

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

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

WHEREAS, the matters to be discussed are :potential litigation and personnel; 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 March 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 FEBRUARY 17, 2015**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated February 17, 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 March 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				

Regular Meeting
March 17, 2015

AGENDA

BETZ-CERC

-Board authorization is requested to
enter into

Contract No. 15-03-MPN3 with J & B Landscape, Inc. (John Ballance) for the purpose of providing professional grounds/landscaping services on a monthly basis at the Community Education and Recreational Center. The contract will run from April 1, 2015 through November 30, 2015 and will include 32 visits to site. Services to be performed include but are not limited to lawn maintenance, all necessary fertilization and weed control, trimming of bushes and trees, activate sprinkler system in the spring and shut down in the fall and spread approximately 40 yards of red mulch in existing plant areas, seeding/re-seeding two front lawn areas. The contract for the seasonal maintenance is in an amount of \$8,780.00. A copy of the proposal is attached.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY
CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT
NUMBER 15-03-MPN3 WITH J & B LANDSCAPE INC. FOR YEARLY
LANDSCAPING SERVICES AT THE BETZ-CERC**

MOTION AND SECOND

Mary Patricia Noonan

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING CONTRACT NO. 15-03-MPN3 WITH J & B
LANDSCAPE, INC. FOR YEARLY LANDSCAPING
SERVICES AT THE BETZ-CERC**

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

WHEREAS, a proposal to provide landscaping services from April 1, 2015 through November 30, 2015 was received from J & B Landscape, Inc. (hereinafter "Contractor") in the amount of \$1,097.50 per month; and

WHEREAS, the Contractor will perform the required duties as outlined in the attached proposal dated February 15, 2015, in a workmanlike manner during normal business hours for landscaping services; and

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute Contract No. 15-03-MPN3 in the not to exceed amount of \$8,780.00 with J & B Landscape, Inc. for landscaping services at the BETZ-CERC Project.

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

Secretary

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

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

H:\WPDOCS\DOCS\BETZ 2015\J&B RESOLUTION

J&B LANDSCAPE INC.



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

February 12, 2015

PROPOSAL

Proposal Date:

Proposal Submitted To:

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

Work to be Performed at:

180 Ninth Street
Jersey City, NJ

PROJECT: **Seasonal Maintenance / Mulch**

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

Services to include 32 visits from April 1, 2015 - November 30, 2015.

Cutting of a turf areas, edging of all walkways.

Removal of all weeds and garbage from garden and plant areas.

All necessary fertilizers, weed control, etc. will be applied to lawn and shrub areas.

Blowing of all concrete walkways.

Trim trees up to 10' and shrubs as needed to keep a neat manicured appearance.

Trim trees off building as needed to keep a neat manicured appearance.

Edging of all garden beds.

Re-seed front area of school.

Activate sprinkler system in the spring and will shut down system in the fall.

Spread approximately 40 yards of red mulch in existing plant areas.

Total for Season: \$8,780.00

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

Acceptance of Proposal

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

Date of Acceptance: _____

Signature: _____

Regular Meeting

March 17, 2015

A G E N D A

Martin Luther King Drive "HUB" Redevelopment Area - Board authorization requested to amend the Redevelopment Agreement among the Jersey City Redevelopment Agency and Martin Luther King Drive Urban Renewal Joint Venture Partnership and HUB Partners, LLC. The City and the Redeveloper have reached an agreement on developing property within the project premises for the construction of a municipal annex. The original Redevelopment Agreement had provided for such a provision in its original terms. The parties now wish to amend the Redevelopment Agreement to reflect the approval by the City and update the timelines accordingly. The Redeveloper has also requested an approval of an affiliate known as JC Municipal, LLC to be made part of the Agreement.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING AN AMENDMENT TO THE
REDEVELOPMENT AGREEMENT AMONG THE JERSEY
CITY REDEVELOPMENT AGENCY, MARTIN LUTHER
KING DRIVE URBAN RENEWAL JOINT VENTURE
PARTNERSHIP AND HUB PARTNERS, LLC IN THE
MARTIN LUTHER KING DRIVE 'HUB'
REDEVELOPMENT AREA**

Christopher Fiore

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING AN AMENDMENT TO THE
REDEVELOPMENT AGREEMENT AMONG THE JERSEY
CITY REDEVELOPMENT AGENCY, MARTIN LUTHER
KING DRIVE URBAN RENEWAL JOINT VENTURE
PARTNERSHIP AND HUB PARTNERS, LLC IN THE
MARTIN LUTHER KING DRIVE 'HUB' REDEVELOPMENT
AREA**

WHEREAS, on March 19, 2014, the Jersey City Redevelopment Agency and Martin Luther King Drive Urban Renewal Joint Venture Partnership and HUB Partners, LLC (hereinafter "Redeveloper") entered into a Redevelopment Agreement (hereinafter "Agreement") for a redevelopment project known as the MLK HUB in the MLK Drive Redevelopment Area; and

WHEREAS, the Redeveloper and the City of Jersey City have reached an agreement to undertake a project within the project premises for a municipal Annex (hereinafter "Annex") for City offices and services; and

WHEREAS, the Agreement provided for the Annex under Section 4.1 sub-set "g" if the City was amenable to same; and

WHEREAS, the Redeveloper has requested that an affiliate of Hub Partners, LLC, Jersey City Municipal, LLC to undertake the Annex development; and

WHEREAS, the Agency, Redeveloper and Hub Partners, LLC are desirous of amending the Agreement (hereinafter "Amendment") to reflect said changes and other provisions necessary to undertake the Annex; and

WHEREAS, the Amendment shall be made a part of this Resolution subject to the review and approval of the Agency's General Counsel.

NOW, THEREFORE, BE IT RESOLVED that the above recitals are incorporated herein as if set forth at length.

BE IT FURTHER RESOLVED, the Redevelopment Agreement between the Agency and Redeveloper is hereby amended to include the redevelopment of the project known as the Municipal Annex and to designate Jersey City Municipal, LLC as part of the Redeveloper of the Annex.

BE IT FURTHER RESOLVED, the Amendment is subject to final review and approval by the Agency's General Counsel.

BE IT FURTHER RESOLVED, that any Agreement between the City of Jersey City and Jersey City Municipal, LLC is to be made part of this Amendment and any such breach or default under said Agreement would nullify this Amendment.

