

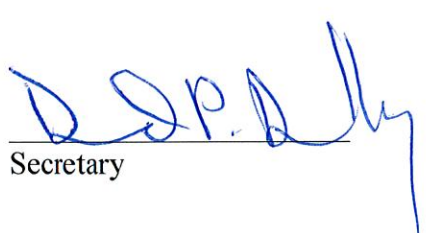
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING GOING INTO EXECUTIVE SESSION TO
DISCUSS CERTAIN MATTERS**

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

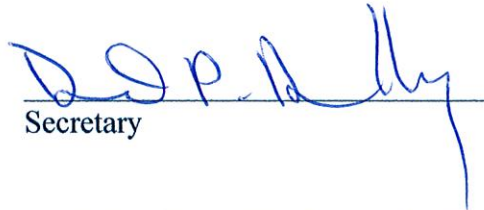
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated April 21, 2015.

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				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF THE REGULAR MEETING
DATED MARCH 17, 2015**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated March 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 April 21, 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 FEBRUARY 17, 2015**

WHEREAS, the Board of Commissioners approved going into closed session at their meeting of February 17, 2015; 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 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 April 21, 2015

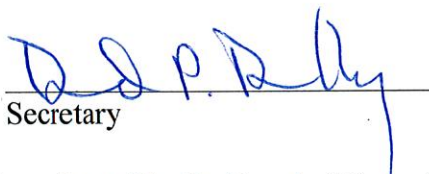
RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Diane Coleman	✓			
Evelyn Farmer				✓
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE SESSION OF
THE REGULAR MEETING OF March 17, 2015**

WHEREAS, the Board of Commissioners approved going into closed session at their meeting of March 17, 2015; 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 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 April 21, 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				

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY QUALIFYING VARIOUS FIRMS FOR THE
ABANDONED PROPERTIES REHABILITATION ACT (APRA)**

WHEREAS, in compliance with the Abandoned Properties Rehabilitation Act (“APRA”), the Jersey City Redevelopment Agency issued a Request for Qualifications (“RFQ”) for Qualified Rehabilitation Entities (“QREs”) on January 9, 2015; and

WHEREAS, the Agency received a total of forty (40) qualification statements in response to the RFQ, all of which were reviewed and evaluated by Agency staff; and

WHEREAS, the qualified firms will be considered QREs allowing them to rehabilitate/renovate the selected properties on the (APRA) list; and

WHEREAS, of the forty (40) submissions the Agency desires to qualify the following twenty five (25) firms:

1. The Franklin Group, LLC
2. BGT Enterprises
3. Garden State Episcopal CDC
4. Claremont Properties
5. Community Loan Fund of New Jersey
6. RCG Development Group, LLC
7. KABR Real Estate Investment Partners
8. EMET Realty
9. Santomauro General Contracting, LLC
10. TRF Development Partners
11. Chamunda Ma Wright, LLC
12. V. Gupta & Co., Inc.

13. Peron Development
14. Liberty Park Partners, LLC
15. MAR Acquisition
16. Community Housing in Partnership (CHIP)
17. Alliance Construction
18. Pinnacle Development Group
19. Priore Construction
20. Black Dog Construction/Landmark Developers
21. FM Home Improvements
22. Guerreiro's Construction
23. D2KL
24. EEAG Properties, LLC
25. HDS Home and Design

WHEREAS, in the Agency's sole discretion, any QRE recommended to undertake a project in accordance with APRA would be required to enter an agreement for such purposes and provide any additional documentation as determined by the Agency; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that each of the above listed entities are approved as a Qualified Rehabilitation Entity in accordance with the Abandoned Properties Rehabilitation Act for the purpose to enter into a more defined agreement with the Agency.

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 April 21, 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 Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PROFESSIONAL SERVICES AGREEMENT NO. 15-04-CF4 WITH
VALUE RESEARCH GROUP, LLC FOR THE PREPARATION OF
ACQUISITION APPRAISALS IN CONNECTION WITH THE
ABANDONED PROPERTIES REHABILITATION ACT (APRA)**

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

WHEREAS, the JCRA has a need to acquire appraisals as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5 as appropriate; and

WHEREAS, the JCRA has determined and certified in writing that the value of the acquisition will exceed \$17,500; and

WHEREAS, the Agency is desirous of contracting with Value Research Group, LLC of Livingston, New Jersey to provide City-wide acquisition appraisal services in accordance with the terms, conditions and specifications of the Abandoned Properties Rehabilitation Act (APRA), N.J.S.A.55:19:19-78; and

WHEREAS, the anticipated term of this contract is one (1) year and may be extended x times as approved by this governing body; and

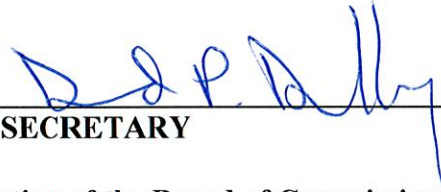
WHEREAS, Paul T. Beisser has submitted a proposal March 20, 2015 indicating they will provide the real estate valuation and consulting services for the acquisition appraisal; and

WHEREAS, Value Research Group, LLC has provided these services to the Agency in the past and has demonstrated the knowledge and expertise required in the field of endeavor; and

WHEREAS, 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 a Contract, indicating the amounts specified above, be awarded to Value Research Group, LLC for the purpose of rendering City-wide acquisition appraisal services in accordance with the terms, conditions and specifications of the Abandoned Properties Rehabilitation Act (APRA), N.J.S.A.55:19:19-78. 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 April 21, 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				✓

7

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 2 FOR CONTRACT NO. 14-08-MPN5 WITH GRAMERCY GROUP, INC. FOR DEMOLITION SERVICES IN THE BAYFRONT I REDEVELOPMENT AREA

WHEREAS, at its meeting of August, 19, 2014 the Board of Commissioners of the Jersey City Redevelopment Agency authorized execution of Contract No. 14-08-MPN5 with Gramercy Group, Inc. in the amount of \$1,636,000.00 for demolition of four structures located at the Jersey City Incinerator Complex within the Bayfront I Redevelopment Area; and

WHEREAS, on November 18, 2014 the Board of Commissioners approved Change Order No. 1 which was a direct result of discovery of additional Asbestos Containing Materials that were uncovered in the roof of the JCIA Incinerator Building; and

WHEREAS, during the course of demolition activities contaminated pipe insulation was discovered in the Incinerator Building requiring abatement and removal and disposal which was not included in the bid package; and

WHEREAS, said additional work totaled \$153,155.47; and

WHEREAS, Alternate Bid Item No. 4 allowed for transport and disposal of contaminated soot covered wood and concrete which after test results showed no contamination allowing for these materials to be disposed of as “non-contaminated materials” at a significantly lower cost; and

WHEREAS, simultaneously with the above additional work being requested of Gramercy, the Agency’s professional consultants, AMEC Forster, Wheeler, Environmental & Infrastructure, Inc. (hereinafter “AMEC”) determined that Alternate Bid Item No. 4 was no longer needed and should be deleted from the overall scope of the Contract, thereby decreasing the Contract by \$286,500.00; and

WHEREAS, Gramercy Group, Inc. submitted a proposal for the additional work and the deletion of Alt #4 of the Bidding Documents (copy attached); and

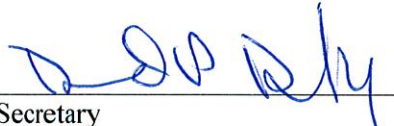
WHEREAS, as a result of quantity adjustments for the above items of work the contract price in decreased by \$133,344.53 for a new total contract amount of \$1,685,433.47; and

WHEREAS, Agency staff and its Construction Manager, AMEC deem the above revisions and amounts appropriate and acceptable; and

WHEREAS, Amec Foster Wheeler has provided us with a recommendation letter to accept the proposal (copy attached).

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) Change Order No. 2 reducing the amount of the contract by \$133,344.53 with Gramercy Group, Inc. is hereby authorized and approved; and 3) Change Order No. 2 decreases the contract from \$1,81,778.00 to \$1,685,433.37.

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 April 21, 2015.

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



March 27, 2015

Mary Pat Noonan
Jersey City Redevelopment Agency
66 York Street
Jersey City, New Jersey 07310

Re: Request for Change Order- Proposal

Additional ACM Abatement and the Disposal of Wood and Concrete as Non-Contaminated and the Credit for Not Disposing as Contaminated as in Alt 4 at the Jersey City Incinerator Project

PROPOSAL

1. Remove and dispose of ACM contaminated pipe insulation in the Incinerator Building that was not identified in the ACM Survey that was provided in the bid package

Price (see attached breakdown and backup) \$11,506.70

2. Transport and Dispose of soot covered Wood and Concrete that was assumed contaminated in Alternate Bid Item #4 as non-contaminated as test results showed no contamination. See attached breakdown and backup for these costs.

