotiated by the Division of Community Development (DCD) and shall be in accordance with all laws, rules and regulations applicable to the program.

City Clerk File No. Res. 14.324Agenda No. 10.2.6TITLE: MAY 14 2014

**RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
AUTHORIZING AFFORDABLE HOUSING TRUST FUND (AHTF) CONTRACTS
WITH COMMUNITY ASSET PRESERVATION ALLIANCE #2 OF JERSEY CITY
URBAN RENEWAL LLC. FOR ALL SAINTS CONDOMINIUMS AND JERSEY CITY
REDEVELOPMENT AGENCY (JCRA) FOR 405-407 OCEAN AVENUE.**

VENDOR	PROJECT	AMOUNT	ACCOUNT #	P.O.#
Community Asset Preservation Alliance #2 of Jersey City Urban Renewal LLC.	305 Wilton Street	\$225,000	17-293-66-000-025	113335
Jersey City Redevelopment Agency	405-407 Ocean Avenue	\$186,500	17-293-66-000-025	113334

I, Donna L. Mauer, hereby certify that sufficient funds in the amount of \$411,500 are available in Account No. 17-293-66-000-025.



Donna L. Mauer
Chief Financial Officer

APPROVED: APPROVED: 

Business Administrator

Corporation Counsel

Certification Required ☐Not Required ☐

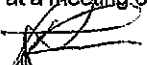
APPROVED 9-0

RECORD OF COUNCIL VOTE ON FINAL PASSAGE 5.14.14											
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.


 Rolando R. Lavarro, Jr., President of Council


 Robert Byrne, City Clerk

RESOLUTION FACT SHEET - CONTRACT AWARD

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY AUTHORIZING AFFORDABLE HOUSING TRUST FUND (AHTF) CONTRACTS WITH COMMUNITY ASSET PRESERVATION ALLIANCE #2 OF JERSEY CITY URBAN RENEWAL LLC. FOR ALL SAINTS CONDOMINIUMS AND JERSEY CITY REDEVELOPMENT AGENCY (JCRA) FOR 405-407 OCEAN AVENUE.

Project Manager

Department/Division	HEDC	Community Development
Name/Title	Rodney Hairston	Acting Director
Phone/email	201-547-4793	hairstonr@jenj.org

Note: Project Manager must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Contract Purpose

To allow the City to enter into Contracts with Community Asset Preservation Alliance #2 of Jersey City Urban Renewal LLC and JCRA to use Affordable Housing Trust Funds for the construction and/or preservation of affordable housing units.

Cost (Identify all sources and amounts)

Affordable Housing Trust Fund: \$411,500

Contract term (include all proposed renewals)

One (1) year


Type of award

If "Other Exception", enter type

Additional Information

I certify that all the facts presented herein are accurate.


Signature of Department Director

 5/5/14
Date

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AMENDING PROFESSIONAL SERVICES AGREEMENT
NO. 13-01-BA1 WITH LERCH, VINCI & HIGGINS FOR
AUDITING/FINANCIAL SERVICES**

WHEREAS, the Agency entered into a contract for professional auditing services with Lerch, Vinci & Higgins on January 15, 2013; and

WHEREAS, the contract was in the amount of \$60,000; and

WHEREAS, it is necessary to amend the contract in the amount of \$21,500 due to costs from another contract being inadvertently added to Contract No. 13-01-BA1; and

WHEREAS, this amendment for \$21,500 will make the total contract \$83,500; and

WHEREAS, this will close out Professional Services Agreement No.13-01-BA1; and

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

WHEREAS, notice of the award of this amended 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 the Chairman, Vice Chairman and/or Secretary are hereby authorized to amend Professional Services Agreement 13-01-BA1 with Lerch, Vinci & Higgins in the amount of \$21,500 for a final total contract amount not to exceed \$83, 500.

BE IT FURTHER RESOLVED, by the Board of Commissioners 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 the Resolution adopted by the Board of Commissioners at it meeting of June 17, 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				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell J. Verducci				

**AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT NO. 13-01-BA1**

THIS AMENDMENT is entered into as of this _____ day of _____, 2014 by and between the Jersey City Redevelopment Agency, located at 66 York Street, Jersey City, New Jersey, hereinafter referred to as the "Agency" Lerch, Vinci & Higgins located at 17-17 Route 208, Fair Lawn, New Jersey, hereinafter referred to as "Auditor."

1. The Agreement for auditing and financial services No. 13-01-BA1 is amended as follows:
 - A. Contract is hereby amended to increase the total contract amount an additional \$21,500 for a new total contract amount not to exceed \$83,500. The reason for the increase is due to the addition of expenses from the previous contract year (12-01-BA5) that were inadvertently added to this contract
 - B This will close out Contract No. 13-01-BA1.
2. All other terms, conditions and provisions of the original Contract remain in full force and effect.
3. Execution of this Amendment to Contract was authorized by Resolution of the Board of Commissioners dated June 17, 2014.
4. The Agency and Auditor acknowledge receipt of a copy of this Amendment and have read and agree to the terms hereof.

