		/
RESO NO.	15-01- <u>/</u>	

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	

RECO	ORD OF CO	MMISSION	ERS VOTE	
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	ABSENT
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 DECEMBER 16, 2014

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated December 16, 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	

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	NAY	ABSTAIN	ABSENT
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 EXECUTIVE SESSION MINUTES OF THE REGULAR MEETING DATED DECEMBER 16, 2014

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Executive Session Minutes from the Regular Meeting dated December 16, 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		

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	ABSENT
Diane Coleman				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducci	. 7' :			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF THE BOARD RETREAT DATED DECEMBER 16, 2014

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Board Retreat dated December 16, 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	

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	AYE	NAY	ABSTAIN	ABSENT
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Erma D. Greene				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducei	i 1			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE EXECUTIVE SESSION MINUTES OF THE BOARD RETREAT DATED DECEMBER 16, 2014

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Executive Session Minutes from the Board Retreat dated December 16, 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		

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

Reso No. 15-01

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RENEWING AND EXTENDING THE CONDITIONAL DESIGNATION OF 181 PACIFIC REDEVELOPMENT CORP. AS REDEVELOPER FOR PROPERTY LOCATED IN BLOCK 19903 IN THE CANAL CROSSING REDEVELOPMENT AREA

WHEREAS, at its meeting of March 18, 2014, the Board of Commissioners conditionally designated 181 Pacific Redevelopment Corp. (Mr. Leonard Parness) as Redeveloper for a mixed use project on property owned by them together with two City owned parcel located adjacent to their property; and

WHEREAS, the project as planned, will include approximately 150 residential units together with parking for 115 cars; and

WHEREAS, Agency staff is working with the City of Jersey City relating to the transfer of the City owned property located at Lots1 and 5 in Block 19903 (map attached); and

WHEREAS, staff deems it appropriate to renew and extend the designation for a period of 120 days to expire on May 31, 2015 with an option to extend the designation for an additional 60 days at the sole discretion of the Agency's Executive Director.

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

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 conditional designation of 181 Pacific Redevelopment Corp. (Mr. Leonard Parness) is hereby renewed and extended for property owned by them located at Block 19903, Lots 4, 8 and 9 and City owned property located at Block 19903, Lots 1 and 5 which designation is expressly contingent upon the City of Jersey City transferring said property to the Jersey City Redevelopment Agency;
- this designation is further contingent upon Redeveloper being responsible for and assuming all costs incurred by the Agency, including, but not limited to appraisal, title, legal, environmental and is expressly contingent upon Redeveloper providing all funds necessary to acquire any and all property comprising the proposed project;
- 4) the Agency and Redeveloper will enter into an Interim Cost Agreement to cover the Agency's costs until such time as all provisions of a more definitive Redevelopment Agreement have been reached,
- 5) the terms of which redevelopment agreement shall be approved by the Board prior to execution.

BE IT FURTHER RESOLVED, that the designation herein is for a period of 120 days to expire on May 31, 2015 which period may be extended if necessary for an additional 60 days at the sole discretion of the Agency's Executive Director.

Reso No. 15-01

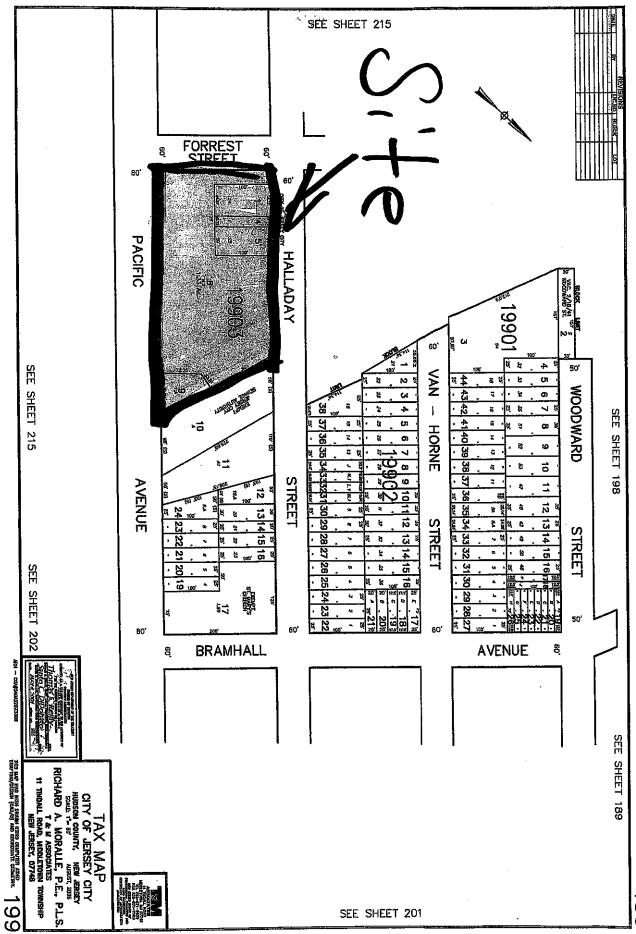
BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

Secretary	· ·	

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of January 20, 2015.

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

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

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

WHEREAS, said designation was subsequently extended on February 18, 2014 and July 15, 2014; and

WHEREAS, Redeveloper is working with the Jersey City Housing Authority to acquire a portion of Lot 2 in Block 15502 to complete their site; and

WHEREAS, Redeveloper is also working with the Jersey City Planning Office, who has requested, that they combine all lots, submit architectural plans and apply for site plan approval at the same time; and

WHEREAS, BelovED's designation is about to expire and Redeveloper has requested a 120 day extension in order to complete the above tasks; and

WHEREAS, Agency staff deems it appropriate to extend the designation for a period of 120 days to expire on May 31, 2015 with an option to extend the designation for an additional 60 days at the sole discretion of the Agency's Executive Director.

NOW, THEREFORE, BE IT RESOLVED, that the above recitations are incorporated herein as if set forth at length and the designation for BelovED Community Charter School is

15-01-07

extended for a period of 120 days to expire on May 31, 2015 with an option to extend the designation for an additional 60 days at the sole discretion of the Agency's Executive Director.

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

Secretary		

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of January 20, 2015.

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

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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.

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



Reso No. 15-01-

Parcel 17 in the Liberty Harbor North Redevelopment Area be and is hereby extended for 120 days to expire on May 31, 2015 and 3) the Executive Director is hereby authorized to extend the designation herein granted for an additional 60 day period.

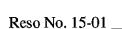
BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

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 January 20, 2015.

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

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RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING LIBERTY SCIENCE CENTER & SCITECH SCITY LLC (AN ENTITY TO BE FORMED BY THEM) AS DEVELOPER FOR PROPERTY WITHIN THE BRIGHT STREET REDEVELOPMENT AREA

WHEREAS, Liberty Science Center in conjunction with SciTech Scity LLC (hereinafter referred to as "Developer") made a formal presentation to the Jersey City Redevelopment Agency for the construction of a multi-phased project to contain Edge Works, a high technology based maker space, business incubator and light manufacturing center; Liberty Science K-12 school featuring science curricular and learning methods; the Thomas Hotel, a standalone science themed hotel, and a Visiting Scholars Residence which will host long term stays; and

WHEREAS, the site is located on city/MUA owned property at Block 21504, Lots 2, 3, 4, 5, 6, 7, (with street addresses 235 Jersey City Blvd.(city), 233 Communipaw Ave.(city), 215 Communipaw Ave.(MUA), 101 Phillip St.(MUA), 65 Phillip St.(city), & Oliver St.(MUA), respectively) in the Liberty Harbor Redevelopment Plan; and

WHEREAS, the newly constructed facility will consist of a single architecturally striking building design composed of three huge elliptical rings stacked on top of one another at different orientations, the building will approximately contain 400,000 SF of floor area divided among the K-12 Liberty Science School, Edge Works, The Thomas Hotel, and the Visiting Scholars Residence; and

WHEREAS, the Developer will seek amendments to the Liberty Harbor Redevelopment

Plan to accommodate the project if necessary; and

WHEREAS, Liberty Science Center and a separate nonprofit organization SciTech Scity LLC (to be formed by them) has requested designation as the Developer for this site; and

WHEREAS, staff has reviewed the application submitted and will assist the redeveloper with any redevelopment plan amendments that may be required by the Jersey City Planning Board in order to move forward with the project; and

WHEREAS, upon any plan amendments being adopted, the Developer will comply with all requirements from a design and construction standpoint as indicted on the plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey

City Redevelopment Agency that:

- Liberty Science Center and SciTech Scity LLC (an entity to be formed by them) is hereby conditionally designated Redeveloper for the development of property located at Block 21504, Lots 2, 3, 4, 5, 6, 7 (235 Jersey City Blvd., 233 Communipaw Ave., 215 Communipaw Ave., 101 Phillip St., 65 Phillip St., & Oliver St., respectively) in the Liberty Harbor Redevelopment Area.
- The conditional designation is contingent upon a) Redeveloper being responsible for and assuming all acquisition/land costs incurred by the Agency, including, but not limited to appraisal, title, environmental, legal, property maintenance, etc. for the proposed project; and b) Developer receiving the requested amendments to the Liberty Harbor Redevelopment Plan as stated above if necesary.

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The designation granted herein is for a 120 day period to expire on May 31, 2015 which period may be extended for a period of sixty (60) days if necessary at the sole discretion of the Agency's 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.

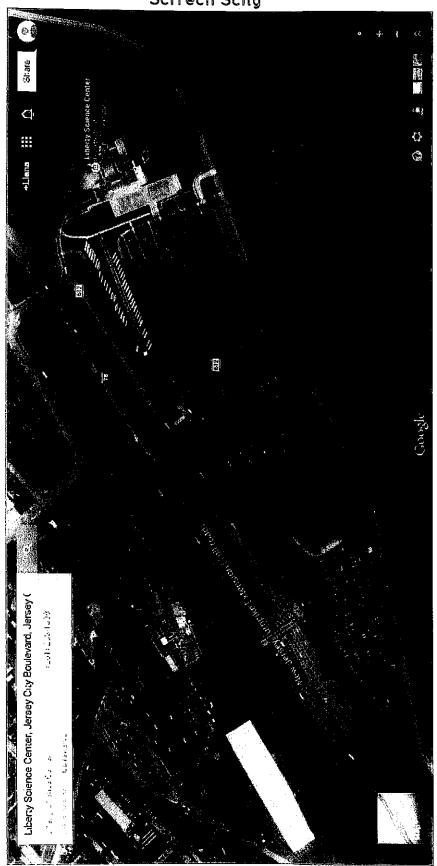
Secretary	

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of January 20, 2015.

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

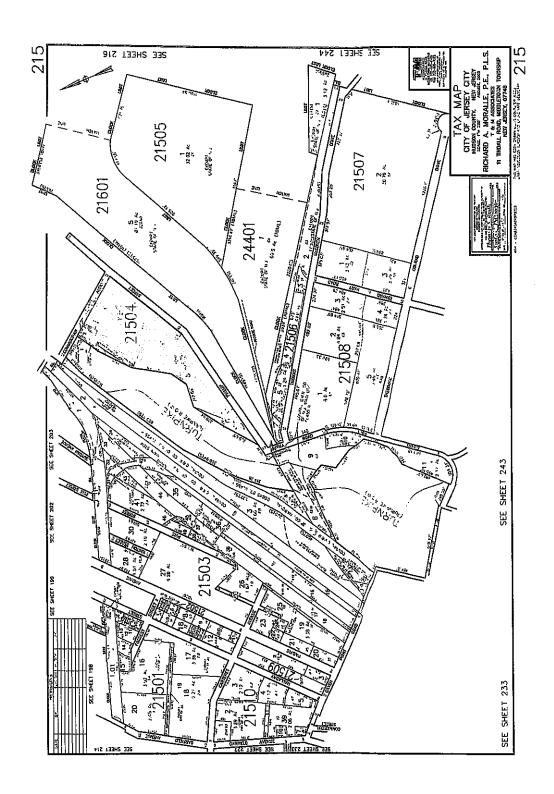








SciTech Scity



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO CONTRACT NUMBER 15-01-FO1 WITH ALL IRON WORKS, INC FOR OUTDOOR SIGNAGE IN 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 engages in various redevelopment activities from time to time; and

WHEREAS, the Agency at its April 15th 2014 Board of Commissioners of the Jersey City Redevelopment Agency meeting authorized a Resolution to negotiate a purchase agreement of a privately owned site located at 314 Martin Luther King Drive (Block 22604, Lot 24; and

WHEREAS, the Agency is desirous with creating an outdoor urban "flea" market as a temporary use for local residents until said site can be redeveloped with housing units; and

WHEREAS, in furtherance of the above referenced redevelopment project, the Agency has deemed it necessary to seek a proposal for special services for outdoor signage for the outdoor urban "flea" market; and

WHEREAS, under Local Public Contracts Law 40A:11-5(k) allows for exception for any contract from the bidding process and threshold if the subject matter consists of the acquisition of artifacts or other items of unique intrinsic, artistic, or historical character; and

WHEREAS, Iron works proposal is of unique artistic character for signage and décor for the property

WHEREAS, All Iron Works, Inc submitted a proposal dated January 14, 2015 in the amount of \$5,000.40; and





WHEREAS, the contract term with All Iron Works, Inc will not to exceed one (1) year in an amount not exceed the sum of \$5,000.00; 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 Contract No. 15-01-FO1 with All Iron Works, Inc. in the amount of \$5,000.00

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.

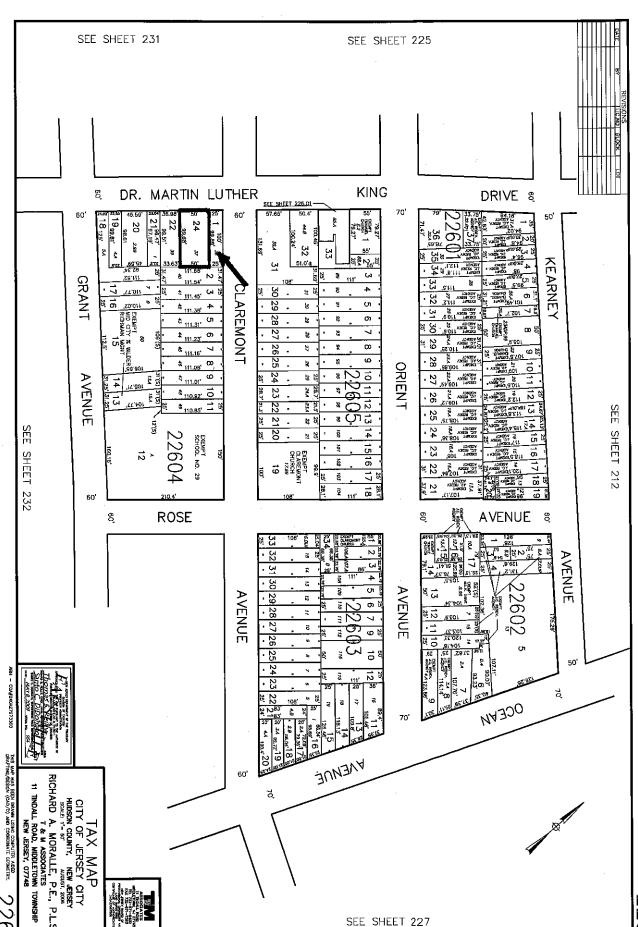
	_	
SECRETARY		

Certified to be a true and correct copy of the Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their meeting of January 20, 2015.