Total Cost (see attached log and breakdown)	\$123,172.84
15% Markup as per contract	<u>18,475.93</u>
Total This Item	\$141,648.77

3. 100% Credit for Alt #4 in Contract- Line item #15 **(\$286,500.00)**

***Total Value This Change Order Proposal (\$133,344.53)**

Gramercy Group, Inc.
3000 Burns Avenue | Wantagh, New York 11793
P 516-876-0020 | F 516-876-0021 | www.gramercyusa.com

WHAT GOES UP...WE TAKE DOWN

April 10, 2015

Mary Pat Noonan
Jersey City Redevelopment Agency
66 York Street, 2nd Floor
Jersey City, New Jersey 07302



Subject: **Gramercy Group Inc. Request for Change Order Proposal Recommendation**

Dear Mrs. Noonan:

Gramercy Group Inc. has presented a Request for Change Order Credit Proposal dated March 27, 2015. The Change Order Proposal is a combination of additional ACM Abatement work, the disposal of wood and concrete as non-contaminated and a credit for not disposing the wood and concrete as contaminated (Alternate Bid Item 4). This ultimately resulted in a deduct of \$133,344.53 to the total contract cost. The rationale for the credit is described below.

- 100% credit for Alternate Bid Item #4 in Contract – (\$286,500.00)
- The transportation and disposal of the wood and concrete that was assumed to be contaminated in Alternate Bid Item #4 as non-contaminated. \$141,648.77.
- Gramercy identified additional ACM pipe insulation during demolition of the Incinerator Building that was not visible during Amec's Hazardous Materials Survey due to the inaccessibility of the areas. Gramercy was directed to provide pricing to properly remove and dispose of the additional AMC material. The total amount of the added scope is \$11,506.70

Amec Foster Wheeler Environmental & Infrastructure, Inc. evaluated Gramercy's cost proposal and supplemental information and recommends that JCRA issue the change order credit to the contract. Attachment 1 presents a copy the Gramercy Proposal and unit pricing information.

Amec Foster Wheeler Environmental & Infrastructure Inc. acknowledges the scope of the JCIA Buildings Demolition project has been completed and we recommend final closeout of the contract.

April 10, 2015
JCRA
JCIA Demolition

If you have any questions, please contact me at (610) 505-9315.

Sincerely,

Amec Foster Wheeler Environment & Infrastructure, Inc.

A handwritten signature in cursive script, appearing to read "David Clifford".

Joseph T. Clifford, P.E. *for*
Senior Principal Engineer

Enclosures:

- a. Attachment 1 – Gramercy Request for Change Order Proposal

cc: David Ambrose Amec Foster Wheeler E&I Inc. (w/o encl.)
Stuart Bills Amec Foster Wheeler E&I Inc.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 15-04-MPN5 WITH AMEC FOSTER WHEELER ENVIRONMENT & INFRASTRUCTURE, INC. FOR ENVIRONMENTAL SERVICES AT THE BAYFRONT I REDEVELOPMENT AREA

WHEREAS, the Agency and Bayfront Redevelopment LLC entered into a Redevelopment Agreement for construction of a mixed use project in the Bayfront I Redevelopment Area; and

WHEREAS, the project is an approximate 100 acre site located in Block 24601 and housed City owned facilities on a portion of the site; and

WHEREAS, in furtherance of the goals of both the Redevelopment Agreement and the Bayfront I Redevelopment Plan it was necessary to demolish structures located at the MUA and JCIA facilities; and

WHEREAS, Agency staff determined that retention of an Owner's Representative be on site during such activities to ensure all tasks are performed in a workmanlike manner; and

WHEREAS, Gramercy Group, Inc. undertook demolition of the JCIA buildings which included the JCIA Incinerator Building; and

WHEREAS, Gramercy's scope of work did not include removal of debris from the trash pit because the debris was inaccessible during their phase of the work; and

WHEREAS, this material is characterized as municipal waste and requires disposal at an appropriate facility in compliance governing law; and

WHEREAS, Amec Foster Wheeler Environment & Infrastructure, Inc. has submitted a proposal for debris load out, transportation and disposal in the not to exceed amount of \$275,770.00; and

WHEREAS, the disposal and transport costs presented are those charged by the landfill for non-municipal entities; and

WHEREAS, it is believed that significant cost savings can be achieved by arranging for transport and disposal of these materials through the Jersey City Incinerator Authority, if they are able to assist, thereby reducing the cost; and

WHEREAS, time being of the essence, AMEC is ready to proceed with the full scope of their proposal should that become necessary; and

WHEREAS, the Jersey City Redevelopment Agency has determined and certified in writing that the value of the services provided will exceed \$17,500.00; and

WHEREAS, the anticipated term of this contract will not exceed one year; and

WHEREAS, Amec has completed and submitted a Business Entity Disclosure Certification which certifies that they have not made any reportable contributions to a political or candidate committee of the Commissioners of the Jersey City Redevelopment Agency in the previous year; and

WHEREAS, funds for said work will be covered from an escrow account being held by the City of Jersey City for demolition related activities at the Bayfront I Redevelopment Project; and

WHEREAS, Agency staff has determined that the April 17, 2015 proposal from AMEC is a fair and equitable price for the services required and recommends that the Board of Commissioners award said contract to Amec Foster Wheeler Environment & Infrastructure, Inc.

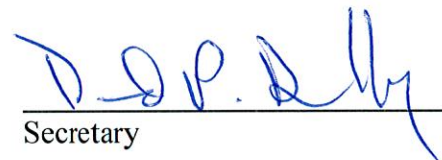
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitals are incorporated herein as if set forth at length; 2) the April 17, 2015 proposal of AMEC Foster Wheeler Environmental & Infrastructure, Inc. is attached hereto and incorporated herein; 3) a Contract in the not to exceed amount of \$275,700.00 is hereby awarded to AMEC Foster Wheeler Environmental & Infrastructure, Inc.

contingent upon the Agency's receipt of funds from the City of Jersey City's Site Preparation Escrow Fund.

BE IT FURTHER RESOLVED, that this Contract is awarded in a non-fair and open manner and that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

BE IT FURTHER RESOLVED, that notice of 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).

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 April 21, 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 Greene	✓			
Rolando R. Lavarro, Jr.				✓
Timothy N. Mansour	✓			
John D. Petkanas	✓			
Russell Verducci				✓



**Subject: Change Order Request
Removal and T&D of JCIA Trash Pit Debris
JCIA Structure Demolition Project
Amec Foster Wheeler Contract Number: 12-05-MPN4**

As discussed at our April 17, 2015 meeting, Amec Foster Wheeler herein provides a not-to-exceed cost estimate to complete the final task associated with the JCIA demolition project, the removal of remaining debris in the bottom of the trash pit.

We understand that this material is characterized as municipal waste and requires disposal at the Keegan Landfill in Kearny, NJ in compliance with the Hudson County District Solid Waste Management Plan and the Flow Control Provisions of the New Jersey Solid Waste Management Act. Amec Foster Wheeler has contacted the landfill and determined that the cost for debris transportation is \$645 / load and the cost of disposal is \$97.54 / ton. The total not-to-exceed cost estimate is shown below.

Debris Removal from Trash Pit	
Description of Work	Cost
Management and Coordination	\$ 20,300
Debris Loadout	\$ 60,200
Transportation & Disposal	\$ 195,200
Total	\$ 275,700

Amec Foster Wheeler is ready to mobilize for this work within 10 days. Amec Foster Wheeler will be available to participate in the upcoming board meeting if necessary.

April 17, 2015
Change Order Request
Removal and T&D of JCIA Trash Pit Debris
JCIA Structure Demolition Project

If you have any questions, please contact me at (610) 505-9315.

Sincerely,

Amec Foster Wheeler Environment & Infrastructure, Inc.



Joseph Clifford
Project Engineer

Enclosures: a.) Trash Pit Photograph

cc: William Hague, Honeywell
John Mojka, Honeywell
John Morris, Honeywell
Maria Kaouris, Honeywell
Stuart Bills, Amec Foster Wheeler
David Ambrose, Amec Foster Wheeler

Estimated Debris
Quantity: 1,200 CY

04.01.2015 14:48



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THIS RESOLUTION TO SERVE AS AN MOU WITH HUDSON COUNTY SCHOOLS OF TECHNOLOGY FOR ACCESS TO PROPERTY LOCATED AT 180 NINTH STREET IN THE BETZ BREWERY REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency is the owner of the Community Education and Recreation Center located at 180 Ninth Street (Block 8804, Lot 2) in the Betz Brewery Redevelopment Area; and

WHEREAS, Hudson County Schools of Technology, a public corporation of the State of New Jersey, is interested in leasing the CERC to operate a Middle School for children residing in Hudson County with adult educational programming being offered as well; and

WHEREAS, the Agency is interested in leasing the premises referenced above to Hudson County Schools of Technology; and

WHEREAS, while the terms of the lease are being finalized, which we agreed to in principle Hudson County has requested access to the property to perform general maintenance services such as painting of hallways, classrooms, replacement of ceiling tiles as well as creation of lab space, etc.; and

WHEREAS, execution of this Resolution, will act as a Memorandum of Understanding and will facilitate access to the Property to undertake the above mentioned activities; and

WHEREAS, the Hudson County School of Technology and the Jersey City Redevelopment Agency plan to execute this Lease in principle at our next Board of Commissioners meeting; and

WHEREAS, this Explore 2000 Middle School, which is a science, technology, engineering and math institution will benefit all the residents of Jersey City by locating its facility at the Community Education and Recreation Center.

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) Authorization to enter in an MOU for purposes of granting access to Hudson County Schools of Technology to undertake classroom preparation activities is hereby approved.

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 April 21, 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 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 SECOND AMENDMENT TO CONTRACT NUMBER 14-05-BD7 WITH T & M ASSOCIATES FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE CANAL CROSSING REDEVELOPMENT AREA.