Secretary

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

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

**Regular Meeting
March 17, 2015**

A G E N D A

MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA - Board authorization is requested to authorize an administrative settlement for property known as 665 Ocean Avenue, Block 22602, Lot 6, and enter into an Agreement of Sale with the property owner for the sum of \$275,000.00. This matter was settled through negotiation between the owner and the Agency for an additional amount of \$47,000.00 over and above the appraised value of \$228,000.00 for a total sum of **\$275,000.00**.

**RESOLUTION OF THE JERSEY CITY REDEVELOPMENT AGENCY
BOARD OF COMMISSIONERS APPROVING AN ADMINISTRATIVE
SETTLEMENT FOR PROPERTY LOCATED IN BLOCK 22602, LOT 6 AND
KNOWN AS 665 OCEAN AVENUE WITHIN THE MARTIN LUTHER KING
DRIVE REDEVELOPMENT AREA**

Franklyn Ore

**RESOLUTION OF THE JERSEY CITY REDEVELOPMENT AGENCY
BOARD OF COMMISSIONERS APPROVING AN ADMINISTRATIVE
SETTLEMENT FOR PROPERTY LOCATED IN BLOCK 22602, LOT 6 AND
KNOWN AS 665 OCEAN AVENUE WITHIN THE MARTIN LUTHER KING
DRIVE REDEVELOPMENT AREA**

WHEREAS, the Jersey City Redevelopment Agency, pursuant to the provisions of N.J.S.A. 40A:12A-1 et seq., as amended, has determined it necessary to acquire lands and premises located at 665 Ocean Avenue in Block 22602, Lot 6 within the Martin Luther King Drive Redevelopment Area and which area has been declared an “area in need of redevelopment,” and;

WHEREAS, on October 21, 2014, the Board of Commissioners of the Jersey City Redevelopment Agency established the fair market value of property located on Lot 6 in Block 22602, and commonly referred to as 665 Ocean Avenue, in the amount of \$228,000.00; and

WHEREAS, the property is owned by Casablanca Home Sales and an offer in the amount of \$228,000.00 was made to the property owner; and

WHEREAS, the Agency’s offer to the property owner was subsequently rejected; and

WHEREAS, since that time, the Agency and the property owner have engaged in good faith negotiations and the parties have agreed to a purchase price in the amount of \$275,000.00 which is \$47,000.00 over and above the appraised value offered; and

WHEREAS, the Agency is agreeable to the aforementioned amount as being reasonable, prudent and in the best interest of the public.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Agency is hereby authorized to acquire property located at 665 Ocean Avenue in Block 22602, Lot 6 for the sum of \$275,000.00.

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

Secretary

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

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

Regular Meeting
March 17, 2015

A G E N D A

MLK DRIVE REDEVELOPMENT AREA

- Board authorization is requested

to authorize an Administrative Settlement Agreement for Agency owned property located at 24 & 26 Virginia Avenue, Block 21305, Lot 33 & 34 and enter into an Agreement of Sale with the Virginia Gardens Homeowners Association. The sum payment of \$3,500 will be paid in monthly installments over a 12 month period in exchange for transfer of the parking lot. This matter was settled through negotiation between the Agency and the Virginia Gardens Homeowners Association.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN ADMINISTRATIVE SETTLEMENT AND TRANSFER FOR PROPERTY LOCATED AT 24 & 26 VIRGINIA AVENUE, BLOCK 21305, LOT 33 & 34 TO THE VIRGINIA GARDENS HOMEOWNERS ASSOCIATION

HEATHER KUMER

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING A
SETTLEMENT AND TRANSFER OF PROPERTY LOCATED AT 24 &
26 VIRGINIA AVENUE, BLOCK 21305, LOT 34 & 33 TO THE
VIRGINIA GARDENS HOMEOWNERS ASSOCIATION**

WHEREAS, on March 4, 2015, Agency Counsel negotiated and reached an Administrative Settlement with the Virginia Gardens Homeowners Association (to be further known as "Association") for Agency owned property located at 24 & 26 Virginia Ave, Block 21305, Lot 34 & 33 (to be further known as the "Property"); and

WHEREAS, the Agency acquired the Property on November 11, 2009 from Clemente Enterprises, as part of a Cooperation Agreement with the City of Jersey City for \$44,941 because the designated developer, Martin Luther King Drive Urban Renewal Joint Venture (to be further known as "Joint Venture") failed to acquire title to the property before the partnership was dissolved ; and

WHEREAS, Joint Venture was designated by the Agency to construct a modern housing project on 16,18,20,24, &26 Virginia Avenue; and

WHEREAS, Joint Venture purchased Property, the parking lot, and agreed to convey title to the Association when the last unit was sold and whereas the Bylaws stated each member was to have a right to two (2) spaces on the Property and pay a portion of taxes and maintenance costs; and

WHEREAS, Joint Venture sold the last unit, but never conveyed title to the Property to

the Association nor paid municipal taxes, real estate taxes, or insurance; and

WHEREAS, on April 24, 2008, the Property was foreclosed upon by tax lien holder, Clemente Enterprises; and

WHEREAS, the Municipal Council of City of Jersey City passed a resolution authorizing a Cooperation Agreement to remedy the issue with the assistance of the Agency, who acquired title; and

WHEREAS, on March 2, 2012, Association's legal counsel sent a complaint requesting that the Property be transferred to the Association without further delay; and

WHEREAS, the Agency responded with a proposed settlement on April 24, 2012, which never came to fruition; and

WHEREAS, on May 28, 2014, the Association filed a complaint against the Agency; and

WHEREAS, since that time, the Agency and the Association have engaged in good faith negotiations and parties have agreed upon a purchase price in the amount of \$3,500.00 to reflect the amount of the taxes owed if the Association owned the property; and

WHEREAS, the Agency is agreeable to said Settlement Agreement as being reasonable, prudent, and in the best interest of the public; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that an Administrative Settlement to transfer the Property to the Virginia Gardens Homeowners Association for the negotiated sum of \$3,500.00 for 24 & 26 Virginia Avenue, Block 21305, Lot 33 & 34 is hereby approved and authorized.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate 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 March 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 Greene				
Rolando R. Lavarro, Jr.				
Timothy N. Mansour				
John D. Petkanas				
Russell Verducci				

