

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING GOING INTO EXECUTIVE SESSION TO  
DISCUSS CERTAIN MATTERS**

**WHEREAS**, there are certain matters that need to be discussed by the Board of Commissioners of the Jersey City Redevelopment Agency in Executive Session; and

**WHEREAS**, the matters to be discussed are :potential and current litigation and personnel matters; and

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

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

\_\_\_\_\_  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated February 17, 2015.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE MINUTES OF THE REGULAR MEETING  
DATED JANUARY 20, 2015**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated January 20, 2015 for their review and approval.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that these Minutes be approved as presented.

\_\_\_\_\_  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated February 17, 2015.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE MINUTES OF EXECUTIVE SESSION OF  
THE REGULAR MEETING OF JANUARY 20, 2015**

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

**WHEREAS**, the following issues were discussed: 1) litigation and personnel matters.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Regular Meeting of 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 February 17, 2015.

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



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING  
VARIOUS FIRMS FOR PROFESSIONAL ENVIRONMENTAL  
SERVICES IN ALL PROJECT AREA**

**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) for Professional Environmental Services on January 16, 2015; and

**WHEREAS**, the Agency received a total of twenty-seven (27) qualification statements in response to the RFQ, all of which were reviewed and evaluated by Agency staff; and

**WHEREAS**, the Agency desires to qualify the following firms

- |                                       |                                      |
|---------------------------------------|--------------------------------------|
| 1. WCD Group                          | 17. JM Sorge, Inc.                   |
| 2. T & M Associates                   | 18. Potomac-Hudson Environmental     |
| 3. ARH Associates                     | 19. Tectonic Engineering & Surveying |
| 4. LANGAN                             | 20. Excel Environmental Resources    |
| 5. Sovereign Consulting, Inc.         | 21. RT Environmental Services, Inc.  |
| 6. First Environmental                | 22. PS&S                             |
| 7. CME Associates                     | 23. PM Environmental                 |
| 8. Yu Associates                      | 24. Matrix New World                 |
| 9. Najarian Associates                | 25. Prestige Environmental           |
| 10. GEI Consultants                   | 26. Hatch Mott MacDonald             |
| 11. Sadat Associates, Inc.            | 27. MASER Consulting, P.A.           |
| 12. GZA GEO Environmental, Inc.       |                                      |
| 13. Brownfield Science & Technology   |                                      |
| 14. Dresdner Robin Environmental Mgmt |                                      |
| 15. BRS, Inc.                         |                                      |
| 16. Brinkerhoff, Inc                  |                                      |



**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that each of the above listed environmental firms be considered qualified to enter into a Professional Services Agreement with the Agency in connection with the services identified in the RFQ.

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

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

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 17, 2015.**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF CONTRACT NO. 15-02-BD2 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN ALL REDEVELOPMENT AREAS**

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

**WHEREAS**, the Agency desires to conduct various professional environmental services, including strategic planning, grant writing and management, technical oversight, and other services in support of the JCRA's brownfield programs throughout the City; and

**WHEREAS**, Brownfield Redevelopment Solutions, Inc., who responded to the Request for Qualifications for Professional Environmental Services which the Agency published on

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 February 17, 2015, by Resolution of the Board of Commissioners; and

**WHEREAS**, Brownfield Redevelopment Solutions, Inc. has submitted a proposal for environmental services dated February 3, 2015; and

**WHEREAS**, said contract will be in the amount not to exceed \$100,000.00 and for a term not to exceed (1) one year; and

**WHEREAS**, Brownfield Redevelopment Solutions, Inc. will conduct services only when authorized to do so on a task order basis and said services will be paid out of a combination of grants, developer fees, and Agency funds, depending on the specific task assigned; and

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

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Services Contract No.15-02-BD2 with Brownfield Redevelopment Solutions, Inc. in an amount not to exceed \$100,000.00 be awarded in accordance with N.J.S.A 40A:20.4 et seq. pursuant to Fair and Open Contracts.

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

\_\_\_\_\_  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 17, 2015.**

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



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A SECOND AMENDMENT TO CONTRACT NO. 12-06-CF2 WITH COONEY BOVASSO REALTY ADVISORS, INC. TO RENEW AND EXTEND APPRAISAL SERVICES WITHIN VARIOUS PROJECT AREAS CITYWIDE.**

**WHEREAS**, on June 19, 2012, the Jersey City Redevelopment Agency Board of Commissioners authorized entering into a Professional Services Agreement with the firm of Cooney Bovasso Realty Advisors, Inc. for appraisal services as may be required for various project areas Citywide for an amount not to exceed \$10,000.00; and

**WHEREAS**, a First Amendment was prepared to renew and extend the term of the contract; and

**WHEREAS**, the term of the First Amendment to Contract #12-06-CF2 has exceeded its one-year authorization and therefore, requires extension; and

**WHEREAS**, there remains a balance of \$4,500.00 on the contract; and

**WHEREAS**, there is a need for a Second Amendment to Contract #12-06-CF2 authorizing additional appraisal services for Citywide projects; and

**WHEREAS**, all terms, conditions and provisions of the original Contract shall remain in full force and effect; and

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

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Chairman, Vice Chairman and/or Secretary are hereby authorized to renew and extend the term of Professional Services Agreement 12-06-CF2 with Cooney Bovasso Realty Advisors, Inc. through June 19, 2015, and to maintain the original scope of services.

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

\_\_\_\_\_  
Secretary

**Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Regular Meeting dated February 17, 2015.**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF COMPLETION FOR PROPERTY LOCATED WITHIN THE BEACON REDEVELOPMENT AREA**

**WHEREAS**, at its meeting of September 22, 2003 the Board of Commissioners of the Jersey City Redevelopment Agency designated Baldwin Asset Associates Urban Renewal Company, LLC as Redeveloper of the City owned property within the Jersey City Medical Center Complex, particularly Block 1899, Lot H3 which is located in the Beacon Redevelopment Area formerly known as the Medical Center Redevelopment Area; and

**WHEREAS**, on May 24, 2004 the Jersey City Redevelopment Agency and Baldwin Asset Associates Urban Renewal Company, LLC, a limited liability company of the State of New Jersey entered into a Redevelopment Agreement which Agreement was subsequently amended; and

**WHEREAS**, at its meeting of December 20, 2011 the Board of Commissioners authorized the transfer of certain redevelopment rights as well an Amended and Restated Redevelopment Agreement for Property to various urban renewal entities; and

**WHEREAS**, on December 28, 2011 the Jersey City Redevelopment Agency, the Hudson County Improvement Authority and BR Baldwin Asset Associates Urban Renewal Company, LLC; BR Mercury Urban Renewal Company, LLC; BR Orpheum Urban Renewal Company, LLC; BR Beacon Commerce Urban Renewal Company, LLC; BR Beacon Parking Urban Renewal Company, LLC; BR Tower Urban Renewal Company, LLC; BR Paramount Urban Renewal Company, LLC; BR Criterion Urban Renewal Company, LLC; BR Hague Urban Renewal Company, LLC and the



Roxy Urban Renewal Company, LLC (hereinafter collectively “Redeveloper”) entered into an Amended and Restated Redevelopment Agreement (hereinafter “Agreement”); and

**WHEREAS**, pursuant to the terms of said Agreement, Redeveloper renovated structures or buildings within the Project Premises in accordance with the Agreement; and

**WHEREAS**, these structures were renovated for the benefit of Jersey City, its residents and the surrounding communities; and

**WHEREAS**, certain structures located within the project premises have been successfully completed and are now occupied; and

**WHEREAS**, Redeveloper is seeking issuance of a Certificate of Completion for renovated structures in accordance with the Amended and Restated Redevelopment Agreement for the following:

<u>Building</u>	<u>Address</u>	<u>Block &amp; Lot</u>		<u>Use</u>
Mercury	20 Beacon Way	13601	8	126 residential units
Orpheum	24 Beacon Place	13601	13	158 units
Paramount	126 Clifton Place	13601	3	231 units
Tower Commerce	56 Beacon Place	13601	17	128 units
Garage	32 Beacon Place	13601	14	147 parking spaces
New Garage	44 Beacon Place	13601	16	510 parking spaces

within the boundaries of the Beacon Redevelopment Area.

**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 is set forth at length; and 2) the Executive Director is hereby authorized to issue and execute Certificate(s) of Completion for structures/buildings renovated by Redeveloper pursuant to the terms of the Amended and Restated Redevelopment Agreement dated December 20, 2011.

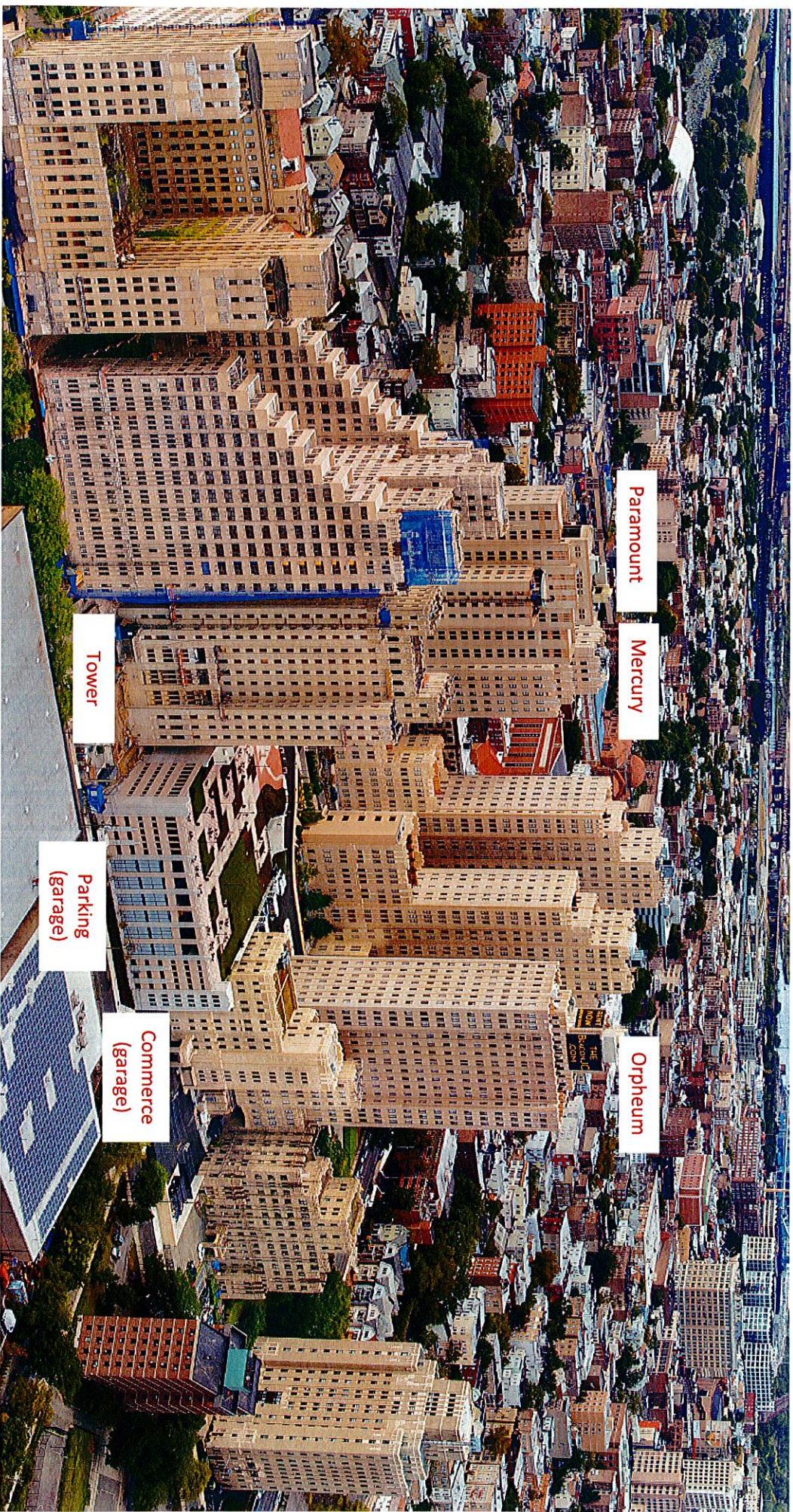
**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.