RECORD OF COMMISSIONERS VOTE						
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	ABSTAIN	ABSENT		
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Rolando R. Lavarro, Jr.				-		
Timothy N. Mansour						
John D. Petkanas						
Russell Verducci						



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pro the The tern for	This contract is binding was piects face value is required in or project, credit will only be given are is a 10% surcharge added to ms to this agreement, All Ironwo any expenses to include court and the statement as follows:	when accepted by the General order to start any fabrication and for the deposit. THERE ARE the balance if payment is not books may resort to legal measured lawyer fees.	Contractor and/or the owne d to attain any materials. In NO REFUNDS for any paymeceived within a week of pres in which the General Co	r of the property. Deposit of case of any cancellation priperts received once the project completion. If there is ontractor and/or the property	at least 50% of the for to the start of ect has started. a breach of any
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	The above specifications, to	erms and conditions are hereby a	eccepted and agreed upon:		
. Ge	neral Contractor/Property Owner:	Name (printed)	•	Dated:	15
	ì	7 Signature			
	ner Cajes: (551) 574-5066 ice Operations Manager			eph Arguelles: (201) 320-6063 d Operations Manager	I



7.7

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING AND AUTHORIZING THE EXECUTION OF A CDBG-DR SUBGRANT AGREEMENT FROM THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY FOR THE BERRY LANE PARK PROJECT WITHIN 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 Morris Canal Redevelopment Plan contemplates the redevelopment of 1 Berry Road (Block 19803 & 18901, Lots 1, 3-5, 8-21 & 1,2, 18), know as "Berry Lane Park"; and

WHEREAS, the Jersey City Redevelopment Agency made application to the New Jersey Economic Authority (EDA) under the Neighborhood & Community Revitalization Program, Development and Public Improvements (NCR-D&I) for a subgrant in the amount of \$5,004,163.00 for this purpose; and

WHEREAS, funding for this program has been made available to the State of New Jersey in response to Superstorm Sandy through U.S. Housing and Urban Development (HUD) Community Development Block Grant Disaster Recovery Funds (CDBG-DR).

Reso	No.	15-01-	11

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 subgrant in the amount of \$5,004,163.00 is hereby accepted upon receipt of notification of the grant award;
- 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 January 20, 2015.

RECORD OF COMMISSIONERS VOTE					
<u>NAME</u>	<u>AYE</u>	NAY	<u>ABSTAIN</u>	ABSENT	
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 CONTRACT NO. 15-01-BD1 WITH FLANAGAN'S CONTRACTING GROUP, INC. FOR THE PHASE IV SITE IMPROVEMENTS AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, in furtherance of the Morris Canal Redevelopment Area, the Executive Director has deemed if necessary to undertake the Phase IV Site Improvements for Berry Lane Park ("Work") project; and

WHEREAS, the Jersey City Redevelopment Agency has entered into several Cooperation Agreements with the City for the construction of the Park; and

WHEREAS, said Work is necessary for the creation of the Berry Lane Park project which is planned for the site; and

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

WHEREAS, the subject Notice to Bidders was published in the Jersey Journal and the Star Ledger, newspapers of general circulation, at least ten (10) calendar days prior to the Bid Opening; and

WHEREAS, on December 18, 2014, bids were received and opened for the subject contract; and

WHEREAS, the bidding documents allowed several alternates for additional work not provided for in the lump sum bid; and

WHEREAS, Alternate 1 allowed for additional warranty of installation materials and Alternate 2 provided for irrigation system installation; and

WHEREAS, the lowest qualified bidder for the subject contract was Flanagan's Contracting Group, Inc. with a lump sum base bid of \$6,900,000.00; and

WHEREAS, Flanagan's Contracting Group, Inc. submitted alternate bids in the amount of \$30,000.00 for Alternate 1 and \$105,616.00 for Alternate 2 for a total contract amount of \$7,035,616.00; and

15-01-12

WHEREAS, the Agency has been awarded numerous grants including; CDBG grants, CDBG-DR subgrants, Hudson County Open Space Trust, and City Capital funds to complete the work including that awarded with Alternates 1 and 2; and

NOW, THEREFORE, BE IT RESOLVED, that the Chairman, Vice-Chairman and/or Secretary are hereby authorized to execute Contract No. 15-01-BD1 in the total amount of \$7,035,616.00 with Flanagan's Contracting Group, Inc. for the Phase IV Site Improvements for Berry Lane Park.

BE IT FURTHER RESOLVED, that execution of a contract is contingent upon receipt of funds or other evidence of the availability of funds and that limited Notice(s) to Proceed with the Work may be issued by Agency staff, dependent upon the availability of funds.

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 of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their meeting of January 20, 2015.

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

Berry Lane Park Site Improvements - Phase IV

December 18, 2014 Bid Results

Lan	Applied Landscape Tech. Montville, NJ	Flanagan's Contracting Township, NJ	Let It Grow, Inc. River Edge, NJ	Rochelle Contracting Co. Landing, NJ	The Shauger Group, Inc. East Orange, NJ	Tomco Construction, Inc. Mt. Arlington, NJ
Base Bid \$	8,850,945	\$ 6,900,000	\$ 7,986,546	\$ 8,183,000	\$ 7,996,100	\$ 7,986,157
Alt #1	30,000	\$ 30,000	\$ 80,000	\$ 48,000	\$ 50,000	\$ 25,000
Bid + Alt #1 \$	8,880,945	000:05659 \$	\$ 8,066,546	\$ 8,231,000	\$ 8,046,100	\$ 8,011,157
Alt #2 \$	138,000	\$ 105,616	\$ 196,400	\$ 128,000	\$ 110,000	\$ 114,055
Bid + Alt #1 & 2 \$	9,018,945	\$ 7,035,616	\$ 8,262,946	\$ 8,359,000	\$ 8,156,100	\$ 8,125,212
Alt #3 \$	65,000	\$ 355,168	\$ 150,000	\$ 290,000	\$ 180,000	\$ 1,000
Bid + Alt #1, 2 & 3 \$	9,083,945	\$ 7,390,784	\$ 8,412,946	\$ 8,649,000	\$ 8,336,100	\$ 8,126,212
Alt #4	160,000	\$ 710,337	\$ 250,000	\$ 490,000	\$ 360,000	\$ 2,000
Bid + Alt #1, 2 & 4 \$	9,178,945	\$ 7,745,953	\$ 8,512,946	\$ 8,849,000	\$ 8,516,100	\$ 8,127,212
Alt #5	290,000	\$ 1,065,506	\$ 350,000	\$ 700,000	\$ 540,000	\$ 3,000
Bid + Alt #1, 2 & 5 \$	9,308,945	\$ 8,101,122	\$ 8,612,946	\$ 9,059,000	\$ 8,696,100	\$ 8,128,212

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT WITH MUSCO SPORTS LIGHTING, INC. FOR ATHLETIC LIGHTING AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, in furtherance of the Morris Canal Redevelopment Area, the Executive Director has deemed if necessary to purchase athletic lighting for the Phase IV Site Improvements for Berry Lane Park ("Work") project; and

WHEREAS, by Resolution of the Board, dated November 18, 2015, the Jersey City Redevelopment Agency joined the Keystone Purchasing Network (KPN), a national cooperative for the provision of goods and services authorized by N.J.S.A. 52:34-6.2; and

WHEREAS, in furtherance of the above referenced redevelopment project, Musco Sports Lighting, Inc. submitted a proposal dated January 8, 2015 under KPN contract number: KPN-201302-01 for \$436,162.00 for the provision of the necessary bases, poles, luminaries, and equipment for the Work (attached); and

WHEREAS, a Notice of Intent to award a contract under the KPN was published in the Jersey Journal, a newspaper of general circulation, and posted on the Agency's website, at least ten (10) calendar days prior to the award of the contract; and

WHEREAS, the Agency has been awarded numerous grants, including CDBG grants, CDBG-DR subgrants, Hudson County Open Space Trust, and City Capital funds to complete the Work.

NOW, THEREFORE, BE IT RESOLVED, a contract in the amount of \$436,162.00 be awarded to Musco Sports Lighting, Inc. for the provision of athletic lighting in connection with the Phase IV Site Improvements for Berry Lane Park.

Resolution No. 15-01-	12	
Resolution No. 15-01-	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.

Certified to be a true and correct copy of the resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their meeting of January 20, 2015.

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



Berry Lane Park

Baseball, Soccer, Tennis Courts 1 & 2, Basketball Courts 1 & 2, Adult Fit Course, Playground and Skate Park

Jersey City, NJ Date: January 8, 2015

Keystone Purchasing Network Master project: 161988 Contract Number: KPN-201302-01 Expiration: 02/28/2015

Commodity: Athletic & Parking Lot Lighting

REVISED Quotation Price - Materials Only

Musco's Light Structure Green™ as described below:

\$436,162.00

Sales tax, labor, and unloading of the equipment are not included as part of this quote.

Pricing furnished is effective for 60 days unless otherwise noted and is considered confidential.

Equipment Description

Light-Structure Green™ System delivered to your site in Five Easy Pieces™

- (20) Pre-cast concrete bases
- (4) 40', (6) 50', (10) 70' Galvanized steel poles
- UL Listed remote electrical component enclosures
- Pole length wire harnesses
- (133) Factory-aimed and assembled luminaires
- Accommodations for (2) cameras @ 20' on poles B1, B2, C1, C2, S1, S2, S3, S4 and SK3

Also Includes:

- Musco Constant 25[™] warranty and maintenance program that eliminates 100% of your maintenance costs for 25 years, including labor and materials
- Guaranteed constant light levels for 25 years
 - o Baseball: 50FC infield/30FC outfield
 - o Soccer: 50FC
 - o Tennis Courts 1 & 2: 30FC
 - o Adult Fit Course: 20FC
 - o Playground: 20FC
 - o Basketball Courts 1 & 2: 30FC
 - o Skate Park: 30FC
- Group re-lamps at the end of the lamps' rated life
- Control Link. Control & Monitoring System for flexible control & solid management of your lighting system

Payment Terms to be determined between Musco Credit department and purchasing entity

Fax or Mail a copy of the Purchase Order to Musco Sports Lighting & to KPN:

Musco Sports Lighting, LLC Attn: Amber Schulte

PO Box 260 Muscatine, IA 52761

Fax: 800-374-6402 E-mail: musco.contracts@musco.com Keystone Purchasing Network

90 Lawton Lane Milton, PA 17847 Fax: 570-524-5600

E-mail: info.@theKPN.org

All purchase orders should note: This is a Keystone Purchasing Network purchase - Contract Number: KPN-201301-01

Delivery to the job site from the time of order, submittal approval, and confirmation of order details including voltage and phase, pole locations is approximately 30-45 days. Due to the built-in custom light control per luminaire, pole locations need to be confirmed prior to production. Changes to pole locations after the product is sent to production could result in additional charges.

Notes

Quote is based on:

- * Baseball Tomorrow Fund/Musco Partnership Discount pricing applies when Baseball Tomorrow Fund grant dollars are used to fund and/or help fund this sports lighting project
- Structural code and wind speed = 2009 IBC, 110 MPH.
- Confirmation of pole locations prior to production
- Assumes standard soil conditions. Rock, bottomless, wet, or unsuitable soil may require additional engineering, special installation methods, and additional cost.

Thank you for considering Musco for your sports-lighting needs. Please contact me with any questions.

Dan Shalloo

Phone: 732-539-4329

E-mail: dan.shalloo@musco.com

© 2009, 2010 Musco Sports Lighting, LLC

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AMENDMENT NO.

1. AND THE EXTENSION TO CONTRACT NUMBER 14-03-HK1 WITH HELENA RUMAN ARCHITECTS FOR CONSULTING STRUCTURAL SERVICES OF THE BERRY LANE PARK SILOS

WHEREAS, in order to properly carry out the Berry Lane Park Project, the Jersey City Redevelopment Agency entered into Contract No. 14-03-HK1 dated May 21, 2014 with Helena Ruman Architects (hereinafter referred to as the "Architect") for the review and assessment of the concrete silos in Berry Lane Park; and

WHEREAS, the Agency seeks to amend and extend the contact with Architect to provide for additional services not contemplated in the original contract; and

WHEREAS, in support of the construction of Berry Lane Park, it has become necessary to complete structural work on the historic silos located within in the Park; and

WHEREAS, Architect has submitted a proposal dated January 15, 2015 for additional architectural/engineering services in conjunction with restoration of the silos (copy attached); and

WHEREAS, a part of Phase I, Architect will complete field measurements of the silos and shall develop as built plans, among other tasks; and

WHEREAS, staff deems it appropriate to award Phase I of the proposal, which consists of Design and Development of necessary documents for renovation of the silos; and

WHEREAS, Phase I of the said proposal is in the not to exceed amount of \$18,000.00.; and

Reso. No. 15-01-

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; Professional Services Contract No.14-03-HK1 with Helena Ruman Architects for architectural/engineering services is hereby amended and extended in an amount not to exceed \$18,000.00.

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

Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of January 20, 2015.

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

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HELENA RUMAN ARCHITECTS

January 15, 2015

Via Email and U.S. Mail

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

Re:

Proposal for Professional Services Restoration of Concrete Silos Berry Lane Park – Morris Canal Redevelopment Area Jersey City, NJ

Dear Mr. Delisle:

We are pleased to submit this Proposal for professional consulting services in connection with the concrete silos for adaptive reuse.

PROJECT DESCRIPTION

Berry Lane Park development, was designed by other consultant and is currently under construction. The site includes six (6) reinforced concrete silos structures formerly used for coal storage. Jersey City Redevelopment Agency; (the Owner) wants to repair these silos and renovate them for adaptive resuse. The silos consist of reinforced concrete walls of circular configuration of approximately 16 feet diameter each. The top of the silos is covered with dilapidated steel frame and remains of dumbwaiter equipment that also extents into some of the silos' interiors.

Dilapidated steel framing on top of the silos shall be removed as well as any remaining equipment within the silos. The structures will be cleaned of any coal residue including excavation of materials within the silos' floor structures, if necessary. The reinforced concrete walls of the silos shall be renovated by repairing or replacing any corroded steel, repairing spalled or cracked concrete and recoating the exposed concrete with cementitious coatings.