Regular Meeting
March 17, 2015

A G E N D A

Morris Canal Redevelopment Area

-

Board authorization is requested
for Change Order number 1

to Contract Agreement No. 14-05-FO9 for underground storage tank removal in the amount of \$12,500.00 with Caravella Contractors, Inc. Said contract is for demolition of existing property located at 416, 418 & 420 Communipaw Avenue (Block 200001, Lot 20, 21 & 22). Said contract will be in a new amount not to exceed \$139,000.00. A copy of the map is attached.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CHANGE ORDER NUMBER 1 TO CONTRACT NO 14-05-FO9
WITH CARAVELLA CONTRACTORS, INC. FOR DEMOLITION
OF EXISTING PROPERTY IN THE MORRIS CANAL
REDEVELOPMENT AREA.**

Franklyn Ore

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CHANGE ORDER NUMBER 1 TO CONTRACT NO 14-05-FO9
WITH CARAVELLA CONTRACTORS, INC. FOR DEMOLITION
OF EXISTING PROPERTY IN THE MORRIS CANAL
REDEVELOPMENT AREA.**

WHEREAS, at its June 17th, 2014 meeting, the Board of Commissioners authorized Contract Number 14-05-FO9 with Caravella Contractors Inc. for demolition of Agency owned property located at 416, 418 & 420 Communipaw Avenue (Block 20001, Lot 20, 21 & 22) in the Morris Canal Redevelopment Area; and (see map attached)

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

WHEREAS, Caravella Contractors, Inc. submitted a proposal for removal of a 550 gallon underground storage tank in order to properly complete the demolition; and

WHEREAS, said proposal is in the amount of \$12,500.00; and

WHEREAS, Agency staff has reviewed the proposal and found it to be fair and reasonable; and

WHEREAS, as a result of adjustments for the above work the contract price is increased by \$12,500.00 for a new total contract amount of \$139,000.00; and

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

Change Order No. 1 with Caravella Contractors, Inc. in the amount of \$12,500.00 for removal of an underground storage tank is hereby approved and authorized increasing the contract amount from \$126,500.00 to \$139,000.00; and

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 March 17, 2015

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

CARAVELLA CONTRACTORS INC.

40 Deforest Ave.
East Hanover, NJ 07936
www.caravella.co

Invoice

Date	Contact or PO #
10/16/2014	14-05-F09

Name / Address
The Jersey City Redevelopment Agency 66 York Street, 2nd Floor Jersey City, NJ 07302

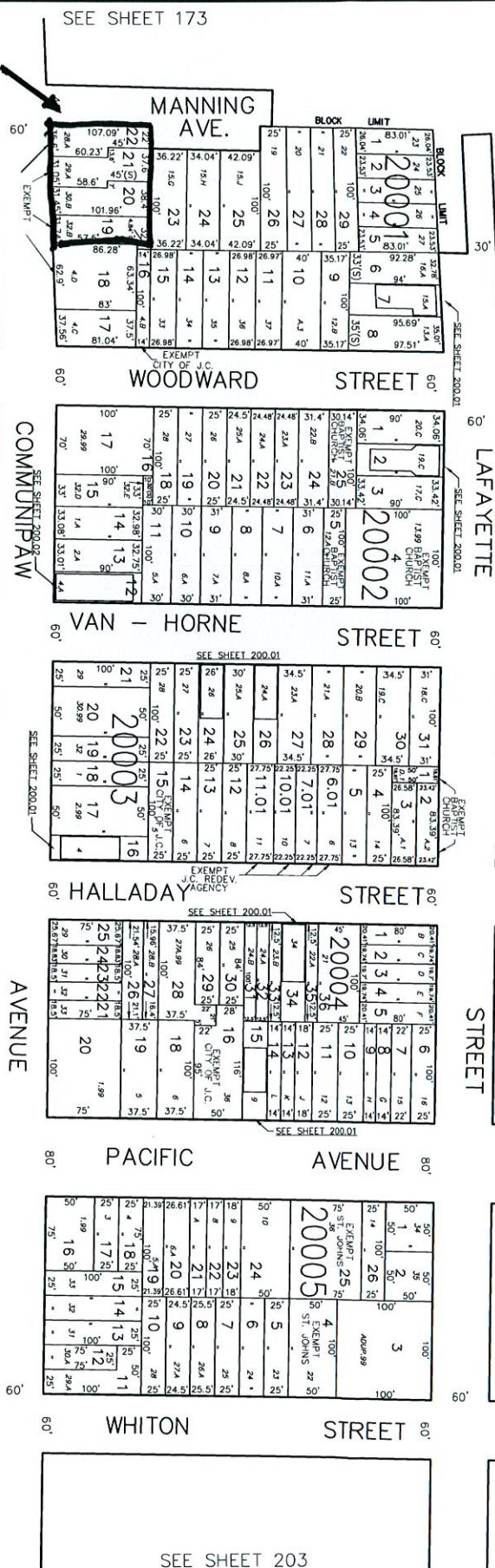
			Project
Description	Qty	Rate	Total
Removal of underground storage tank @ 416-420 Communipaw Ave. Jersey City	1	12,500.00	12,500.00
Total			\$12,500.00

REVISIONS				
DATE	BY	LC NO	BLOCK	LOT
11/26/12	1348873, 8, 41864201	10958	50853	0, 7/10, 11

SEE SHEET 174

SEE SHEET 190

200



SEE SHEET 189

SEE SHEET 201

SEE SHEET 202

NRH - CON#24CA27973500

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

200

[illegible]

Regular Meeting

March 17, 2015

A G E N D A

Powerhouse Arts District

-

Board authorization is requested to extend the

Memorandum of Agreement with the Cordish Company ("Cordish") and Jersey City Powerhouse Arts District, LLC (Cordish Company). The Agency has acquired the privately owned portion of the triangle and is working with representatives of the Port Authority to move the transfer of the triangle and Powerhouse along. Staff deems it appropriate to extend the Memorandum of Agreement thru June 30, 2015 with the option to extend the Agreement for an additional 30 days at the sole discretion of the Agency's Executive Director or Assistant Executive Director.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXTENDING THE MEMORANDUM OF AGREEMENT WITH THE CORDISH COMPANY AND JERSEY CITY POWERHOUSE ARTS DISTRICT, LLC FOR DEVELOPMENT OF THE POWERHOUSE LOCATED WITHIN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