WITNESS:

LERCH, VINCI & HIGGINS

By: **Gary Higgins, CPA, RMA**

ATTEST:

**JERSEY CITY REDEVELOPMENT
AGENCY**

Christopher Fiore, Assistant Secretary

Rolando R. Lavarro, Jr., Chairman

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING A
SUBSCRIPTION TO LEXISNEXIS FOR A PERIOD OF ONE
YEAR, WITH AN OPTION TO EXTEND FOR AN ADDITIONAL
TWO YEARS**

WHEREAS, the Jersey City Redevelopment Agency ("Agency") is governed by the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, it is necessary for the Agency to refer to these Statutes by which it is governed;
and

WHEREAS, it is also sometimes necessary for the Agency to refer to Legislative Bills and federal laws; and

WHEREAS, there is a subscription service, LexisNexis, a computer assisted legal research site by which the Agency can refer to these laws and statutes as necessary; and

WHEREAS, the Agency is desirable of purchasing a subscription to LexisNexis for a period of one year with an option to extend for an additional two years; and

WHEREAS, the Agency will have access to 1) New Jersey Enhanced with Full Federal; 2) New Jersey Real Property Law Analytical; and 3) Environmental Law Library; and

WHEREAS, the cost for the subscription to LexisNexis is \$250.00 a month for the first year with a three percent (3%) increase in years two and three; and

WHEREAS, the subscription will commence on June 30, 2014.

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 the Board approves entering into a subscription with LexisNexis for a period of one year with an option to extend two additional years.

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of June 17, 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				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell J. Verducci				



"Subscriber" Name: Jersey City Redevelopment Agency

Account Number: 10012CRPZ

"LN": LexisNexis, a division of Reed Elsevier Inc.

1. Subscription Agreement

LexisNexis, a division of Reed Elsevier Inc. ("LN") grants Subscriber a non-exclusive, non-transferable limited license to access and use Lexis Advance® and the materials available therein ("Materials") pursuant to terms set forth in the LexisNexis General Terms and Conditions ("General Terms") and the pricing set forth in the Price Schedule ("Price Schedule") (the General Terms together with the Price Schedule is collectively referred to as the "Subscription Agreement"), both of which are incorporated herein by reference. Subscriber may view and print the Subscription Agreement at: <http://www.lexisnexis.com/terms/LACommercial2>.

2. Certification

2.1 Subscriber certifies that the number of government professionals in Subscriber's organization is as set forth below. A "Government Professional User" is defined as an attorney, judge, librarian, researcher, investigator or analyst who is employed by the Subscriber.

Number of Government Professional Users:

1

2.2 A "Support Staff User" is defined as a person who supports the Government Professional User, including, but not limited to: paralegals, interns, legal secretaries or other administrative support members. Up to 3 ID's may be issued to support staff for each Government Professional User accounted for above.

Number of Support Staff Users:

2.3 Each LN ID must be issued for individual use by the Government Professional User or Support Staff User.

2.4 If Subscriber, at the time of signing this Agreement has 11 or more Government Professional Users, then Subscriber is required to notify LN if the number of Government Professional Users falls below 11. Subscriber shall, within 30 days of the staffing change, notify LN in writing.

2.5 Subscriber acknowledges that the pricing and menus provided to Subscriber in this Agreement depend in part on the number of Government Professional Users in Subscriber's organization. Subscriber certifies that as of the date Subscriber signs this Agreement there are the number of Government Professional Users in Subscriber's organization (the "Reference Number") as Subscriber has specified above.

(i) At LN's request from time to time, Subscriber will certify in writing the then-current Reference Number.

(ii) If there is a change in the Reference Number during the Term, LN may, in its sole discretion on at least 30 days prior written notice to Subscriber, increase or decrease the Monthly Commitment by an amount that does not exceed, on a percentage basis, the change in the Reference Number.

3. Lexis Advance Product and Charges

3.1 This Section 3 amends the Subscription Agreement with respect to the Lexis Advance product offering described below. The term of Subscriber's commitment for the Lexis Advance product offering will begin upon the date Subscriber's billing account ("Account Number") is activated ("Activation") and will continue for the last period set forth in Section 3.2 below (the "Committed Term"). Subscriber may not terminate this Agreement under Section 5.2 of the General Terms during the Committed Term. In addition, Subscriber may terminate this Agreement during the Committed Term for a material breach by LN that remains uncured for more than 30 days after LN receives written notice from Subscriber identifying a specific breach. If Subscriber terminates this Agreement pursuant to this Section, then Subscriber will pay all charges incurred up to the

date of termination. Upon the expiration of the Committed Term, all access to and use of Lexis Advance by Subscriber will be billed in accordance with the applicable then-current Price Schedule.

Lexis Advance Content & Features		
Product	SKU Number	Number of Users
New Jersey Enhanced with Full Federal	1011638	1
New Jersey CLE Real Property Analytical	1012198	1
Environmental Law Library	1011524	1
<input type="checkbox"/> See attached Rider No. 1 for additional Content & Features		

3.2 In exchange for access to the Lexis Advance Content, Feature and/or Service set forth in Section 3.1 above, Subscriber will pay to LN the following amount (the "Monthly Commitment") during the periods set forth below.