\_\_\_\_\_  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 17, 2015.**

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





Paramount

Mercury

Orpheum

Tower

Parking  
(garage)

Commerce  
(garage)



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
PROFESSIONAL SERVICES AGREEMENT NO. 15-02MPN2 WITH  
HODULIK & MORRISON, PA FOR ACCOUNTING AND  
CONSULTING SERVICES IN THE BAYFRONT I  
REDEVELOPMENT AREA**

**WHEREAS**, the Jersey City Redevelopment Agency is in need of an independent accountant to provide internal auditing and accounting services in conjunction with the Bayfront I Redevelopment Project; and

**WHEREAS**, Hodulik & Morrison, PA (hereinafter referred to as "H & M") has responded to an RFQ dated June 18, 2014; and

**WHEREAS**, the H & M has the qualifications and experience in governmental accounting; and

**WHEREAS**, the anticipated term of this contract is one (1) year commencing July 1, 2014 through June 30, 2015; and

**WHEREAS**, H & M has been qualified to enter into a Professional Services Agreement with the Jersey City Redevelopment Agency for these services; and

**WHEREAS**, H & M submitted a proposal dated February 13, 2015 to assist with review of bills submitted for reimbursement; meet with Agency/City personnel to determine the system to be put in place to ensure only eligible bills are charged to the City and report to the Agency the results of the internal auditing performed; and

**WHEREAS**, the cost for these services will be in an amount not to exceed sum of \$16,000.00; and

**WHEREAS**, the fee proposed for this professional service is contained in the attached proposal; and

**WHEREAS**, funds to cover these services will be provided by Bayfront Redevelopment LLC; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that Contract No. 15-02-MPN2 for internal auditing and accounting services be awarded to Hodulik & Morrison, PA in an amount not to exceed \$16,000.00, 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 of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their meeting of February 17, 2015.

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

**HODULIK & MORRISON, P.A.**  
CERTIFIED PUBLIC ACCOUNTANTS  
REGISTERED MUNICIPAL ACCOUNTANTS  
PUBLIC SCHOOL ACCOUNTANTS  
1102 RARITAN AVENUE, P.O. BOX 1450  
HIGHLAND PARK, NJ 08904  
(732) 393-1000  
(732) 393-1196 (FAX)

ANDREW G. HODULIK, CPA, RMA, PSA  
ROBERT S. MORRISON, CPA, RMA, PSA

JO ANN BOOS, CPA, PSA

MEMBERS OF:  
AMERICAN INSTITUTE OF CPA'S  
NEW JERSEY SOCIETY OF CPA'S  
REGISTERED MUNICIPAL ACCOUNTANTS OF N.J.

February 13, 2015

Honorable Chairman and Members  
of the Board of Commissioners  
David Donnelly, Executive Director  
Jersey City Redevelopment Agency  
66 York Street  
Jersey City, New Jersey 07302

Honorable Chairman and Members  
of the Board of Commissioners  
Mr. Donnelly

We are pleased to submit our proposal for professional services for the Jersey City Redevelopment Agency (the "Agency") for the year ended June 30, 2015.

We will provide special accounting services related to the Bayfront Redevelopment Project. It is our understanding that the special accounting services are as follows:

- ❖ Meet with redeveloper where required.
- ❖ Performance of special accounting procedures for the four (4) quarters of the fiscal year July 1, 2014 through June 30, 2015.
- ❖ Review bills submitted for reimbursement on a test basis to determine eligibility.
- ❖ Perform procedures as necessary to report activity of the project.
- ❖ Report to the Jersey City Redevelopment Agency on the procedures performed and the results of those procedures.
- ❖ Consult with designated Agency and City personnel on the continuing activities of the Bayfront Redevelopment Project.

Our fee for these services will be a flat fee of \$16,000.00 for the year ended June 30, 2015. These fees are based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during these procedures.

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.



Honorable Chairman and Members  
of the Board of Commissioners  
David Donnelly, Executive Director

February 13, 2015

-2-

Respectfully submitted,

*Hodulik & Morrison, P.A.*

HODULIK & MORRISON, P.A.  
Certified Public Accountants  
Registered Municipal Accountants  
Public School Accountants

HODULIK & MORRISON, P.A.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
ENTERING INTO CONTRACT NO. 15-02-MPN1 WITH MATHUSEK  
SPORTS FLOORS FOR REFINISHING THE GYMNASIUM FLOOR  
AT THE BETZ-CERC FACILITY**

**WHEREAS**, in order to properly maintain the property of the BETZ-CERC, the Agency requires the services of a contractor to provide for the maintenance of the gymnasium floor; and

**WHEREAS**, in accordance with the Local Public Contracts Law N.J.S.A. 40A:11-2 et seq. contracts under \$21,000.00 do not require competitive bidding; and

**WHEREAS**, the Agency received a proposal to scrub, screen, clean and apply two coats of MFMA certified 350 V.O.C. compliant oil polyurethane to the gymnasium floor at the Betz-Cerc facility from Mathusek Sports Floors in the amount of \$3,950.00; and

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

**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. 15-02-MPN1 in the amount of \$3,950.00 with Mathusek Sports Floors for the reconditioning of the gymnasium floor as stated above at the Betz-Cerc facility



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

---

**Secretary**

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 17, 2015.

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



January 20, 2015

**Jersey City Redevelopment Agency**

66 York Street, Jersey City, NJ 07302

**ATTENTION:** Mr. Mary Pat Noonan

PH: 201-761-0828

FX: 201-761-0831

**Floor Refinishing, Jersey City Redevelopment Agency**

We propose to screen and refinish the main gym floor at the above mentioned location.

**The project will be completed as follows:**

1. Dry screen the entire surface of the floor with screen disks using wood floor buffing machines.
2. Clean the surface by vacuuming and tacking with damp towels.
3. Apply MFMA certified 350 V.O.C. compliant oil polyurethane.

**One Coat**

**Price: \$3,500.00 - Please initial \_\_\_\_\_**

or

**Two Coats**

**Price: \$3,950.00 - Please initial mpn**


(This price is based upon using the school dumpsters to dispose of debris.)

Payment terms: 100% upon completion.

Prevailing wages must be paid in order to do this work. The MFMA does not recommend the use of ANY kind of tape on the surface of a finished maple floor.

\*Signer represents that they have authority to authorize payment. Lloyd P: 201-405-0004 will schedule as soon as he receives the following: (1) SIGNED P.O & VOUCHER and (2) SIGNED PROPOSAL.

Sincerely,

  
Fred Mathusek  
Vice President, Finishing and Maintenance Division  
C: 201-954-3718 | E: fred@mathusek.com

**Acceptance of proposal:**

\*Signature,

Title

Print name and title

  
David P. Donnelly  
Exec. Director  
Nov. 20, 2015  
Start Date Requested

Purchase Order Number



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A  
FAIR AND OPEN CONTRACT NUMBER 15-02-BD3 WITH  
DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.  
FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE  
GRAND JERSEY REDEVELOPMENT AREA**

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

**WHEREAS**, the Agency is in need of professional environmental services during the remediation activities of the Mill Creek project in the Grand Jersey Redevelopment Area; and

**WHEREAS**, Dresdner Robin Environmental Management, Inc., who responded to the Request for Qualifications for Professional Environmental Services which the Agency published on January 16, 2015 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 February 17, 2015, by Resolution of the Board of Commissioners; and

**WHEREAS**, Dresdner Robin Environmental Management, Inc. has submitted a proposal for professional environmental services dated February 5, 2015 in the amount not to exceed \$286,014.00 (attached); and

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

**WHEREAS**, the cost of the work will be paid by Hazardous Discharge Site Remediation Fund (HDSRF) and EPA Brownfield Cleanup grants awarded to the Agency for this purpose; and

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

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Services Contract No.15-02-BD3 with Dresdner Robin Environmental Management, Inc. in an amount not to exceed \$286,014.00 be awarded in accordance with N.J.S.A 40A:20.4 et seq. pursuant to Fair and Open Contracts.

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

\_\_\_\_\_  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 17, 2015.**

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



February 5, 2015

Mr. Ben Delisle  
Director of Development  
Jersey City Redevelopment Agency  
66 York Street, 2<sup>nd</sup> Floor  
Jersey City, NJ 07302

**Re: Proposal for Environmental Services  
Mill Creek  
DR Proposal No. 00080-820**

Dear Mr. Delisle:

Dresdner Robin is please to present you with this proposal for continued environmental services in connection to the above referenced project. The scope of work presented below has been developed by a Licensed Site Remediation Professional (LSRP) based on a review of the findings of previous investigations with an objective of completing site and remedial investigations and developing a remedial action workplan that will outline the actions necessary to achieve a Response Action Outcome (RAO). All work will be conducted in accordance with the Administrative Requirements for the Remediation of Contaminated Sites (ARRCS), the Technical Requirements for Site Remediation (TRSR), and numerous technical guidance documents.

## **SCOPE OF WORK**

### Task 1 – Retain LSRP

Dresdner Robin will retain the LSRP through the New Jersey Department of Environmental Protection (NJDEP) online portal.

### Task 2 – Public Notification

Public notification is required for the subject property. This proposal assumes that public notification will be accomplished via signage. This task allows for the acquisition and installation of two (2) signs and for the preparation and submittal of all Public Notification documentation to the NJDEP and other required parties.

## **DRESDNER ROBIN**

---

Engineering  
Environmental  
Planning  
Land Survey  
Landscape  
Architecture  
Real Estate  
Consulting

---

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

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

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

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

---

DresdnerRobin.com



### Task 3 – Evaluation of Options for Backfilling Mill Creek

Dresdner Robin will evaluate and determine what options are available and what the necessary steps would be in order to backfill Mill Creek. This is a critical step in determining the appropriate remedial standards to evaluate sediment sample data.

### Task 4 – Initial and Updated Receptor Evaluation

The NJDEP requires the submission of an initial Receptor Evaluation to identify sensitive receptors which may have the potential to be impacted by discharges originating from the Site. An updated Receptor Evaluation will be required following the completion of RI activities and will be submitted with the Remedial Investigation Report.

### Task 5 – Ecological Evaluation

Dresdner Robin will prepare an Ecological Evaluation in accordance with the NJDEP TRSR. The objective of the Ecological Evaluation is to determine whether or not natural resource injuries are present as a result of a discharge from the site. The evaluation will assess the presence of contaminants of ecological concern that exists at the site; the presence of an environmentally sensitive natural resource at or near the site; and the presence of a pathway that would link the contaminants of ecological concern and the environmentally sensitive natural resource.

### Task 6– Site and Remedial Investigation of Soil

#### **Delineation of Polychlorinated Biphenyls (PCBs)**

Delineation of PCBs, which were detected during previous investigations above the NJDEP Soil Remediation Standards, is required. This task assumes seventy-seven (74) soil borings will be required for delineation. Samples will be analyzed for PCBs with ten percent (10%) of the highest concentrations additionally analyzed for dioxin.

This task also includes the installation of three (3) soil borings on the southern portion of the Site where data gaps exist.

#### **Delineation of Pesticides, Dioxin, Extractable Petroleum Hydrocarbons (EPH) and Copper**

Delineation of pesticides, dioxin, EPH and copper which were detected during previous investigations above the NJDEP Soil Remediation Standards, is required. This task assumes fifteen (15) soil borings will be required for delineation. Samples will be analyzed solely for Pesticides.



#### Task 7 – Remedial Investigation of Sediment

In order to further characterize and fill in data gaps within Mill Creek additional sediment sampling will be conducted in accordance with NJDEP and USEPA comments as presented within a March 5, 2010 meeting. Dresdner Robin proposes to install a total of twenty-four (24) sediment cores. Sampling will be conducted in accordance with the Remedial Investigation Workplan Amendment dated March 2010 which was provided to the NJDEP for review and comment. Samples will be analyzed for PCBs, Dioxin, Target Analyte List Metals, PAHs, Pesticides and Hexavalent Chromium.

#### Task 8 – Installation and Surveying of Three (3) Monitoring Wells

This task allows for the installation of three (3) additional monitoring wells to assist in the delineation of groundwater contaminants previously detected at the property.

#### Task 9 – Groundwater Sampling (two rounds)

This task allows for the collection of two rounds of samples from all monitoring wells. Samples from the initial round will be analyzed for TAL/TCL+30 and hexavalent chromium; a reduced parameter list is assumed for the second round based on initial round groundwater results.

#### Task 10 – Site Investigations (Newly Identified Areas of Concern (AOCs))

Based upon the Preliminary Assessment Report dated August 2013 Dresdner Robin proposes to conduct site investigations for three (3) newly identified AOCs (AOC 11: Drums, AOC 12: Former Rail Tracks and AOC 13: Adjacent Properties).

AOC 11: Drums– Dresdner Robin will perform a thorough visual investigation of the area where drums were reportedly previously located. If drums exist and/or visual staining is identified on the soil then samples will be collected for laboratory analysis. Where applicable Dresdner Robin will utilize already proposed soil borings as presented above to collect information relative to this AOC.

AOC 12: Former Rail Tracks – Dresdner Robin proposes to collect a total of four (4) soil samples in accordance with NJDEP guidance from the former location of the rail tracks on Lot 77. Samples will be collected from the upper 12 inches of the soil column and forwarded for laboratory analysis for PCBs, PAHs, TAL Metals and hexavalent chromium.