MOTION AND SECOND

Mary Pat Noonan

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
EXTENDING THE MEMORANDUM OF AGREEMENT WITH THE
CORDISH COMPANY AND JERSEY CITY POWERHOUSE ARTS
DISTRICT, LLC FOR DEVELOPMENT OF THE POWERHOUSE
LOCATED WITHIN THE POWERHOUSE ARTS DISTRICT
REDEVELOPMENT AREA**

WHEREAS, on July 14, 2004, the Municipal Council of the City of Jersey City determined the Powerhouse Arts District Study Area to be “An Area In Need of Redevelopment” pursuant to New Jersey Local Housing and Redevelopment Law P.L. 1992, c. 79; and

WHEREAS, in furtherance of the goals and objectives of the Powerhouse Arts District Redevelopment Plan the Agency entered into discussions with the Cordish Company and Jersey City Powerhouse Arts District, LLC (hereinafter “Redeveloper”) to refurbish the existing Powerhouse located at Block 11609 Lots 1 and 2 (formerly known as Block 76, Lots 160 and 161); and

WHEREAS, the Redeveloper submitted a written proposal and made a formal presentation to the Jersey City Redevelopment Agency for a mixed use development consisting of a retail/entertainment destination; and

WHEREAS, on July 18, 2006 the Agency by way of Resolution designated the Cordish Company and the Jersey City Powerhouse Arts District, LLC as the redeveloper of the project; and

WHEREAS, said resolution authorized a Memorandum of Agreement (hereinafter “MOA”) to be executed prior to the execution of a formal Redevelopment Agreement in

order to facilitate among other things access to the Property for pre-development activities; and

WHEREAS, on September 27, 2006 a Memorandum of Agreement was executed by and between the Jersey City Redevelopment Agency and the Redeveloper; and

WHEREAS, said MOA has been extended from time to time; and

WHEREAS, the extended MOA period needs to be further extended as activity on the Project continues to move forward; and

WHEREAS, the Agency has recently acquired the privately owned portion of the Triangle that is needed by the Port Authority so that they may assemble the parcel of land required for the relocation of the their (PATH) operational equipment currently housed at the Powerhouse; and

WHEREAS, Agency staff and the Redeveloper have entered into more definitive negotiations so that a formal Redevelopment Agreement can be executed; and

WHEREAS, Redeveloper is current with all of its financial obligations under the MOA dated September 27, 2006; and

WHEREAS, extension of the MOA will grant the Redeveloper continued access to the site together with a measure of protection and exclusivity during the negotiation period.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitals are incorporated herein as if set forth at length; 2) the Memorandum of Agreement between the Jersey City Redevelopment Agency, the Cordish Company and Jersey City Powerhouse Arts District LLC is hereby extended thru June 30, 2015 with the option to extend said Agreement for an additional 30 days at the sole discretion of the Agency's Executive Director.

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

Secretary

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

Regular Meeting
March 17, 2015

A G E N D A

Miscellaneous- Board authorization requested to amend Professional Services Agreement No. 13-08-BA4 for General Counsel and Special Legal Counsel Services with Nowell, Amoroso, Klein, Bierman, PA. This amendment is in the amount of \$115,165.12. This will close out Contract No. 13-08-BA4. The total amount of the amended contract is \$569,566.78.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING AN AMENDMENT TO PROFESSIONAL
SERVICES AGREEMENT No. 13-08-BA4 WITH NOWELL,
AMOROSO, KLEIN, BIERMAN, PA FOR GENERAL
COUNSEL AND SPECIAL LEGAL COUNSEL SERVICES
FOR THE PERIOD AUGUST 20, 2013 THROUGH
AUGUST 19, 2014 IN VARIOUS REDEVELOPMENT
AREAS CITY-WIDE**

Barbara Amato

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN
AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
No. 13-08-BA4 WITH NOWELL, AMOROSO, KLEIN, BIERMAN,
PA FOR GENERAL COUNSEL AND SPECIAL LEGAL COUNSEL
SERVICES FOR THE PERIOD AUGUST 20, 2013 THROUGH
AUGUST 19, 2014 IN VARIOUS REDEVELOPMENT AREAS
CITY-WIDE**

WHEREAS, the Agency has been under contract for professional legal services with Nowell, Amoroso, Klein, Bierman, PA as Agency General Counsel and Special Legal Counsel; and

WHEREAS, the original Contract No. 13-08-BA4 was in the amount of \$70,000; and

WHEREAS, the Agency has not entered into other contracts with various law firms for special legal services only utilizing Nowell, Amoroso, Klein, Bierman, PA for all Agency legal services; and

WHEREAS, a First Amendment to the contract was approved by Resolution dated August 22, 2014 in the amount of \$384,401.66 for an adjusted contract amount of \$454,401.66; and

WHEREAS, a final amendment to Contract No. 13-08-BA4 in the amount of \$115,165.12 is necessary to incorporate back dated invoices; and

WHEREAS, this final amendment will close out Professional Services Agreement No. 13-08-BA4; and

WHEREAS, this amendment does not affect the hourly rate of \$175.00; and

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

WHEREAS, this contract was awarded in accordance with N.J.S.A. 40a:20.4 et seq. as it pertains to Fair & Open Contracts; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that it authorizes an amendment to Professional Services Agreement No. 13-08-BA4 with Nowell, Amoroso, Klein, Bierman, PA in the amount of \$115,165.12 for a final total contract amount of \$569,566.78 which will close out this contract.