The silos will be primarily used for storage. New door and window openings shall be cut into the silos' walls for access to the storage space. Two (2) of the silos will be connected on the first floor to create possible skateboard and roller skating rental/repair shop. New roof structures shall be designed on top of the silos with load-bearing capacity to accommodate an observation deck. Two (2) steel staircases within two (2) silos will be designed for access to the observation deck. One (1) of the silos will remain without a roof structure with cut openings as possible climbing wall. Safety surface within the interior and exterior of this climbing wall will be provided.

The silos will be provided with interior and exterior lighting of the newly created spaces and with storm drainage for the new silos' rooftop. The silos shall be connected with a floor/roof structure at the observation deck level to create a deck over those silos that will be reused as an observation deck. Guardrails will be designed at the perimeter of the deck.

Benjamin Delisle, Director of Development Jersey City Redevelopment Agency Proposal for Professional Services Restoration of Concrete Silos January 15, 2015 Page 2 of 6

The architect will determine the electrical load demands for the silos' spaces and design the lighting and power distribution. The electric service connection to the silos shall be designed by others. The usage of the silos will be seasonal, no air cooling or heating will be provided at the silos. We are assuming that non-combustible materials will be stored in the silos and the building code requirements for storage without automatic fire separation will be met.

SCOPE OF SERVICES

The Architect shall provide normal architectural and engineering services for the Project. Services shall be performed in a manner consistent with professional skill and care.

The following is a breakdown of the work phases of the Project and the related professional services to be provided:

PHASE 1 - DESIGN DEVELOPMENT DOCUMENTS

- A. The Architect shall field measure the silos and shall develop as built plans. Owner or his contractor shall provide extension ladder or hydraulic lift for the Architect to reach top of the silos for their examination.
- B. The Architect shall review governing construction codes, regulations and design implications.
- C. Architect shall design new flat roof structure of sufficient capacity for pedestrian use as an observation deck. Two (2) steel staircases shall be fitted into two (2) silos.
- D. The Architect shall develop preliminary architectural and structural drawings for the silo alterations. Preliminary electrical drawings shall include light fixture selection and their locations and calculation of electrical power demand for the electric service.
- E. The Architect shall prepare a budget estimate of probable construction costs.
- F. The Architect shall meet with the Owner to review the preliminary design.

PHASE 2 - CONSTRUCTION DOCUMENTS

- A. Based on the approved Design Development Documents and any further adjustments in the scope or quality of the Project or in the construction budget authorized by the Owner, the Architect shall prepare, for approval by the Owner, Construction Documents consisting of Drawings and book bound Technical Specifications setting forth in detail the requirements of the Project.
- B. The set of drawings will include a partial site plan, limited to the silos and their immediate surroundings, architectural plans, elevations, sections and details for basin reconstruction, fountain elevations, sections and details for silos renovation and details for concrete restoration. The structural plans shall include roof and stair framing plans and details.
- C. The electrical plans shall include electrical power and lighting plans, panel schedule, diagrams, light fixture schedule.

Benjamin Delisle, Director of Development Jersey City Redevelopment Agency Proposal for Professional Services Restoration of Concrete Silos January 15, 2015 Page 5 of 6

beyond basic services, Architect's compensation shall be based on the following hourly rates:

Principal Architect:

\$175/hr.

Structural Architect:

\$175/hr.

Project Architect:

\$105/hr.

Design Draftsman:

\$75/hr.

The total fee for Bidding, Negotiations and Construction Administration Phases is estimated at \$10,000. Architect shall not exceed this amount without Owner's prior authorization.

The architect shall be reimbursed for expenses incurred in the interest of the project, plus an administration fee of fifteen (15%). Reimbursable expenses are expenses of reproduction, postage and handling of drawings and other documents, other than for Architect's use. Any traveling expenses in connection with this project outside Hudson County are reimbursable expenses.

The extent of Architect's services during construction period is driven by contractor's quality control and management skills. Inexperienced general contractor who hires unqualified subcontractors and does not supervise the project properly will cause errors and omissions in construction and delays in project completion. Subsequently, the Architect who represents Owner's interest, has to conduct more extensive or frequent site observations, extensive punch lists or review multiple re-submissions of shop drawings.

If through no fault of the Architect, the services covered by this Agreement have not been completed within eighteen (18) months of the date hereof, compensation for the Architect's services beyond that time shall be appropriately adjusted.

Owner shall instruct the Architect to proceed with each phase individually.

The Architect shall submit monthly statements for services rendered and for reimbursable expenses incurred. The amount of the Architect's fee billed will be based on the fees listed for each Project phase or an appropriate percentage of each phase completed. Architect's invoices are payable in 30 days.

The Owner is to pay for all filing fees.

If the scope of the Project should change substantially, the Architect's compensation shall be subject to renegotiations.

In the event of termination of Agreement, though not the fault of the Architect, the Architect shall be compensated for the services provided to the termination date.

GENERAL AND MISCELLANEOUS

The Architect and Architect's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the Project site, including but not limited to asbestos, polychlorinated biphenyl (PCB), lead or other toxic substances.

Benjamin Delisle, Director of Development Jersey City Redevelopment Agency Proposal for Professional Services Restoration of Concrete Silos January 15, 2015 Page 6 of 6

Design drawings, specifications and electronic data or approvals therefrom shall not be assigned, transferred or sold to another party except by the Architect's agreement in writing and with appropriate compensation to the Architect.

We will commence the work immediately following the contract execution.

Thank you for your consideration of our Proposal. This Proposal remains valid for ninety (90) days.

Very truly yours,

Helena Ruman, AIA

HR/lw

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FOURTH 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 on December 17, 2013, as amended on March 18,2014; May 20, 2014, and at its August 19, 2014 meeting 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 January 19, 2015 in the amount not to exceed \$200,136.00 for a new contract amount not to exceed \$443,356.00 (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 and DEP Hazardous Discharge Site Remediation Fund Grant 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).

Reso.	No.	15-01	/	5
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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 \$200,178.00 for a new contract amount not to exceed \$443,398.00 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.

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Secretary	

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of January 20, 2015.

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



January 19, 2015

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

Via: Electronic Mail to <u>DelisleB@jcnj.org</u>

Re: Scope of Work

Soil Remediation and Groundwater Investigation Activities

Turnkey Redevelopment Area

Block 25804; Lots 17, 18, 19, 20, 21, 22, 23

Ocean Avenue and Dwight Street

Jersey City, New Jersey

Dear Mr. Delisle:

Brownfield Science & Technology, Inc. (BSTI) is pleased to provide this scope of work and budgetary estimate to assist the Jersey City Redevelopment Agency (JCRA) with the next phases of environmental remediation activities at the Turnkey Redevelopment Area (TRA (Site)).

It is understood that JCRA wishes to establish a budgetary estimate and secure funding approval to complete the site remedial activities to the degree that the planned redevelopment can commence. To this end, BSTI has included a scope of work and budgetary estimate to assist the JCRA project team conduct the remediation action with regard to on-site soil.

Also included in this document is a discussion of tasks and budgetary estimates to continue remedial investigation activities pertaining to groundwater. While the groundwater remedial investigation can be conducted independent of the soil remediation scope, the next few phases of groundwater investigation should proceed expeditiously to meet regulatory compliance deadlines.

The items proposed below present estimated pricing in accordance with BSTI's understanding of the current project circumstances. Please note that task numbers are for organizational and financial tracking purposes and do not necessarily represent an implementation sequence

SITE REMEDIATION ACTIVITIES (SOIL)

The tasks below coincide with activities prescribed in our August 2014 document titled "Remedial Investigation of Soils and Remedial Action Workplan for Soils" for the site.

Task 7.0 – Pre-bid Consulting, Management and Support

This task is for BSTI to support JCRA and the developer's project team in finalizing the bid specifications process and working toward the selection of a soil remediation contractor. This budget will address the continuous planning, coordination and management of the pre-bid activities for the remedial action of soils. Activities include general project correspondence, schedules, meetings and final preparation of the bid specifications.

The cost for this Task is estimated at \$9,200.

Task 8.0 - Pre-Remediation Sampling and Analysis

BSTI will secure permits and mobilize to the Site with a Geo-Probe to perform a pre-remediation sampling event to further define the horizontal and vertical extents of the excavations (AOC #4 and AOC #9). During the pre-remediation sampling event, samples will be collected for closure of the USTs, UHOTs and associated piping (AOC # 2 thru #6 and #8) as recommended in the RIR/RAW. In addition, waste classification samples for soils and concrete expected to be removed during the primary soil remediation event will be collected and analyzed. Approximately 40 soil borings will be installed at the Site during this event. The boring locations at the two excavation areas AOC #4 and AOC #9 will be surveyed by a New Jersey licensed land surveyor and recorded for use during the remedial action.

The cost for this Task is estimated to be \$45,890.

Task 9.0 – Finalize and Submit Preliminary Assessment Reports to the NJDEP

In accordance with the NJDEP Technical Requirements for Site Remediation N.J.A.C. 7:26E 3.1, for a final closure document to be issued for an entire site, a Preliminary Assessment (PA) must be conducted and submitted as a part of the overall documentation package required for the site. Previous consultants have conducted a PA on six of the seven parcels. BSTI shall review the previous consultant's PA reports and amend them to become compliant with requirements and site conditions. In addition, BSTI will complete the PA on the property located at 449 Ocean Avenue (not addressed



Mr. Benjamin Delisle January 19, 2015 Page **3** of **8**

by previous consultants). All seven PAs for the TRA will be submitted to the NJDEP simultaneously under one program interest number.

The cost for this Task is estimated to be \$4,428.

Task 10.0 - General Consulting for Site Work and Contractor's Submittal Review

Continuous consulting and strategic planning with JCRA and the project team is important throughout the remedial activity planning and the remedial action executions. This task will be utilized to ensure that the project team is fully informed and prepared as decision points are reached. This task will also fulfill activities including technical support, project correspondence, schedules, meetings and review of the pre-remediation submittals provided by the remediation contractor.

The cost for this Task is estimated at \$19,328.

Task 11.0 – (Open)

Task 12.0 – Unregulated Heating Oil Tank (UHOT) Closure

To date no documentation has been provided regarding the presence, absence or closure of unregulated heating oil tanks (UHOT) located at 445, 447 & 449 Ocean Avenue. For the purposes of this scope of work, BSTI is assuming these tanks have not been removed and/or closed.

BSTI will collect samples during the pre-remediation sampling event (Task 8.0, above) and evaluate the results. If the UHOTs are present and require remediation/closure, the data collected during Task 8.0 will be utilized and included in the technical bid specifications for the remediation contractor to complete the removal, sampling and any additional excavation, as needed.

The cost for this Task is estimated at \$5,927.

Task 13.0 - LSRP & Environmental Oversight of the Remedial Activities

BSTI will provide daily, technical oversight of the on-site soil remedial activities. The oversight included in this Task is for the excavation of the contaminated soils addressed by the current Technical Bid Specification. BSTI will provide a qualified and experienced professional to monitor the site work and contractor activities and assure adherence to the Technical Bid Specification and related contact documents. This task will also fulfill activities including general coordination between contractor and JCRA, project correspondence, schedules, meetings, and daily management of site



Mr. Benjamin Delisle January 19, 2015 Page 4 of 8

work documents, field data and laboratory analytical reports. This task will also include supervisory and LSRP oversight of the overall soil remediation effort. The budget for this task is estimated for a period of 20 working days as specified in the technical bid specification.

The cost for this Task is estimated at \$34,800.

Task 14.0 - Oversight and Response to Contractor Issues due to Unforeseen Conditions

BSTI recommends a financial reserve for oversight and response to contractor issues due to unforeseen items that may arise during the remedial action execution. JCRA will be notified for approval to bill to this task if unforeseen items arise.

The reserve for this Task is recommended at \$10,000.

Task 15.0 - Coordination and Oversight of the Presumptive Remedy (Cap)

Given that the property developer will be responsible for installing the engineering control (i.e. cap) in conjunction with the development of the property, BSTI will be required to ensure that the cap is installed in accordance with applicable presumptive remedy guidance. This task includes general consulting, project correspondence, schedules, meetings and periodic inspections of the cap installation during construction.

The cost for this Task is estimated at \$10,950.

Task 16.0 – Remedial Action Report

BSTI will prepare a Remedial Action Report (RAR) upon final completion of the site work (i.e., excavation and cap) and receipt of all data generated by the contractor and developer. The RAR will be prepared in accordance with SRRA and the NJDEP Tech Rule.

The cost for this Task is estimated at \$12,362.

Task 17.0 - Deed Notice

BSTI will prepare a Deed Notice upon completion of the remedial excavation and installation of the cap. The deed notice will be prepared for the persons responsible for establishing the institutional control (JCRA, Developer, or other designated party). This task does not include the cost of recording the deed notice with Hudson County.



Mr. Benjamin Delisle January 19, 2015 Page **5** of **8**

The cost for this Task is estimated at \$3,330.

Task 18.0 – Remedial Action Permit (soils)

Once the deed notice has been recorded, the NJDEP requires proof of the same in the form of a Remedial Action Permit for Soils. BSTI will prepare the remedial action permit application for soils upon receiving proof of the recorded deed notice. The remedial action permit application will be submitted to the NJDEP with all forms and attachments.

The cost for this Task is estimated at \$2,826.

Task 19.0 - Response Action Outcome (RAO) - Soils

BSTI will prepare a Response Action Outcome (RAO) upon final completion of the RAR, Deed Notice and Remedial Action Permit. The RAO will be prepared in accordance with SRRA and the NJDEP Tech Rule.

The cost for this Task is estimated at \$737.

GROUNDWATER INVESTIGATON ACTIVITIES

Groundwater and vapor sampling data from the prior investigative tasks have identified the need to expand the remedial investigation activities beyond the property boundaries; specifically from a vapor intrusion and groundwater standpoint. The tasks below represent the foreseeable next steps in the overall investigation and remediation process. Depending on the results of the investigation below, subsequent investigation and if needed, remediation of groundwater may still be necessary.

Task 20.0 – Step-Out Vapor Intrusion Investigation

As reported in the Vapor Intrusion (VI) Results Notification letters dated September 9, 2014, Sub-Slab Soil Gas (SSSG) concentrations were identified above the applicable standards for Volatile Organic Compounds (VOCs) during the initial phase of VI sampling. According to the NJDEP Technical Requirements for Site Remediation and the Vapor Intrusion Guidance documents, additional "Step-Out" investigation of the vapor intrusion pathways is therefore required. Such investigation is to be conducted within 150 days of determining the need to continue a VI Investigation. From a deadline standpoint, the Step-Out VI investigation should be completed by February 10, 2015. Additional



consideration should also be given to the NJDEP rule that indoor air sampling is to be conducted between during the "heating" months November 1 to March 31.

In addition to the Step-Out VI investigation properties that were not accessed during the initial VI investigation will be included in this investigation. The following table presents the subject properties and step out sampling required.