WHEREAS, at its meetings of May 20, 2014 and November 18, 2014, the Board of Commissioners authorized Contract No. 14-05-BD7 with T & M Associates; and

WHEREAS, the Agency is in need of additional environmental services in the Canal Crossing Redevelopment Area; and

WHEREAS, T & M Associates, who responded to the Request for Qualifications for Professional Environmental Services which the Agency published on 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, T & M Associates has submitted a proposal for environmental services dated April 17, 2015 in the amount not to exceed \$15,000.00 for a new contract amount not to exceed \$77,100.00 (attached); and

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

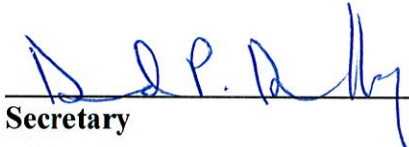
WHEREAS, funds for the work will be provided by the Agency; and

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Services Contract No.14-05-BD7 with T & M Associates is hereby amended and increased by \$15,000.00 for a new contract amount not to exceed \$77,100.00 and is extended for a period of one year.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to 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 April 21, 2015.

RECORD OF COMMISSIONERS VOTE				
<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				✓



YOUR GOALS. OUR MISSION.

AGREEMENT MODIFICATION TO T&M PROJECT JCRA-00020

T & M PROJECT No. JCRA-00020

Agreement Modification No.: 2

Project Name: Professional Services Proposal - Chromate Site #132

Original Agreement Date: 5/15/2014

Modification Amount: \$15,000.00

Description of Modification:

Scope of Services: See Attached description of Scope of Services

Schedule of Fees: See Original Agreement. (TMOH-13862)

Terms & Conditions (or other) See Original Agreement

Reason for Modification: Client Initiated _____ T&M Request X

Original Agreement Amount: \$ 27,100.00

Net Prior Modifications
Including Agreement
Modification(s) _____: \$ 35,000.00

Amount of this Modification: \$ 15,000.00

Revised Agreement Amount: \$ 77,100.00

No services to be provided pursuant to this Agreement Modification until accepted by Client and T&M. All provisions of the original Agreement will not be changed by this and prior modifications remain in effect.

CLIENT: Benjamin Delisle

T&M ASSOCIATES

Signature: _____

Signature: 

Name: Benjamin Delisle

Name: Jaclyn Flor

Title: Director of Development

Title: Client Manager

Date: _____

Date: 4/17/15



PROJECT BACKGROUND and SCOPE OF SERVICES

T&M Associates (T&M) is currently providing environmental consulting services in response to the Jersey City Redevelopment Agency (JCRA) request for proposal (RFP) for Chromate Site #132 located at 824 Garfield Avenue. Since additional services will be necessary to address the engineering and environmental requirements at the Garfield Avenue Sites and various issues for the overall Canal Crossing Development (e.g. stormwater, drainage, grading, capillary break review, etc.), T&M has prepared this Agreement Modification No.2.

As of our last invoice #DAP272187, which included services up to March 6, 2015, the following was the status of the billing per task:

<u>Task *</u>	<u>Description</u>	<u>Amount</u>	<u>to Date</u>	<u>Expended</u>
Task 1	LSRP Services	\$0.00	\$19,600.00	100.0%
Task 2	Technical Support	\$0.00	\$7,500.00	100.0%
Task 3	Review TEP	\$0.00	\$4,500.00	100.0%
Task 4	Cut & Fill Calcs	\$0.00	\$0.00	0.0%
Task 5	Second Review TEP	\$0.00	\$3,300.54	73.3%
Task 6**	Flood Haz & Grant Prog	\$0.00	\$7,449.62	100.0%
Task 7**	Engineering Assistance	\$161.00	\$1,271.76	62.0%
Task 8	Geophysical Inv	\$0.00	\$0.00	0.0%
Task 9	RIR, CID & Forms	\$645.21	\$2,259.71	28.2%
Total	Contract - \$62,100	\$806.21	\$45,881.63	73.9%

As of the last invoice, the contract amount remaining was \$16,218.37. Please note, the \$16,218.37 was transferred to Task 7 Engineering Assistance to account for the additional meetings, conference calls, document review, and additional research. Therefore after the budget transfer, the tasks that had remaining budgets (Tasks 4, 5, 8 & 9), have no remaining budget and will not be addressed.

The out-of-scope work also included researching the effort it would take to go from 60% design to 100% design of the Canal Crossing infrastructure. In addition to the research and attending meetings, T&M also reviewed several submittals from PPG. Since the meeting at LeClair Ryan's office on March 24, 2015, the following documents were reviewed or that still need to be addressed.

- AECOM Memorandum – March 2, 2015 – Use of FerroBlack-H – Amended Backfill and Analytical Results from Backfill Sampling
- AECOM Memorandum – March 2, 2015 – Draft List of Deed Notice Elements for 900 Garfield Avenue
- LeClairRyan – March 2, 2015 – to Kevin Coakley – Connell Foley LLP – PPG-Request For Access: 900 Garfield Avenue (Block 21501, Lot 20)
- LeClairRyan – March 2, 2015 – to Bradley Wilson – Nowell Amoroso Klein Bierman, PA – PPG-Request For Access: 900 Garfield Avenue (Block 21501, Lot 16, 1 Dakota Street, Block.....)



- AECOM Memorandum – March 2, 2015 – PPG Request for Information from Jersey City/JCRA/JCMUA/Hampshire
- AECOM Memorandum – March 2, 2015 – Response to Data Request from Connell Foley LLP on behalf of Hampshire
- AECOM Memorandum – March 2, 2015 – Response to Data Request from Nowell Amoroso Klein Bierman, PA, on behalf of JCRA
- Flood Hazard Area Individual Permit Application/Hardship Exception Request
- Non-Applicability Form
- Treatment Work Approval Application for Groundwater Treatment Plant #2
- Combined Sewer Utility Disconnection/Removal Request – Halladay Street between Caven Point Avenue and Carteret Avenue
- Halladay Street South Technical Execution Plan
- Halladay Street South Terminal Excavation Elevation Submittal
- Shoring Alignment Memorandum (Revision1)
- Carteret Avenue Preliminary Plan
- Groundwater Monitoring Report
- as-built elevations for all of the sheet pile installed on the site
- AECOM Memorandum – Letter February XX 2015 to Ms Dietrick, NJDEP Land Use - Application for Flood Hazard Area ("FHA") Individual Permit and Hardship Exception Request
- AECOM Memorandum – March 13, 2015 – Capillary Break Re-evaluation
- Capillary Break Proposal 3-31-15, from Michael McCabe
- The evaluation of the corrosivity of the Ferro black amended backfill

The following is a summary of the proposed scope of services to be provided by T&M as part of Agreement Modification No. 2 (AM-2).

Item 10/Additional Engineering Assistance

T&M will continue to provide engineering and environmental technical support to JCRA for the Garfield Avenue Sites and various issues for the overall Canal Crossing Development. T&M will provide LSRP support and engineering services including: review of the site restoration, Deed Notice, capillary break, Ferro Black amended backfill, stormwater, grading, drainage, Flood Hazard Permit review, Treatment Works Approval review, etc. The management and technical support services includes attending meetings, environmental review, teleconferences, engineering support, etc.

A fee of \$ 15,000.00 is estimated for the scope of work in Item 10.

End of Agreement Modification

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING FAIR
MARKET VALUE FOR PROPERTY LOCATED IN BLOCK 15702, LOT
31 AND KNOWN AS 423 GRAND STREET WITHIN THE GRAND
JERSEY REDEVELOPMENT AREA**

WHEREAS, the Jersey City Redevelopment Agency, pursuant to the provisions of N.J.S.A. 40:12A-1 et seq, as amended, has determined it necessary to acquire lands and premises located at 423 Grand Street in Block 15702, Lot 31 within the Grand Jersey Redevelopment Area and which area has been declared an "area in need of redevelopment"; and

WHEREAS, the property in question is owned by Raymond, Raymond, Jr., and Steven Freed; and

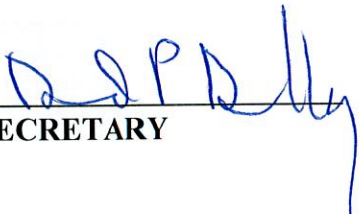
WHEREAS, the referenced property was appraised by McGuire Associates to have a market value of **\$517,000.00**; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Agency accepts the valuation \$517,000.00 of the Appraiser as having been performed in a competent manner and in accordance with applicable State Laws.

BE IT FURTHER RESOLVED, that the Agency is authorized to purchase said property located at 423 Grand Street in Block 15702, Lot 31 for the sum referenced above and the Chairman, Vice-Chairman and/or Secretary of the Jersey City Redevelopment Agency are hereby authorized to enter into a contract and to sign all other documents necessary to consummate the acquisition of said premises subject to the review and approval of the Agency's General Counsel.

15-04- 11

BE IT FURTHER RESOLVED, that in the event the Jersey City Redevelopment Agency cannot, for any reason acquire as a result of amicable negotiations said lands and premises for an amount not in excess of the authorized sum, the Chairman, Vice-Chairman and/or Secretary are hereby authorized to institute condemnation proceedings, pursuant to the provisions of N.J.S.A. 20:3-1 et seq.