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

Secretary

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

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

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

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of March 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 March 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 March 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: 03/17/2015 @ 11:28
Bus date: 03/17/2015

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				
	19112 EMPL. DEFERRED SALARY PER ATT	615 METLIFE 1	Inv	710.00
	19122 DEFERRED SALARY PER ATTACHED	615 METLIFE 1	Inv	710.00
615 METLIFE		*** Vendor total ***		1,420.00
		*** Account total ***		1,420.00
A10 215.11 - Deferred Compensation				
A10 490.11 - Bank Transfers				
59 JCRA PAYROLL ACCOUNT				
	19111 PAYROLL FOR THE MONTH OF APRIL	59 JCRA PAYROLL ACCOUNT 1	Inv	75,000.00
59 JCRA PAYROLL ACCOUNT		*** Vendor total ***		75,000.00
		*** Account total ***		75,000.00
A10 490.11 - Bank Transfers				
A10 520.01 - Health Benefits				
600 ROBERT P. ANTONICELLO				
	19167 REIMBURS. OF HEALTH BENEFITS-A	600 ROBERT P. ANTONICELLO 1	Inv	440.02
600 ROBERT P. ANTONICELLO		*** Vendor total ***		440.02
		*** Account total ***		440.02
A10 520.01 - Health Benefits				
A10 520.04 - Dental				
119 MARY ANN KOPCHA				
	19160 REIMBURS. OF DENTAL EXPENSES	119 MARY ANN KOPCHA 1	Inv	202.00
119 MARY ANN KOPCHA		*** Vendor total ***		202.00
770 ELIZABETH VASQUEZ				
	19157 DENTAL REIMBURS. & N.J. NOTARY	770 ELIZABETH VASQUEZ 1	Inv	425.00
770 ELIZABETH VASQUEZ		*** Vendor total ***		425.00
		*** Account total ***		627.00
A10 520.04 - Dental				
A10 610.01 - Project - Legal				
145 MCMANIMON AND SCOTLAND BAUMANN				
	19179 LEGAL SERVICES - KABR/ KUSHER	145 MCMANIMON AND SCOTLAND BAUMANN 1	Inv	4,385.00
	19180 LEGAL SERVICES - LOWE'S THEATR	145 MCMANIMON AND SCOTLAND BAUMANN 1	Inv	6,546.00
	19181 LEGAL SERVICES - LOWE'S THEATR	145 MCMANIMON AND SCOTLAND BAUMANN 1	Inv	1,907.50
145 MCMANIMON AND SCOTLAND BAUMANN		*** Vendor total ***		12,838.50
897 COLE,SCHOTZ, MEISEL FORMAN&LEO				
	19123 LEGAL SERVICES - LHR -(MOCCO)	897 COLE,SCHOTZ, MEISEL FORMAN&LEO 1	Inv	1,228.50
897 COLE,SCHOTZ, MEISEL FORMAN&LEO		*** Vendor total ***		1,228.50

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.01 - Project - Legal			*** Continued ***		
932	NOWELL AMOROSO KLEIN BIERMAN,				
	19116	LEGAL SERVICES - 360-398 MLK D	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	1,425.00
	19117	LEGAL SERVICES - 449 OCEAN CON	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	472.00
	19120	LEGAL SERVICES - BRIGHT & VARI	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	2,350.00
	19126	LEGAL SERVICES - LHN - (MOCCO)	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	1,025.00
	19127	LEGAL SERVICES - BLT -BEACON P	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	750.00
	19128	LEGAL SERVICES - LHN (FISHER)	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	2,150.00
	19129	LEGAL SERVICES - PORT AUTHORIT	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	850.00
	19131	LEGAL SERVICES - ERIE STREET	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	289.00
	19132	LEGAL SERVCIES - 4-10 ASH STRE	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	5,050.00
	19133	LEGAL SERVICES - BELOVED COMMU	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	150.00
	19134	LEGAL SERVICES - GRAND STREET	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	450.00
	19138	LEGAL SERVICES - GENERAL FILE	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	646.00
	19139	LEGAL SERVICES - JOURNAL SQUAR	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	1,775.00
	19140	LEGAL SERVICES - JO. SQ. - 362	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	200.00
	19141	LEGAL SERVICES - VIRGINIA AVE	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	680.00
	19142	LEGAL SERVICES - LMD # 13	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	408.00
	19143	LEGAL SERVICES - JOURNAL SQUAR	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	2,850.00
	19152	LEGAL SERVICES - GRAND JERSEY	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	3.08
	932	NOWELL AMOROSO KLEIN BIERMAN,	*** Vendor total ***		21,523.08
A10 610.01 - Project - Legal			*** Account total ***		35,590.08
A10 610.02 - Project - Environmental					
932	NOWELL AMOROSO KLEIN BIERMAN,				
	19130	LEGAL SERVICES - BAYFRONT	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	51.25
	932	NOWELL AMOROSO KLEIN BIERMAN,	*** Vendor total ***		51.25
A10 610.02 - Project - Environmental			*** Account total ***		51.25
A10 610.03 - Project - Financial/Accounting					
56	LERCH, VINCI & HIGGINS, LLP				
	19165	BUDGET PREPARATION - FOR 2015	56 LERCH, VINCI & HIGGINS, LLP		

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.03 - Project - Financial/Accounting				
	56 LERCH, VINCI & HIGGINS, LLP	1 *** Vendor total ***	Inv	3,800.00
				3,800.00
A10 610.03 - Project - Financial/Accounting		*** Account total ***		3,800.00
A10 610.07 - Project - Engineering				
	646 LANGAN ENGINEERING & ENVIRONME			
	19098 ENGINEERING SERVICE-BAYFRONT	646 LANGAN ENGINEERING & ENVIRONME		
		1	Inv	10,700.00
	646 LANGAN ENGINEERING & ENVIRONME	*** Vendor total ***		10,700.00
	681 T&M ASSOCIATES			
	19145 ENVIRON. SERVICES - CANAL CROS	681 T&M ASSOCIATES		
		1	Inv	1,273.51
	681 T&M ASSOCIATES	*** Vendor total ***		1,273.51
	861 AMEC E & FOSTER, INC.			
	19124 CONSULTING SERVICES - BAYFRONT	861 AMEC E & FOSTER, INC.		
		1	Inv	18,410.23
	861 AMEC E & FOSTER, INC.	*** Vendor total ***		18,410.23
A10 610.07 - Project - Engineering		*** Account total ***		30,383.74
A10 610.08 - Project - Other Expense				
	86 JERSEY CITY TAX COLLECTOR			
	19183 PYMT. OF 1ST Q. TAXES-HARSIMUS	86 JERSEY CITY TAX COLLECTOR		
		1	Inv	169.09
	86 JERSEY CITY TAX COLLECTOR	*** Vendor total ***		169.09
	161 PUBLIC SERVICE ELECTRIC & GAS			
	19105 ELECTRIC SERVICES - 407 OCEAN	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	22.13
	19106 ELECTRIC & GAS SERVICES-407 OC	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	45.55
	19107 ELECTRIC SERVICES - 405 OCEAN	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	2.78
	19108 ELECTRIC & GAS 405 OCEAN AVE	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	183.57
	19109 ELECTRIC SERVICES - 407 OCEAN	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	2.43
	161 PUBLIC SERVICE ELECTRIC & GAS	*** Vendor total ***		256.46
	936 BARNES CONTRACTOR CONSTRUCTION			
	19115 EMERGENCY BOILER REPAIR-405 OC	936 BARNES CONTRACTOR CONSTRUCTION		
		1	Inv	2,950.00
	936 BARNES CONTRACTOR CONSTRUCTION	*** Vendor total ***		2,950.00
A10 610.08 - Project - Other Expense		*** Account total ***		3,375.55
A10 610.12 - Project - Remediation				
	53 DRESDNER ROBIN ENVIRON MGMT			
	19148 ENVIRON. SVCS. - BERRY LANE TD	53 DRESDNER ROBIN ENVIRON MGMT		