Block	Lot	Property Status for VI Investigation	Proposed Sampling Protocol
25804	15	Not previously Sampled	SSSG with contingency for IA
25804	25	Not previously Sampled	SSSG with contingency for IA
25804	26	Not previously Sampled	SSSG with contingency for IA
25804	27	Not previously Sampled	SSSG with contingency for IA
25805	6	Not previously Sampled	SSSG with contingency for IA
25101	21	Not previously Sampled	SSSG with contingency for IA
25101	25	Not previously Sampled	SSSG with contingency for IA
25101	26	SSSG Sampled, July 2014	IA Only
25101	30	Not previously Sampled	SSSG with contingency for IA
25201	68	SSSG Sampled, July 2014	IA Only
25201	70	Not previously Sampled	SSSG with contingency for IA
25202	1.01	SSGS Sampled, July 2014	IA Only
25202	76	SSSG Sampled, July 2014	IA Only
25202	77	SSSG Sampled, July 2014	IA Only

Table Notes: SSSG - Sub Slab Soil Gas

IA - Indoor Air

The Step-Out VI investigation will include drafting the access notification letters and all labor and materials to conduct the sampling at the locations presented on the enclosed figure. Results notification letters and NJDEP submittals will be completed upon receipt of laboratory analytical reports.

The cost for this Task is estimated at \$23,500.

Task 21.0 - Public Outreach and Notification

In accordance with the NJDEP Technical Requirements for Site Remediation, Public Outreach is triggered by the determination that contamination in any environmental media has migrated off-site.



Mr. Benjamin Delisle January 19, 2015 Page 7 of 8

Due to the previous groundwater and recent VI sample results, the Public Outreach provision has been triggered.

BSTI will prepare, distribute and publish the Public Outreach fact sheet and related NJDEP forms. All distributions will be provided to the JCRA in draft form for review and comment prior to final publication.

The cost for this Task is estimated at \$2,358.

Task 22.0 - Remedial Investigation Workplan for Groundwater

Investigative activities at the site have progressed to a point where it is now appropriate to define the extent and magnitude of contaminants in groundwater. To this end, BSTI will bring our technical team together and evaluate the existing data to generate a Remedial Investigation Workplan (RIW) for groundwater. The RIW will contemplate an investigative strategy for both shallow (overburden) and deep (bedrock) aquifers. It is anticipated that the RIW for groundwater will include the development of a conceptual site model, definition of additional groundwater sample locations and/or monitoring wells, the sampling protocol and budgetary cost estimates for the overall effort. The RIW for groundwater will be presented in a report format deliverable.

The cost for this Task is estimated at \$ 4.500.

Task 23.0 - Project Updates, Meetings, Teleconferences and Strategic Planning

BSTI will provide JCRA with weekly status updates and facilitate meetings and telecommunication to document Remedial Investigation milestones and prioritize action items within the overall project team.

The cost for this Task is estimated at \$ 10,000.

SUMMARY OF COSTS

The total estimated cost for implementation of the above tasks is \$ 200,136. This cost estimate is provided for contracting and for budgetary planning purposes only. Actual costs will be billed on a time and materials basis according BSTI standard rates (attached). All costs will be clearly articulated on monthly invoices and tracked specific to individual task number as the project progresses. In the event that costs overrun or out-of-scope work items are anticipated, such occurrences will be brought to the attention of JCRA at the earliest possible time.



Mr. Benjamin Delisle January 19, 2015 Page **8** of **8**

BSTI is prepared to initiate the above work immediately upon authorization to proceed. We appreciate the opportunity to provide this scope of work and budgetary estimate. If you have any questions or comments, please contact the undersigned at (732) 280 – 1420 or via email at wphillips@bstiweb.com.

Sincerely:

Brownfield Science & Technology, Inc.

Wriston Phillips, CHMM

Project Manager

Enclosures: Standard Rates & Terms





BROWNFIELD
SCIENCE & TECHNOLOGY

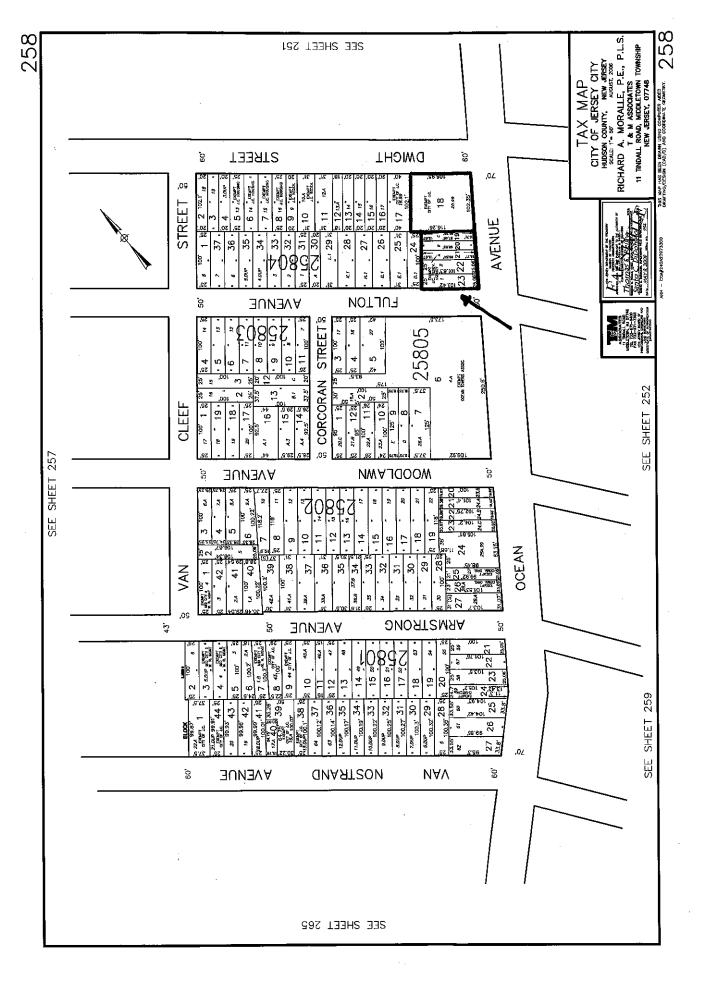
P.O. Box 600, Belmar NJ, 07719

Sub-Slab Soil Gas & Indoor Air Sample

Indoor Air Sample

Site Boundary

INDOOR AIR SAMPLING



2015 ADOPTED BUDGET RESOLUTION #15-01-16

Jersey City Redevelopment Agency

AUTHORITY

FISCAL YEAR:

FROM:

January 1, 2015

TO:

December 31, 2015

WHEREAS, the Annual Budget and Capital Budget/Program for the Jersey City Redevelopment Agency for the fiscal year beginning January 1, 2015 and ending, December 31, 2015 has been presented for adoption before the governing body of the Jersey City Redevelopment Agency at its open public meeting of December 16, 2014; and

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

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$9,546,000, and Total Appropriations, of \$9,546,000; and

WHEREAS, there are no anticipated Capital Projects; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Jersey City Redevelopment Agency, at an open public meeting held on December 16, 2014 that the Annual Budget and Capital Budget/Program of the Jersey City Redevelopment Agency for the fiscal year beginning, January 1, 2015 and ending, December 31, 2015 is hereby adopted and shall constitute appropriations for the purposes stated; and

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

(Secretary's Signature) January 20, 2015

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners of the Jersey City Redevelopment Agency on January 20, 2015.

RECORD OF COMMISSIONERS VOTE							
NAME AYE NAY ABSTAIN ABSENT							
Diane Coleman	/						
Evelyn Farmer				/			
Erma D. Greene							
Rolando R. Lavarro, Jr.	V						
Timothy N. Mansour	1			/ _			
John D. Petkanas	/						
Russell Verducci							

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF JANUARY 20, 2015

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of January 20, 2015.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of January 20, 2015 be approved as presented.

Secretary	

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated January 20, 2015.

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

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Setup by: Janet

Bus date: 01/20/2015

-----| Selection Page |------

Reference.....: B - Vendor number

Reference value: *All* Vendor..... *A11*

Stage......... 30 - Invoice to 30 - Invoice

Change date...: *All*

Stage date....: *All*
Print zero....: Do not print zero amounts
Account Mask...: AXX XXX.XX

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Invoice Distribution Report

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Vendor/ Name/ Stage Amount Vendor number Obligat'n Description Line Nbr Description A10 215,11 - Deferred Compensation 18928 DEFERRED SALARY PER ATTACHED 615 METLIFE 710.00 Inv 1 18930 DEFERRED SALARY PER ATTACHED 615 METLIFE 710.00 Inv 1 615 METLIFE *** Vendor total *** 1,420.00 1,420.00 A10 215.11 - Deferred Compensation *** Account total *** A10 520.01 - Health Benefits 600 ROBERT P. ANTONICELLO 600 ROBERT P. ANTONICELLO 18945 REIMBURS. -HEALTH BENEFITS-2/2 440.02 Inv *** Vendor total *** 440.02 600 ROBERT P. ANTONICELLO *** Account total *** 440.02 A10 520.01 - Health Benefits A10 520,04 - Dental 600 ROBERT P. ANTONICELLO 600 ROBERT P. ANTONICELLO 18946 REIMBURS. FOR DENTAL EXPENSES 2,341.00 1 Inv *** Vendor total *** 2,341.00 600 ROBERT P. ANTONICELLO 770 ELIZABETH VASQUEZ 18969 DENTAL REIMBURS, FOR SPOUSE 770 ELIZABETH VASQUEZ 179.00 1 Inv *** Vendor total *** 179.00 770 ELIZABETH VASQUEZ *** Account total *** 2,520.00 A10 520.04 - Dental A10 610.01 - Project - Legal 932 NOWELL AMOROSO KLEIN BIERMAN, 932 NOWELL AMOROSO KLEIN BIERMAN. 18970 LEGAL SERVICES - GENERAL FILE 2,006.00 Inv 932 NOWELL AMOROSO KLEIN BIERMAN, 18971 LEGAL SERVICES - MEPT JOURNAL Inv 6,425.00 18972 LEGAL SERVICES - 100 MONITOR S 932 NOWELL AMOROSO KLEIN BIERMAN, 1.725.00 Inv 932 NOWELL AMOROSO KLEIN BIERMAN. 18973 LEGAL SERVICES - HARSIMUS COVE 50.00 Inv 1 932 NOWELL AMOROSO KLEIN BIERMAN. 18974 LEGAL SERVICES - LOEWS THEATRE 34.00 18975 LEGAL SERVICES - JOURNAL SQ. 932 NOWELL AMOROSO KLEIN BIERMAN, Inv 150.00 18976 LEGAL SERVICES - JOURNAL SQARE 932 NOWELL AMOROSO KLEIN BIERMAN. 50.00 Inv 932 NOWELL AMOROSO KLEIN BIERMAN. 18978 LEGAL SEVICES - LHN (MOCCO) 1,450.00 932 NOWELL AMOROSO KLEIN BIERMAN. 18979 LEGAL SERVICES - LHN (FISHER) 100.00 Inv

18980 LEGAL SERVICES - PORT AUTHORIT

932 NOWELL AMOROSO KLEIN BIERMAN.

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Vendor/ Name/ Amount Stage Line Nbr Description Vendor number Obligat'n Description A10 610.01 - Project - Legal 1,922.00 Inv 932 NOWELL AMOROSO KLEIN BIERMAN. 18981 LEGAL SERVICES - BAYFRONT 50.00 Inv 932 NOWELL AMOROSO KLEIN BIERMAN, 18982 LEGAL SERVICES - BRIGHT STREET 3.799.65 Inv 932 NOWELL AMOROSO KLEIN BIERMAN, 18983 LEGAL SERVICES - BETZ - CERC 68.00 Inv 932 NOWELL AMOROSO KLEIN BIERMAN, 18984 LEGAL SERVICES - ASH STREET 3,500.00 Inv 932 NOWELL AMOROSO KLEIN BIERMAN. 18989 LEGAL SERVICES - HUB PLAZA 4,275,00 Ιnν 18990 LEGAL SERVICES - BRIGHT STREET 932 NOWELL AMOROSO KLEIN BIERMAN, 1,250.00 Inv 932 NOWELL AMOROSO KLEIN BIERMAN. 18991 LEGAL SERVICES - OCEAN AVE 1,129.44 Inv 1 18992 LEGAL SERVICES - 18 VIRGINIA A 932 NOWELL AMOROSO KLEIN BIERMAN. 1.921.00 Inv 932 NOWELL AMOROSO KLEIN BIERMAN. 18999 LEGAL SERVICES - HAMPSHIRE 2,700.00 Inv 932 NOWELL AMOROSO KLEIN BIERMAN. 19002 LEGAL SERVICES - BARNABAS 3,175.00 19005 LEGAL SERVICES - LOWE'S THEATE 932 NOWELL AMOROSO KLEIN BIERMAN, 200.00 Inv 35.980.09 *** Vendor total *** 932 NOWELL AMOROSO KLEIN BIERMAN, *** Account total *** 35,980.09 A10 610.01 - Project - Legal A10 610.02 - Project - Environmental 53 DRESDNER ROBIN ENVIRON MGMT 53 DRESDNER ROBIN ENVIRON MGMT 19003 ENVIRONMENTAL SERVICES-BERRY L 2,510.60 Inv *** Vendor total *** 2,510.60 53 DRESDNER ROBIN ENVIRON MGMT 496 TREASURER-STATE OF NEW JERSEY 496 TREASURER-STATE OF NEW JERSEY 18987 SITE REMEDIATION LSRP ANNUAL F 165.00 1 Inv 496 TREASURER-STATE OF NEW JERSEY 18998 SITE REMEDIATION LSRP ANNUAL F 2,030.00 Inv 1 *** Vendor total *** 2,195.00 496 TREASURER-STATE OF NEW JERSEY *** Account total *** 4,705.60 A10 610.02 - Project - Environmental A10 610.03 - Project - Financial/Accounting 56 LERCH, VINCI & HIGGINS, LLP 56 LERCH, VINCI & HIGGINS, LLP 18943 MANAGEMENT ADVISOR SERVICES 250.00 Inv *** Vendor total *** 250.00 56 LERCH, VINCI & HIGGINS, LLP 990 hODULIK & MORRISON, PA 990 hODULIK & MORRISON, PA 19004 PERFORMANCE ACCOUNTING SERVICE 7,500.00 Inv 990 hODULIK & MORRISON, PA *** Vendor total *** 7,500.00