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 April 21, 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 A
TRANSFER IN INTEREST ON BLOCK 11603, LOTS 3, 47, 50 AND 51
UNDER THE REDEVELOPMENT AGREEMENT WITH G & S
INVESTORS/JERSEY CITY L.P.**

WHEREAS, the Agency entered into an Agreement with the Redeveloper, A-S-H Management Corporation dated April 12, 1985 which was subsequently amended from time to time; and

WHEREAS, on June 5, 1985 in accordance with Article 12.4 of the Redevelopment Agreement A-S-H Management transferred its rights and obligations under the said Redevelopment Agreement to National Bulk Carriers, Inc.; and

WHEREAS, in May of 1993 the Agency authorized assignment to and assumption of a portion National Bulk Carriers, Inc. Redevelopment Agreement rights, duties and obligations and the transfer of a portion of the project area to G & S Investors / Jersey City L.P (hereinafter "Redeveloper") to develop a retail center; and

WHEREAS, Redeveloper is seeking the Agency's consent to the formation of one or more joint ventures to be formed by Redeveloper and Forest City Residential Group, LLC for the planned development of a variety of market value housing types and commercial establishments through new construction to be developed in phases (the Joint Ventures); and

WHEREAS, Redeveloper is seeking the agency's consent to the designation of the Joint Ventures as Redeveloper(s) with respect to their respective phases and the assignment by

Redeveloper and assumption by such Joint Ventures of all rights and obligations as Redeveloper(s) under the Redevelopment Agreement as amended; and

WHEREAS, the first phase of the planned development will consist of a 35 story mixed use building containing 421 residential units, 10,126 square feet of ground level retail space and a 144,253 square foot parking garage containing 285 parking spaces; and

WHEREAS, Redeveloper further requests the Agency to execute a Consent to Preliminary and Final Major Site Plan Approval; and

WHEREAS, the Agreement set definite standards to be attained by any proposed transferee including but not limited to financial ability, expertise, reputation and the assumption of obligations, dates and responsibilities of the Redeveloper; and

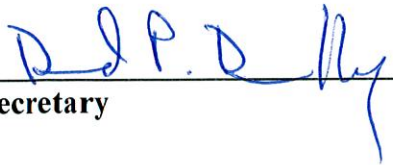
WHEREAS, G & S Investors / Jersey City L.P. and Forest City Residential Group, LLC have provided information to make a decision on the proposed transfer and same has been deemed acceptable by Agency staff.

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; approval of each Joint Venture formed by Redeveloper and Forest City Residential Group, LLC as a Redeveloper with respect to the phase owned by it pursuant to the Redevelopment Agreement is hereby approved.

BE IT FURTHER RESOLVED, that the approvals are subject to the transferee executing an Eight Amendment to Redevelopment Agreement.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents, including but not limited to the

aforementioned Eight Amendment to Redevelopment Agreement, which are 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 April 21, 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 JERSEY CITY REDEVELOPMENT AGENCY
BOARD OF COMMISSIONERS AUTHORIZING A PARTIAL RELEASE OF
MORTGAGE BETWEEN EAGLE ROCK DEVELOPMENT, LLC AND THE
JERSEY CITY REDEVELOPMENT AGENCY REGARDING PROPERTY
KNOWN AS 278 MLK DRIVE LOCATED WITHIN THE MARTIN LUTHER
KING DRIVE REDEVELOPMENT AREA**

WHEREAS, on October 23, 2007, the Jersey City Redevelopment Agency (hereinafter "Agency" or "Mortgagee") entered into a Commercial Mortgage with Eagle Rock Development, LLC (hereinafter "Eagle Rock" or "Mortgagor") and;

WHEREAS, the properties listed in "Section 2/Mortgaged Property" of the said Commercial Mortgage are known as 268, 270, 272, 274, 276, 278 & 282 Martin Luther King Drive, Jersey City, New Jersey; and

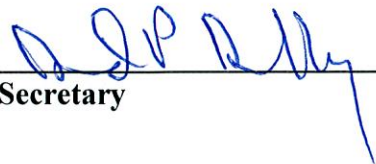
WHEREAS, the owner of property known as 278 Martin Luther King Drive acquired title from Eagle Rock; and

WHEREAS, the owner of the said parcel located at 278 Martin Luther King Drive is deceased and attorneys for the Estate are seeking a partial Discharge of Mortgage in order to permit the sale of the property; and

WHEREAS, the Agency is desirous of consenting to the above request since the partial Discharge of Mortgage is required prior to closing.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Agency is hereby authorized to execute and deliver a partial release of the Commercial Mortgage as it pertains to property at 278 Martin Luther King Drive.

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 April 21, 2015.

RECORD OF COMMISSIONERS VOTE				
<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				✓

COMMERCIAL MORTGAGE

RECORD AND RETURN TO:
Giantomasi & Oliveira, P.C.
292 Lafayette Street
Newark, NJ 07105

This Mortgage ("Mortgage") is made this 23rd day of October, 2007

BY **EAGLE ROCK DEVELOPMENT, LLC** a New Jersey limited liability company
having an office or residing at One Tower Drive, West Paterson, NJ 07424
("Mortgagor")

IN FAVOR OF **JERSEY CITY REDEVELOPMENT AGENCY**, a body corporate of the State of
New Jersey ("Lender"), at its office at 30 Montgomery Street, Room 900, Jersey City,
NJ 07302 ("Mortgagee").

Background This Mortgage secures various obligations of Mortgagor to Mortgagee including a loan
by Mortgagee to Mortgagor as set forth and as evidenced by a mortgage note (the "Note") of even date herewith
executed by Mortgagor and delivered to Mortgagee. This Mortgage also secures all loans or other obligations
evidenced by notes, mortgages, guaranties, affidavits or other documents executed in connection with any loans
or other obligations or any future advances by Mortgagor to Mortgagee prior to or after the date hereof,
including, without limitation, the outstanding loans or obligations set forth on Exhibit A attached hereto and
made a part hereof (the "Other Obligations"). The obligations represented by the Note and the Other Obligations
shall be collectively referred to herein as the "Obligations".

009061933 11/19/2007 01:50P
RECEIVED WILLIE L. FLOOD
AND HUNSON COUNTY
SECTION RECORDED REGISTER OF DEEDS
GRANTING CLAUSE Recd: No. 417662

To secure the observance, payment and performance of all Obligations when due, Mortgagor hereby
bargains, sells, mortgages and grants a security interest in, and assigns all rents, profits, leases, income, revenue
and proceeds arising from the Mortgaged Property (defined below) to Mortgagee and to Mortgagee's successors
and assigns forever. These grants are, however, made upon the express condition that if all Obligations are paid
and performed without offset and without deduction or credit for any amount payable for taxes, this Mortgage
shall be discharged by Mortgagee upon Mortgagor's request.

SECTION 2 MORTGAGED PROPERTY.

The "Mortgaged Property" consists of:

(a) **Land.** The land and property (collectively referred to as "Land") commonly known as 268, 270,
272, 274, 276, 278 & 282 Martin Luther King Drive, Jersey City, New Jersey, designated as Lot(s) 8, 7.A, 6.A,
5, B.2, B.1 and A, Block 1307 on the official tax map of Jersey City, and having a legal description as set forth
on Exhibit B attached hereto and made a part hereof.

(b) **Improvements.** All buildings, structures and other improvements of every nature presently or in the
future on, attached to or used in connection with the Land, including all betterments, substitutions, replacements and
proceeds, and all easements, appurtenances, roads, walkways and public spaces adjacent, or relating to, the foregoing
or to the Land (collectively referred to as "Improvements");

(c) **Fixtures.** All fixtures, machinery, equipment, appliances, goods, chattels, furniture and personal
property of every nature presently or in the future attached to, or used or intended to be used in connection with, the
Land or Improvements, or to be erected on the Land or Improvements, including gas and electric fixtures, radiators,

2157 2304

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING CHANGE ORDER NUMBER 1 TO
CONTRACT NO 14-01-FO1 WITH SZ CONSTRUCTION, INC.
FOR PHASE II REHABILITATION OF PROPERTY LOCATED
AT BLOCK 23202, LOT 79 IN THE MARTIN LUTHER KING
DRIVE REDEVELOPMENT AREA.**

WHEREAS, at its February 18th, 2014 meeting, the Board of Commissioners authorized Contract Number 14-01-FO1 with SZ Construction, LLC for Phase II rehabilitation of Agency owned property located at 292 Martin Luther King Drive (Block 23202, Lot 79) in the Martin Luther King Drive Redevelopment Area; and (see map attached)

WHEREAS, there was a previous unpaid outstanding invoice with the Jersey City Municipal Utilities Authority in the amount of \$1,800.00 which prevented SZ from obtaining necessary MOA permits; and

WHEREAS, at the request of the Agency, SZ Construction Inc, paid the outstanding invoice in order for progress on Phase II construction to move forward; and

WHEREAS, SZ requires reimbursement for the outstanding invoice including services in the amount of \$1,970.00; and

WHEREAS, during the construction inspection as required by the Jersey City building Department, additional framing work was required in order to further secure the flooring load; and

WHEREAS, SZ submitted a proposal for required work in the amount of \$3,800.00; and

WHEREAS, the Agency requires an alarm system to be installed during construction in order to secure the property once it is completed; and


WHEREAS, as a result of quantity adjustments for the above items of work the contract price is increased by a total amount of \$8,420.00 from the original contract amount of \$387,000.00 for a new total contract amount of \$395,420.00; and

WHEREAS, Agency staff and LWDMR Architects deemed the above revisions and amount appropriate and acceptable; and

WHEREAS, the additional work will be paid from Community Development Block Grant Dollars (CDBG); and

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) Change Order No. 1 for additional services listed above in an amount of \$8,420,00 is hereby approved; 3) Change Order No. 1 increases the contract from \$387,000.00 for a new total contract amount of \$395,420.00.