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.12	- Project - Remediation				
	53 DRESDNER ROBIN ENVIRON MGMT		1 *** Vendor total ***	Inv	3,438.23 3,438.23
A10 610.12	- Project - Remediation				
			*** Account total ***		3,438.23
A10 620.01	- GD - Natural Gas				
	161 PUBLIC SERVICE ELECTRIC & GAS				
	19137 BETZ-CERC-GAS ERVICES1/29 - 2/		161 PUBLIC SERVICE ELECTRIC & GAS		
			1	Inv	5,305.13
	161 PUBLIC SERVICE ELECTRIC & GAS		*** Vendor total ***		5,305.13
A10 620.01	- GD - Natural Gas				
			*** Account total ***		5,305.13
A10 620.02	- GD - Electricity				
	161 PUBLIC SERVICE ELECTRIC & GAS				
	19104 BETZ-CERC ELECTRIC SERVICES		161 PUBLIC SERVICE ELECTRIC & GAS		
			1	Inv	6,781.92
	161 PUBLIC SERVICE ELECTRIC & GAS		*** Vendor total ***		6,781.92
A10 620.02	- GD - Electricity				
			*** Account total ***		6,781.92
A10 620.03	- GD - Water/Sewer				
	193 JC MUNICIPAL UTILITIES AUTHORI				
	19102 BETZ-CERC WATER FACILITIES CHA		193 JC MUNICIPAL UTILITIES AUTHORI		
			1	Inv	115.97
	19103 BETZ- WATER/SEWER CHARGES		193 JC MUNICIPAL UTILITIES AUTHORI		
			1	Inv	322.48
	193 JC MUNICIPAL UTILITIES AUTHORI		*** Vendor total ***		438.45
A10 620.03	- GD - Water/Sewer				
			*** Account total ***		438.45
A10 620.06	- GD - Other Expense				
	186 IN-LINE AIR CONDITIONING CO.,				
	19101 BETZ- EMERGENCY SERVICES-BOILE		186 IN-LINE AIR CONDITIONING CO.,		
			1	Inv	1,049.00
	19136 BETZ-CERC SERVICES CALL		186 IN-LINE AIR CONDITIONING CO.,		
			1	Inv	105.00
	19185 BETZ-CERC - SERVICES BOILER 1		186 IN-LINE AIR CONDITIONING CO.,		
			1	Inv	2,908.95
	186 IN-LINE AIR CONDITIONING CO.,		*** Vendor total ***		4,062.95
	278 WILLIAM J. GUARINI, INC.				
	19097 BETZ-REMOVAL & INST. WATER HEA		278 WILLIAM J. GUARINI, INC.		
			1	Inv	15,600.00
	278 WILLIAM J. GUARINI, INC.		*** Vendor total ***		15,600.00
	971 VERIZON				
	19099 BETZ-CERC MONTHLY CHARGE		971 VERIZON		
			1	Inv	133.71
	971 VERIZON		*** Vendor total ***		133.71

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 620.06 - GD - Other Expense		*** Continued ***		
987 PETER HORTON	19135 BETZ-CERC -COVER @ THE GYM 145	987 PETER HORTON 1	Inv	4,713.75
987 PETER HORTON		*** Vendor total ***		4,713.75
988 T. FARESE & SONS	19100 BETZ-CERC WAST MANAGEMENT SVCS	988 T. FARESE & SONS 1	Inv	130.00
988 T. FARESE & SONS		*** Vendor total ***		130.00
A10 620.06 - GD - Other Expense		*** Account total ***		24,640.41
A10 630.01 - Project - Demolition				
875 GRAMERCY GROUP, INC	19125 BAYFRONT- J.C. INCINERATOR AUT	875 GRAMERCY GROUP, INC 1	Inv	304,245.00
875 GRAMERCY GROUP, INC		*** Vendor total ***		304,245.00
A10 630.01 - Project - Demolition		*** Account total ***		304,245.00
A10 650.01 - Office Rent				
917 66 YORK STREET, LLC	19110 RENT FOR THE MONTH OF APRIL, 2	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 ***		6,579.17
A10 660.01 - Liability Insurance				
812 PETROCCI AGENCY, LLC	19161 2SECOND STREET INSURANCE	812 PETROCCI AGENCY, LLC 1	Inv	1,470.80
812 PETROCCI AGENCY, LLC		*** Vendor total ***		1,470.80
A10 660.01 - Liability Insurance		*** Account total ***		1,470.80
A10 670.03 - Office Supplies				
69 STAPLES, INC	19166 OFFICE SUPPLIES - FEB., 2015	69 STAPLES, INC 1	Inv	1,124.33
69 STAPLES, INC		*** Vendor total ***		1,124.33
A10 670.03 - Office Supplies		*** Account total ***		1,124.33
A10 670.04 - Printing and Advertising				
72 THE EVENING JOURNAL ASSOCIATIO	19173 PUBLIC NOTICE - ARTICLES FEB.,	72 THE EVENING JOURNAL ASSOCIATIO 1	Inv	180.59
72 THE EVENING JOURNAL ASSOCIATIO		*** Vendor total ***		180.59
443 THE HUDSON REPORTER ASSOC., LP	19159 LEGAL ADVERTISEMENT-RE BOAD OF	443 THE HUDSON REPORTER ASSOC., LP		