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Vendor/ Name/ Stage Amount Line Nbr Description Vendor number Obligat'n Description 7,750.00 *** Account total *** A10 610.03 - Project - Financial/Accounting A10 610.05 - Project - Appraisals 52 COONEY BOVASSO REALTY ADVISORS 52 COONEY BOVASSO REALTY ADVISORS 18925 LAFAYETTE PARK - APPRAISAL SER 2.800.00 ĭnv 52 COONEY BOVASSO REALTY ADVISORS 18977 HOBOKEN AVE - APPRAISAL OF PR 2,000.00 Inv 1 *** Vendor total *** 4,800.00 52 COONEY BOVASSO REALTY ADVISORS 100 HUDSON REALTY ABSTRACT CO. 100 HUDSON REALTY ABSTRACT CO. 18985 TITLE SEARCH - 423 GRAND STREE 313.00 Inv 1 *** Vendor total *** 313.00 100 HUDSON REALTY ABSTRACT CO. 5.113.00 *** Account total *** A10 610.05 - Project - Appraisals A10 610.07 - Project - Engineering 861 AMEC E & I, INC. 18936 BAYFRONT - CONSULTING SERVICES 861 AMEC E & I, INC. 16,412.50 Inv 1 16,412.50 *** Vendor total *** 861 AMEC E & I. INC. 16,412.50 *** Account total *** AlO 610.07 - Project - Engineering A10 610.08 - Project - Other Expense 161 PUBLIC SERVICE ELECTRIC & GAS 161 PUBLIC SERVICE ELECTRIC & GAS 18931 ELECTRIC & GAS SERVICES-407 OC 82.07 Inv 161 PUBLIC SERVICE ELECTRIC & GAS 18932 ELECTRIC SERVICES - 407 OCEAN 39.43 Inv 161 PUBLIC SERVICE ELECTRIC & GAS 18933 ELECTRIC SVCS. - 407 OCEAN AVE 10.14 Inv 161 PUBLIC SERVICE ELECTRIC & GAS 18934 ELECTRIC & GAS SERVICES-405 OC 238.56 Inv 1 161 PUBLIC SERVICE ELECTRIC & GAS 18935 ELECTRIC SERVICES - 405 OCEAN 2.43 Inv 1 372.63 *** Vendor total *** 161 PUBLIC SERVICE ELECTRIC & GAS *** Account total *** 372.63 A10 610.08 - Project - Other Expense A10 610.09 - Project - Relocation 597 PHILLIPS, PREISS GRYGIEL, LLC 18922 GRAND JERSEY - RELOCATION ASSI 597 PHILLIPS, PREISS GRYGIEL, LLC 65.00 Inv 1 *** Vendor total *** 65.00 597 PHILLIPS, PREISS GRYGIEL, LLC 65.00 *** Account total *** A10 610.09 - Project - Relocation A10 620.01 - GD - Natural Gas 161 PUBLIC SERVICE ELECTRIC & GAS

18918 BETZ - CERC GAS SERVICES

161 PUBLIC SERVICE ELECTRIC & GAS

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Vendor/ Name/ Amount Stage Line Nbr Description Vendor number Obligat'n Description A10 620.01 - GD - Natural Gas 5.081.34 Inv 1 5.081.34 *** Vendor total *** 161 PUBLIC SERVICE ELECTRIC & GAS *** Account total *** 5,081.34 A10 620.01 - GD - Natural Gas A10 620.02 - GD - Electricity 161 PUBLIC SERVICE ELECTRIC & GAS 161 PUBLIC SERVICE ELECTRIC & GAS 18917 BETZ-CERC ELECTRIC SERVICES 7.174.02 Inv *** Vendor total *** 7,174.02 161 PUBLIC SERVICE ELECTRIC & GAS 7,174.02 *** Account total *** A10 620.02 - GD - Electricity A10 620.03 - GD - Water/Sewer 193 JC MUNICIPAL UTILITIES AUTHORI 193 JC MUNICIPAL UTILITIES AUTHORI 18915 BETZ-CERC WATER CHARGE 123.63 1 193 JC MUNICIPAL UTILITIES AUTHORI 18916 BETZ - CERC WATER CHARGE 334.91 1 *** Vendor total *** 458.54 193 JC MUNICIPAL UTILITIES AUTHORI 458.54 *** Account total *** A10 620.03 - GD - Water/Sewer A10 620.06 - GD - Other Expense 617 GLADSTONE LOCK & SAFE COMPANY 617 GLADSTONE LOCK & SAFE COMPANY 18986 BETZ - DUPLICATION OF SECURITY 99.00 99.00 *** Vendor total *** 617 GLADSTONE LOCK & SAFE COMPANY 937 RITCO SECURITY SYSTEMS, INC. 18919 BETZ - CERC FIRE ALARM SYSTEM 937 RITCO SECURITY SYSTEMS, INC. 96.00 Inv 937 RITCO SECURITY SYSTEMS. INC. 18920 BETZ - CERC SECURITY SYSTEM SE 66.00 1 162,00 *** Vendor total *** 937 RITCO SECURITY SYSTEMS, INC. 971 VERIZON 18921 BETZ - CERC MONTHLY CHARGE 971 VERIZON 133.62 1 133.62 *** Vendor total *** 971 VERIZON 988 T. FARESE & SONS 18924 BETZ - CERC WASTE MANAGEMENT 988 T. FARESE & SONS 260.00 Inv 1 *** Vendor total *** 260.00 988 T. FARESE & SONS 654.62 *** Account total *** A10 620.06 - GD - Other Expense A10 630.01 - Project - Demolition

875 GRAMERCY GROUP, INC

875 GRAMERCY GROUP, INC

18937 BAYFRONT -JCINCINERATOR AUTHOR

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Vendor/ Name/ Amount Line Nbr Description Stage Vendor number Obligat'n Description A10 630.01 - Project - Demolition 273,421.62 Inv 1 273,421.62 *** Vendor total *** 875 GRAMERCY GROUP, INC 273,421.62 *** Account total *** AlO 630.01 - Project - Demolition . A10 650.01 - Office Rent 917 66 YORK STREET, LLC 917 66 YORK STREET, LLC 18929 RENT FOR THE MONTH OF FEBRUARY 6,479,17 1 Inv 6,479.17 *** Vendor total *** 917 66 YORK STREET, LLC *** Account total *** 6,479.17 A10 650.01 - Office Rent A10 660.02 - Worker's Compensation 735 THE HARTFORD 735 THE HARTFORD 18940 WORKMEN COMPENSATION POLICY 360.00 Inv 1 *** Vendor total *** 360.00 735 THE HARTFORD 360.00 *** Account total *** A10 660.02 - Worker's Compensation A10 670.02 - Dues and Subscriptions 81 THOMSON REUTERS - WEST 81 THOMSON REUTERS - WEST 18947 NJ PRACTICE CONSTRUCTION LAW 139.00 1 Inv *** Vendor total *** 139.00 81 THOMSON REUTERS - WEST *** Account total *** 139.00 A10 670.02 - Dues and Subscriptions AlO 670.04 - Printing and Advertising 55 ROYAL PRINTING SERVICE 18941 YEARLY TIME CARDS- INV.# 12641 55 ROYAL PRINTING SERVICE 45.00 1 *** Vendor total *** 45.00 55 ROYAL PRINTING SERVICE 72 THE EVENING JOURNAL ASSOCIATIO 72 THE EVENING JOURNAL ASSOCIATIO 18927 ADEVERTISMEN T- DECEMBER, 2014 258.26 Inv 258.26 *** Vendor total *** 72 THE EVENING JOURNAL ASSOCIATIO 702 HUDSON REPORTER ASSOC. LP 18942 LEGAL ADVERTISEMENT-BOARD MEET 702 HUDSON REPORTER ASSOC. LP 225.60 1 Inv *** Vendor total *** 225.60 702 HUDSON REPORTER ASSOC. LP *** Account total *** 528.86 A10 670.04 - Printing and Advertising A10 670.05 - Postage

94 FEDERAL EXPRESS

94 FEDERAL EXPRESS

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*** Vendor total ***

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Vendor/ Name/ Stage Amount Line Nbr Description Vendor number Obligat'n Description *** Continued *** A10 670.05 - Postage 111 PITNEY BOWES CREDIT CORPORATIO 111 PITNEY BOWES CREDIT CORPORATIO 18954 QUARTERLY LEASE PAYMENT 342.00 1 342.00 *** Vendor total *** 111 PITNEY BOWES CREDIT CORPORATIO 564.23 *** Account total *** A10 670.05 - Postage A10 670.06 - Rental of Equipment 644 TOSHIBA FINANCIAL SERVICES 644 TOSHIBA FINANCIAL SERVICES 18952 MONTHLY INVOICE FOR COLOR COPI 1,285.00 1 Inv *** Vendor total *** 1,285.00 644 TOSHIBA FINANCIAL SERVICES 884 TWIN ROCKS SPRING WATER 884 TWIN ROCKS SPRING WATER 18939 WATER - COOLER RENTAL 62.15 1 62.15 *** Vendor total *** 884 TWIN ROCKS SPRING WATER 1,347.15 *** Account total *** A10 670.06 - Rental of Equipment A10 670.07 - Travel 351 CHRISTOPHER FIORE 351 CHRISTOPHER FIORE 19006 TRAVEL EXPENSES FOR NOV., 2014 103.50 1 *** Vendor total *** 103.50 351 CHRISTOPHER FIORE *** Account total *** 103.50 A10 670.07 - Travel Alo 670.08 - Miscellaneous Operating Exp. 160 VERIZON WIRELESS 18944 MONTHLY CHARGE - 11/24 TO 12/2 160 VERIZON WIRELESS 294.47 Inv *** Vendor total *** 294.47 160 VERIZON WIRELESS 183 BARBARA A. AMATO 183 BARBARA A. AMATO 18948 REIMBURS. FOR COFFEE FOR KEURI 187.96 187.96 *** Vendor total *** 183 BARBARA A. AMATO 495 CENTRAL PARKING SYSTEM 495 CENTRAL PARKING SYSTEM 18953 PARKING FEE - (10) SPACES @ \$7 750.00 1 *** Vendor total *** 750.00 495 CENTRAL PARKING SYSTEM 636 BROWNFIELD REDEVELOPMENT SOLUT 636 BROWNFIELD REDEVELOPMENT SOLUT 18960 CANAL CR. PREPA.OF DEP FLOOD 10,000.00 18961 PREPARATION OF EPA GRANT-POWER 636 BROWNFIELD REDEVELOPMENT SOLUT 4,500.00 636 BROWNFIELD REDEVELOPMENT SOLUT 18962 PREPARATION OF EPA GRANT-COOMU 3,500.00 Inv

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*** Vendor total ***

Vendor/ Name/ Amount Line Nbr Description Stage Vendor number Obligat'n Description *** Continued *** A10 670.08 - Miscellaneous Operating Exp. 713 CASH 18956 REPLESNISHMENT- AGENCY PETTY C 713 CASH 200.00 1 Inv 200.00 *** Vendor total *** 713 CASH 917 66 YORK STREET, LLC 917 66 YORK STREET, LLC 18950 ELECTRIC UTILITY PYMENT. 378.33 Inv 1 *** Vendor total *** 378.33 917 66 YORK STREET, LLC 920 MOISHE'S SELF STORAGE 920 MOISHE'S SELF STORAGE 18951 STORAGE RENT - JANUARY, 2015 700.00 Inv 1 *** Vendor total *** 700.00 920 MOISHE'S SELF STORAGE 933 CRYSTAL POINT CONDOMINIUM ASSO 933 CRYSTAL POINT CONDOMINIUM ASSO 18949 MONTHLY MAINTENANCE-FEB., 2015 134.78 Inv 1 *** Vendor total *** 134.78 933 CRYSTAL POINT CONDOMINIUM ASSO 939 TREASURER - STATE OF NEW JERSE 939 TREASURER - STATE OF NEW JERSE 18923 SITE REMEDIATION - CAVEN POINT 258.16 Inv 1 258.16 *** Vendor total *** 939 TREASURER - STATE OF NEW JERSE 966 LEXISNEXIS, A DIVISON OF REED 966 LEXISNEXIS, A DIVISON OF REED 18988 LEGAL ACCESS- GENERAL FILE 500.00 1 Inv 500.00 *** Vendor total *** 966 LEXISNEXIS, A DIVISON OF REED 980 WORKZONE, LLC 980 WORKZONE, LLC 18938 QUARTERLY PYMT. - FOR DATA BASE 900.00 1 900.00 *** Vendor total *** 980 WORKZONE, LLC 22,303.70 *** Account total *** A10 670.08 - Miscellaneous Operating Exp. A10 670.12 - Meetings & Seminars 626 CAREER TRACK 18955 ONE DAY SEMINAR ON HUMAN RESOU 626 CAREER TRACK 149.00 Inv 1 *** Vendor total *** 149.00 626 CAREER TRACK *** Account total *** 149.00 A10 670.12 - Meetings & Seminars A20 610.01 - Grant - Legal 932 NOWELL AMOROSO KLEIN BIERMAN. 932 NOWELL AMOROSO KLEIN BIERMAN. 19000 LEGAL SERVICES - 417 COMMUNIPA

19001 LEGAL SERVICES - BERRY LANE P

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Vendor/ Name/ Amount Line Nbr Description Stage Vendor number Obligat'n Description 10,742.27 *** Account total *** A20 610.01 - Grant - Legal A20 610.02 - Grant - Environmental 53 DRESDNER ROBIN ENVIRON MGMT 53 DRESDNER ROBIN ENVIRON MGMT 18996 ENVIRON. SVCS. - BERRY LANE PA 4,510.96 Inv 1 10,097.33 Inv 2 53 DRESDNER ROBIN ENVIRON MGMT 18997 ENVIRON. SERVICES - BERRY LANE 1.531.00 Inv 1 217.61 Inv 2 8,676.52 Inv 3 25,033.42 *** Vendor total *** 53 DRESDNER ROBIN ENVIRON MGMT 944 BROWNFIELD SCIENCE & TECHNOLOG 944 BROWNFIELD SCIENCE & TECHNOLOG 18967 ENVIRONMENTAL SVCS. - OCEAN & D 655.63 Inv 1 655.62 Inv 2 303.00 Inv 3 303.00 Inv 303.00 Inv 944 BROWNFIELD SCIENCE & TECHNOLOG 18968 ENVIRONMENTAL SVCS. - OCEAN&DW 146.50 1 Inv 146.50 Inv 2 146.50 3 Inv 146.50 4 Inv 146.50 Inv 5 *** Vendor total *** 2,952.75 944 BROWNFIELD SCIENCE & TECHNOLOG 27.986.17 *** Account total *** A20 610.02 - Grant - Environmental A20 610.06 - Grant - Architects 841 LINDEMO WINCKELMANN DEUPREE MA 841 LINDEMO WINCKELMANN DEUPREE MA 18994 ARCHITECTURAL SERVICES - 292 M 1,564.85 1 1.564.85 841 LINDEMO WINCKELMANN DEUPREE MA *** Vendor total *** 979 SZ CONSTRUCTION, LLC 979 SZ CONSTRUCTION, LLC 18993 PHASE II REHABILITATION-292 ML 29,568.75 Inv 1 *** Vendor total *** 29,568.75 979 SZ CONSTRUCTION, LLC 31,133.60 *** Account total *** A20 610.06 - Grant - Architects A20 610.08 - Grant - Other Expenses 193 JC MUNICIPAL UTILITIES AUTHORI 193 JC MUNICIPAL UTILITIES AUTHORI 18926 PAYMT. OF WATER CHARGE - 292 M 55.80 1 Inv 55.80 *** Vendor total *** 193 JC MUNICIPAL UTILITIES AUTHORI 636 BROWNFIELD REDEVELOPMENT SOLUT 636 BROWNFIELD REDEVELOPMENT SOLUT 18959 PREPARATION WATER GRANT-BERRY