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


SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 21, 2015

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



AIA®

Document G701™ - 2001

Change Order

PROJECT: (Name and address) **Phase II Rehabilitation of Existing Building at 202 Martin Luther King Jr. Blvd. N.Y. 07302**

TO CONTRACTOR: (Name and address) **S2 Construction 97 Stefanie Ave Elmwood Park N.Y. 07407**

CHANGE ORDER NUMBER: **001**

DATE: **3/18/2015**

ARCHITECT'S PROJECT NUMBER: **14 01 701**

CONTRACT DATE:

CONTRACT FOR: **General Construction**

OWNER ☒

ARCHITECT ☒

CONTRACTOR ☒

FIELD ☐

OTHER ☐

The Contract is changed as follows:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives.)

REIMBURSEMENT FOR PAYMENT MADE BY S2 CONSTRUCTION TO THE JCMVA FOR COLLECTION / PERMIT FEE FOR BUILDING SEWER COLLECTION PREVIOUSLY INSTALLED DURING PHASE I REHABILITATION BY ANOTHER CONTRACTOR - SEE ATTACHED PAYMENT RECEIPT.

The original (Contract Sum) (Guaranteed Maximum Price) was

\$ **387,000.00**

The net change by previously authorized Change Orders

\$ **0.00**

The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was

\$ **387,000.00**

The (Contract Sum) (Guaranteed Maximum Price) will be increased (decreased) (unchanged) by this Change Order in the amount of

\$ **1,970.00**

The new (Contract Sum) (Guaranteed Maximum Price), including this Change Order, will be

\$ **388,970.00**

The Contract Time will be unchanged (increased) (decreased) (unchanged) by

(**—**) days.

The date of Substantial Completion as of the date of this Change Order, therefore, is **UNCHANGED**

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

WALTER ASSOC.

ARCHITECT (Firm name)

S2 Construction Inc

CONTRACTOR (Firm name)

J C R A

OWNER (Firm name)

140 BBT ST. J. CITY

ADDRESS

97 Stefanie Ave Elmwood Park N.Y. 07407

ADDRESS

140 YORK STREET, J. CITY

ADDRESS

BY (Signature)

BY (Signature)

BY (Signature)

(Typed name)

(Typed name)

(Typed name)

DATE

DATE

DATE

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

PROJECT #		BLOCK		LOT		PROJECT ADDRESS		MLK DR	
MUNICIPAL UTILITIES AUTHORITY									
SEWER FEES * All Dates Entered are MMDDYY Format									
TWA REQUIRED					<input type="checkbox"/>				
TWA FEE					NC <input type="checkbox"/>				
TWA FEE DATE PAID					mmddyy				
TWA FEE PROCESSED									
TWA FEE CHECK #									
TWA APPROVAL DATE									
TWA PROJ. FLOW									
TWA FLOW GAL. PER DAY									
WQM-005 RECEIVED									
SEWER APPROVAL DATE									
SEWER APP FEE					NC <input type="checkbox"/>				
SEWER APP FEE DATE PAID					mmddyy				
SEWER APP FEE PROCESSED									
SEWER APP FEE CHECK #									
SEWER CONNECT FEE					NC <input type="checkbox"/>				
SEWER CONNECT FEE DATE PAID					mmddyy				
SEWER CONNECT FEE PROCESSED									
SEWER CONNECT FEE CHECK #									
SEWER INSP FEE					NC <input type="checkbox"/>				
SEWER INSP FEE DATE PAID					mmddyy				
SEWER INSP FEE PROCESSED									
SEWER INSP FEE CHECK #									
GWD DATE									
GWD AMOUNT					NC <input type="checkbox"/>				
GWD AMOUNT DATE PAID					mmddyy				
GWD AMOUNT PROCESSED									
GWD AMOUNT CHECK #									
GWD PBSC SIGNOFF									

File Has Notes

OK

NO UPDATE - EXIT

PROJECT NOTES

PROJECT

SPRINKLER

PLAN REV

WORD DOCUMENT

SEARCH

MAIN

INSPECTIONS

SITE

WATER

JCMUA
PAID

AIA Document G701™ - 2001

Change Order

PROJECT: (Name and address) **Phase II Rehabilitation of Existing Buildings at 292 Newark Avenue, Jersey City N.J. 07302** CHANGE ORDER NUMBER: **003** OWNER ☒
 DATE: **3/25/2015** ARCHITECT ☒
 TO CONTRACTOR: (Name and address) **John Winbelmay, 140 Bay St. Suite 4, Jersey City N.J. 07302** ARCHITECT'S PROJECT NUMBER: **14 01 7 01** CONTRACTOR ☒
 CONTRACT DATE: FIELD ☐
 CONTRACT FOR: **General Construction** OTHER ☐

The Contract is changed as follows:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives.)

ADDED SECURITY / ALARM SYSTEM.

The original (Contract Sum) (Guaranteed Maximum Price) was \$ 387,000.00
 The net change by previously authorized Change Orders \$ 5,774.00
 The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was \$ 392,774.00
 The (Contract Sum) (Guaranteed Maximum Price) will be increased (decreased) (unchanged) by this Change Order in the amount of \$ 2,650.00
 The new (Contract Sum) (Guaranteed Maximum Price), including this Change Order, will be \$ 395,424.00
 The Contract Time will be unchanged (increased) (decreased) (unchanged) by () days.
 The date of Substantial Completion as of the date of this Change Order, therefore, is UNCHANGED.

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

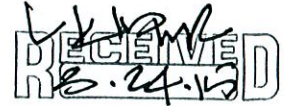
ARCHITECT (Firm name) **LWDMP ASSOC** CONTRACTOR (Firm name) **S2 Construction** OWNER (Firm name) **KPS**
 ADDRESS **140 Bay St.** ADDRESS **97 Ste Marie Ave** ADDRESS **140 York St.**
 BY (Signature) *[Signature]* BY (Signature) *[Signature]* BY (Signature) *[Signature]*
 (Typed name) **John Winbelmay** (Typed name) **MAREK SZEWIC** (Typed name) **[Blank]**
 DATE **3-26-2015** DATE **3/25/2015** DATE **[Blank]**

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

SZ CONSTRUCTION INC

03/24/15

97 Stefanic Ave
Elmwood Park, NJ 07407
Tel - (201) 290 7081
Fax - (201) 556 9107
Email - szconstruction@hotmail.com



CHANGE ORDER ~~PROPOSAL~~

Re: PHASE TWO REHABILITATION OF AN EXISTING BUILDING
292 Martin Luther King Drive
Jersey City, NJ 07030

We, SZ Construction LLC, hereby propose to install a burglar alarm system at the above mentioned address. This proposal includes all the labor and material necessary to complete the installation.

The system will include three separate panels necessary to secure the three spaces. The system will include the (control panels, key pads, motion sensors, window and skyline contacts, sirens, outlets and wiring)

Electrical Subcontractor IJ Electric - \$2450.00
(see attached)

SZ Construction overhead - \$200.00

Total - \$2,650.00

Sincerely,

Marek Szewc
Owner/President

APPROVED BY:
FOR JCRA - _____

FOR LKIMR - _____

JTH KLINKBANK
3.24.15

IJ Electric
West New York, NJ 07093
lic.5845
Tel.201-293-2870
cell. 201-6970064

Invoice No.

296

Bill To:

SZ Construction
97 Stefanic Ave.
Elmwood Park, NJ 07407

Job Site:

292 MLK Drive
Jersey City, NJ

Date

03/18/15

Description

Commercial space burglar alarm system
Apt one burglar alarm system keypad, windows contact
Apt two burglar alarm system keypad, windows contact
connect phone lines to all burglar alarm

Total

\$2,450.00

AIA Document G701™ - 2001

Change Order

PROJECT: (Name and address) **Phase II Rehabilitation of Existing Building at 292 Mountain Avenue, Jersey City, N.J. 07302** CHANGE ORDER NUMBER: **002** OWNER ☒
 DATE: **3/25/2015** ARCHITECT ☒
 TO CONTRACTOR: (Name and address) **John Winibelen, 100 Bay St. Suite 4, Jersey City, N.J. 07302** ARCHITECT'S PROJECT NUMBER: **1401701** CONTRACTOR ☒
 CONTRACT DATE: FIELD ☐
 CONTRACT FOR: **General Construction** OTHER ☐

The Contract is changed as follows:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives.)