AOC 13: Adjacent Properties – In order to investigate soils for hexavalent chromium impact from the two local Hudson County Chromate Site 091 and 165 Dresdner Robin proposes to collect up to fourteen (14) additional samples from already proposed soil borings within areas local to these two concerns.

### Task 11 – Reporting

This task allows for the preparation of the following reports including all associated tables, figures, appendices and forms:

1. Site Investigation Report and applicable form
2. Remedial Investigation Report and applicable form
3. Remedial Action Workplan and applicable form
4. EPA Self Implementing 30 Day Notice
5. Annual Remediation Fee Form
6. Case Inventory Document

### Task 12– EQUIS Database Assemblage

This task allows for the gathering, organization and assemblage of all laboratory data generated throughout the Grand Jersey Redevelopment Area into a single EQUIS data base. This will allow for queries of contaminants throughout the redevelopment area and will allow for the identification of average concentrations, source areas, contaminant trends etc. and will aid in the overall understanding of the environmental conditions and decision making. It should be noted that this task is applicable to those investigations conducted by Dresdner Robin on behalf of the JCRA and not historical data compiled by others.

### Task 13– Project Management and Coordination/LSRP Oversight/Meetings

This task allows for time for the following activities:

- liaison with the JCRA, the NJDEP and EPA, the issuance of purchase orders for vendors and subcontractors, review and processing of invoices from vendors and subcontractors and for the preparation of Dresdner Robin invoices.
- coordination with NJDEP to ensure that the NJDEP New Jersey Environmental Management System (NJEMS) database is up to date and accurate.
- ongoing oversight of the investigations and decision-making by the LSRP.
- attendance at two (2) meetings with the JCRA and the BDA steering committee to discuss the status of the investigations and implications to the development of the property and the Grand Jersey Redevelopment Area.

## COST

Dresdner Robins estimated cost to conduct the scope of work detailed in this proposal is **\$286,014**; a breakdown of the costs per task is attached. All work will be invoiced monthly on a time and materials basis in accordance with Dresdner Robin's "*Standard Terms and Conditions*" and "*2015 Fee Schedule*" (attached). Please be aware that this proposal does not include NJDEP annual remediation fees.

To initiate this project, Dresdner Robin requires acceptance of this letter and confirmation of our engagement by your signature in the places provided below. Please sign and return the original contract to Dresdner Robin, attention: Doug Neumann.

Should there be any reason to expand the scope of work; Dresdner Robin will seek your approval before commencing any such additional work. Additional work will be billed monthly at a time and materials basis in accordance with our *2015 Fee Schedule*.

We look forward to working with you on this project and appreciate the opportunity to provide you with this proposal. If you have any questions regarding the information presented in this proposal, please do not hesitate to call either myself at 201.217.9200 ext. 224.

Sincerely,  
Dresdner Robin



---

Doug Neumann  
Director of Environmental Services

ACCEPTED BY:

---

*Signature*

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FAIR AND OPEN CONTRACT NUMBER 15-02-BD4 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE GRAND JERSEY REDEVELOPMENT AREA**

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

**WHEREAS**, the Agency is in need of professional environmental services during the remediation activities of the Pittsburgh Metals project in the Grand Jersey Redevelopment Area; and

**WHEREAS**, Dresdner Robin Environmental Management, Inc., who responded to the Request for Qualifications for Professional Environmental Services which the Agency published on January 16, 2015 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 February 17, 2015, by Resolution of the Board of Commissioners; and

**WHEREAS**, Dresdner Robin Environmental Management, Inc. has submitted a proposal for professional environmental services dated February 2, 2015 in the amount not to exceed \$238,480.00 (attached); and

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

**WHEREAS**, the cost of the work will be paid by Hazardous Discharge Site Remediation Fund (HDSRF) and EPA Brownfield Cleanup grants awarded to the Agency for this purpose; and

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

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Services Contract No.15-02-BD4 with Dresdner Robin Environmental Management, Inc. in an amount not to exceed \$238,480.00 be awarded in accordance with N.J.S.A 40A:20.4 et seq. pursuant to Fair and Open Contracts.

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

---

**Secretary**

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 17, 2015.**

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

February 2, 2015

Mr. Ben Delisle  
Director of Development  
Jersey City Redevelopment Agency  
66 York Street, 2<sup>nd</sup> Floor  
Jersey City, NJ 07302

**Re:    Proposal for Environmental Services  
        Pittsburgh Metals  
        DR Proposal No. 00080-819**

Dear Mr. Delisle:

Dresdner Robin is please to present you with this proposal for continued environmental services in connection to the above referenced project. The scope of work presented below has been developed by a Licensed Site Remediation Professional (LSRP) based on a review of the findings of previous investigations with an objective of completing site and remedial investigations and developing a remedial action workplan that will outline the actions necessary to achieve a Response Action Outcome (RAO). All work will be conducted in accordance with the Administrative Requirements for the Remediation of Contaminated Sites (ARRCS), the Technical Requirements for Site Remediation (TRSR), and numerous technical guidance documents.

## **SCOPE OF WORK**

### **Pittsburgh Metals**

#### Task 1 – Retain LSRP

Dresdner Robin will retain the LSRP through the New Jersey Department of Environmental Protection (NJDEP) online portal.

#### Task 2 – Public Notification

Public notification is required for the subject property. This proposal assumes that public notification will be accomplished via signage. This task allows for the acquisition and installation of one (1) sign and for the preparation and submittal of all Public Notification documentation to the NJDEP and other required parties.



### Task 3 – Initial and Updated Receptor Evaluation

The NJDEP requires the submission of an initial Receptor Evaluation to identify sensitive receptors which may have the potential to be impacted by discharges originating from the Site. An updated Receptor Evaluation will be required following the completion of RI activities and will be submitted with the Remedial Investigation Report.

### Task 4 – Ecological Evaluation

Dresdner Robin will prepare an Ecological Evaluation in accordance with the NJDEP TRSR. The objective of the Ecological Evaluation is to determine whether or not natural resource injuries are present as a result of a discharge from the site. The evaluation will assess the presence of contaminants of ecological concern that exists at the site; the presence of an environmentally sensitive natural resource at or near the site; and the presence of a pathway that would link the contaminants of ecological concern and the environmentally sensitive natural resource.

### Task 5 – Reporting

This task allows for the preparation of the following reports including all associated tables, figures, appendices and forms:

1. Site Investigation Report
2. Remedial Investigation Report
3. Remedial Action Workplan
4. EPA Self Implementing 30 Day Notice
5. Beneficial Use Determination
6. UST Closure Report
7. Annual Remediation Fee Form
8. Case Inventory Document

### Task 6 – Abandon Historic Monitoring Well/Installation of Three (3) Monitoring Wells

Multiple monitoring wells are present at the Site from previous investigations. The wells are believed to be damaged and no information regarding their construction details are known. As such, these wells must be abandoned in accordance with applicable regulations.

This task allows for the installation of three (3) additional monitoring wells to assist in the delineation of groundwater contaminants previously detected at the property.

#### Task 7 – UST Closure of 2,000 Gallon Underground Storage Tank

An Underground Storage Tank believed to be a 2,000 gallon gasoline tank is located adjacent to the former building along Aetna Street. This task allows for the registration and closure of the UST including the collection of appropriate closure samples and laboratory analysis. Remediation of soil and groundwater (if necessary) is not included.

#### Task 8– Groundwater Sampling (two rounds)

This task allows for the collection of two rounds of samples from all monitoring wells. Samples from the initial round will be analyzed for TAL/TCL+30; a reduced parameter list is assumed for the second round based on initial rounds groundwater results.

#### Task 9 – Site Investigations/Remedial Investigations

##### **Delineation of PCBs**

Delineation of PCBs, which were detected during previous investigations above the NJDEP Soil Remediation Standards, is required. This task assumes eighteen (18) soil borings will be required for delineation. Samples will be analyzed solely for PCBs.

##### **Concrete Slab Characterization**

Representative concrete samples will be collected in accordance with the NJDEP Alternative Clean Fill Guidance document to characterize the concrete to determine its suitability for reuse on the property. Samples will be analyzed for TAL/TCL+30.

##### **Soil Investigation Below Storage Pad**

Investigations will be conducted below the storage pad consistent with NJDEP technical guidance to characterize the soil conditions. Samples will be analyzed for TAL/TCL+30 and hexavalent chromium.

##### **Soil Investigation Below Building Slab**

Investigations will be conducted below the exiting slab to characterize the soil conditions. A 30 x 30 grid consistent with what EPA utilized outside of the slab on the property will be utilized. Limited samples will be analyzed for TAL/TCL+30 while all samples will be analyzed for TAL metals and hexavalent chromium



### **Chromium Investigation of Utility Sewer Easement**

An investigation of the backfill in the vicinity of the sewer will be conducted to confirm that hexavalent chromium is not present. Samples will be analyzed solely for hexavalent chromium.

### **Vertical Delineation of Metals Exceeding Historic Fill Limits**

Metal concentrations in excess of the former NJDEP Historic Fill Maximum Concentrations table have been identified in twenty two (22) locations on the property. The exceedances were detected during the remediation previously conducted by the EPA at the property and surrounding area. Two (2) samples will be collected at each location in native soil in an effort to establish vertical delineation. Samples will be analyzed TAL Metals.

### **Horizontal Delineation of Metals Exceeding Historic Fill Limits**

Metal concentrations in excess of the former NJDEP Historic Fill Maximum Concentrations table have been identified in twenty two (22) locations on the property. The exceedances were detected during the remediation previously conducted by the EPA at the property and surrounding area. The number of samples and locations of samples needed for horizontal delineation will be determined after the results of the investigations below the building slab and vertical delineation of metals are available.

### **Delineation of Pesticides**

Delineation of pesticides, which were detected during previous investigations above the NJDEP Soil Remediation Standards, is required. This task assumes fifteen (15) soil borings will be required for delineation. Samples will be analyzed solely for Pesticides.

### **Newly Identified Areas of Concern (AOCs)**

Based upon the Preliminary Assessment Report dated August 2013 Dresdner Robin proposes to conduct site investigations for five (5) newly identified AOCs (AOC 2: a second storage pad on the north side of the building, AOC 12: possible floor drain, AOC 16: former 10,000-gallon number 2 fuel oil AST, AOC 18 and AOC 19: possible former septic systems).

Although the locations of the newly identified AOCs may coincide with other AOCs at the Site, this task allows costs for additional laboratory analyses to satisfy the investigation for each new AOC.



#### Task 10– Project Management and Coordination/Meetings

This task allows for time for the following activities:

- liaison with the JCRA, the NJDEP and EPA, the issuance of purchase orders for vendors and subcontractors, review and processing of invoices from vendors and subcontractors and for the preparation of Dresdner Robin invoices.
- coordination with NJDEP to ensure that the NJDEP New Jersey Environmental Management System (NJEMS) database is up to date and accurate.
- ongoing oversight of the investigations and decision-making by the LSRP.
- attendance at two (2) meetings with the JCRA and the BDA steering committee to discuss the status of the investigations and implications to the development of the property and the Grand Jersey Redevelopment Area.

#### **COST**

Dresdner Robins estimated cost to conduct the scope of work detailed in this proposal is **\$238,480**; a breakdown of the costs per task is attached. All work will be invoiced monthly on a time and materials basis in accordance with Dresdner Robin's "*Standard Terms and Conditions*" and "*2015 Fee Schedule*" (attached). Please be aware that this proposal does not include NJDEP annual remediation fees.

To initiate this project, Dresdner Robin requires acceptance of this letter and confirmation of our engagement by your signature in the places provided below. Please sign and return the original contract to Dresdner Robin, attention: Doug Neumann.

Should there be any reason to expand the scope of work; Dresdner Robin will seek your approval before commencing any such additional work. Additional work will be billed monthly at a time and materials basis in accordance with our *2015 Fee Schedule*.

We look forward to working with you on this project and appreciate the opportunity to provide you with this proposal. If you have any questions regarding the information presented in this proposal, please do not hesitate to call either myself at 201.217.9200 ext. 224.