Committed Term	Monthly Commitment
Activation-June 30, 2014	\$0
July 1, 2014-June 30, 2015	\$250

3.3 During the Term, LN may make content and features available to Subscriber that are not included in the Lexis Advance Content described above which will be offered to Subscriber at an additional charge ("Alternate Materials"). Subscriber will be under no obligation to access and use the Alternate Materials, or to incur additional fees beyond the Monthly Installment. If Subscriber elects to access the Alternate Materials by initialing below, Subscriber will be notified that additional charges will apply before the Alternate Materials is displayed. If Subscriber proceeds to access the Alternate Materials, Subscriber will pay the then current, transactional charge(s) for the Alternate Materials that is displayed at the time of access.

Subscriber elects access to the Alternate Materials

(Initial)

3.4 Use of Lexis Advance under this Agreement is available to Subscriber and its Authorized Users (defined in the General Terms).

3.5 LN may temporarily suspend access to Lexis Advance until all unpaid amounts are paid in full. No claims directly or indirectly related to this Agreement with respect to amounts billed or payments made under this Agreement may be initiated by Subscriber more than 6 months after such amounts were first billed to Subscriber.

4. Closed Offer

The prices and other terms are subject to change if Subscriber has not submitted a signed original or copy on or before June 30, 2014.

5. Confidential Information

Subject to any state open records or freedom of information statutes, this Agreement contains confidential pricing information of LN. Subscriber understands that disclosure of the pricing information contained herein could cause competitive harm to LN, and will receive and maintain this Agreement in trust and confidence and take reasonable precautions against such disclosure to any third person. This Section 5 will survive the termination or expiration of this Agreement.

6. Support and Training

During the Term, Subscriber, with the support of LN, agrees to encourage the effective use of Lexis Advance through:

- (a) Mandatory basic training in the use of Lexis Advance by LN for all Authorized Users;
- (b) Meaningful participation in additional ongoing programs presented by LN to update and train Authorized Users;
- (c) Authorize the periodic distribution of memos or other communications by LN and/or Subscriber to Authorized Users; and
- (d) The periodic review with LN of Subscriber's Authorized User's use of materials and training under this Agreement.

7. Miscellaneous

This Agreement does not bind either party until it has been accepted by both parties. Subscriber may accept this Agreement by signing below. LN will accept this Agreement by providing Subscriber with access to Lexis Advance or by signing below.

LEXISNEXIS WILL NOT ACCEPT ANY CHANGES, CORRECTIONS OR ADDITIONS TO THIS AGREEMENT UNLESS SUCH CHANGES ARE EXPRESSLY ACCEPTED BY LN IN WRITING. SUCH CHANGES WILL HAVE NO LEGAL EFFECT.

AGREED TO AND ACCEPTED BY:

Subscriber: Jersey City Redevelopment Agency
[MUST BE COMPLETED BY SUBSCRIBER]
Authorized Subscriber Signature:
Printed Name: _____
Job Title: _____
Date: _____

LexisNexis, a division of Reed Elsevier Inc.

[COMPLETED BY LEXISNEXIS]

Authorized Signature:
Name: _____
Job Title: _____
Date: _____

CUSTOMER INFORMATION (Please type or print):	
Organization Name: (Full Legal Name)	Jersey City Redevelopment Agency
Physical Address	
Street Address:	66 YORK ST FL 2ND
City:	Jersey City
State:	NJ
Zip:	07302
County:	
Telephone:	(201) 761-0819
Fax:	
Parent Company: (if applicable)	

Type of Organization:

☐ Legislative

☐ Judicial

☐ Executive

Professional User: _____

Practicing Area of Law: _____

Support Staff: _____

Employer Identification Number: _____

Bar No: _____

Issuing State: _____

Date Issued/Expiration Date: _____

Organization Web Address: _____

Tax Exempt: ☐ Yes (attach Sales Tax Exemption Certificate)

MSA: ☐ Yes ☐ No

☐ No

Tax ID No: _____

State Contract No:
(If applicable)

PO No:
(If applicable)

Contacts:

	Name	Telephone	Email
Installation:	_____	_____	_____
Billing:	_____	_____	_____
Policy/Legal Notification:	_____	_____	_____
Scheduling/Training:	_____	_____	_____
	Name	Telephone	
Super Admin:	Heather Kumer	(201) 761-0819	
	Email	IP Address	
	hkumer@jcnj.org		

CUSTOMER ID INFORMATION (Please type or print)			
ID HOLDERS' NAMES (additional sheet attached <input type="checkbox"/>)	ID HOLDERS' TITLES/POSITIONS	ID HOLDERS' EMAIL ADDRESSES	LOCATION/ADDRESS
Heather Kumer		hkumer@jcnj.org	

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF JUNE 17, 2014**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of June 17, 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 June 17, 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 June 17, 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				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				