**ADDITIONAL ROUGH FINISH IN ACCORDANCE W/
J. CITY BLDG. DEPT REQUIREMENT.**

The original (Contract Sum) (Guaranteed Maximum Price) was \$ 387,000.00
 The net change by previously authorized Change Orders \$ 1,974.00
 The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was \$ 388,974.00
 The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of \$ 3,800.00
 The new (Contract Sum) (Guaranteed Maximum Price), including this Change Order, will be \$ 392,774.00
 The Contract Time will be (increased) (decreased) (unchanged) by () days.
 The date of Substantial Completion as of the date of this Change Order, therefore, is

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

LEWIS & KESL
 ARCHITECT (Firm name)
140 Bay St.
 ADDRESS
[Signature]
 BY (Signature)
John Winibelen
 (Typed name)
3-25-2015
 DATE

S2 Construction
 CONTRACTOR (Firm name)
97 Ste Marie Ave
 ADDRESS
[Signature]
 BY (Signature)
MAREK SZEWIC
 (Typed name)
3/25/2015
 DATE

JCPH
 OWNER (Firm name)
140 York St.
 ADDRESS
[Signature]
 BY (Signature)
 (Typed name)
 DATE

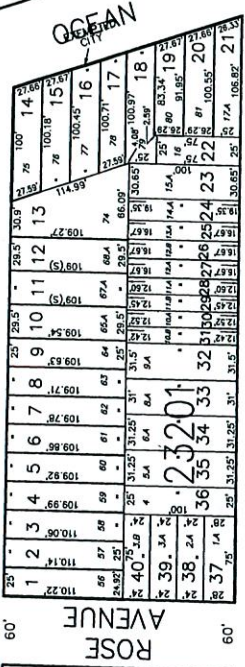
CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

DATE	BY	REVISIONS	LOT
1/2/01	CHARTER	1.000	101
1/2/01	ANDERSON	1.000	101
1/2/01	ANDERSON	1.000	101
1/2/01	ANDERSON	1.000	101
1/2/01	ANDERSON	1.000	101
1/2/01	ANDERSON	1.000	101
1/2/01	ANDERSON	1.000	101
1/2/01	ANDERSON	1.000	101
1/2/01	ANDERSON	1.000	101
1/2/01	ANDERSON	1.000	101

SEE SHEET 226

CLAREMONT AVENUE

CLAREMONT AVENUE



SEE SHEET 233

GRANT

CLAREMONT AVENUE

CLAREMONT AVENUE

LUTHER DRIVE

SEE SHEET 231

MYRTLE

CLAREMONT AVENUE

MYRTLE AVENUE

DR. MARTIN

CLAREMONT AVENUE

SEE SHEET 236

BOSTWICK

CLAREMONT AVENUE

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



SEE SHEET 235

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

ANN - CADD/2008/07/3330

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NO. 15-04-F04 WITH MID ATLANTIC ENGINEERING
PARTNERS FOR PROFESSIONAL SERVICES OF PROPERTY IN
THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA.**

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

WHEREAS, the Jersey City Redevelopment desires to acquire privately owned property
located at 665 Ocean Avenue (Block 22602, Lot 6); and

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

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

WHEREAS, the Agency solicited a proposal from Mid Atlantic Engineering Partners
dated March 25th, 2015 in the amount of \$2,450.00. (See attached proposal); and

WHEREAS, the contract term will not to exceed one (1) year in an
amount not exceed the sum of \$2,450.00; and

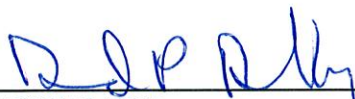
WHEREAS, the site boundary survey will be paid for by Community Development
Block Grant (CDBG) funds; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the
Jersey City Redevelopment Agency that Contract 15-04-F04 in the amount not to exceed
\$2,450.00 is hereby awarded to Mid Atlantic Engineering Partners for the purpose of a site
boundary survey to acquire private property within the Martin Luther King Drive
Redevelopment Area.

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

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


 SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 21, 2015.

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

MidAtlantic Engineering Partners

SURVEY PROPOSAL 665 OCEAN AVE. / BLOCK 22602, LOT 6 JERSEY CITY, HUDSON COUNTY, NEW JERSEY

The following proposal is presented to the Jersey City Redevelopment Agency to provide surveying services for the +/- 4100 SF property known as 665 Ocean Ave. (Block 22602, Lot 6) which is located on mid-block between Orient Ave & Kearney Ave and currently contains one existing building.



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

Item 1: Site Boundary & Topographic Survey

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

- Property Boundary & Dimension (including easements as readily available *)
- Adjacent Building Corners on lots 5, 7, & 10 if accessible
- Spot Elevations throughout the property including the Ocean Ave. sidewalk extending thru lots 5 & 7.
- R.O.W. width and sidewalk dimension
- Top & Bottom of Curb Elevations across lot frontage (one side of street)
- Visible Utilities including:
 - Sanitary / Storm Sewer with both nearest downstream & upstream manhole locations rim & invert elevations and pipe size. (if accessible, manholes w/in Ocean Ave. will not be opened)
 - Water Main location & valves (as depicted by utility mark-out)
 - Gas Mains (as depicted by utility mark-out)
- Site features including trees, walks, walls & fences
- Horizontal datum NAD-1983 / Vertical datum NAVD-1988
- Plan Scale will be 1"=10'

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

Fixed Fee: \$2,450.00

CLOSING

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

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

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

ACCEPTED:

NAME:

Signature

Print Name

TITLE:

COMPANY:

DATE:

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

MidAtlantic

Engineering Partners

RATE SCHEDULE

	HOURLY RATE
PRINCIPAL	\$175. ⁰⁰
SR. PROJECT MANAGER	\$165. ⁰⁰
PROJECT MANAGER	\$150. ⁰⁰
SURVEY MANAGER	\$150. ⁰⁰
PROJECT ENGINEER	\$125. ⁰⁰
SURVEY ANALYST	\$125. ⁰⁰
STAFF SURVEYOR	\$ 105. ⁰⁰
STAFF ENGINEER	\$ 105. ⁰⁰
DESIGN ENGINEER	\$ 95. ⁰⁰
CAD DRAFTSMAN	\$ 85. ⁰⁰
ADMINISTRATIVE ASSISTANT	\$ 55. ⁰⁰

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

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

THE RATES SHOWN HEREON ARE EFFECTIVE AS OF JAN. 1, 2015.

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

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

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

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

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

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

DATE	BY	REVISIONS	BLOCK	LOT
11/20/11	CRONIN & ASSOCIATES	1	100	1
07/20/11	CRONIN & ASSOCIATES	2	100	1
07/20/11	CRONIN & ASSOCIATES	3	100	1
07/20/11	CRONIN & ASSOCIATES	4	100	1
07/20/11	CRONIN & ASSOCIATES	5	100	1
07/20/11	CRONIN & ASSOCIATES	6	100	1
07/20/11	CRONIN & ASSOCIATES	7	100	1
07/20/11	CRONIN & ASSOCIATES	8	100	1
07/20/11	CRONIN & ASSOCIATES	9	100	1
07/20/11	CRONIN & ASSOCIATES	10	100	1

SEE SHEET 212

226

SEE SHEET 225

SEE SHEET 231

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50'
AUGUST, 2008

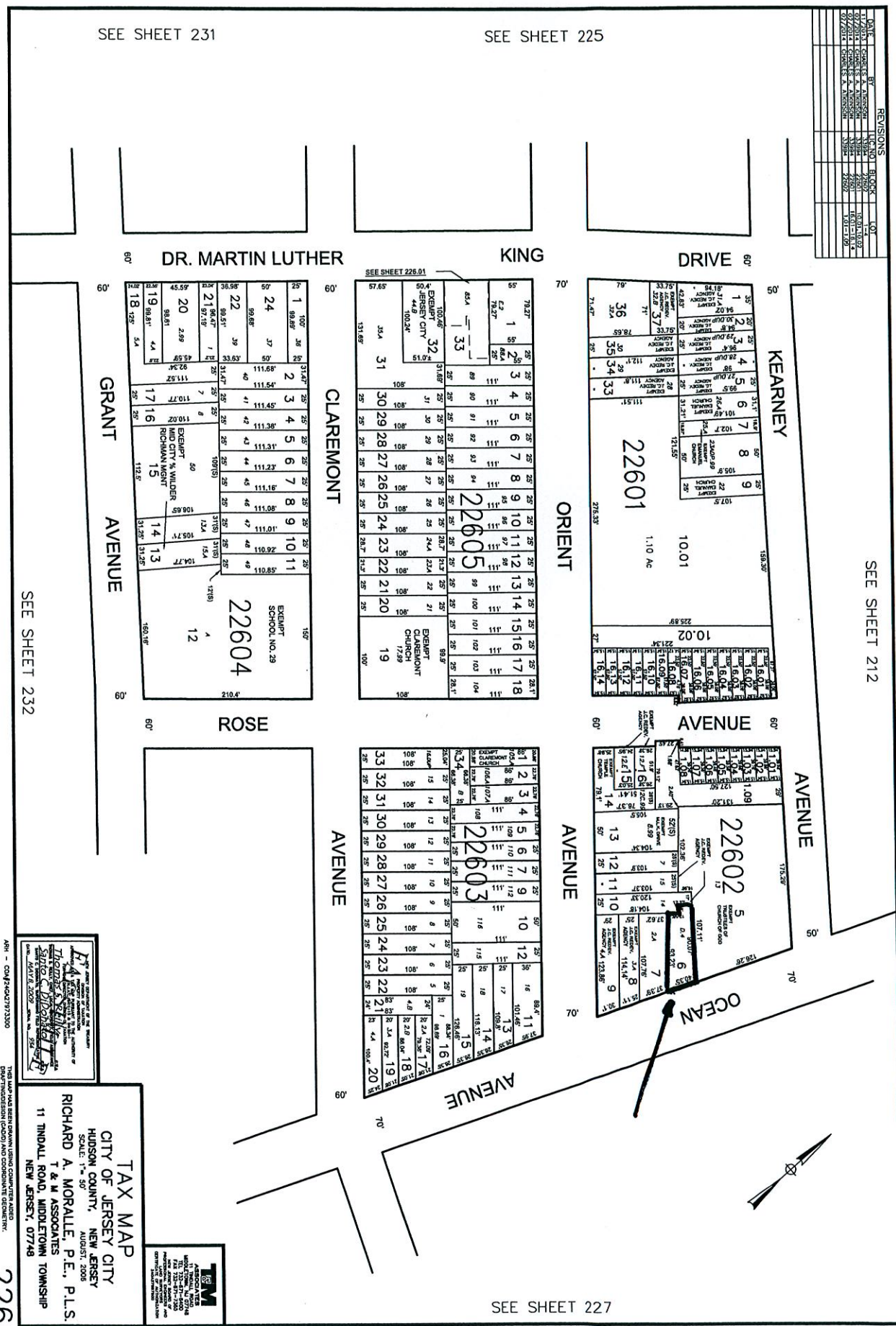
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