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*** Total ***

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Vendor/ Name/ Amount Line Nbr Description Stage Vendor number Obligat'n Description *** Continued *** A20 610.08 - Grant - Other Expenses 636 BROWNFIELD REDEVELOPMENT SOLUT 18963 EPA GRANT MANGMT-PETROLEUM 153.16 Inν 636 BROWNFIELD REDEVELOPMENT SOLUT 18964 EPA GRANT MANAGMT.-HAZARDOUS 136.14 Inv 636 BROWNFIELD REDEVELOPMENT SOLUT 18965 EPA GRANT MANAGMT. - DWIGHT OCE 34.04 Inv 1 156.68 2 Inv 1,520.48 Inv 636 BROWNFIELD REDEVELOPMENT SOLUT 18966 EPA GRANT MANGMT. - DWIGHT OCE 2,586.74 Inv 1 1,470.01 2 Inv 1,443.60 3 Inv 8,075.85 *** Vendor total *** 636 BROWNFIELD REDEVELOPMENT SOLUT 989 PRECISION REPORTING SERVICE 989 PRECISION REPORTING SERVICE 18995 BERRY LANE SUBDIVISION REPORTI 88.50 Inv 1 88.50 *** Vendor total *** 989 PRECISION REPORTING SERVICE *** Account total *** 8,220.15 A20 610.08 - Grant - Other Expenses A20 610.15 - Construction 53 DRESDNER ROBIN ENVIRON MGMT 53 DRESDNER ROBIN ENVIRON MGMT 18957 ENGINEERING SERVICES-BERRY LAN 9,522.92 Inv *** Vendor total *** 9,522.92 53 DRESDNER ROBIN ENVIRON MGMT 965 MAST CONSTRUCTION SERVICES, IN 965 MAST CONSTRUCTION SERVICES, IN 18958 BERRY LANE PARK-CONSTR. MANGMT 14,000.00 Inv 14,000.00 *** Vendor total *** 965 MAST CONSTRUCTION SERVICES, IN *** Account total *** 23,522.92 A20 610.15 - Construction

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE PERSONNEL LIST AS OF JANUARY 20, 2015

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of January 20, 2015.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of January 20, 2015 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 January 20, 2015.

RECORD OF COMMISSIONERS VOTE					
<u>NAME</u>	AYE	NAY	ABSTAIN	ABSENT	
Diane Coleman					
Evelyn Farmer					
Erma D. Greene					
Rolando R. Lavarro, Jr.					
Timothy N. Mansour					
John D. Petkanas					
Russell Verducci		Ì	. 16.55stv		

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE OF AGENCY OWNED PROPERTY LOCATED AT 429-431 PACIFIC AVENUE IN BLOCK 15602 LOTS 20 AND 19 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA, TO GND BUILDERS, LLC, IN ACCORDANCE WITH REDEVELOPMENT AGREEMENT DATED JANUARY 29, 2009.

WHEREAS, on June 20, 2006, the Board of Commissioners of the Jersey City Redevelopment Agency established fair market value for property located in Block 2053, Lot 7.A, and known as 317 Pacific Avenue in the amount of \$120,000.00; and

WHEREAS, an offer in this amount was made to the property owner; and

WHEREAS, the Agency's offer was rejected by the property owner; and

WHEREAS, a Complaint in Condemnation and a Declaration of Taking were filed in the Superior Court of New Jersey on December 13, 2006, and the full appraised value of \$120,000.00 was deposited with the Court; and

WHEREAS, subsequent to the filing of the Complaint and Declaration of Taking, the Agency and the property owners settled the condemnation action by agreeing to a property exchange in lieu of monetary compensation; and

WHEREAS, the property to be exchanged for the condemned property is located in Block 15602, Lot 20 (prior Block 2091, Lot D) and commonly known as 429-431 Pacific Avenue, referred to as the "City Parcel"; and

WHEREAS, as part of the settlement, the parties entered into a redevelopment agreement on January 29, 2009; and

WHEREAS, according to the Redevelopment Agreement between the Agency and GND Builders, LLC, the Agency and the property owners agreed that the property owners would accept title to the City Parcel as just compensation for the condemned premises with the following conditions:

(a) that the City convey the City Parcel to the Agency (this was accomplished via deed dated May 18, 2009 from the City of Jersey City to the Jersey City Redevelopment Agency);

(b) that the property owners qualify and are designated as redeveloper;

(c) that the Agency and the property owners enter into a redevelopment agreement; and

WHEREAS, total acquisition funds in the amount of \$128,841.61 were withdrawn from the deposit made with the Clerk of the Superior Court at the commencement of the condemnation action and thereafter returned to the Agency.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Agency is hereby authorized to convey property known as 429-431 Pacific Avenue in Block 15602, Lot 20 to GND Builders, LLC, located in Morganville, New Jersey.

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 herein.

SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of January 20, 2015.

RECORD OF COMMISSIONERS VOTE							
<u>NAME</u>	NAME AYE NAY ABSTAIN ABSENT						
Hon. Diane Coleman			-				
Evelyn Farmer		_					
Erma D. Greene		-					
Hon. Rolando R. Lavarro, Jr.				Ţ <u></u>			
Timothy N. Mansour							
John D. Petkanas							
Russell J. 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 2015

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 December 10, 2014; 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-five 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.

<u></u>		
Secretary		

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of January 20, 2015.

RECORD OF COMMISSIONERS VOTE							
<u>NAME</u>	<u>AYE</u>	NAY	<u>ABSTAIN</u>	ABSENT			
Diane Coleman							
Evelyn Farmer							
Erma D. Greene							
Rotando 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 PROFESSIONAL SERVICES AGREEMENT NO 15-01-BA1 WITH LERCH, VINCI & HIGGINS TO PROVIDE AUDIT SERVICES TO THE AGENCY FOR THE 2015 SINGLE AUDIT AND FOR SIX MONTH FINANCIAL STATEMENT COMPILATION AND 2016 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 December 10, 2014; and

WHEREAS, Lerch, Vinci & Higgins has been qualified by Resolution dated January 20, 2015, 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 January 20, 2015 indicating they will provide the enumerated services reflected therein for the sum of \$65,000.00; 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 2014 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 \$65,000, 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 January 20, 2015

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	ABSENT
Diane Coleman				
Evelyn Farmer				
Erma D. Greene				
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 AMENDMENT #5 TO CONTRACT NUMBER 14-01-FO2 WITH BARNES CONTRACTOR CONSTRUCTION MANAGEMENT LLC FOR EMERGENCY WATER DAMAGE REPAIR WORK OF AGENCY OWNED PROPERTY LOCATED IN THE OCEAN BAYVIEW REDEVELOPMENT AREA

WHEREAS, at its November 18, 2014 Board of Commissioners meeting, the Agency amended the Contract 14-01-FO2 for fence repair work and property maintenance services in the amount of \$4,000.00; 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; amended in the amount of \$3,300.00 on April 2014 Board of Commissioners meeting for property maintenance & repair services for property located at 405 Ocean Avenue and amended in the amount of \$3,500.00 on May 20, 2014 Board of Commissioners meeting for property maintenance & repair services for property located at 405 Ocean Avenue and amended in the amount of \$3,500.00 on May 20, 2014 Board of Commissioners meeting for property maintenance & repair services for property located at 405 Ocean Avenue; and

WHEREAS, the Agency owns property located at 407 Ocean Avenue (Block 25802, Lot 25) in the Ocean Bayview Redevelopment Area; and

WHEREAS, the Agency, along with its professional staff have declared the building in need of emergency roof and exterior wall repairs which caused significant water damage to the ground floor commercial tenant;

WHEREAS, Barnes Contractor Construction Management, LLC submitted a proposal dated December 12, 2014 in the amount of \$25,200 to complete the emergency repair work; and

WHEREAS, Barnes Contractor Construction Management, LLC has experience with the required repair work as a licensed professional contractor; and

WHEREAS, the previous contract amount totaled \$25,672.00 for said services and the new total amount will not exceed \$50,672.00; and



LERCH, VINCI & HIGGINS, LLP

CERTIFIED PUBLIC ACCOUNTANTS REGISTERED MUNICIPAL ACCOUNTANTS

DIETER P. LERCH, CPA, RMA, PSA GARY J. VINCI, CPA, RMA, PSA GARY W. HIGGINS, CPA, RMA, PSA JEFFREY C. BLISS, CPA, RMA, PSA PAUL J. LERCH, CPA, RMA, PSA DONNA L. JAPHET, CPA, PSA JULIUS B. CONSONI, CPA, PSA

ELIZABETH A. SHICK, CPA, RMA, PSA ANDREW PARENTE, CPA, RMA, PSA ROBERT W. HAAG, CPA, PSA DEBORAH K. LERCH, CPA, PSA RALPH M. PICONE, CPA, RMA, PSA DEBRA GOLLE, CPA
CINDY JANACEK, CPA, RMA
LORI T. MANUKIAN, CPA, PSA
MARK SACO, CPA
CHYNNA C. DESTEFANO, CPA, PSA
KEVIN LOMSKI, CPA
EDWARD P. MURPHY, CPA

January 20, 2015

Honorable Chairman and Members Of the Board of Commissioners Jersey City Redevelopment Agency 30 Montgomery Street, Suite 910 Jersey City, NJ 07302

Dear Board Members:

We are pleased to confirm our understanding of the services we are to provide to the Jersey City Redevelopment Agency for the year ended December 31, 2015. We will audit the financial statements, including the related notes to the financial statements, which collectively comprise the basic financial statements of the Jersey City Redevelopment Agency as of and for the year ended December 31, 2015. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Jersey City Redevelopment Agency's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Jersey City Redevelopment Agency's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic We will not express an opinion or provide any assurance on the financial statements. information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

Management's Discussion and Analysis.

We have also been engaged to report on supplementary information other than RSI that accompanies the Jersey City Redevelopment Agency's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

- Schedules of expenditures of federal awards and state financial assistance.
- Other Financial Schedules

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles ("GAAP") and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. The objective also includes reporting on:

- Internal control related to the financial statements and compliance with provision of laws, regulations, contracts and grant agreements, noncompliance with which could have a material effect on the financial statements in accordance with Government Auditing Standards.
- Internal control related to major programs and an opinion (or disclaimer of opinion) on compliance with laws, regulations, and the provisions of contracts or grant agreements that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations and New Jersey Circular 04-04, Single Audit Policy for Recipients of Federal Grants, State Grants and State Aid.

The Government Auditing Standards report on internal control over financial reporting and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) that the report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. The OMB Circular A-133 and New Jersey Circular 04-04 report on internal control over compliance will include a paragraph that states the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133 and New Jersey Circular 04-04. Both reports will state that the report is not suitable for any other purpose.

Audit Objectives (continued)

Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996, the provisions of OMB Circular A-133 and New Jersey Circular 04-04, and will include tests of accounting records, a determination of major program(s) in accordance with OMB Circular A-133 and New Jersey Circular 04-04, procedures required by the Division of Local Government Services, Department of Community Affairs, State of New Jersey, and other procedures we consider necessary to enable us to express such opinions. We will issue written reports upon completion of our Single Audit. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements or the Single Audit compliance opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue reports or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements, schedules of expenditures of federal awards and state financial assistance, and all accompanying information as well as all representations contained therein. Management is also responsible for identifying all federal and state awards received and understanding and complying with the compliance requirements, and for preparation of the schedules of expenditures of federal awards and state financial assistance (including notes and noncash assistance received) in accordance with the requirements of OMB Circular A-133 and New Jersey Circular 04-04. As part of the audit, we will assist with preparation of your financial statements, schedules of expenditures of federal awards and state financial assistance, and related notes. These nonaudit services do not constitute an audit under Government Auditing Standards and such services will not be conducted in accordance with Government Auditing Standards. You agree to assume all management responsibilities relating to the financial statements, schedules of expenditures of federal awards and state financial assistance, related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and the schedules of expenditures of federal awards and state financial assistance and related notes and that you have reviewed and approved the financial statements, schedules of expenditures of federal awards and state financial assistance, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and the results of the services; and accept responsibility for them.

Management Responsibilities (continued)

Management is responsible for (a) establishing and maintaining effective internal controls, including internal controls over compliance, and for evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; (b) following laws and regulations; (c) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (d) ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements in conformity with the GAAP and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (a) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (b) additional information that we may request for the purpose of the audit, and (c) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities also include identifying significant vendor relationships in which the vendor has responsibility for program compliance and for the accuracy and completeness of that information. Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the entity complies with applicable laws, regulations, contracts, agreements, and grants. Management is also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements, or abuse that we report. Additionally, as required by OMB Circular A-133 and New Jersey Circular 04-04, it is management's responsibility to follow up and take corrective action on reported audit findings and to prepare a summary schedule of prior audit findings and a corrective action plan. The summary schedule of prior audit findings and the corrective action plan should be available for our review at the commencement of the audit field work.

Management Responsibilities (continued)

You are responsible for preparation of the schedules of expenditures of federal awards and state financial assistance (including notes and noncash assistance received) in conformity with OMB Circular A-133 and New Jersey Circular 04-04. You agree to include our report on the schedules of expenditures of federal awards and state financial assistance in any document that contains and indicates that we have reported on the schedules of expenditures of federal awards and state financial assistance. You also agree to include the audited financial statements with any presentation of the schedules of expenditures of federal awards and state financial assistance that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (a) you are responsible for the presentation of the schedules of expenditures of federal awards and state financial assistance in accordance with OMB Circular A-133 and New Jersey Circular 04-04; (b) that you believe the schedules of expenditures of federal awards and state financial assistance, including its form and content, is fairly presented in accordance with OMB Circular A-133 and New Jersey Circular 04-04; (c) that the methods of measurement or presentation have not changed from those used in the prior period (or if they have changed, the reasons for such changes); and (d) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedules of expenditures of federal awards and state financial assistance.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles ("GAAP"). You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including their form and content, are fairly presented in accordance with the GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying for us previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits or studies. You are also responsible for providing management's views on our current findings, conclusions and recommendations, as well as your planned corrective actions for the report, and the timing and format providing that information.

Management Responsibilities (continued)

With regard to using the auditor's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website and on the Municipal Securities Rulemaking Board's Electronic Municipal Market Access Data Port, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements or noncompliance may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and Government Auditing Standards. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or major programs. However, we will inform the appropriate level of management of any material errors or any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Audit Procedures—General (continued)

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will also require certain written representations from you about the financial statements; schedules of expenditures of federal awards and state financial assistance, federal and state award programs; compliance with laws, regulations, contracts and grant agreements; and other responsibilities required by general accepted auditing standards.

Audit Procedures—Internal Controls

Our audit will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to Government Auditing Standards.