Sincerely,  
Dresdner Robin



---

Doug Neumann  
Director of Environmental Services

ACCEPTED BY:

\_\_\_\_\_  
*Signature*

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FAIR AND OPEN CONTRACT NUMBER 15-02-BD5 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE GRAND JERSEY REDEVELOPMENT AREA**

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

**WHEREAS**, the Agency is in need of professional environmental services during the remediation activities of the Summit Metals project in the Grand Jersey Redevelopment Area; and

**WHEREAS**, Dresdner Robin Environmental Management, Inc., who responded to the Request for Qualifications for Professional Environmental Services which the Agency published on January 16, 2015 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 February 17, 2015, by Resolution of the Board of Commissioners; and

**WHEREAS**, Dresdner Robin Environmental Management, Inc. has submitted a proposal for professional environmental services dated January 22, 2015 in the amount not to exceed \$15,300.00 (attached); and

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

**WHEREAS**, the cost of the work will be paid by a Hazardous Discharge Site Remediation Fund (HDSRF) grant awarded to the Agency for this purpose; and

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



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

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Services Contract No.15-02-BD5 with Dresdner Robin Environmental Management, Inc. in an amount not to exceed \$15,300.00 be awarded in accordance with N.J.S.A 40A:20.4 et seq. pursuant to Fair and Open Contracts.

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

\_\_\_\_\_  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 17, 2015.**

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

January 22, 2015

Mr. Ben Delisle  
Director of Development  
Jersey City Redevelopment Agency  
66 York Street, 2<sup>nd</sup> Floor  
Jersey City, NJ 07302

**Re: Proposal for Environmental Services  
Summit Metals  
DR Proposal No. 00080-818**

Dear Mr. Delisle:

Dresdner Robin is please to present you with this proposal for continued environmental services in connection to the above referenced project. As you are aware it has been many years since the environmental investigations have been conducted and during this timeframe there have been sweeping environmental regulatory changes in New Jersey including but not limited to the adoption of the Soil Remediation Standards, the revisions to the Technical Requirements for Site Remediation (TRSR), the release of numerous technical guidance documents and the promulgation of the Site Remediation Reform Act (SRRA) and the Administrative Requirements for the Remediation of Contaminated Sites (ARRCS).

The objective of this work is to assemble and update the environmental files and have them reviewed by a Licensed Site Remediation Professional (LSRP) so that a course of action can be developed that will identify the steps necessary for completion of remedial investigation in compliance with current rules and regulations.

## **SCOPE OF WORK**

### Task 1 – Preliminary Assessment Report

Dresdner Robin will conduct a Preliminary Assessment (PA) to identify evidence of areas of concern or readily discernible evidence of discharges of hazardous substances at the subject property. The PA will be undertaken in accordance with the NJDEP's Technical Requirements for Site Remediation (TRSR) N.J.A.C. 7:26E-3.1 and will be accomplished through the performance of specific tasks that will provide insight to historical land use activities, as well as to identify and review any previous environmental investigations conducted at the above referenced property.

**DRESDNER  
ROBIN**

---

Engineering  
Environmental  
Planning  
Land Survey  
Landscape  
Architecture  
Real Estate  
Consulting

---

371 Warren St  
P.O. Box 38  
Jersey City, NJ 07303  
201.217.9200  
201.217.9607 FAX

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

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

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

---

DresdnerRobin.com





The following activities will be performed within this task:

- Review of area-specific New Jersey Department of Environmental Protection (NJDEP) and United States Environmental Protection Agency (USEPA) environmental databases;
- Review of historic documents, Sanborn Fire Insurance Maps, and aerial photographs;
- Review of available information from appropriate county and local government agencies (i.e., tax assessor, health department, etc.);
- Site reconnaissance to document site activities and identify potential sources of contamination;
- Review of documents provided by client
- Interviews with current owner(s), occupant(s), or persons knowledgeable of the site (if available);
- Visual inspections of adjoining properties.

We have assumed that sufficient historic chain of title records and documentation of searches for environmental cleanup liens will be provided to Dresdner Robin., therefore, we have not budgeted for the acquisition of these records. The chain of title record must extend to the first developed use, which is anticipated to be in the late 19th Century.

Following completion of the above, Dresdner Robin will prepare one (1) Draft PA Report presenting our findings for the Site. The report will discuss identified areas of concern such as underground storage tanks; the use, generation, storage and/or disposal of hazardous materials; and the deposition of fill with regard to the potential for contamination. We will seek to identify any uses of the Site, and properties immediately adjoining the Site, that have the potential to generate or contain hazardous materials. The assessment will be based upon the site visit, literature/document review, and interviews. The assessment will include a summary of environmental concerns and potential environmental concerns, and if necessary, make recommendations for further investigations. If significant areas of environmental concern are encountered at any point during our assessment of the property, Dresdner Robin will notify you immediately.

Please note that the Preliminary Assessment will not include: i) the sampling of soil, surface water, groundwater, potable water, air, building materials or other media (i.e., asbestos, radon and lead-based paint); ii) a wetlands evaluation; iii) tank integrity testing; or iv) an evaluation of naturally occurring materials which may be hazardous, such as radon or methane gas.

#### INFORMATION REQUIRED FROM CLIENT

In order for us to efficiently proceed with the preparation of the PA, we require the following:



- Arranged access to properties for site reconnaissance
- Property contact and telephone number
- Historic chain of title reports
- Documentation of a search for environmental cleanup liens
- Any record or evidence of historical site use
- Any record or knowledge of hazardous materials use on the property
- Any record or knowledge of the use of Underground Storage Tanks (USTs)
- Any environmental related documents

#### Task 2 – Retention of LSRP

Dresdner Robin will prepare and submit the required forms notifying the NJDEP that a LSRP has been retained for the referenced site.

#### Task 3 - Remedial Investigation Workplan

Following the preparation of the PA Report, a LSRP will review the report and will identify the scope of work necessary to complete the remedial investigation in compliance with current rules and regulations. The recommended scope of work will be detailed in a Remedial Investigation Workplan. Dresdner Robin will also prepare a detailed cost estimate to conduct the scope of work for submittal to NJDEP HDSRF for review.

#### Task 4– Meeting Attendance

Dresdner Robin has allowed time to attend one (1) meeting with the JCRA to discuss the findings of the investigation and clarify any technical questions the JCRA and/or the NJDEP may have.

#### Task 5– Project Management and Coordination

Dresdner Robin has allowed time for project management and coordination and liaison with the JCRA and the NJDEP.

### **COST**

Dresdner Robins estimated cost to conduct the scope of work detailed in this proposal is **\$15,300**; a breakdown of the costs per task is attached. All work will be invoiced monthly on a time and materials basis in accordance with Dresdner Robin's "*Standard Terms and Conditions*" and "*2015 Fee Schedule*" (attached).

To initiate this project, Dresdner Robin requires acceptance of this letter and confirmation of our engagement by your signature in the places provided below. Please sign and return the original contract to Dresdner Robin, attention: Doug Neumann.

Should there be any reason to expand the scope of work; Dresdner Robin will seek your approval before commencing any such additional work. Additional work will be billed monthly at a time and materials basis in accordance with our *2015 Fee Schedule*.

We look forward to working with you on this project and appreciate the opportunity to provide you with this proposal. If you have any questions regarding the information presented in this proposal, please do not hesitate to call either myself at 201.217.9200 ext. 224.

Sincerely,  
Dresdner Robin

*Doug Neumann*

---

Doug Neumann  
Director of Environmental Services

ACCEPTED BY:

---

*Signature*

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE  
ACQUISITION FROM IDEAL SUPPLY COMPANY, LLC. AND  
JERSEY CITY MUNICIPAL UTILITIES AUTHORITY PORTIONS  
OF BLOCK 21501, LOT 1.01 AND BLOCK 18901, LOT 19 WITHIN  
THE MORRIS CANAL REDEVELOPMENT AREA**

**WHEREAS**, Ideal Supply Company, LLC. owns a portion of Block 21501, Lot 1.01 and Jersey City Municipal Utilities Authority owns a portion in Block 18901, Lot 19, both located within the Morris Canal Redevelopment Area and will be further known as "Properties"; and

**WHEREAS**, descriptions of the Properties are attached and have been prepared by Dresner Robin ; and

**WHEREAS**, the Agency desires to acquire the Properties for Berry Lane Park for a nominal consideration; and

**WHEREAS**, the Agency desires to convey title to the Properties to the City of Jersey City for Berry Lane Park; and

**WHEREAS**, the Agency is authorized to convey the Properties to the City pursuant to N.J.S.A. 40A:12A-8 and 22; and

**WHEREAS**, the City is then authorized to acquire the Properties from the Agency with or without consideration pursuant N.J.S.A. 40A:12A-39(a) and N.J.S.A. 40A:12-13(b)(1).

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

1. The acquisition of the Properties from Ideal Supply Company, LLC., and Jersey City Municipal Utilities Authority of portions in Block 21501, Lot 1.01 and Block 18901, Lot



19 within the Morris Canal Redevelopment Area is hereby approved.

2. The Agency is authorized to convey the Properties to the City of Jersey City.

**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.**

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

L:\AGENDA\FEB-2015\DEEDACQUISITIONBERRYLANERESO.wpd

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CORRECTING RESOLUTION NO. 15-01-14 FOR AMENDMENT NO. 1 TO CONTRACT NUMBER 14-03-HK1 TO REFLECT THE ACTUAL AMOUNT OF THE AMENDMENT WITH HELENA RUMAN ARCHITECTS FOR CONSULTING STRUCTURAL SERVICES FOR THE BERRY LANE PARK SILOS.**

**WHEREAS**, as its meeting of January 20, the Board of Commissioners of the Jersey City Redevelopment Agency authorized the execution of the Amendment No.1 to Contract No. 14-03-HK1 with Helena Ruman Architects; and

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency adopted Resolution No. 15-01-14 approving the Amendment No. 1 to Contract No. 14-03-HK1, originally stated that, it would not exceed \$18,000; and

**WHEREAS**, the approval to amend correction amount shall the not exceed \$26,200; and

**WHEREAS**, the correction reflects the original contract amount of \$8,200 plus the amendment proposal of \$18,000 for a new total contract amount not to exceed \$26,200 ; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that: Resolution No. 15-01-HK1 is hereby ratified in its entirety excepting that amount approved for the Amendment No. 1 is \$26,200.



15-02-14

**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.**

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



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A  
CONTRACT WITH FIELD TURF USA, INC. FOR SYNTHETIC  
TURF AT BERRY LANE PARK WITHIN THE MORRIS CANAL  
REDEVELOPMENT AREA**

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

**WHEREAS**, by Resolution of the Board, dated November 18, 2014, 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, Field Turf USA, Inc. submitted a proposal dated February 11, 2015 under KPN contract number: KPN-201203-01 for \$337,237.32 for the provision of 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 \$337,237.32 be awarded to Field Turf USA, Inc. for the provision of synthetic turf in connection with the Phase IV Site Improvements for Berry Lane Park.

**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 February 17, 2015.**

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

**Date:** February 11, 2015

**To:** Benjamin Delisle, Director of Development  
 Jersey City Redevelopment Agency  
 66 York Street, 2nd floor  
 Jersey City, NJ 07302

**Phone:** 201-761-0822

**Email:** [DelisleB@jcnj.org](mailto:DelisleB@jcnj.org)

**From:** Perry DiPiazza, NE Regional Vice-President of Sales

**Phone:** 201-776-7767

**Email:** [Perry.DiPiazza@external.fieldturf.com](mailto:Perry.DiPiazza@external.fieldturf.com)

**Subject:** Berry Lane Park Field – **Formal Pricing Proposal**

FieldTurf USA, Inc. is pleased to present the following proposal. Prices are based on the Keystone Purchasing Network (KPN) purchasing program. KPN is a buying co-op that provides predetermined preferential pricing by approved vendors. Since the product has already been bid at the national level, individual schools do not have to duplicate the formal bid process. Contract #201203-01.