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.04 - Printing and Advertising				
		*** Continued ***		
		1	Inv	86.40
	443 THE HUDSON REPORTER ASSOC., LP	*** Vendor total ***		86.40
	997 JACKSON HILL MAIN STREET MANGM			
	19174 FULL PAGE JOURNAL AD-JACKSON H	997 JACKSON HILL MAIN STREET MANGM		
		1	Inv	100.00
	997 JACKSON HILL MAIN STREET MANGM	*** Vendor total ***		100.00
A10 670.04 - Printing and Advertising				
		*** Account total ***		366.99
A10 670.05 - Postage				
	94 FEDERAL EXPRESS			
	19184 OVERNIGHT DELIVERIES	94 FEDERAL EXPRESS		
		1	Inv	39.99
	94 FEDERAL EXPRESS	*** Vendor total ***		39.99
A10 670.05 - Postage				
		*** Account total ***		39.99
A10 670.06 - Rental of Equipment				
	644 TOSHIBA FINANCIAL SERVICES			
	19168 MONTHLY INVOICE-COLOR COPIER	644 TOSHIBA FINANCIAL SERVICES		
		1	Inv	1,159.82
	644 TOSHIBA FINANCIAL SERVICES	*** Vendor total ***		1,159.82
	884 TWIN ROCKS SPRING WATER			
	19158 WATER & COOLER RENTAL	884 TWIN ROCKS SPRING WATER		
		1	Inv	62.15
	884 TWIN ROCKS SPRING WATER	*** Vendor total ***		62.15
A10 670.06 - Rental of Equipment				
		*** Account total ***		1,221.97
A10 670.08 - Miscellaneous Operating Exp.				
	160 VERIZON WIRELESS			
	19163 MONTHLY CHARGE - 1/24 TO 2/24/	160 VERIZON WIRELESS		
		1	Inv	295.57
	160 VERIZON WIRELESS	*** Vendor total ***		295.57
	495 CENTRAL PARKING SYSTEM			
	19170 PARKING FEE FOR (10) SPACES @	495 CENTRAL PARKING SYSTEM		
		1	Inv	750.00
	495 CENTRAL PARKING SYSTEM	*** Vendor total ***		750.00
	606 FUSION CREATIVE			
	19162 JCRA WEBSITE REDESIGN	606 FUSION CREATIVE		
		1	Inv	6,190.00
	606 FUSION CREATIVE	*** Vendor total ***		6,190.00
	770 ELIZABETH VASQUEZ			
	19157 DENTAL REIMBURS. & N.J. NOTARY	770 ELIZABETH VASQUEZ		
		2	Inv	30.00
	770 ELIZABETH VASQUEZ	*** Vendor total ***		30.00

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
*** Continued ***				
A10 670.08 - Miscellaneous Operating Exp.				
917 66 YORK STREET, LLC	19171 ELECTRIC UTILITY PAYMT. MARCH,	917 66 YORK STREET, LLC		
		1	Inv	378.33
917 66 YORK STREET, LLC		*** Vendor total ***		378.33
920 MOISHE'S SELF STORAGE	19169 STORAGE RENT FOR APRIL, 2015	920 MOISHE'S SELF STORAGE		
		1	Inv	700.00
920 MOISHE'S SELF STORAGE		*** Vendor total ***		700.00
933 CRYSTAL POINT CONDOMINIUM ASSO	19172 MONTHLY MAINTENANCE- APRIL, 20	933 CRYSTAL POINT CONDOMINIUM ASSO		
		1	Inv	130.97
933 CRYSTAL POINT CONDOMINIUM ASSO		*** Vendor total ***		130.97
936 BARNES CONTRACTOR CONSTRUCTION	19113 SNOW REMOVAL - AGENCY OWNED PR	936 BARNES CONTRACTOR CONSTRUCTION		
		1	Inv	2,450.00
19114 SNOW REMOVAL-AGENCY OWNED PROP		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 ***		13,374.87
A10 670.12 - Meetings & Seminars				
996 REGIONAL PLANNING ASSOCIATION	19164 DAVE & CHRIS ATT. - WALDORF AS	996 REGIONAL PLANNING ASSOCIATION		
		1	Inv	500.00
996 REGIONAL PLANNING ASSOCIATION		*** Vendor total ***		500.00
A10 670.12 - Meetings & Seminars		*** Account total ***		500.00
A20 170.01 - Prop Held for Redevelopment				
946 NOWELL AMOROSO KLEIN BIERMAN	19177 ACQUISITION OF 665 OCEAN AVENU	946 NOWELL AMOROSO KLEIN BIERMAN		
		1	Inv	275,000.00
946 NOWELL AMOROSO KLEIN BIERMAN		*** Vendor total ***		275,000.00
A20 170.01 - Prop Held for Redevelopment		*** Account total ***		275,000.00
A20 610.01 - Grant - Legal				
932 NOWELL AMOROSO KLEIN BIERMAN,	19118 LEGAL SERVICES - ACQU. OF 665	932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	476.00
19119 LEGAL SERVICES-AQUISITION- 663		932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	34.00
19121 LEGAL SERVICES - 474 OCEAN AVE		932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	136.00
19150 LEGAL SERVICES - 417 COMMUNIPA		932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	340.00
19151 LEGAL SERVICES - BERRY LANE PA		932 NOWELL AMOROSO KLEIN BIERMAN,		