As required by OMB Circular A-133 and New Jersey Circular 04-04, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal and state award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to OMB Circular A-133 and New Jersey Circular 04-04.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, OMB Circular A-133, and New Jersey Circular 04-04.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Agency's compliance with provision of applicable laws and regulations, contracts and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to Government Auditing Standards.

OMB Circular A-133 and New Jersey Circular 04-04 requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with applicable laws and regulations and the provisions of contracts and grant agreements applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the OMB Circular A-133 Compliance Supplement and New Jersey State Compliance Supplement for the types of compliance requirements that could have a direct and material effect on each of the Agency's major programs. The purpose of those procedures will be to express an opinion on the Agency's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to OMB Circular A-133 and New Jersey Circular 04-04.

MSRB Municipal Advisor Rule

On September 18, 2013, the Securities and Exchange Commission (the "SEC") adopted a rule requiring that "municipal advisors" register with the Securities and Exchange Commission. A "municipal advisor" is someone that "provides advice to or on behalf of a municipal entity with respect to municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, and other similar matters concerning such financial products or issues[.]" Lerch, Vinci & Higgins LLP is not a registered Municipal Advisor and is not subject to the fiduciary duty established in Section 15B(c)(1) of the Exchange Act with respect to the municipal financial product or issuance of municipal securities. Accordingly, pursuant to the new Municipal Advisor rule and absent the available exception to the rule discussed below, Lerch, Vinci & Higgins LLP cannot provide the Agency with advice or recommendations regarding the issuance of municipal securities.

Under the Municipal Advisor rule, the Agency may continue to receive advice from its auditor, bond counsel and other professionals, provided both the Agency and the professional satisfy the "Issuer Has Hired an Independent Municipal Advisor Exemption". First, as municipal issuer, the Agency needs to have (i) engaged an independent registered municipal advisor and (ii) made such engagement known in writing to the person seeking to rely on the exemption and/or post this declaration on the Agency's web site. Second, the person relying on this exemption, such as us, your bond counsel and others, must:

MSRB Municipal Advisor Rule (continued)

- 1. Obtain a written representation from the Agency that it is represented by, and will rely on the advice of, an independent registered municipal advisor. The written representation from the Agency may be a declaration posted on the Agency's web site as long as the posting states that the representation is intended to establish the independent municipal advisor exemption pursuant to the Municipal Advisor rule;
- 2. Provide written disclosure to the Agency and its independent registered municipal advisor that, by obtaining such representation from the Agency, the firm is not a municipal advisor and is not subject to the fiduciary duty established in Section 15B(c)(1) of the Exchange Act with respect to the municipal financial product or issuance of municipal securities; and
- 3. Provide the written disclosure described above at a time and in a manner reasonably designed to allow the Agency to assess the material incentives and conflicts of interest that such person may have in connection with the municipal advisory activities.

If the Agency has engaged the services of a registered Municipal Advisor, we encourage you to notify us in accordance with paragraph 1 above. We have already provided to you in this letter the disclosure contained in paragraph 2 above, which we trust is being provided to you in the time and manner set forth in paragraph 3 above. If the Agency has not engaged the services of a registered Municipal Advisor, or has, but has not satisfied the requirements of the "Issuer Has Hired an Independent Municipal Advisor Exemption", then any services performed by us in connection with the issuance of municipal securities shall be performed pursuant to the Statements on Standards for Attestation Engagements and related Attestation Interpretations as issued by the American Institute of Certified Public Accountants, then currently in effect.

Engagement Administration, Fees, and Other

We understand that your employees will assist our personnel in locating any documents selected by us for testing.

At the conclusion of the engagement, if required, we will complete the appropriate sections of the Data Collection Form that summarize our audit findings. It is management's responsibility to submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditor's reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. If applicable, we will provide copies of our report for you to include with the reporting package you will submit to pass-through entities. The Data Collection Form and the reporting package must be submitted within the earlier of 30 days after receipt of the auditor's reports or nine months after the end of the audit period, unless a longer period is agreed to in advance by the cognizant or oversight agency for audits.

Engagement Administration, Fees, and Other (continued)

The audit documentation for this engagement is the property of Lerch, Vinci & Higgins LLP and constitutes confidential information. However, pursuant to authority given by law or regulation, we may be requested to make certain audit documentation available to the New Jersey State Department of Community Affairs or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Lerch, Vinci & Higgins LLP personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release or for any additional period requested by the New Jersey State Department of Community Affairs. If we are aware that a federal or state awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our fee for the above described services rendered on behalf of the Jersey City Redevelopment Agency is based on our experience in prior years' audits of the Agency. The fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for this fee will be rendered each month as work progresses and are payable upon presentation. Our fee for the year ending December 31, 2015 will be \$37,500.

Additionally, the Agency will be billed for any out-of-pocket costs charged by the financial institutions relating to the direct confirmation of the Agency's bank balances in accordance with generally accepted auditing standards.

The following additional services will be rendered that will not be subjected to the audit procedures applied in the audit of the financial statements:

	Fee	<u> </u>
> Preparation of the 2016 Budg	get \$3,	,000
> Preparation of Interim Fina	ncial Statements \$8,	,000

Should any additional matters come to our attention which will require us to enlarge the scope of the engagement, we will discuss the matter as well as the cost estimate with the Governing Body prior to commencement of the work. Should the Agency request accounting support services to be rendered outside the scope of audit services reflected herein, such services would be billed at our standard hourly rates or an agreed-upon fixed fee. The Agency will be notified of such agreed-upon fixed fee engagements prior to the commencement of the work.

Engagement Administration, Fees, and Other (continued)

Our standard billing rates for 2015 are as follows:

Partners	\$140- \$170 per hour
Managers	\$105 -\$125 per hour
Senior Accountants/Supervisors	\$ 80 - \$100 per hour
Staff Accountants	\$ 70 - \$ 80 per hour
Other Personnel	\$ 45 per hour

Government Auditing Standards requires that we provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our September 30, 2012 peer review report accompanies this letter.

The parties to this Agreement agree to incorporate into this Agreement the mandatory language of N.J.S.A. 10:5-31 et seq. (N.J.A.C. 17:27), a copy of which is attached hereto as Exhibit "A".

Lerch, Vinci & Higgins LLP will not act as dissemination agent for the Agency in connection with the Agency's obligations, if any, to provide secondary market disclosure. Our work to prepare secondary market disclosure documents shall consist of and be limited to (1) distribution of the Agency's audited financial statements to the Agency or its designated dissemination agent in an electronic format that complies with the requirements of the Municipal Securities Rulemaking Board's Electronic Municipal Market Access Data Port, and (2) preparation of operating data, customarily consisting of the operating and financial information contained in Appendix A to an Official Statement, and distribution of the operating data to the Agency or its designated dissemination agent in an electronic format that complies with the requirements of the Municipal Securities Rulemaking Board's Electronic Municipal Market Access Data Port. The Agency, or its designated dissemination agent, shall remain responsible for filing required secondary market disclosure information and "material event" notices in accordance with any prior undertakings, and Lerch, Vinci & Higgins LLP shall not have any responsibility nor liability for the failure of the Agency, or its designated dissemination agent, to comply with the Agency's secondary market disclosure undertakings.

We appreciate the opportunity to be of service to the Jersey City Redevelopment Agency and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Lerch, Vinci & Higgins, LLP

LERCH, VINCI & HIGGINS, LLP Certified Public Accountants Registered Municipal Accountants

This letter co	rrectly sets forth the understanding of	f the Jersey City Redeve	elopment Agency
By:		·	
Title:		<u> </u>	
Date:	****	_	

LERCH, VINCI & HIGGINS, LLP

AFFIRMATIVE ACTION REQUIREMENTS

MANDATORY AFFIRMATIVE ACTION LANGUAGE NJSA 10:5-31 et seq., NJAC 17:27

GOODS, PROFESSIONAL SERVICES AND GENERAL SERVICE CONTRACTS

APPENDIX A

During the performance of the contract, the contractor agrees as follows:

The Contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, or sex. Except with respect to affectional or sexual orientation, the Contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscriminational clause;

The Contractor or subcontractor, where applicable, will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex;

The Contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the Contractor's commitment under this act and shall post copies of the notice in the conspicuous places available to employees and applicants for employment.

The Contractor or subcontractor, where applicable, agrees to comply with the regulations promulgated by the Treasurer pursuant to NJSA 10:5-31 et seq., as amended and supplemented from time to time, and the Americans with Disabilities Act.

The Contractor or subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable county employment goals prescribed by N.J.A.C. 17:27-5.2 or a binding determination of the applicable county or employment goals determined by the Division pursuant to N.J.A.C. 17:27-5.2.

The Contractor or subcontractor agrees to inform in writing appropriate recruitment agencies, including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, and that is will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The Contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable federal law and applicable federal court decisions.

In conforming with the applicable employment goals, the Contractor or subcontractor agrees to review all procedures relating to the transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation sex, consistent with the statutes and court decisions of the State of New Jersey and applicable federal law and applicable federal court decisions.

The Contract shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval Certificate of Employee Information Report Employee Information Report Form AA302

The Contractor and its subcontractors shall furnish such reports or other documents to the Division of Contract Compliance & EEO as may be requested by the Division from time to time in order to carry out the purpose of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance & EEO for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code (NJAC 17:27).

1535 HAVEN AVENUE - PO BOX 538 OCEAN CITY, NJ - 08226-0538 PHONE 609.399.6333 - FAX 609.399.3710



1409 CANTILLON BLVD. • PO BOX 548 MAYS LANDING, NJ 08330 PHONE 609.625.0999 • FAX 609.625.2421

System Review Report

March 5, 2013

To the Owners of Lerch, Vinci & Higgins
And the Peer Review Committee of the New Jersey Society of CPAs

We have reviewed the system of quality control for the accounting and auditing practice of Lerch, Vinci & Higgins (the firm) in effect for the year ended September 30, 2012. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. As a part of our peer review, we considered reviews by regulatory entities, if applicable, in determining the nature and extent of our procedures. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary.

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards*.

In our opinion, the system of quality control for the accounting and auditing practice of Lerch, Vinci & Higgins in effect for the year ended September 30, 2012, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies) or fail. Lerch, Vinci & Higgins has received a peer review rating of pass.

Ford Scott & Associates, LLC Certified Public Accountants

WHEREAS, these costs will be paid utilizing Affordable Housing Trust Funds (AHTF) Grant Dollars; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Contract 14-01-FO12 in an amount not to exceed \$50, 872.00 be and the same is hereby awarded to Barnes Contractor Construction Management, LLC for the purpose of emergency repairs for water damage to the property.

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 January 20, 2015.

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





Work Performed:

CONTRACTOR CONSTRUCTION MANAGEMENT, LLC

December 12, 2014

Proposal

Su	hn	nitte	he	To	
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Jersey City Redevelopment Agency

Name: Franklyn Ore

Address: 405-407 Ocean Avenue City: Jersey City State: NJ Zip: 07305

Phone:

Date of Plans / /

Job Scope:

- Re-do rubber roof using new rubber
- lnstall new rubber roof with torch down rubber
- 4 Install 90 lb base paper
- Re-do facial board
- Add new metal capping
- Seal all edges with karnac
- Seal roof with karnac sealer
- Remove all debris

Total: \$18,000.00

BARNES



Work Performed:

CONTRACTOR CONSTRUCTION MANAGEMENT, LLC

December 12, 2014

Proposal

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Jersey City Redevelopment Agency

Name: Franklyn Ore

Address: 405-407 Ocean Avenue City: Jersey City State: NJ Zip: 07305

Phone:

Date of Plans__/__/___

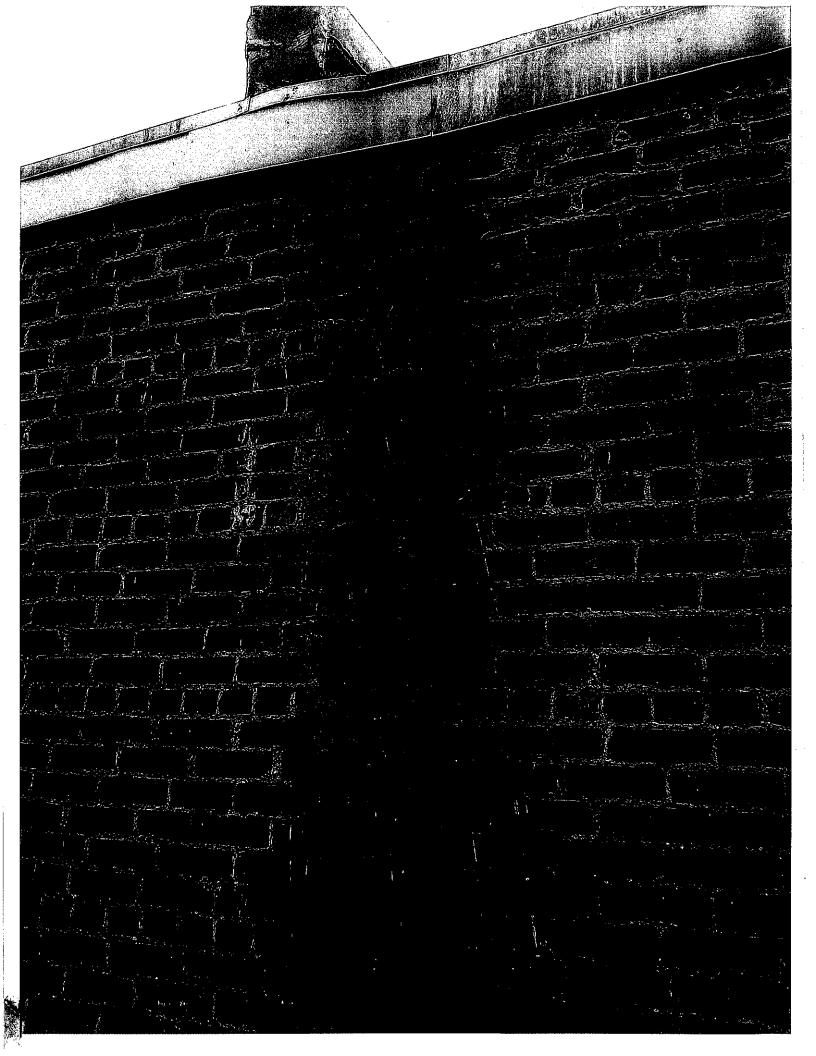
Job Scope:

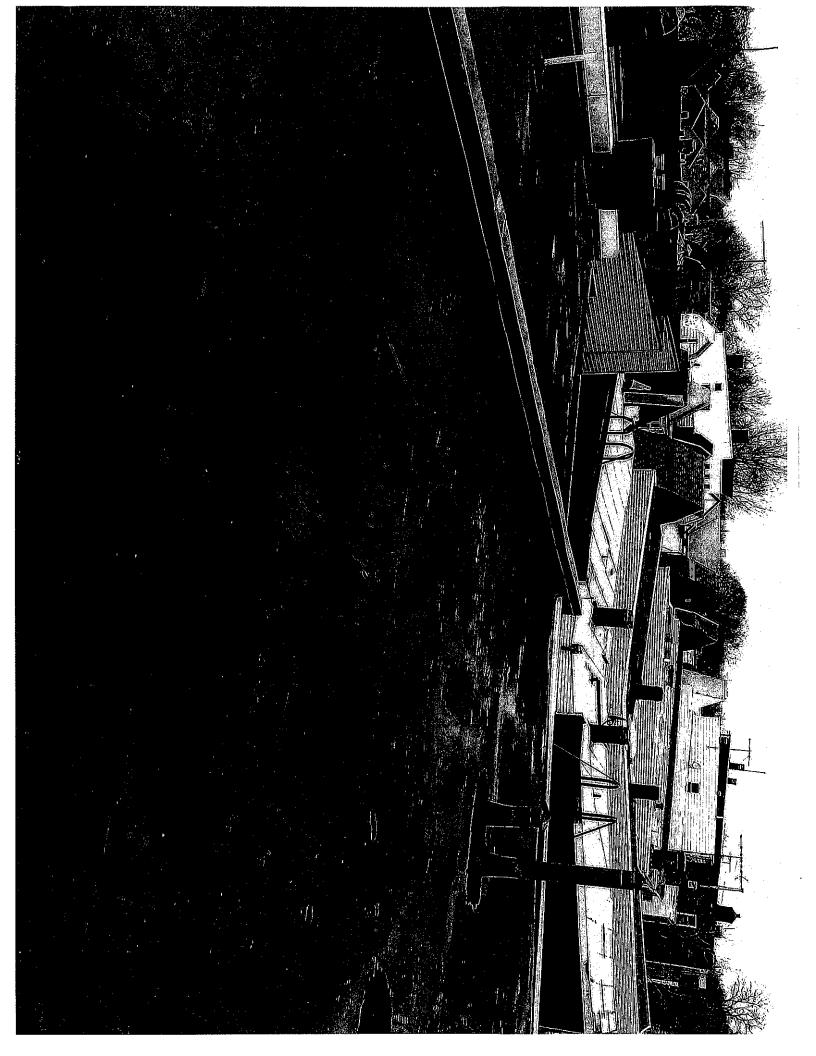
Install 700 sq. ft. of stucco to back of building to prevent water leakage

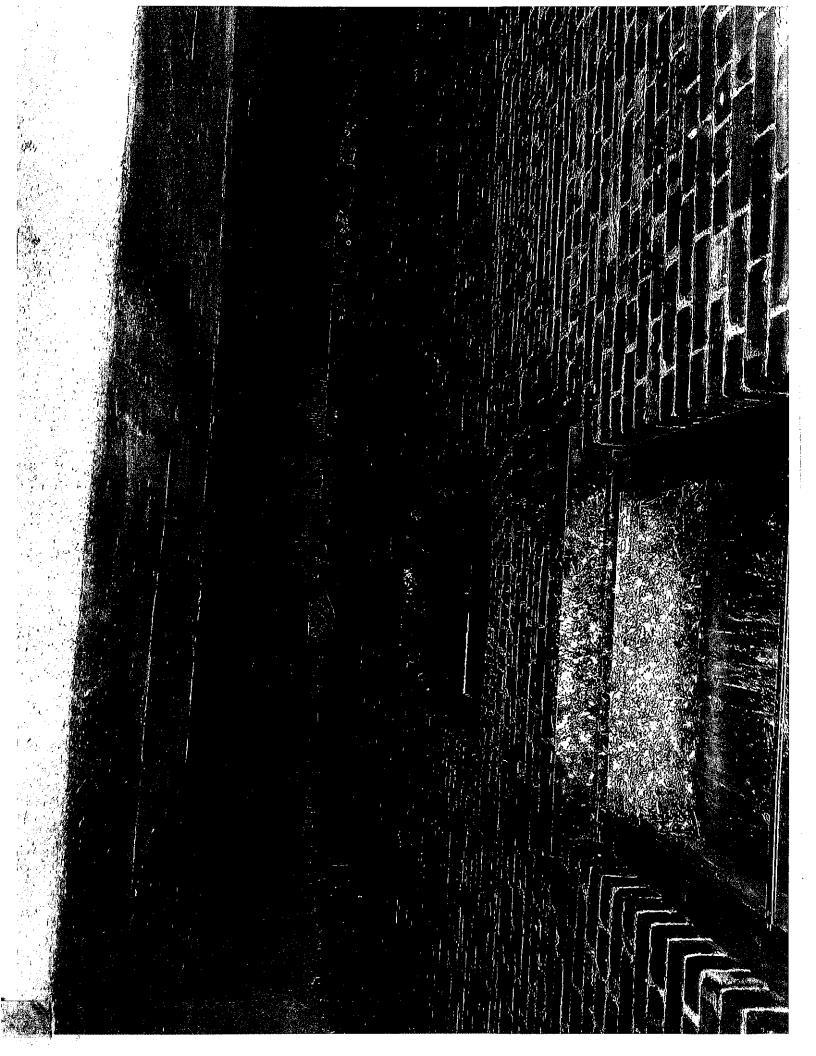
Remove all debris

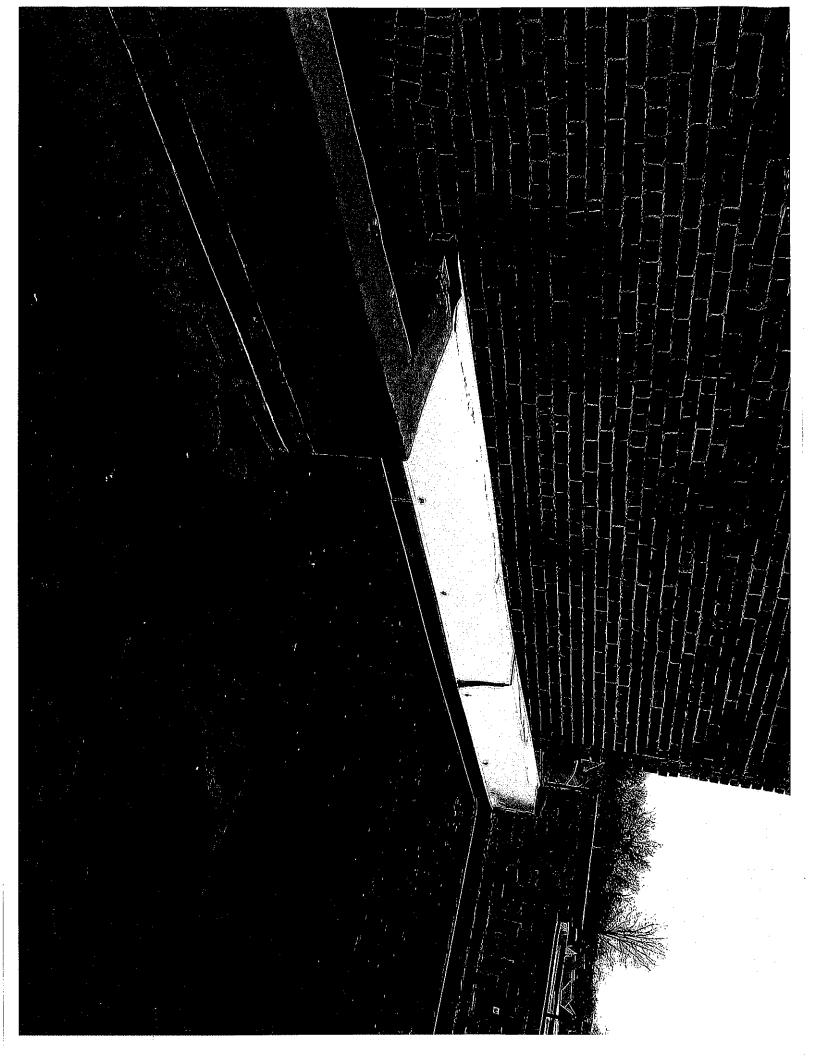
Total: \$7,200.00

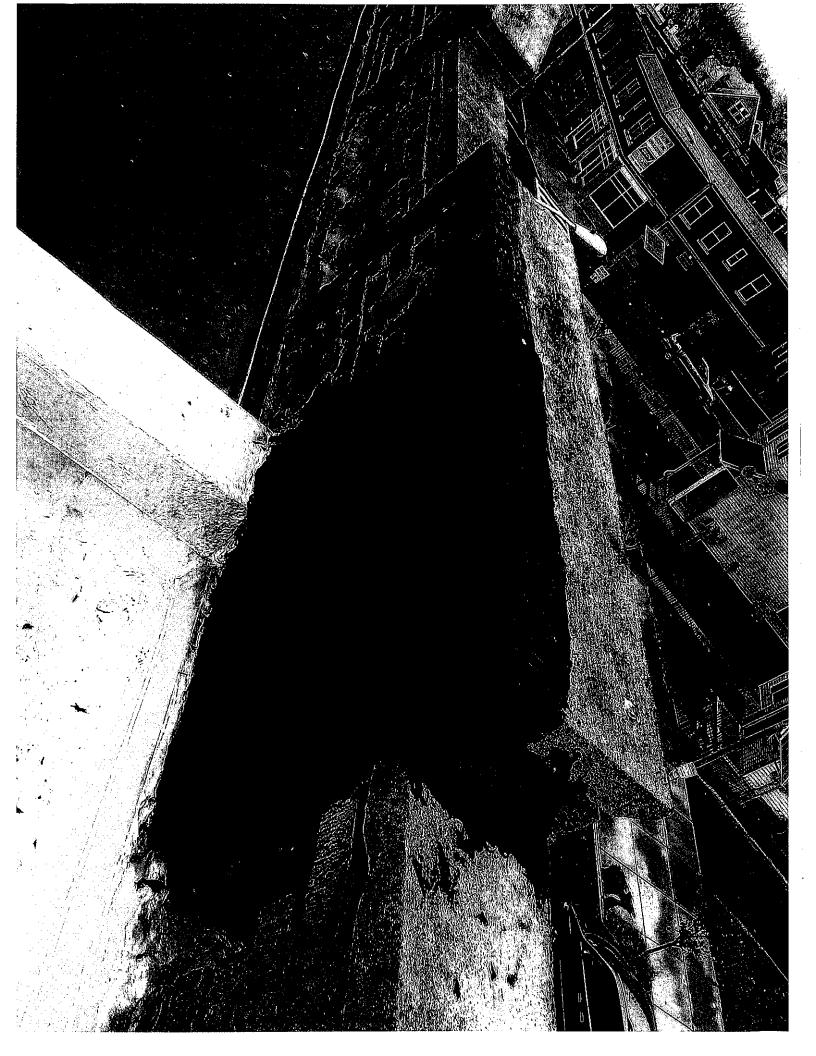


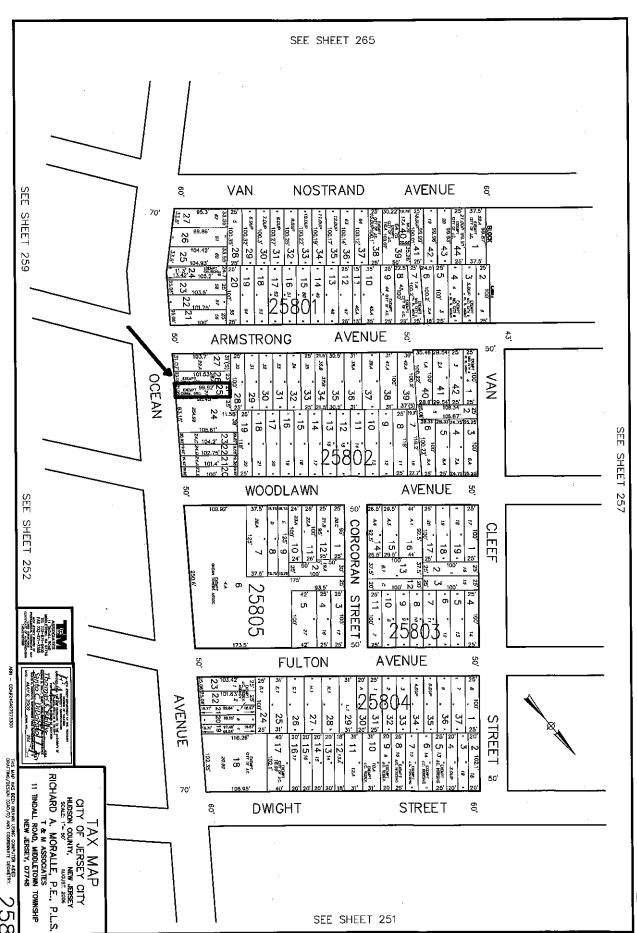












RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ("JCRA") AUTHORIZING THE EXECUTION OF DOCUMENTS NECESSARY TO IMPLEMENT JCRA'S MEMORANDUM OF UNDERSTANDING WITH THE NEW JERSEY REDEVELOPMENT AUTHORITY ("NJRA") FOR THE DISTRIBUTION OF NJRA'S 2013 NEW MARKETS TAX CREDIT ALLOCATION

WHEREAS, the Jersey City Redevelopment Agency ("JCRA"), pursuant to Resolution No. 13-09-3 (the "Resolution") heretofore authorized JCRA to be a part of, and support the New Jersey Redevelopment Authority's 2013 New Markets Tax Credit Application (the "Application"); and

WHEREAS, in furtherance of the Resolution, JCRA entered into a Memorandum of Understanding (the "MOU") by and among JCRA, the New Jersey Redevelopment Authority ("NJRA"), the Elizabeth Development Company of New Jersey ("EDC") and Brick City Development Corporation ("BCDC"); and

WHEREAS, pursuant to the MOU and in accordance with the Resolution, JCRA provided Letters of Interest/Intent in support of the Application; and

WHEREAS, in response to the Application, NJRA was awarded a \$20,000,000 allocation of New Markets Tax Credits for the 2013 New Markets Tax Credit Allocation round (the "NMTCs"); and

WHEREAS, NJRA now seeks to deploy the NMTCs in accordance with the terms of the MOU.

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

- Section 1. The above recitals are incorporated herein by reference.
- Section 2. The Executive Director and Assistant Executive Director of the JCRA (each, an "Authorized Officer") are hereby authorized to execute on behalf of JCRA, including (a) in its capacity as sole member of single purpose entity or (b) in its capacity as member of a joint venture entity with NJRA, as may be required, all documents necessary to implement the terms of the MOU, including, but not limited to, an operating agreement for a community development entity.

Section 3. The Authorized Officer is further authorized to execute any and all other documents or interests necessary to implement the MOU in consultation with special counsel, subject to such additions, modifications and deletions deemed necessary and appropriate in consultation with special counsel.

Section 4. All prior actions taken by the Authorized Officer in furtherance of the matters that are the subject of the foregoing recitals are hereby ratified and affirmed in all respects.

Section 5. This resolution shall take effect immediately.

Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting of January 20, 2015.

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