	Description	Quantity	Units	Unit Price	Total
	<b>Synthetic Turf</b>				
1	FieldTurf 2.25" Revolution	81,900	SF	3.997732866	\$327,414.32
2	Inlaid and Tufted Football Markings	1	LS	7,070.00	<b>DONATED</b>
3	Inlaid Cricket Markings	1	LS	7,070.00	<b>DONATED</b>
4	Inlaid Men's Lacrosse Markings	1	LS	7,070.00	<b>DONATED</b>
5	Inlaid Soccer Markings	1	LS	7,070.00	<b>DONATED</b>
6	Inlaid Rugby Markings	1	LS	7,070.00	<b>DONATED</b>
7	Gmax Tests	3	EA	1,515.00	<b>DONATED</b>
	<b>Subtotal Synthetic Turf</b>				<b>\$327,414.32</b>
8	Performance & Payment Bonds	1	LS	3,763.00	\$3,763.00
	<b>Total Project</b>				<b>\$331,177.32</b>
	<b>Voluntary Alternates</b>				
A1	GroomRight	1	EA	5,050.00	\$5,050.00
A2	SweepRight	1	EA	1,010.00	\$1,010.00



**EXCLUSIONS:**

- a) **The base upon which the FieldTurf field will be placed. FieldTurf shall not be responsible for the planarity, the stability, nor the porosity, nor the approval of the base upon which the FieldTurf surface will be installed, nor the drainage work nor any construction or modification of existing installations around the fields.**
- b) The supply or installation of the field edging;
- c) Any costs associated with necessary charges relating to the delineation of the field;
- d) Unless otherwise specified, does not include any G-max testing;
- e) The supply of manholes or clean-outs or grates, or supply of the manhole covers
- f) Any alteration or deviation from specifications involving extra costs, which alteration or deviation will be executed only upon written orders, and will become an extra charge over and above the estimate.
- g) Any applicable taxes, union or labor law levies.
- h) Towing equipment for FieldTurf groomers
- i) Replacement or modification to the existing perimeter nailer board
- j) FieldTurf is not altering or improving any drainage function under the existing field turf limits.
- k) The existing drainage stone and drainage system will remain the responsibility of the owner

**NOTES:**

Notwithstanding any other document or agreement entered into by FieldTurf in connection with the supply and installation only of its product pursuant to the present bid proposal, the following shall apply:

- a) This bid proposal and its acceptance is subject to strikes, accidents, delays beyond our control and *force majeure*;
- b) Final payment shall be upon the substantial completion of FieldTurf's obligations;
- c) FieldTurf requires a minimum of 21 days after receiving final approvals on shop drawings to manufacture, coordinate delivery and schedule arrival of installation crew. Under a typical field size and scenario, FieldTurf further requires approximately 120 days unencumbered access to the field to complete the field, subject to weather, other delays beyond the control of FieldTurf and *force majeure*.
- d) FieldTurf requires a suitable staging area. Staging area must be square footage of field x 0.12, have a minimum access of 15 feet wide by 15 feet high, and, no more than 100ft from the site. A 25 foot wide by 25 foot long hard or paved clean surface area located within 50 feet of the playing surface shall be provided for purposes of proper mixing of infill material. Access to any field will include suitable bridging over curbs from the staging area to permit suitable access to the field by low clearance vehicles.
- e) This proposal is based on a single mobilization. If the site is not ready and additional mobilizations are necessary, additional charges will apply.
- f) FieldTurf shall be entitled to pursue all costs and expenses, including attorney fees, associated with collection procedures of payment of any past due invoice.
- g) All colors are to be chosen from FieldTurf's standard colors.
- h) The FieldTurf product carries an 8 year, 3<sup>rd</sup> party insured pre-paid manufacturer's warranty.

*The price is valid for a period of 90 days. The price is subject to increase if affected by an increase in raw materials, freight, or other manufacturing costs, a tax increase, new taxes, levies or any new legally binding imposition affecting the transaction. The price of the base preparation is subject to increase in the event FieldTurf encounters any of the following site conditions: soil contamination; bedrock; unknown utilities; underground springs; unstable or unsuitable ground; and any concealed or unknown conditions.*

Please contact Eric Fisher if you have any questions or require additional information regarding FieldTurf's SmartBuy Program by phone at 888-209-0065 ext. 246 or via e-mail at [Eric.Fisher@fieldturf.com](mailto:Eric.Fisher@fieldturf.com). Be sure to visit our website at [www.fieldturf.com](http://www.fieldturf.com).

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF GARDEN STATE EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION AS THE REDEVELOPER FOR PROPERTY LOCATED WITHIN THE OCEAN BAYVIEW REDEVELOPMENT AREA**

**WHEREAS**, at its November 21, 2014 Board of Commissioners meeting, the Agency authorized the designation of Garden State Episcopal Community Development Corporation as redeveloper of Agency owned properties located at 480 & 474 Ocean Avenue (Block 25201, Lots 1 & 71) respectively; and

**WHEREAS**, the Garden State Episcopal Development Corporation submitted a proposal and made a formal presentation to the Jersey City Redevelopment Agency to build four (4) units of affordable housing located at 480 & 474 Ocean Avenue (Block 25201, Lots 1 & 71); and

**WHEREAS**, said designation requires an extension in order for the parties to negotiate the terms of a Redevelopment Agreement; and

**WHEREAS**, the Redeveloper shall comply with all requirements from a design and construction standpoint as indicated within the Ocean Bayview 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 recitations above are incorporated herein as if set for in length.
- 2) The designated of Garden State Episcopal Community Development Corporation for Agency owned properties located at 480 & 474 Ocean Avenue (Block 25201, Lots 1 & 71) within the Ocean Bayview Redevelopment Area is hereby extended for a sixty (60) day period from the date of this resolution and the Agency's Executive



Director may extend for an additional thirty (30) days in his sole discretion as Redeveloper as having the option to negotiate a Redevelopment Agreement with the Jersey City Redeveloper Agency.

---

Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 17, 2015.**

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



DATE	BY	REVISIONS	LOT
		1.00	
		1.01	
		1.02	
		1.03	
		1.04	
		1.05	
		1.06	
		1.07	
		1.08	
		1.09	
		1.10	
		1.11	
		1.12	
		1.13	
		1.14	
		1.15	
		1.16	
		1.17	
		1.18	
		1.19	
		1.20	
		1.21	
		1.22	
		1.23	
		1.24	
		1.25	
		1.26	
		1.27	
		1.28	
		1.29	
		1.30	
		1.31	
		1.32	
		1.33	
		1.34	
		1.35	
		1.36	
		1.37	
		1.38	
		1.39	
		1.40	
		1.41	
		1.42	
		1.43	
		1.44	
		1.45	
		1.46	
		1.47	
		1.48	
		1.49	
		1.50	
		1.51	
		1.52	
		1.53	
		1.54	
		1.55	
		1.56	
		1.57	
		1.58	
		1.59	
		1.60	
		1.61	
		1.62	
		1.63	
		1.64	
		1.65	
		1.66	
		1.67	
		1.68	
		1.69	
		1.70	
		1.71	
		1.72	
		1.73	
		1.74	
		1.75	
		1.76	
		1.77	
		1.78	
		1.79	
		1.80	
		1.81	
		1.82	
		1.83	
		1.84	
		1.85	
		1.86	
		1.87	
		1.88	
		1.89	
		1.90	
		1.91	
		1.92	
		1.93	
		1.94	
		1.95	
		1.96	
		1.97	
		1.98	
		1.99	
		2.00	

SEE SHEET 241

REVISIONS

SEE SHEET 251



STEGMAN STREET

70'

70'

25	25	50	25	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261	1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280	1281	1282	1283	1284	1285	1286	1287	1288	1289	1290	1291	1292	1293	1294	1295	1296	1297	1298	1299	1300	1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313	1314	1315	1316	1317	1318	1319	1320	1321	1322	1323	1324	1325	1326	1327	1328	1329	1330	1331	1332	1333	1334	1335	1336	1337	1338	1339	1340	1341	1342	1343	1344	1345	1346	1347	1348	1349	1350	1351	1352	1353	1354	1355	1356	1357	1358	1359	1360	1361	1362	1363	1364	1365	1366	1367	1368	1369	1370	1371	1372	1373	1374	1375	1376	1377	1378	1379	1380	1381	1382	1383	1384	1385	1386	1387	1388	1389	1390	1391	1392	1393	1394	1395	1396	1397	1398	1399	1400	1401	1402	1403	1404	1405	1406	1407	1408	1409	1410	1411	1412	1413	1414	1415	1416	1417	1418	1419	1420	1421	1422	1423	1424	1425	1426	1427	1428	1429	1430	1431	1432	1433	1434	1435	1436	1437	1438	1439	1440	1441	1442	1443	1444	1445	1446	1447	1448	1449	1450	1451	1452	1453	1454	1455	1456	1457	1458	1459	1460	1461	1462	1463	1464	1465	1466	1467	1468	1469	1470	1471	1472	1473	1474	1475	1476	1477	1478	1479	1480	1481	1482	1483	1484	1485	1486	1487	1488	1489	1490	1491	1492	1493	1494	1495	1496	1497	1498	1499	15
----	----	----	----	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	----

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
CONTRACT NO 15-02-FO2 WITH COBRA ENTERPRISES, LLC  
FOR DEMOLITION SERVICES OF PROPERTY LOCATED IN  
THE TURNKEY REDEVELOPMENT AREA.**

**WHEREAS**, in furtherance of the Turnkey Redevelopment Area, the Agency has deemed it necessary to undertake the demolition of existing Agency & privately owned properties located at 445, 447 & 449 Ocean Avenue (Block 25804 Lots 21, 20 & 19) in preparation of future development with Genesis Partners; and

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

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

**WHEREAS**, on February 10, 2015 Bids were received and opened for the subject contract; and

**WHEREAS**, the lowest qualified bidder for the subject contract was Cobra Enterprises, LLC with a bid amount of \$85,650.00; (See attached Bidders list) and

**WHEREAS**, the work for these services will be paid for with Environmental Protection Agency (EPA) Brownfield Assessment Grant funds.



**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Chairman, Vice Chairman and/or Secretary are authorized to execute Contract No.15-02-FO2 in the amount of \$85,650.00 is hereby awarded to Cobra Enterprises, LLC for the demolition of existing Agency & privately owned properties located at 445, 447 & 449 Ocean Avenue (Block 25804, Lots 21, 20 & 19) in the Turnkey Redevelopment Area.

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

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

---

**SECRETARY**

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 17, 2015**

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



**Contract No. 15-02-FO2****Demo. of Existing Building at 445, 447 & 449 Ocean Ave - Bidder List  
Ocean / Bayview Redevelopment Area**

	<b>NAME</b>	<b>BID AMOUNT</b>
1	Corbra Enterprises, LLC	\$ 85,650.00
2	Caravella Contractors, Inc	\$ 92,888.00
3	Wildheart Bulk	\$ 99,000.00
4	Two Brothers Contracting	\$ 113,550.00
5	Yanuzzi Environmental	\$ 130,500.00
6	Adamo Bros.	\$ 136,300.00
7	Hudson Valley	\$ 168,000.00
8	Gramery Group	\$ 259,000.00
9		
10		
11		
12		
13		
14		

*Tuesday, February 10, 2015  
11:00 A.M.*

State of New Jersey  
Hudson County

1147810

Kathleen Kelly, of full age and being  
duly sworn according to law, on her  
oath deposes and says that she is the  
Accounting Clerk of:

### THE JERSEY JOURNAL

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

1.16.2015

  
Kathleen Kelly

Sworn to and subscribed before me  
this 22<sup>nd</sup> day of January, 2015

  
Frances F. Donovan-Mezey  
Notary Public of New Jersey

FRANCES F. DONOVAN-MEZEY  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Feb. 25, 2019

#### INVITATION TO BID

Sealed Bids will be received by the Jersey City Redevelopment Agency for the "Demolition of Existing Buildings located at 445, 447 & 449 Ocean Avenue" Contract No. 15-02-FO14 (Project ), owned by the Jersey City Redevelopment Agency, at the Jersey City Redevelopment Agency offices at 66 York Street, Second floor in the City of Jersey City, New Jersey at 11:00 a.m. on February 10, 2015, at which time all Bids will be opened and read aloud.

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

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

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

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

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

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

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

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

The work described in this specification is funded all or in part by the United States Environmental Protection Agency (EPA), therefore the successful Bidder ("contractor") must adhere to all applicable Federal requirements and the Terms and Conditions of the Cooperative Agreement of the applicable EPA Grant. The EPA Terms and Conditions are made part hereto of the Contract Documents and are attached to this specification.

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

Bids may be held by the Jersey City Redevelopment Agency for a period not to exceed sixty (60) days from the date of opening of the Bids for the purpose of reviewing the Bids and investigating qualifications of the Bidders, unless the Jersey City Redevelopment Agency obtains consent from the Bidders to extend such time.

It is strongly recommended that Bidders attend the Pre-Bid inspection meetings at 11:00 a.m. on Tuesday, January 27th, 2015 at 445 Ocean Avenue, Jersey City, New Jersey. Any questions on the Bid Specifications may be submitted in writing no later than 4:00 p.m. on January 30th, 2015. All written questions are to be directed to Franklyn Ore at ore@icni.org or fax at 201-761-0831.

JERSEY CITY  
REDEVELOPMENT AGENCY  
DAVID DONNELLY  
EXECUTIVE DIRECTOR

01/16/15

\$91.00



201-547-5840[Home](#)[Manual Search](#)[Smart Search](#)[NJPA Home](#)

# **NJPA** NEW JERSEY PRESS ASSOCIATION

**Your online source**

**for public notices in New Jersey**

## **Public Notice**

[Print This Notice](#)[NEW since Aug. 2008](#)

Search in this notice, CTRL+F or APPLE+F  
NOTE: Some notices are extracted from PDF files and may be difficult to read.