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.01	- Grant	- Legal			
		932 NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	1,105.00
				*** Vendor total ***	2,091.00
A20 610.01	- Grant	- Legal			
				*** Account total ***	2,091.00
A20 610.02	- Grant	- Environmental			
		53 DRESDNER ROBIN ENVIRON MGMT			
		19146 ENVIRON. SERVICES - BERRY LANE	53 DRESDNER ROBIN ENVIRON MGMT		
			1	Inv	2,927.25
			2	Inv	2,911.14
		53 DRESDNER ROBIN ENVIRON MGMT		*** Vendor total ***	5,838.39
		496 TREASURER-STATE OF NEW JERSEY			
		19175 SITE REMEDIATION -445 OCEAN AV	496 TREASURER-STATE OF NEW JERSEY		
			1	Inv	4,600.00
		496 TREASURER-STATE OF NEW JERSEY		*** Vendor total ***	4,600.00
		727 WCD CONSULTANTS			
		19154 ENVIRON. SERVICES - 100 HOBOKEN	727 WCD CONSULTANTS		
			1	Inv	121,035.00
		727 WCD CONSULTANTS		*** Vendor total ***	121,035.00
A20 610.02	- Grant	- Environmental			
				*** Account total ***	131,473.39
A20 610.06	- Grant	- Architects			
		841 LINDEMO WINCKELMANN DEUPREE MA			
		19176 ARCHITECTURAL SERVICES - 292 M	841 LINDEMO WINCKELMANN DEUPREE MA		
			1	Inv	1,091.29
		841 LINDEMO WINCKELMANN DEUPREE MA		*** Vendor total ***	1,091.29
		979 SZ CONSTRUCTION, LLC			
		19182 PHASE II REHABILITATION-292 ML	979 SZ CONSTRUCTION, LLC		
			1	Inv	10,962.00
		979 SZ CONSTRUCTION, LLC		*** Vendor total ***	10,962.00
A20 610.06	- Grant	- Architects			
				*** Account total ***	12,053.29
A20 610.07	- Grant	- Engineering			
		53 DRESDNER ROBIN ENVIRON MGMT			
		19147 ARCHITECTURAL & ENGINEERING-BE	53 DRESDNER ROBIN ENVIRON MGMT		
			1	Inv	14,688.80
		19149 ARCHITECTURAL SVCS. - BERRY LA	53 DRESDNER ROBIN ENVIRON MGMT		
			1	Inv	22,657.50
		53 DRESDNER ROBIN ENVIRON MGMT		*** Vendor total ***	37,346.30
A20 610.07	- Grant	- Engineering			
				*** Account total ***	37,346.30
A20 610.08	- Grant	- Other Expenses			
		993 WORK ZONE CAM LLC			
		19144 CAMERAS W/ LAPSE TIME - BERRY	993 WORK ZONE CAM LLC		
			1	Inv	11,742.00
		993 WORK ZONE CAM LLC		*** Vendor total ***	11,742.00

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.08 - Grant - Other Expenses			*** Account total ***		11,742.00
A20 610.11 - Exterior Maintenance					
	910 CARAVELLA CONTRACTING INC		910 CARAVELLA CONTRACTING INC		
	19178 REMOVAL OF UNDERGROUND TANKS		1	Inv	12,500.00
	910 CARAVELLA CONTRACTING INC		*** Vendor total ***		12,500.00
A20 610.11 - Exterior Maintenance			*** Account total ***		12,500.00
A20 610.15 - Construction					
	965 MAST CONSTRUCTION SERVICES, IN		965 MAST CONSTRUCTION SERVICES, IN		
	19153 BERRY LANE - CONSTRUCTIO		1	Inv	20,000.00
	965 MAST CONSTRUCTION SERVICES, IN		*** Vendor total ***		20,000.00
	994 FLANAGAN CONTRACTING GROUP, IN		994 FLANAGAN CONTRACTING GROUP, IN		
	19155 BERRY LANE PK - PHASE IV SITE		1	Inv	79,931.25
			2	Inv	26,643.75
	994 FLANAGAN CONTRACTING GROUP, IN		*** Vendor total ***		106,575.00
	995 MUSCO SPORT LIGHTING, LLC		995 MUSCO SPORT LIGHTING, LLC		
	19156 LIGHTING @ BERRY LANE PARK - B		1	Inv	29,844.60
			2	Inv	26,000.00
			3	Inv	31,387.80
	995 MUSCO SPORT LIGHTING, LLC		*** Vendor total ***		87,232.40
A20 610.15 - Construction			*** Account total ***		213,807.40
* Report total *			*** Total ***		1,216,228.28

Regular Meeting
March 17, 2015

A G E N D A

Morris Canal Redevelopment Area

-

Board authorization is
requested for a First

Amendment to the Redevelopment Agreement dated December 24, 2014. The Redeveloper, Ash Urban Development LLC is requesting an amendment to Schedule C.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST
AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH ASH
URBAN DEVELOPMENT LLC FOR PROPERTY LOCATED WITHIN
THE MORRIS CANAL REDEVELOPMENT AREA**

MOTION AND SECOND

Mary Pat Noonan

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH ASH URBAN DEVELOPMENT, LLC FOR PROPERTY LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, Ash Urban Development, LLC is the Agency's designated Redeveloper under a Redevelopment Agreement dated December 24, 2014 for the construction of a new six story residential building with eighty-four (84) units, and approximately seventy-four (74) parking spaces to be constructed on Block 17502 (map attached) within the Morris Canal Redevelopment Area; and

WHEREAS, the Redevelopment Agreement incorporates a time line for certain tasks to be completed; and

WHEREAS, the Redeveloper is in the process of performing its environmental due diligence at the site; and

WHEREAS, the Redeveloper has requested an amendment to the time lines set forth in the Redevelopment Agreement which Agency staff has deemed acceptable; and

WHEREAS, the new time lines will extend the environmental due diligence in Schedule C to reflect Redeveloper has 210 days from the effective date of the Redevelopment Agreement with a 60 day extension for a total of 270 days and will be memorialized in a First Amendment to the Redevelopment Agreement to be prepared by Agency Counsel.

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

1. The above mentioned recitals are incorporated herein as if set forth at length;

2. Authorization be and is hereby given to execute a First Amendment to the Redevelopment Agreement executed between the Agency and Ash Urban Development LLC for the purposes set forth above in such form and such content as is acceptable and approved by the Agency's Executive Director and Agency Counsel.
3. The Chairman, Vice Chairman and/or Secretary be and are hereby authorized to execute any and all documents required in connection with this Resolution.

Secretary

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

SEE SHEET 157

ASH

JOHNSTON

STREET

WHITON

GRAND LIBERTY DEVELOPMENT, LLC

17505

15 14 13 12 9 8 7 6 5 4 3 2 1

100' 50' 150'

N 73.5° E S 73.5° E

PINE STREET

AVENUE

70'

[illegible]

175

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

175

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, MIDDLETON TOWNSHIP
NEW JERSEY, 07748

NEW JERSEY, 07748

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