Run date: 06/17/2014 @ 11:12
Bus date: 06/17/2014

JCRA
Invoice Distribution Report

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Setup by: Janet

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

Run date: 06/17/2014 @ 11:12
 Bus date: 06/17/2014

JCRA
 Invoice Distribution Report

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Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 215.11 - Deferred Compensation			
18232 DEFERRED SALARY PER ATTACHED	615 METLIFE		
	1	Inv	710.00
18235 DEFERRED SALARY PER ATTACHED	615 METLIFE		
	1	Inv	710.00
A10 215.11 - Deferred Compensation	*** Account total ***		1,420.00
A10 490.10 - Miscellaneous Revenue			
18289 RENT @ HUB \$7,698.08 FOR JULY,	949 MLK DRIVE URBAN RENEWAL		
	1	Inv	7,698.08
A10 490.10 - Miscellaneous Revenue	*** Account total ***		7,698.08
A10 490.11 - Bank Transfers			
18234 PAYROLL FOR THE MONTH OF JULY,	59 JCRA PAYROLL ACCOUNT		
	1	Inv	70,000.00
A10 490.11 - Bank Transfers	*** Account total ***		70,000.00
A10 520.01 - Health Benefits			
18246 REMBURS. - HEALTH R. ANTONICEL	600 ROBERT P. ANTONICELLO		
	1	Inv	1,886.40
A10 520.01 - Health Benefits	*** Account total ***		1,886.40
A10 520.02 - Prescription			
18246 REMBURS. - HEALTH R. ANTONICEL	600 ROBERT P. ANTONICELLO		
	2	Inv	490.95
A10 520.02 - Prescription	*** Account total ***		490.95
A10 520.04 - Dental			
18257 REIMBURS. OF DENTAL EXPENSES	119 MARY ANN KOPCHA		
	1	Inv	122.00
A10 520.04 - Dental	*** Account total ***		122.00
A10 610.01 - Project - Legal			
18226 LEGAL SERVICES - L.H.NORTH	897 COLE,SCHOTZ, MEISEL FORMAN&LEO		
	1	Inv	393.75
18244 LEGAL SERVICES - 447 OCEAN AV	199 JOHN J. CURLEY, LLC		
	1	Inv	612.50
18265 LEGAL SERVICES - CLAREMONT RED	932 NOWELL AMOROSO KLEIN BIERMAN,		
	1	Inv	250.00
18266 LEGAL SERVICES - 100 HOBOKEN A	932 NOWELL AMOROSO KLEIN BIERMAN,		
	1	Inv	350.00
18275 LEGAL SERVICES - HONEYWELL PP	932 NOWELL AMOROSO KLEIN BIERMAN,		
	1	Inv	374.00
18279 LEGAL SERVICES - LHN (MOCCO)	932 NOWELL AMOROSO KLEIN BIERMAN,		
	1	Inv	1,075.00
18280 LEGAL SERVICES - MORRIS CANAL	932 NOWELL AMOROSO KLEIN BIERMAN,		
	1	Inv	1,575.00
18282 LEGAL SERVICES - BETZ-CERC	932 NOWELL AMOROSO KLEIN BIERMAN,		
	1	Inv	884.00
18283 LEGAL SERVICES - MGM187-189 8	932 NOWELL AMOROSO KLEIN BIERMAN,		
	1	Inv	4,091.75
18284 LEGAL SERVICES - BELOVED COMM	932 NOWELL AMOROSO KLEIN BIERMAN,		

Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A10 610.01 - Project - Legal			*** Continued ***		
	18286 LEGAL SERVICES - 449 OCEAN AVE	1 932	NOWELL AMOROSO KLEIN BIERMAN,	Inv	100.00
	18287 LEGAL SERVICES - BRIGHT & VARI	1 932	NOWELL AMOROSO KLEIN BIERMAN,	Inv	1,572.65
	18290 LEGAL SERVICES - GENERAL FILE	1 932	NOWELL AMOROSO KLEIN BIERMAN,	Inv	75.00
	18291 LEGAL SERVICES - JOURNAL SQUAR	1 932	NOWELL AMOROSO KLEIN BIERMAN,	Inv	7,191.00
	18292 LEGAL SERVICES - 13-15 LINDEN	1 932	NOWELL AMOROSO KLEIN BIERMAN,	Inv	775.00
	18293 LEGAL SERVICES - MLK - HUB	1 932	NOWELL AMOROSO KLEIN BIERMAN,	Inv	75.00
	18294 LEGAL SERVICES - THE MARABELL	1 932	NOWELL AMOROSO KLEIN BIERMAN,	Inv	1,950.00
	18295 LEGAL SERVICES - 416 B COMMUNI	1 932	NOWELL AMOROSO KLEIN BIERMAN,	Inv	325.00
	18296 LEGAL SERVICES - MORRIS CANAL	1 932	NOWELL AMOROSO KLEIN BIERMAN,	Inv	969.00
	18297 LEGAL SERVICES - JOURNAL SQUAR	1 932	NOWELL AMOROSO KLEIN BIERMAN,	Inv	958.00
	18298 LEGAL SERVICES - 15 LINDEN AVE	1 932	NOWELL AMOROSO KLEIN BIERMAN,	Inv	4,450.00
	18299 LEGAL SERVICES - LOEWS THEATRE	1 932	NOWELL AMOROSO KLEIN BIERMAN,	Inv	1,785.00
	18300 LEGAL SERVICES - JOURNAL SQUAR	1 932	NOWELL AMOROSO KLEIN BIERMAN,	Inv	6,116.60
	18302 LEGAL SERVICES - WHIT LOCK MIL	1 932	NOWELL AMOROSO KLEIN BIERMAN,	Inv	1,975.00
	18303 LEGAL SERVICES - KUCHNER-KABR	1 932	NOWELL AMOROSO KLEIN BIERMAN,	Inv	300.00
A10 610.01 - Project - Legal			*** Account total ***		5,350.00
					43,573.25
A10 610.02 - Project - Environmental					
	18225 DROYERS - ENVIRONMENTAL SERVIC	104	POTOMAC-HUDSON ENVIRONMENTAL I	Inv	805.00
A10 610.02 - Project - Environmental			*** Account total ***		805.00
A10 610.03 - Project - Financial/Accounting					
	18231 RENUAL OF FUND ACCOUNTING SOLU	761	BLACKBAUD FUNDWARE	Inv	3,524.39
A10 610.03 - Project - Financial/Accounting			*** Account total ***		3,524.39
A10 610.05 - Project - Appraisals					
	18236 APPRAISAL SERVICES - MGM	40	HALLMARK APPRAISAL COMPANY, IN	Inv	3,300.00
A10 610.05 - Project - Appraisals			*** Account total ***		3,300.00
A10 610.06 - Project - Architects					
	18228 CONST. MANGMT. SVCS. - PORT AU	778	HELENA RUMAN ARCHITECTS	Inv	5,031.25

Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.06 - Project - Architects	18281 LEGAL SERVICES - POWERHOUSE		
	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	5,075.00
A10 610.06 - Project - Architects	*** Account total ***		10,106.25
A10 610.07 - Project - Engineering	18243 CONSTRUCTION MANGMT. - 284 MLK		
	778 HELENA RUMAN ARCHITECTS 1	Inv	437.50
A10 610.07 - Project - Engineering	*** Account total ***		437.50
A10 610.08 - Project - Other Expense	18238 ELECTRIC SERVICES - 405 OCEAN		
	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	2.44
	18239 ELECTRIC & GAS SVCS. - 407 OCE		
	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	106.33
	18240 ELECTRIC SERVICES-407 OCEAN AV		
	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	3.67
	18241 ELECTRIC SVCS. - 407 OCEAN AVE		
	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	36.98
	18242 ELECTRIC & GAS SERVICES-405 OC		
	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	96.68
	18261 HDSRF - MUNICIPAL GRANT-APPLIC		
	669 NEW JERSEY ECONOMIC DEVELOPMEN 1	Inv	500.00
	18262 HDSRF-MUNICIPAL GRANT-APPLIC.F		
	669 NEW JERSEY ECONOMIC DEVELOPMEN 1	Inv	500.00
	18263 HDSRF-MUNICIPAL GRANT-APPLIC.		
	669 NEW JERSEY ECONOMIC DEVELOPMEN 1	Inv	500.00
A10 610.08 - Project - Other Expense	*** Account total ***		1,746.10
A10 610.12 - Project - Remediation	18274 ENVIRON. SERVICES - BERRY LANE		
	53 DRESDNER ROBIN ENVIRON MGMT 1	Inv	2,020.10
A10 610.12 - Project - Remediation	*** Account total ***		2,020.10
A10 620.01 - GD - Natural Gas	18221 BETZ-CERC - GAS SERVICES		
	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	489.71
A10 620.01 - GD - Natural Gas	*** Account total ***		489.71
A10 620.02 - GD - Electricity	18222 BETZ-CERC - ELECTRIC SERVICES		
	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	8,961.22
A10 620.02 - GD - Electricity	*** Account total ***		8,961.22
A10 620.03 - GD - Water/Sewer	18220 WATER CHARGE - BETZ-CERC		
	193 JC MUNICIPAL UTILITIES AUTHORI 1	Inv	1,159.41
A10 620.03 - GD - Water/Sewer	*** Account total ***		1,159.41
A10 620.05 - GD - Landscaping	18219 LANDSCAPE SERVICES - BETZ-CERC		
	752 J & B LANDSCAPE, INC. 1	Inv	1,097.50
A10 620.05 - GD - Landscaping	*** Account total ***		1,097.50

Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A10 620.06 - GD - Other Expense	18223 COMPLETION OF GYM FLOOR-BETZ-C	333	MATHUSEK INCORPORATED		
		1		Inv	81,292.00
	18224 BETZ-CERC GYM. MATERIAL & LAB	333	MATHUSEK INCORPORATED		
		1		Inv	1,740.00
	18227 BETZ-CERC PATCHED HOLE - GYM R	868	CANELLA ROOFING, INC.		
		1		Inv	594.00
	18229 BETZ-CERC REOLACED BACKSTOP HO	963	GUARDIAN GYM EQUIPMENT		
		1		Inv	3,600.00
	18251 CELL PHONE FOR MARYPAT NOONAN	160	VERIZON WIRELESS		
		1		Inv	44.30
	18278 BETZ-CERC - AIRCONDETION SERV	186	IN-LINE AIR CONDITIONING CO.,		
		1		Inv	170.00
	18288 BETZ-CERC SVCS. CALL- WATER LE	186	IN-LINE AIR CONDITIONING CO.,		
		1		Inv	157.50
A10 620.06 - GD - Other Expense			*** Account total ***		87,597.80
A10 650.01 - Office Rent	18233 RENT FOR THE MONTH OF JULY,201	917	66 YORK STREET, LLC		
		1		Inv	6,479.17
A10 650.01 - Office Rent			*** Account total ***		6,479.17
A10 670.03 - Office Supplies	18247 COMPTROLLER SERVICES-MAY,2013	718	THE SPIRE GROUP		
		1		Inv	785.00
	18259 OFFICE SUPPLIES FOR MAY, 2014	69	STAPLES, INC		
		1		Inv	823.37
A10 670.03 - Office Supplies			*** Account total ***		1,608.37
A10 670.04 - Printing and Advertising	18230 PUBLIC NOTICE - ARTICLES FOR M	72	THE EVENING JOURNAL ASSOCIATIO		
		1		Inv	3,146.22
	18255 ADVERTISEMENT- BD. MEETING 5/1	443	THE HUDSON REPORTER ASSOC., LP		
		1		Inv	84.60
	18256 REIMBURS. INDEED.COM FINAL PYM	183	BARBARA A. AMATO		
		1		Inv	218.90
A10 670.04 - Printing and Advertising			*** Account total ***		3,449.72
A10 670.05 - Postage	18254 POSTAGE FOR PITNEY BOWES METER	77	US POSTAL SERVICE		
		1		Inv	600.00
	18260 OVERNIGHT DELIVERIES	94	FEDERAL EXPRESS		
		1		Inv	156.88
A10 670.05 - Postage			*** Account total ***		756.88
A10 670.06 - Rental of Equipment	18252 MONTHLY INVOICE COLOR COPIER	644	TOSHIBA FINANCIAL SERVICES		
		1		Inv	1,125.00
	18258 COOLER RENTAL & WATER	884	TWIN ROCKS SPRING WATER		
		1		Inv	70.10
A10 670.06 - Rental of Equipment			*** Account total ***		1,195.10

Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.07 - Travel	18305 TRAVEL EXPENSES FOR MAY,2014	351 CHRISTOPHER FIORE		
		1	Inv	110.21
A10 670.07 - Travel		*** Account total ***		110.21
A10 670.08 - Miscellaneous Operating Exp.	18248 MONTHLY MAINTENANCE FEE	933 CRYSTAL POINT CONDOMINIUM ASSO		
		1	Inv	127.16
	18249 ELECTRIC UTILITY PYMT. FOR JUN	917 66 YORK STREET, LLC		
		1	Inv	378.33
	18250 STORAGE RENT - JULY,2014	920 MOISHE'S SELF STORAGE		
		1	Inv	700.00
	18253 PARKING FOR (8) SPACES @\$75.00	495 CENTRAL PARKING SYSTEM		
		1	Inv	600.00
A10 670.08 - Miscellaneous Operating Exp.		*** Account total ***		1,805.49
A20 610.01 - Grant - Legal	18264 LEGAL SERVICES - 417 COMMUNIPA	932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	221.00
	18285 LEGAL SERVICES - 314 MLK DRIVE	932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	750.00
A20 610.01 - Grant - Legal		*** Account total ***		971.00
A20 610.02 - Grant - Environmental	18304 ENVIRON. SERVICES-OCEAN AVE.&	944 BROWNFIELD SCIENCE & TECHNOLOG		
		1	Inv	24,870.73
		2	Inv	24,870.74
		3	Inv	12,205.00
		4	Inv	9,562.00
		5	Inv	9,562.00
A20 610.02 - Grant - Environmental		*** Account total ***		81,070.47
A20 610.06 - Grant - Architects	18237 BUILDOUT -J.C. EMPLOYMT. & TRAI	959 MLK DRIVE URBAN RENEWAL		
		1	Inv	22,494.27
A20 610.06 - Grant - Architects		*** Account total ***		22,494.27
A20 610.07 - Grant - Engineering	18245 ENVIRON. SVCS. - 420 COMMUNIPA	53 DRESDNER ROBIN ENVIRON MGMT		
		1	Inv	4,720.81
A20 610.07 - Grant - Engineering		*** Account total ***		4,720.81
A20 610.08 - Grant - Other Expenses	18267 EPA GRANT MABGNT. REVOLVING LO	636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	681.29
	18268 EPA GRANT MANGMT. - DWIGHT /OC	636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	577.45
		2	Inv	520.51
		3	Inv	520.51
	18269 EPA GRANT MANAGMT. GRAND JERSE	636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	332.14
	18270 EPA GRANT MANAGMT. - HAZARDOU	636 BROWNFIELD REDEVELOPMENT SOLUT		

Run date: 06/17/2014 @ 11:12
Bus date: 06/17/2014

JCRA
Invoice Distribution Report

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Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.08 - Grant - Other Expenses	*** Continued ***		
18271 EPA GRANT MANAGMT. - PETROLEUM	1 636 BROWNFIELD REDEVELOPMENT SOLUT	Inv	264.07
18272 MONTHLY LAWN MAINTEN. BALL FIE	1 957 LAWNS BY YORKSHIRE, INC.	Inv	213.02
18276 CANAL CROSSING WEBSITE	1 606 FUSION CREATIVE	Inv	1,818.87
18277 CANAL CROSSING WEBSITE UPDATES	1 606 FUSION CREATIVE	Inv	990.00
	1	Inv	125.00
A20 610.08 - Grant - Other Expenses	*** Account total ***		6,042.86
A20 610.12 - Grant - Remediation	18273 ENVIRON.. SERVICES - BERRY LAN		
	53 DRESDNER ROBIN ENVIRON MGMT		
	1	Inv	20,963.01
A20 610.12 - Grant - Remediation	*** Account total ***		20,963.01
A20 610.15 - Construction	18301 BERRY LANE - SITE IMPROVEMENT		
	958 TOMCO CONSTRUCTION		
	1	Inv	117,480.44
A20 610.15 - Construction	*** Account total ***		117,480.44
* Report total *	*** Total ***		515,583.46

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE PERSONNEL LIST AS OF
JUNE 17, 2014**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency
have received copies of the Personnel List as of June 17, 2014

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the
Jersey City Redevelopment Agency that the Personnel List as of June 17, 2014 be approved
as presented.