TM
T & M ASSOCIATES
11 TINDALL ROAD
MIDDLETOWN, NJ 07748
TEL: 908.261.1234
FAX: 908.261.1235
WWW.TM-ASSOCIATES.COM

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAWING/DESIGN (CAD) AND COMPASS/SCIENTIFIC
METHODS.

APP - 004-2007-03-000

226



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
ENTERING INTO A NON-FAIR AND OPEN PROFESSIONAL
SERVICE AGREEMENT NO 15-04-FO6 WITH GRO
ARCHITECTS, LLC FOR PROFESSIONAL ARCHITECTURAL
SERVICES IN THE MARTIN LUTHER KING DRIVE
REDEVELOPMENT AREA**

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) the Agency requires the services of a licensed architect firm experienced in restoring and stabilizing historic, buildings and structures; and

WHEREAS, the Agency is in contract to acquire privately owned property located at 665 Ocean Avenue (Block 22602, Lot 6); and

WHEREAS, the Agency is seeking an architect firm as described to undertake design related to renovate 665 Ocean Avenue (Block 22602, Lot 6) located in the Martin Luther King Drive Redevelopment Area; and

WHEREAS, the Agency has a need to acquire professional architectural services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 et seq.; and

WHEREAS, the Executive Director has determined and certified in writing that the value of the contract services will exceed \$17,500.00; and

WHEREAS, the Agency received three proposals from GRO Architects LLC, Inglese Architecture & Engineering and Ronald Schmidt & Associates, PA for the aforementioned architectural services; and

WHEREAS, GRO Architects, LLC has extensive experience as architects who specialize in examining the structural soundness and restoration of historic buildings; and

WHEREAS, the Agency is desirous of contracting with GRO Architects, LLC to provide design services required in connection with the redevelopment of 665 Ocean Avenue; and

WHEREAS, said contract will be for a term not to exceed one (1) year commencing on April 22, 2015 and ending on April 22, 2016 and shall be in an amount not to exceed \$21,250.00; and

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

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

WHEREAS, GRO Architects, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that GRO Architects, LLC has not made any reportable contributions to a political or candidate committee in the City of Jersey City in the previous one year, and that the contract will prohibit GRO Architects, LLC from making any reportable contributions through the term of the contract.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Contract 15-04-FO6 in the amount not to exceed of \$21,250.00 be hereby awarded to GRO Architects, LLC for the purpose of rendering architectural design services.

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

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



SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 21, 2015

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING ENTERING INTO A LEASE AGREEMENT
WITH INVESTORS BANK FOR PREMISES LOCATED AT
360-398 MLK DRIVE WITHIN THE MARTIN LUTHER KING
DRIVE (HUB) REDEVELOPMENT AREA**

WHEREAS, the Jersey City Redevelopment Agency (hereinafter the “Agency”) is the owner/landlord of the premises known as 360-398 Martin Luther King Drive, Jersey City; and

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

WHEREAS, the Agency is desirous of leasing a portion of the premises to a banking entity; and

WHEREAS, Investors Bank, located at 101 JFK Parkway, Short Hills, New Jersey 07078 is an established bank wishing to serve the residents of Jersey City; and

WHEREAS, Investors Bank will occupy a space identified at Unit 7H of approximately 854 square feet within the MLK Hub Plaza; and

WHEREAS, the Agency and Brandywine Real Estate Corporation, have negotiated the lease with Investors Bank subject to the terms and conditions attached hereto.

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. Board authorization is granted for the approval of a lease agreement with Investors Bank for 854 square feet of retail space and identified at Unit 7H within the HUB Plaza.
- +
3. The Chairman, Executive Director, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary, including but not limited to the Lease Agreement, 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 April 21, 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 J. Verducci				✓

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 550 JOHNSTON AVENUE, LLC AS DEVELOPER FOR PROPERTY WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, 550 Johnston Avenue, LLC (an affiliate of Building Land Technology, developer for the Beacon Project) (hereinafter referred to as "Developer") made a formal presentation to the Jersey City Redevelopment Agency for the acquisition and future development of property located within the Morris Canal Redevelopment Area; and

WHEREAS, the site is located at Block 15401, Lot 1, (with a street address of 550 Johnston Avenue) map attached; and

WHEREAS, the site is owned by the Jersey City Redevelopment Agency; and

WHEREAS, on December 30, 2007 the Agency entered into a five lease with Baldwin Asset Associates Urban Renewal Company, LLC (original Redeveloper of the Beacon) which granted them use and access of the property; and

WHEREAS, as a condition of the lease, Lessee was to demolish the existing two story structure, which to date has not occurred; and

WHEREAS, the successor Redeveloper to the Beacon will honor the conditions of the lease and will demolish the structure at 550 Johnston Avenue; and

WHEREAS, 550 Johnston Avenue, LLC desires to use the site as a staging area for work being performed at the Beacon and ultimately develop the site as a complimentary use for the Beacon Project; and

WHEREAS, 550 Johnston Avenue, LLC has requested designation as Developer for this site; and

WHEREAS, staff has reviewed the application submitted and will assist the developer with any development plan amendments that may be required by the Jersey City Planning Board in order to move forward with any future development of the site; and

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

WHEREAS, Developer, is required, as a condition of this designation to submit final development plans and obtain approval of same from Agency staff and the Board of Commissioners; and

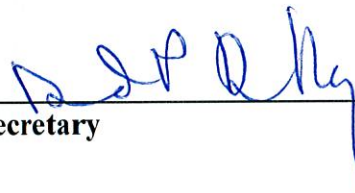
WHEREAS, development of this property will commence in accordance with Schedule C of the Redevelopment Agreement.

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) 550 Johnston Avenue, LLC is hereby designated Redeveloper for the development of property located at Block 15401, Lot 1 (550 Johnston Avenue) in the Morris Canal Redevelopment Area.
- 2) The designation is conditioned upon the Developer receiving approval from the Agency of final development plans for the site.

- 3) Redeveloper is responsible for and assumes all costs incurred by the Agency, including, but not limited to appraisal, title, environmental, legal, property maintenance, etc. for the proposed project.
- 4) The designation granted herein is for a 120 day period to expire on August 31, 2015 which period may be extended for a period of sixty (60) days if necessary at the sole discretion of the Agency's Executive Director.