**County:** Essex

**Printed In:** The Star-Ledger, Newark

**Printed On:** 2015/01/16

[Return to Found List](#)[New Search](#)[Return To Current Search Criteria](#)

[email us](#)

## **Public Notice:**

*Frank*

INVITATION TO BID Sealed Bids will be received by the Jersey City Redevelopment Agency for the "Demolition of Existing Buildings located at 445, 447 & 449 Ocean Avenue" Contract No. 15-02-F O14 ("Project"), owned by the Jersey City Redevelopment Agency, at the Jersey City Redevelopment Agency offices at 66 York Street, Second floor in the City of Jersey City, New Jersey at 11:00 a.m. on February 10, 2015, at which time all Bids will be opened and read aloud. The Bid Specification, Technical Specifications, is on file at the offices of the Jersey City Redevelopment Agency, 66 York



Street, Second floor, Jersey City, New Jersey 07302. The provisions of the Bid Specification shall control acceptability of all Bids. Copies of the Bid Specifications may be obtained by depositing fifty (\$50.00) dollars (non-refundable) cash or money order drawn to the order of the Jersey City Rede Agency. A Bid Guaranty by a Bid Bond or Certified Check in the amount of ten (10%) percent the Bid, but in no case to exceed \$20,000.00, shall be submitted with each Bid. A Consent of Surety issued from a surety company authorized to do business in New Jersey, that such company will provide the Bidder with a Performance and Payment Bond as called for in the Bid Specification shall also be submitted with each bid. Attention is called to the fact that not less than the minimum salaries and wages as set forth in the Bid Specification be paid to this Project. Contractors must comply with P.L. 1999 C.238

(N.J.S.A. 34:11-56.48, et seq.) "The Public Works Contractor Registration Act" and Business Registration pursuant to N.J.S.A. 52:32-44. Bidders are required to comply with the requirements of P.L.1975, c. 127 (N.J.S.A. 10:5-31, et seq.) and N .J.A.C. 17:27-1.1, et seq., regarding Equal Employment Opportunity. Bidders are required to comply with the requirements of P.L. 1997, c.33 (N.J.S.A. 52:25-24.2) regarding the Statement of Ownership disclosure. The work described in this specification is funded all or in part by the United States Environmental Protection Agency (EPA), therefore the successful Bidder ("contractor") must adhere to all applicable Federal requirements and the Terms and Conditions of the Cooperative Agreement of the applicable EPA Grant. The EPA Terms and Conditions are made part hereto of the Contract Documents and are attached to this specification. The Jersey City Redevelopment Agency reserves the right to reject any and all Bids or to waive any informality in the Bidding. Bids may be held by the Jersey City Redevelopment Agency for a period not to

exceed sixty (60) days from the date of opening of the Bids for the purpose of reviewing the Bids and investigating qualifications of the Bidders, unless the Jersey City Redevelopment Agency obtains consent from the Bidders to extend such time. It is strongly recommended that Bidders attend the Pre - Bid inspection meetings at 11:00 a.m. on Tuesday, January 27th, 2015 at 445 Ocean Avenue, Jersey City, New Jersey. Any questions on the Bid Specifications may be submitted in writing no later than 4:00 p.m. on January 30th, 2015. All written questions are to be directed to Franklyn Ore at [oref@jcnj.org](mailto:oref@jcnj.org) or fax at 201-761-0831 JERSEY CITY REDEVELOPMENT AGENCY DAVID DONNELLY EXECUTIVE DIRECTOR 1/16/2015 \$178.64

**Public Notice ID: 22086773.HTM**

[Print This Notice](#)

[Return to Found List](#)

[New Search](#)

[Return To Current Search Criteria](#)

A public service by the members of  
[New Jersey Press Association](#)

Copyright © 1999 - 2015 [Arizona Newspapers Association](#)

If you have any questions please send an email to the [administrator](#).

Powered by [Inetium](#). All Rights Reserved.



SEE SHEET 257

SEE SHEET 265

SEE SHEET 259

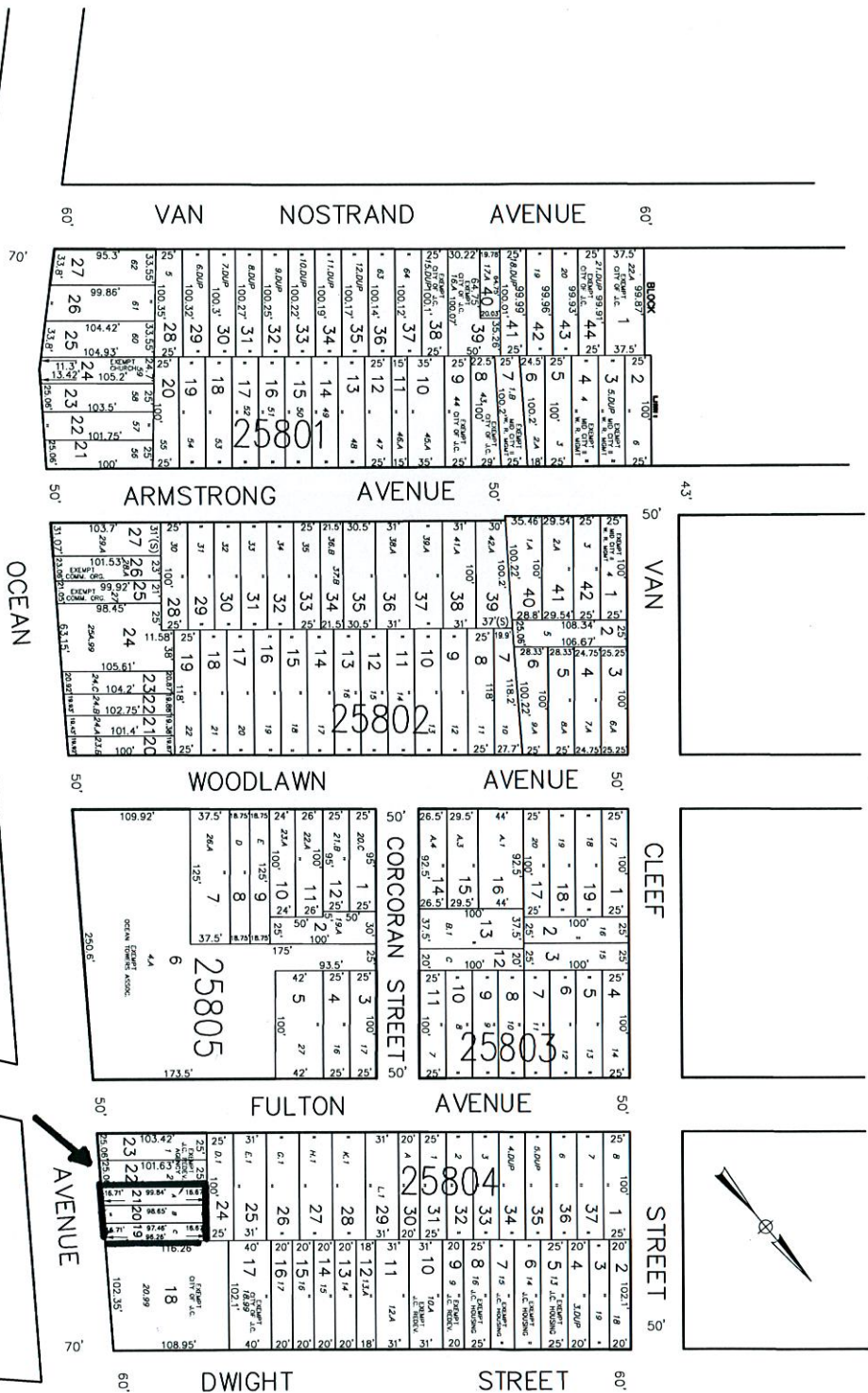
SEE SHEET 252

APR - 0044202/071300

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED  
DRAWING/DESIGN (CAD) AND COMPUTER GRAPHICS



**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE 1" = 50'  
AUGUST, 2008  
**RICHARD A. MORALLE, P.E., P.L.S.**  
T & M ASSOCIATES  
11 TINDALL ROAD, MIDDLETOWN  
NEW JERSEY, 07748



SEE SHEET 251



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING A GRANT FROM THE HAZARDOUS DISCHARGE SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE GRANT CLEANERS/DB LUCKY'S AUTO SERVICE SITE WITHIN THE TURNKEY 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 Turnkey Redevelopment Plan contemplates the redevelopment of 441-457 Ocean Ave and 79-81 Dwight St. (Block 25804, lots 17-23) A.K.A. the "Grant Cleaners/DB Lucky's Auto Service" Site; and

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

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

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

**WHEREAS**, the Jersey City Redevelopment Agency has applied for HDSRF monies in the amount of \$374,498.75 for this purpose.

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

1. The above recitations are incorporated herein as if set forth at length;
2. The above referenced grant in the amount of \$374,498.75 is hereby accepted upon receipt of notification of the grant award from the State of New Jersey;
3. The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all necessary grant closing and other related documents in order to effectuate the purposes of this resolution, subject to the review and approval of the Agency's General Counsel;
4. A certified copy of this Resolution is to be forwarded to the New Jersey Economic Development Authority.

\_\_\_\_\_  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of February 17, 2015.**

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



SEE SHEET 252



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

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



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
AMENDING THE PROFESSIONAL SERVICES  
AGREEMENT NO. 14-07-BA2 WITH HODULIK &  
MORRISON, PA FOR ACCOUNTING AND FINANCIAL  
SERVICES**

**WHEREAS**, the Jersey City Redevelopment Agency entered into a Professional Services Agreement with Hodulik & Morrison, PA on August 18, 2014 for accounting/financial services; and

**WHEREAS**, Hodulik & Morrison, PA (hereinafter referred to as "H & M") has agreed to increase the scope of their services to include in-house fund management for the EPA grant to provide revolving loans to qualified environmental firms; and

**WHEREAS**, H & M has the qualifications and experience in governmental and fund accounting for these additional services; and

**WHEREAS**, the amount for the additional services is \$7,500 which increases their contract to a not to exceed amount of \$37,500.00; and

**WHEREAS**, H & M has been qualified to enter into a Professional Services Agreement with the Jersey City Redevelopment Agency for these services; and

**WHEREAS**, the fees proposed for the professional services are contained in the Engagement Letter of H & M, Certified Public Accountants dated July, 2014; 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 Contract No. 14-07-BA2) be amended in the amount of \$7,500 for a new total contract amount not to exceed \$37,500. for the additional services as enumerated in the above recitals.

**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 it meeting of February 17, 2015

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST  
AS OF FEBRUARY 17, 2015**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of February 17, 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 February 17, 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 February 17, 2015.

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



Run date: 02/17/2015 @ 10:26  
Bus date: 02/17/2015

JCRA  
Invoice Distribution Report

OTDIST.L01 Page 1

Setup by: Janet

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

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 215.11 - Deferred Compensation					
	615	METLIFE			
		19019 DEFERRED SALARY PER ATTACHED L	615 METLIFE 1	Inv	710.00
		19020 DEFERRED SALARY PER ATTACHED L	615 METLIFE 1	Inv	710.00
	615	METLIFE		*** Vendor total ***	1,420.00
A10 215.11 - Deferred Compensation					*** Account total *** 1,420.00
A10 490.10 - Miscellaneous Revenue					
	948	HUB PARTNERS, LLC			
		19029 HUB. RENT FROM CITY OF JERSEY	948 HUB PARTNERS, LLC 1	Inv	10,006.50
	948	HUB PARTNERS, LLC		*** Vendor total ***	10,006.50
A10 490.10 - Miscellaneous Revenue					*** Account total *** 10,006.50
A10 490.11 - Bank Transfers					
	59	JCRA PAYROLL ACCOUNT			
		19017 PAYROLL FOR - MARCH, 2015	59 JCRA PAYROLL ACCOUNT 1	Inv	70,000.00
	59	JCRA PAYROLL ACCOUNT		*** Vendor total ***	70,000.00
A10 490.11 - Bank Transfers					*** Account total *** 70,000.00
A10 520.01 - Health Benefits					
	600	ROBERT P. ANTONICELLO			
		19035 REIMBURSEMENT OF HEALTH BENEFIT	600 ROBERT P. ANTONICELLO 1	Inv	440.02
	600	ROBERT P. ANTONICELLO		*** Vendor total ***	440.02
A10 520.01 - Health Benefits					*** Account total *** 440.02
A10 520.04 - Dental					
	183	BARBARA A. AMATO			
		19060 REIMBURSEMENT OF SPOUSE DENTAL	183 BARBARA A. AMATO 1	Inv	185.00
	183	BARBARA A. AMATO		*** Vendor total ***	185.00
	770	ELIZABETH VASQUEZ			
		19092 REIMBURSEMENT FOR DENTAL EXPEN	770 ELIZABETH VASQUEZ 1	Inv	309.00
	770	ELIZABETH VASQUEZ		*** Vendor total ***	309.00
A10 520.04 - Dental					*** Account total *** 494.00
A10 610.01 - Project - Legal					
	145	MCMANIMON AND SCOTLAND BAUMANN			
		19043 LEGAL SERVICES - LOEW'S THEATR	145 MCMANIMON AND SCOTLAND BAUMANN 1	Inv	13,222.13
	145	MCMANIMON AND SCOTLAND BAUMANN		*** Vendor total ***	13,222.13