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of
Commissioners adopted at their Meeting dated June 17, 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				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				

HEATHER KUMER, Esq., LEED AP BD+C

323 4th Street • Jersey City, New Jersey, 07302 • (908) 770-4006 • heather.kumer@gmail.com

EXPERIENCE

Jersey City Redevelopment Agency • Jersey City, NJ

Sustainability Coordinator, Attorney, Spring 2011-Present

Coordinate and implement Agency's sustainable redevelopment efforts including Resiliency Task Force, Green Redevelopment Guide, Sustainable Water Heater and Energy efficiency Grant. Research, draft and prepare legal documents including default notices, redevelopment agreements, memorandums concerning diverse real estate, land use and environmental legal issues. Coordinate and draft federal grants. Represent the Agency for the Mayor's Green Committee Executive Office. Engage with community and/or interest/stakeholder groups. Advise and respond to elected officials about sustainability issues. Facilitate collaboration of interdepartmental/agency task forces, teams, and working groups.

New York City Economic Development Corporation • New York, NY

Intern for the Compliance Department, Fall 2009- Spring 2010

Researched and drafted memorandums to agency officials. Analyzed lease agreements to determine compliance and repercussions for non-compliance. Performed on-site reviews of construction sites. Drafted notices of non-compliance and default.

University of Tilburg • Tilburg, Netherlands

Comparative Climate Change Legal Researcher Summer 2009

Conducted research and wrote a comparative research paper on Dutch and New York land use law methods to adapt to sea level rise.

Pace Land Use Law Center • White Plains, NY

Volunteer Research Assistant, Spring 2008-2009

Researched for the Humanity's Footprint Project, Transportation Oriented Development, and Green Building Ordinances. Drafted a research paper on Bicycle Master Plans to assist local governments on the benefits of bicycles and steps on how to adopt a successful plan.

EDUCATION

Masters of Law (LLM) in Environmental Law: Land Use & Sustainable Development, Expected August 2014

PACE UNIVERSITY SCHOOL OF LAW • White Plains, NY

Juris Doctor and Certificate in Environmental Law, May 2010

PACE UNIVERSITY SCHOOL OF LAW • White Plains, NY

Bachelor of Arts in Law & Society, May 2007

AMERICAN UNIVERSITY • Washington, District of Columbia

BAR ADMISSIONS & CERTIFICATES

New Jersey State Bar • Admitted May 2012

New York State Bar • Admitted May 2013

United States District Court for the District of New Jersey • Admitted May 2012

LEED Accredited Professional, Building Design & Construction

PROFESSIONAL MEMBERSHIPS

Northeast Sustainable Energy Association • Member 2011-Present

United States Green Building Council • Member 2011-Present

GreenHomeNYC • Member 2010-Present

PHIL ORPHANIDIS

194 Newark Ave Jersey City, NJ 07302 | 2nd Floor
2016678603 | Phil.A.Orphanidis@gmail.com

EXPERIENCE

Jan 2014-
Present

Intern, Jersey City Resident Response Center

- **Reviewing, analyzing, evaluating and creating operating programs at the Resident Response Center.**
- Advising management on managerial matters such as work methods and procedures, employee communications, optimized organizational structure, budget management, personnel utilization, distribution of work assignments, delegation of authority and workload, policy development and creation, records management and other areas with the objective of improving managerial and operational effectiveness of Resident Response Center.

July 2012-
Sept 2013

Production Coordinator, *Rutgers Business School (1 Year Experience)*

- Responsibilities included administrative duties, and supporting both the Executive Director and Program Coordinators with research. My responsibilities also included Information Technology on a support level for the department.

Sept 2007-
July 2012

Operations Supervisor, *United Parcel Services (5 Years Experience)*

- Tasked with projecting volume, analyzing, evaluating, and optimizing operations, along with tracking and reporting results. Responsible for employee coaching, disciplining, hiring, firing and financial responsibility.
- **Overseeing the review, analysis and evaluation of multiple operating programs, and creating action plans to improve efficiency.**

EDUCATION

Expected date of
graduation Dec
2014

Political Science-
Rutgers University, The State University of New Jersey

2013

MiniMBA - Finance, Rutgers Business School

2012

MiniMBA - Business, Rutgers Business School

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY 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 City of Jersey City desires to create an outdoor market for local businesses on property located at 314 Martin Luther King Drive (Block 22604, Lot 24) and artwork on 326 - 330 Martin Luther King Drive (Block 22605, Lot 32); and

WHEREAS, The Agency has a pending contract to acquire privately owned site located at 314 Martin Luther King Drive (Block 22604, Lot 24) and the Agency owns property located at 326 - 330 Martin Luther King Drive (Block 22605, Lot 32); and

WHEREAS, the Agency is desirous to enter into a License Agreement with the City of Jersey City for properties located at 314 & 326 - 330 Martin Luther King Drive for a period of one (1) year subject to the form and content as prepared by Agency's General Counsel; and

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency, a License Agreement with the City of Jersey City to access properties located at 314 Martin Luther King Drive (Block 22604, Lot 24) for an outdoor market and artwork at 326 - 330 Martin Luther King Drive (Block 22605, Lot 32) within the Martin Luther King Drive Redevelopment Area for a period of one (1) year is hereby authorized.