Vendor number	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A10 610.01 - Project - Legal			*** Continued ***			
897	COLE,SCHOTZ, MEISEL FORMAN&LEO		897	COLE,SCHOTZ, MEISEL FORMAN&LEO		
	19081	LEGAL SERVICES - MOCCO BANKRUP	1		Inv	1,869.75
897	COLE,SCHOTZ, MEISEL FORMAN&LEO		*** Vendor total ***			1,869.75
932	NOWELL AMOROSO KLEIN BIERMAN,		932	NOWELL AMOROSO KLEIN BIERMAN,		
	19042	LEGAL SERVICES - VIRGINIA AVEN	1		Inv	1,550.46
	19044	LEGAL SERVICES - LOEW'S THEATE	932	NOWELL AMOROSO KLEIN BIERMAN,		
	19045	LEGAL SERVICES - GENERAL FILE	1		Inv	1,000.00
	19046	LEGAL SERVICES - LMD #13 URBAN	932	NOWELL AMOROSO KLEIN BIERMAN,		
	19047	LEGAL SERVICES - KUSHNER MEPT	1		Inv	782.00
	19048	LEGAL SERVICES - JO. SQ. SUMMI	932	NOWELL AMOROSO KLEIN BIERMAN,		
	19049	LEGAL SERVICES - 100 MONITOR S	1		Inv	238.00
	19050	LEGAL SERVICES - KRE REDEVELOP	932	NOWELL AMOROSO KLEIN BIERMAN,		
	19051	LEGAL SERVICES - LHN (155 MARI	1		Inv	5,475.00
	19052	LEGAL SERVICES - POWERHOUSE	932	NOWELL AMOROSO KLEIN BIERMAN,		
	19053	LEGAL SERVICES - BETZ-CERC	1		Inv	100.00
	19054	LEGAL SERVICES - BETZ-CERC	932	NOWELL AMOROSO KLEIN BIERMAN,		
	19055	LEGAL SERVICES - ERIE STREET	1		Inv	100.00
	19056	LEGAL SERVICES - MGM 189 BAY S	932	NOWELL AMOROSO KLEIN BIERMAN,		
	19057	LEGAL SERVICES - GRAND LHN ASS	1		Inv	100.00
	19058	LEGAL SERVICES - 4-10 ASH STRE	932	NOWELL AMOROSO KLEIN BIERMAN,		
	19059	LEGAL SERVICES - BELOVED COMMU	1		Inv	50.00
	19074	LEGAL SERVICES - PPG PITTSBURG	932	NOWELL AMOROSO KLEIN BIERMAN,		
	19075	LEGAL SERVICES - 100 HOBOKEN A	1		Inv	525.00
	19076	LEGAL SERVICES - CANAL CROSSIN	932	NOWELL AMOROSO KLEIN BIERMAN,		
	19078	LEGAL SERVICES - GRAND JERSEY	1		Inv	4,737.00
	19082	LEGAL SERVICES - LHN ( MOCCO)	932	NOWELL AMOROSO KLEIN BIERMAN,		
	19088	LEGAL SERVICES - 18 VIRGINIA A	1		Inv	68.00
			932	NOWELL AMOROSO KLEIN BIERMAN,		
					Inv	119.00
					Inv	119.00
					Inv	1,275.00
					Inv	275.00
					Inv	50.00
					Inv	1,500.00
					Inv	68.00
					Inv	725.00
					Inv	675.00
					Inv	1,700.00



Vendor number	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A10 610.01 - Project - Legal						
				*** Continued ***		
			1		Inv	323.00
	19089	LEGAL SERVICES - OCEAN AVE	932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	1,061.06
	19090	LEGAL SERVICES - BRIGHT STREE	932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	2,350.00
	19091	LEGAL SERVICES - 360-398 MLK D	932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	3,950.00
	932	NOWELL AMOROSO KLEIN BIERMAN,		*** Vendor total ***		29,106.68
A10 610.01 - Project - Legal						
				*** Account total ***		44,198.56
A10 610.07 - Project - Engineering						
	681	T&M ASSOCIATES				
	19073	ENVIRON. CONSULTING -CANAL CRO	681	T&M ASSOCIATES		
			1		Inv	7,449.62
			2		Inv	4,752.29
	681	T&M ASSOCIATES		*** Vendor total ***		12,201.91
	861	AMEC E & FOSTER, INC.				
	19028	CONSULTING SERVICES - BAYFRONT	861	AMEC E & FOSTER, INC.		
			1		Inv	24,348.74
	861	AMEC E & FOSTER, INC.		*** Vendor total ***		24,348.74
A10 610.07 - Project - Engineering						
				*** Account total ***		36,550.65
A10 610.08 - Project - Other Expense						
	161	PUBLIC SERVICE ELECTRIC & GAS				
	19021	ELECTRIC & GAS SERVICES 405 OC	161	PUBLIC SERVICE ELECTRIC & GAS		
			1		Inv	174.14
	19022	ELECTRIC SERVICES - 405 OCEAN	161	PUBLIC SERVICE ELECTRIC & GAS		
			1		Inv	2.43
	19023	GAS & ELECTRIC 407 OCEAN AVE	161	PUBLIC SERVICE ELECTRIC & GAS		
			1		Inv	45.53
	19024	ELECTRIC SERVICES - 407 OCEAN	161	PUBLIC SERVICE ELECTRIC & GAS		
			1		Inv	27.70
	19025	ELECTRIC SERVICES - 407 OCEAN	161	PUBLIC SERVICE ELECTRIC & GAS		
			1		Inv	2.43
	161	PUBLIC SERVICE ELECTRIC & GAS		*** Vendor total ***		252.23
	636	BROWNFIELD REDEVELOPMENT SOLUT				
	19066	PLANNING & GRANT MANAGMENT SVC	636	BROWNFIELD REDEVELOPMENT SOLUT		
			1		Inv	4,512.50
	636	BROWNFIELD REDEVELOPMENT SOLUT		*** Vendor total ***		4,512.50
	669	NEW JERSEY ECONOMIC DEVELOPMEN				
	19065	HAZARDOUS DISCHARGE SITE REMED	669	NEW JERSEY ECONOMIC DEVELOPMEN		
			1		Inv	500.00
	669	NEW JERSEY ECONOMIC DEVELOPMEN		*** Vendor total ***		500.00
	936	BARNES CONTRACTOR CONSTRUCTION				
	19085	EMERGENCY VISIT - 405-407 OCEA	936	BARNES CONTRACTOR CONSTRUCTION		

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.08 - Project - Other Expense					
	936	BARNES CONTRACTOR CONSTRUCTION	1 *** Continued *** *** Vendor total ***	Inv	500.00 500.00
A10 610.08 - Project - Other Expense					
			*** Account total ***		5,764.73
A10 620.01 - GD - Natural Gas					
	161	PUBLIC SERVICE ELECTRIC & GAS			
	19013	BETZ - CERC GAS SERVICES	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	5,019.96
	161	PUBLIC SERVICE ELECTRIC & GAS	*** Vendor total ***		5,019.96
A10 620.01 - GD - Natural Gas					
			*** Account total ***		5,019.96
A10 620.02 - GD - Electricity					
	161	PUBLIC SERVICE ELECTRIC & GAS			
	19010	BETZ - CERC ELECTRIC SERVICES	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	6,934.85
	161	PUBLIC SERVICE ELECTRIC & GAS	*** Vendor total ***		6,934.85
A10 620.02 - GD - Electricity					
			*** Account total ***		6,934.85
A10 620.03 - GD - Water/Sewer					
	193	JC MUNICIPAL UTILITIES AUTHORI			
	19011	BETZ - CERC WATER-SEWER CHARGE	193 JC MUNICIPAL UTILITIES AUTHORI 1	Inv	280.13
	19012	BETZ - CERC WATER FACILITIES C	193 JC MUNICIPAL UTILITIES AUTHORI 1	Inv	115.62
	193	JC MUNICIPAL UTILITIES AUTHORI	*** Vendor total ***		395.75
A10 620.03 - GD - Water/Sewer					
			*** Account total ***		395.75
A10 620.06 - GD - Other Expense					
	186	IN-LINE AIR CONDITIONING CO.,			
	19026	EMERGENCY SERVICES CALL-BETZ-C	186 IN-LINE AIR CONDITIONING CO., 1	Inv	275.00
	186	IN-LINE AIR CONDITIONING CO.,	*** Vendor total ***		275.00
	432	SIMPLEXGRINNEL			
	19040	FIRE ALARM TEST & INSPECTION	432 SIMPLEXGRINNEL 1	Inv	2,140.68
	19041	BETZ-CERC SPRINKLERTEST & INSP	432 SIMPLEXGRINNEL 1	Inv	3,231.80
	432	SIMPLEXGRINNEL	*** Vendor total ***		5,372.48
	937	RITCO SECURITY SYSTEMS, INC.			
	19015	SERVICES CALL - BETZ-CERC	937 RITCO SECURITY SYSTEMS, INC. 1	Inv	107.50
	937	RITCO SECURITY SYSTEMS, INC.	*** Vendor total ***		107.50
	971	VERIZON			
	19016	BETZ - CERC MONTHLY CHARGE	971 VERIZON		

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 620.06 - GD - Other Expense					
			*** Continued ***		
	971	VERIZON	1	Inv	138.78
			*** Vendor total ***		138.78
	988	T. FARESE & SONS			
		19014 BETZ - CERC WASTE MANAGMENT SV	988 T. FARESE & SONS		
			1	Inv	130.00
	988	T. FARESE & SONS			
			*** Vendor total ***		130.00
A10 620.06 - GD - Other Expense					*** Account total ***
A10 630.01 - Project - Demolition					
	875	GRAMERCY GROUP, INC			
		19027 JERSEY CITY INCINERATOR AUTHOR	875 GRAMERCY GROUP, INC		
			1	Inv	217,777.50
	875	GRAMERCY GROUP, INC			
			*** Vendor total ***		217,777.50
A10 630.01 - Project - Demolition					*** Account total ***
A10 650.01 - Office Rent					
	917	66 YORK STREET, LLC			
		19018 RENT FOR THE MONTH OF MARCH, 1	917 66 YORK STREET, LLC		
			1	Inv	6,579.17
	917	66 YORK STREET, LLC			
			*** Vendor total ***		6,579.17
A10 650.01 - Office Rent					*** Account total ***
A10 670.04 - Printing and Advertising					
	55	ROYAL PRINTING SERVICE			
		19064 YEARLY TIME CARDS	55 ROYAL PRINTING SERVICE		
			1	Inv	45.00
	55	ROYAL PRINTING SERVICE			
			*** Vendor total ***		45.00
	72	THE EVENING JOURNAL ASSOCIATIO			
		19083 ADVERTISEMENT FOR JAN., 2015	72 THE EVENING JOURNAL ASSOCIATIO		
			1	Inv	502.84
	72	THE EVENING JOURNAL ASSOCIATIO			
			*** Vendor total ***		502.84
	167	THE STAR LEDGER			
		19036 405 - 407 OCEAN AVENUE	167 THE STAR LEDGER		
			1	Inv	178.64
	167	THE STAR LEDGER			
			*** Vendor total ***		178.64
	443	THE HUDSON REPORTER ASSOC., LP			
		19037 LEGAL ADVERTISEMENT-BD. MEETIN	443 THE HUDSON REPORTER ASSOC., LP		
			1	Inv	172.80
	443	THE HUDSON REPORTER ASSOC., LP			
			*** Vendor total ***		172.80
A10 670.04 - Printing and Advertising					*** Account total ***
A10 670.05 - Postage					
	77	US POSTAL SERVICE			
		19031 POSTAGE FOR PITNEY BOWES METER	77 US POSTAL SERVICE		



Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.05 - Postage					
	77	US POSTAL SERVICE	1 *** Vendor total ***	Inv	600.00
	94	FEDERAL EXPRESS			
		19084 OVERNIGHT DELIVERIES	94 FEDERAL EXPRESS		
			1 *** Vendor total ***	Inv	29.20
	94	FEDERAL EXPRESS			
			*** Vendor total ***		29.20
			*** Account total ***		629.20
A10 670.05 - Postage					
A10 670.06 - Rental of Equipment					
	644	TOSHIBA FINANCIAL SERVICES			
		19063 MONTHLY INVOICE FOR TOSHIBA CO	644 TOSHIBA FINANCIAL SERVICES		
			1 *** Vendor total ***	Inv	1,302.57
	644	TOSHIBA FINANCIAL SERVICES			
			*** Vendor total ***		1,302.57
	884	TWIN ROCKS SPRING WATER			
		19038 WATER-COOLER RENTAL (SPRING WAT	884 TWIN ROCKS SPRING WATER		
			1 *** Vendor total ***	Inv	78.05
	884	TWIN ROCKS SPRING WATER			
			*** Vendor total ***		78.05
	975	DAVID P. DONNELLY			
		19061 TRAVEL EXPENSE FOR JANUARY, 1	975 DAVID P. DONNELLY		
			1 *** Vendor total ***	Inv	69.87
	975	DAVID P. DONNELLY			
			*** Vendor total ***		69.87
			*** Account total ***		1,450.49
A10 670.06 - Rental of Equipment					
A10 670.08 - Miscellaneous Operating Exp.					
	160	VERIZON WIRELESS			
		19039 MONTHLY CHARGE (VERIZON WIRELE	160 VERIZON WIRELESS		
			1 *** Vendor total ***	Inv	294.81
	160	VERIZON WIRELESS			
			*** Vendor total ***		294.81
	495	CENTRAL PARKING SYSTEM			
		19032 PARKING FOR (10) SPACES @ \$75.	495 CENTRAL PARKING SYSTEM		
			1 *** Vendor total ***	Inv	750.00
	495	CENTRAL PARKING SYSTEM			
			*** Vendor total ***		750.00
	917	66 YORK STREET, LLC			
		19030 ELECTRIC UTILITY FOR FEB., 201	917 66 YORK STREET, LLC		
			1 *** Vendor total ***	Inv	378.33
	917	66 YORK STREET, LLC			
			*** Vendor total ***		378.33
	920	MOISHE'S SELF STORAGE			
		19033 STORAGE RENT FOR FEB. & MARCH,	920 MOISHE'S SELF STORAGE		
			1 *** Vendor total ***	Inv	1,400.00
	920	MOISHE'S SELF STORAGE			
			*** Vendor total ***		1,400.00
	933	CRYSTAL POINT CONDOMINIUM ASSO			
		19034 MONTHLY MAINTENANCE FEE	933 CRYSTAL POINT CONDOMINIUM ASSO		

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.08 - Miscellaneous Operating Exp.		*** Continued ***		
	933 CRYSTAL POINT CONDOMINIUM ASSO	1 *** Vendor total ***	Inv	130.97
	936 BARNES CONTRACTOR CONSTRUCTION			
	19086 SNOW REMOVAL VARIOUS PROPERTY	936 BARNES CONTRACTOR CONSTRUCTION		
		1	Inv	2,450.00
	19087 SNOW REMOVAL FROM VARIOUS PRO	936 BARNES CONTRACTOR CONSTRUCTION		
		1	Inv	2,450.00
	936 BARNES CONTRACTOR CONSTRUCTION	*** Vendor total ***		4,900.00
A10 670.08 - Miscellaneous Operating Exp.		*** Account total ***		7,854.11
A10 670.12 - Meetings & Seminars				
	628 URBAN LAND INSTITUTE - LB			
	19062 REGISTRATION - DAVID & CHRIS	628 URBAN LAND INSTITUTE - LB		
		1	Inv	90.00
	628 URBAN LAND INSTITUTE - LB	*** Vendor total ***		90.00
A10 670.12 - Meetings & Seminars		*** Account total ***		90.00
A20 610.01 - Grant - Legal				
	932 NOWELL AMOROSO KLEIN BIERMAN,			
	19077 LEGAL SERVICES - BERRY LANE PA	932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	3,345.79
	932 NOWELL AMOROSO KLEIN BIERMAN,	*** Vendor total ***		3,345.79
A20 610.01 - Grant - Legal		*** Account total ***		3,345.79
A20 610.02 - Grant - Environmental				
	944 BROWNFIELD SCIENCE & TECHNOLOG			
	19072 ENVIRON. SERVICES - OCEAN & DW	944 BROWNFIELD SCIENCE & TECHNOLOG		
		1	Inv	3,616.25
	944 BROWNFIELD SCIENCE & TECHNOLOG	*** Vendor total ***		3,616.25
A20 610.02 - Grant - Environmental		*** Account total ***		3,616.25
A20 610.08 - Grant - Other Expenses				
	636 BROWNFIELD REDEVELOPMENT SOLUT			
	19067 EPA GRANT MANAGEMENT(REVOLVING	636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	914.26
	19068 EPA GRANT MANAGEMENT	636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	255.26
	19069 EPA GRANT MANAGEMENT-PETROLEUM	636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	272.28
	19070 EPA GRANT MANAGRMRNT / DWIGHT	636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	788.70
		2	Inv	815.11
		3	Inv	1,212.39
	19080 EPA GRANT MANGMT. - GRAND JERS	636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	1,118.47
	636 BROWNFIELD REDEVELOPMENT SOLUT	*** Vendor total ***		5,376.47

Run date: 02/17/2015 @ 10:26  
Bus date: 02/17/2015

JCRA  
Invoice Distribution Report

OTDIST.L01 Page 8

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.08 - Grant - Other Expenses		*** Continued ***		
991	VERIZON ENGINEERING			
	19071 VERIZON REMOVE POLES @ BERRY S	991 VERIZON ENGINEERING		
		1	Inv	15,000.00
991	VERIZON ENGINEERING	*** Vendor total ***		15,000.00
A20 610.08 - Grant - Other Expenses		*** Account total ***		20,376.47
A20 610.15 - Construction				
965	MAST CONSTRUCTION SERVICES, IN			
	19079 CONSTRUCTION MANGMT. - BERRY L	965 MAST CONSTRUCTION SERVICES, IN		
		1	Inv	14,000.00
965	MAST CONSTRUCTION SERVICES, IN	*** Vendor total ***		14,000.00
A20 610.15 - Construction		*** Account total ***		14,000.00
* Report total *		*** Total ***		463,867.04



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
AUTHORIZING CONTRACT NO. 15-02-FO3 WITH HELENA  
RUMAN ARCHITECTS FOR PROFESSIONAL SERVICES IN  
THE OCEAN BAYVIEW DRIVE REDEVELOPMENT AREA.**

**WHEREAS**, the Agency owns property located at 405 - 407 Ocean Avenue (Block 25802 Lots 26 & 25) respectively in the Ocean Bayview Redevelopment Area; and

**WHEREAS**, the properties are in need of a professional engineering services report to waterproof the property during renovation of said sites; and

**WHEREAS**, Helena Ruman Architects submitted a proposal dated February 13, 2015 in the amount of \$1,400.00 and;

**WHEREAS**, the cost will be paid utilizing Affordable Housing Trust Grant Funds (AHTF); and

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that Contract 15-02-FO3 in an amount not to exceed \$1,400.00 is hereby awarded to Helena Ruman Architects for the purpose of professional engineering services to waterproof structure during property renovation.

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

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

---

**SECRETARY**

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



**TAX MAP**  
CITY OF JERSEY CITY  
HUDSON COUNTY, NEW JERSEY  
SCALE: 1" = 50'  
AUGUST, 2008  
RICHARD A. MORALE, P.E., P.L.S.  
T & M ASSOCIATES  
11 TINDALL ROAD, MIDDLETON TOWNSHIP  
NEW JERSEY, 07748

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



# HELENA RUMAN ARCHITECTS

February 13, 2015

**Via Email and U.S. Mail**

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

RE: Letter of Agreement  
Assessment of Building Envelope  
405-407 Ocean Avenue  
Jersey City, NJ

Dear Mr. Ore:

We are pleased to submit this Letter of Agreement to provide architectural services in connection with evaluation of building facades and roof at the above location.

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

## **PROJECT DESCRIPTION**

JCRA is seeking an architect/engineer to evaluate condition of building facades and roof of two (2) semi-attached apartment buildings, scheduled for renovation. The two (2) buildings are three-story high, buildings with commercial tenants on the first (1<sup>st</sup>) floor and apartments on the upper two (2) floors. The building has brick facades and flat roof.

The architect will conduct a visual survey of all accessible building facades and roof providing that the roof is clear of any snow or ice accumulation. The architect will prepare a scope of restoration work including masonry restoration, flashing and roofing repairs or replacement. The architect's findings will be submitted in a form of written reports and photographs.

## **ARTICLE 1 ARCHITECT'S RESPONSIBILITIES**

- 1.1 The Architect's services shall be performed in a manner consistent with professional skill and care. The Architect shall respect confidentiality about this assignment.
- 1.2 The scope of services to be performed shall include the following tasks:
  - .1 Visit the property, observe visible and reachable buildings' facades and roof including rear exterior walls of the two adjacent buildings. Interior spaces including basement shall be inspected for any sign of water infiltration.
  - .2 The Architect will prepare a report describing condition of the facades and roofing system with outlined scope of work for masonry restoration, repairs to roofing system and other waterproofing methods.

**ARTICLE 2  
OWNER'S RESPONSIBILITIES**

- 2.1 The Owner shall provide full information about the objectives, schedule, constraints and existing conditions of the project and shall provide an access to the property.

**ARTICLE 3  
WORK NOT INCLUDED**

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

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

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

**ARTICLE 5  
DISPUTE RESOLUTION**

**5.1 MEDIATION**

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



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

## **5.2 ARBITRATION**

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

## **5.3 CLAIMS FOR CONSEQUENTIAL DAMAGES**

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

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

- 6.1 In the event of termination, suspension or abandonment of the project, the Architect shall be equitably compensated for services performed. Failure of the Owner to make payments to the Architect in accordance with this Agreement shall be considered substantial nonperformance and



a sufficient cause for the Architect to either suspend or terminate services. Either the Architect or the Owner may terminate this Agreement after giving no less than seven days' written notice if the other party substantially fails to perform in accordance with the terms of this Agreement.

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

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

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

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

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

- 9.1 The parties acknowledge and agree that they cannot predict precisely the extent of professional services that the Architect might be required to perform and what time and resources it will require. Consequently, at this time, the Architect cannot estimate the cost of her services.

- 9.2 The Owner shall compensate the Architect as follows:

- .1 Architect's compensation for services described in paragraphs 1.1 through 1.2.2 shall be based on the following hourly rates:

Principal Architect: \$175/hr.

The total fee shall not exceed \$1,400.00 without the Owner's prior authorization.

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

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

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

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

ARCHITECT:

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

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

\_\_\_\_\_  
Helena Ruman Architects

\_\_\_\_\_  
215 Fourteenth Street

\_\_\_\_\_  
Jersey City, NJ 07310

OWNER:

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AND APPROVING THE REDEVELOPMENT AGREEMENT AND PLEDGE AGREEMENT AMONG ONE JOURNAL SQUARE PARTNERS URBAN RENEWAL COMPANY, LLC; ONE JOURNAL SQUARE TOWER NORTH URBAN RENEWAL COMPANY, LLC; AND ONE JOURNAL SQUARE TOWER SOUTH URBAN RENEWAL COMPANY, LLC ("REDEVELOPER") IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA**

**WHEREAS**, on May 20, 2014, the Agency approved Resolution #14-05-13 which outlined the de-designation of MEPT Journal Square as Redeveloper and designated One Journal Square Partners, LLC; and

**WHEREAS**, on December 16, 2014, the Agency amended Resolution #14-05-13 to provide for an Assignment and Assumption of the MEPT Redevelopment Agreement to the Redeveloper and a Pledge Agreement for the Loews Jersey Theatre; and

**WHEREAS**, the Redeveloper now seeks the Agency's approval of WeWork to be made part of the Redeveloper under the Redevelopment Agreement.; and

**WHEREAS**, WeWork shall provide all required documentation necessary by the Agency to be approved as part of the Redeveloper; and

**WHEREAS**, the Agency and the Redeveloper have negotiated the terms and conditions of a Redevelopment Agreement and Pledge Agreement substantially completed in the form attached hereto; and

**WHEREAS**, final form of the Redevelopment Agreement and Pledge Agreement is subject to review and approval of the Agency's Counsel.



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

**BE IT FURTHER RESOLVED**, the Agency approves the Redevelopment Agreement and Pledge Agreement of the Redeveloper substantially in the form attached hereto.

**BE IT FURTHER RESOLVED**, the approval of WeWork as part of the Redeveloper is subject to WeWork providing all necessary documentation to the satisfaction of the Agency

**BE IT FURTHER RESOLVED**, the final form of the Redevelopment Agreement and Pledge Agreement are subject to the review and approval of the Agency's Counsel.

\_\_\_\_\_  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of February 17, 2015

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