BE IT FURTHER RESOLVED, the form of the Agreement will be approved by the Agency's General Counsel.

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

Secretary

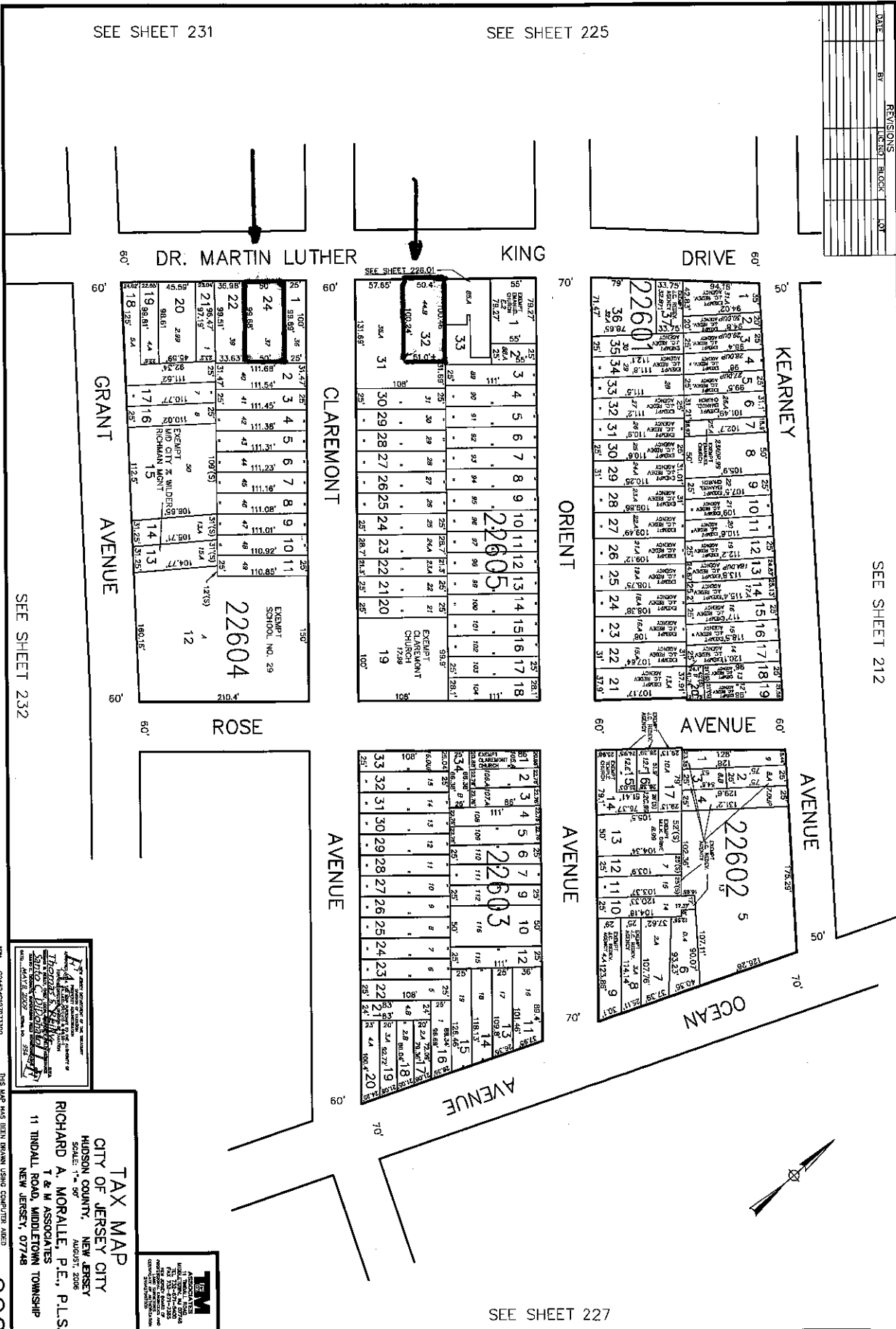
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of June 17th, 2014

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

DATE	BY	REVISIONS	DATE	BY
		1. C-20		
		2. C-20		
		3. C-20		
		4. C-20		
		5. C-20		
		6. C-20		
		7. C-20		
		8. C-20		
		9. C-20		
		10. C-20		

SEE SHEET 212

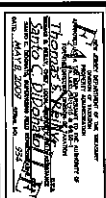
226



226

APP - C-20 (2007/12/10)

SCALE: 1" = 60'



TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 60'
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 TUDOR ROAD, MIDDLETOWN
 NEW JERSEY, 07748