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


Secretary

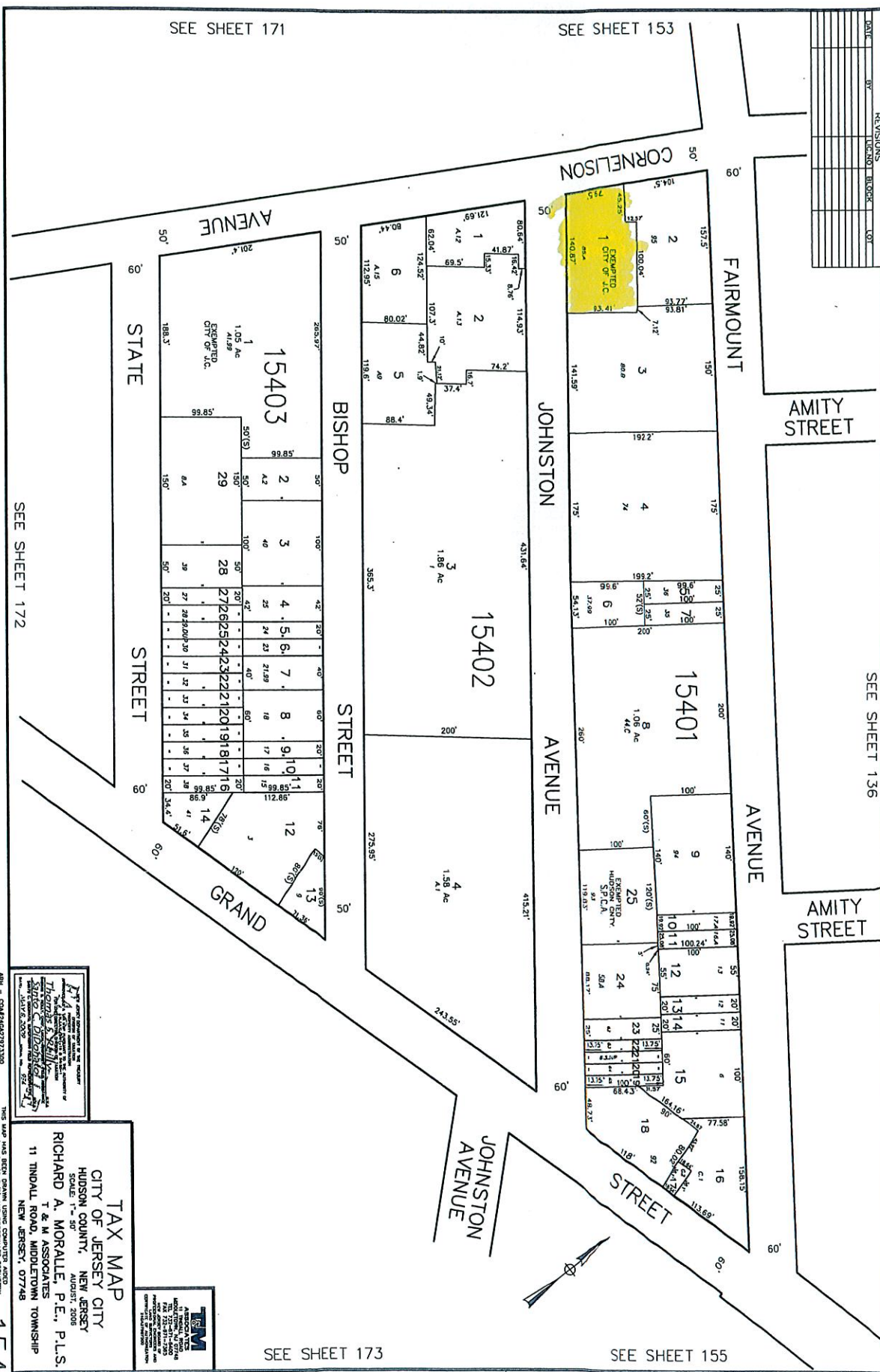
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 21, 2015.

<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				✓

[illegible]

SEE SHEET 136

154



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
PROFESSIONAL SERVICES AGREEMENT NO. 15-04-CF3 WITH
VALUE RESEARCH GROUP, LLC FOR THE PREPARATION OF AN
ACQUISITION APPRAISAL OF PROPERTY KNOWN AS 125
MONITOR STREET IN BLOCK 17503, LOT 1 LOCATED WITHIN
THE MORRIS CANAL REDEVELOPMENT AREA**

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

WHEREAS, the Agency is desirous of contracting with Value Research Group, LLC of Livingston, New Jersey to provide acquisition appraisal services for property located in Block 17503, Lot 1 and known as 125 Monitor Street located within the Morris Canal Redevelopment Area and which property is further depicted on the attached map; and

WHEREAS, Value Research Group, LLC has provided these services to the Agency in the past and has demonstrated the knowledge and expertise required in the field of endeavor; and

WHEREAS, said contract will be for a term not to exceed one (1) year and shall be in an amount not to exceed **\$ 8,500.00**; 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.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that a Contract in the not to exceed amount of \$8,500.00 be awarded to Value Research Group, LLC for the purpose of rendering

14-10-19

acquisition appraisal services within the Morris Canal Redevelopment Area. Notice of this award shall be published in a newspaper of general circulation in accordance with N.J.S. A. 40A:11-5(1)(a)(i).

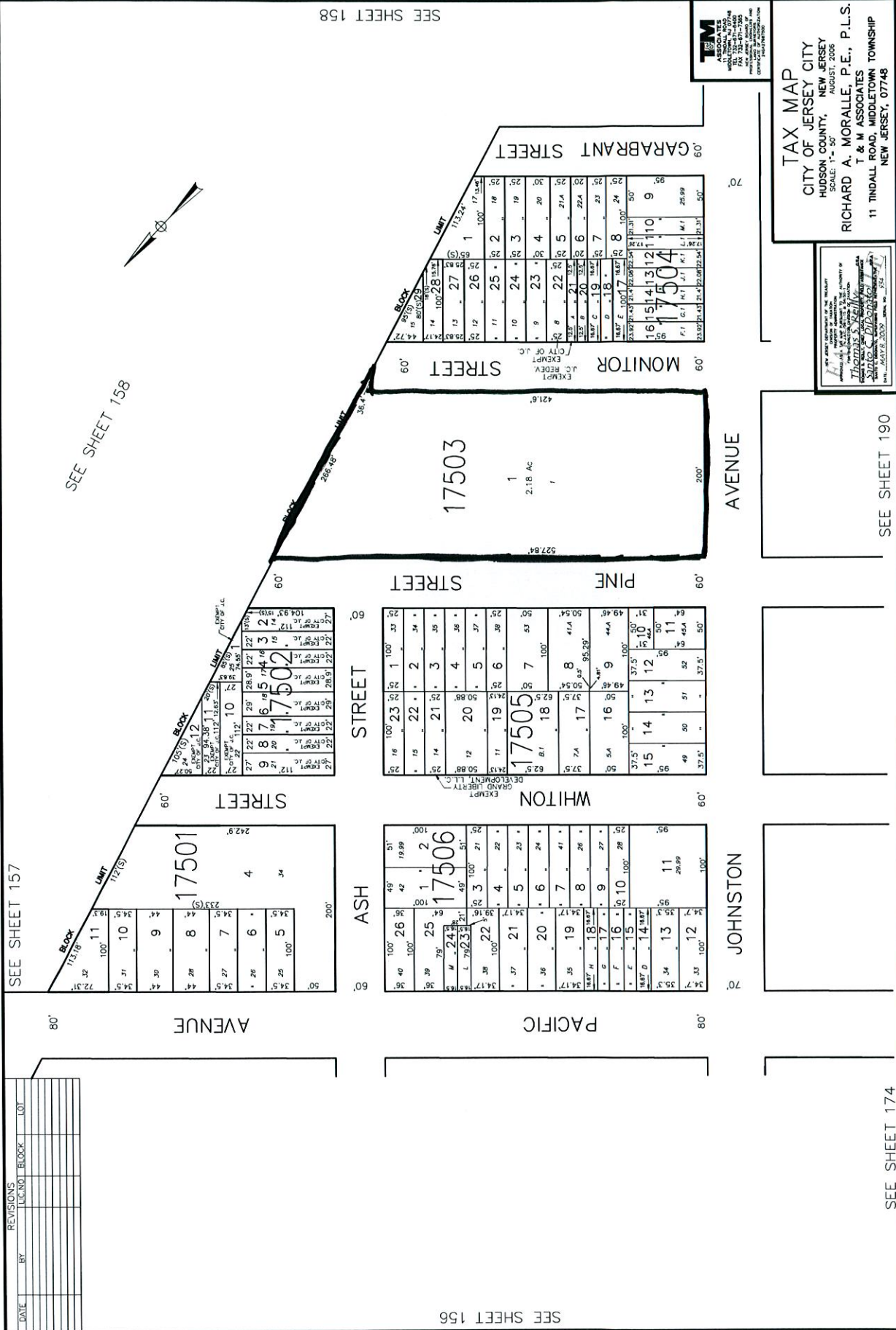
BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.



SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 21, 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				✓



REVISIONS			LOT
DATE	BY	LOC. NOT BLOCK	

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

THIS MAP HAS BEEN DRAWN BY AN ENGINEER AND IS A TRUE AND CORRECT REPRESENTATION OF THE RECORD MAP.
DATE: MAY 2, 2006
BY: RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

T&M
ASSOCIATES
ENGINEERS
11 TINDALL ROAD
MIDDLETOWN, NJ 07748
TEL: 908-421-1200
FAX: 908-421-1205
WWW.TANDM-ASSOCIATES.COM
CITY OF JERSEY CITY



VALUE RESEARCH GROUP, LLC

REAL ESTATE ANALYSTS AND CONSULTANTS

March 24, 2015

Christopher Fiore, Assistant Executive Director
Jersey City Redevelopment Agency
66 York Street
2nd Floor
Jersey City, NJ 07302

Re: Proposal for Appraisal and Consulting Services
125 Monitor Street (Block 17503, Lot 1)
Jersey City, New Jersey

Dear Mr. Fiore:

Value Research Group (VRG) is pleased to submit this proposal for the appraisal services in connection with the matter referenced above. The work product will be prepared for you and is for your sole and exclusive use for the matter described here under the terms of this agreement. We request that you seek our written authorization before releasing the report to any other party.

Assignment Summary

Client/Intended User:	Jersey City Redevelopment Agency
Intended Use:	To assist the client and intended users in determining the subject property's market value for eminent domain purposes.
Interest Valued:	Fee Simple
Date of Value:	Date of Inspection
Type of Value:	Market Value as defined by the appraisal requirements pursuant to FIRREA.
Report Format:	Summary Report Format.
Appraisal Fee:	\$8,500

Scope of Work

As part of our service, we will visit the property and conduct an inspection of the site and improvements. We will investigate the market, review comparable properties and prepare an appraisal report indicating our opinion of value of the subject property as of the effective date.

The appraisal report and our work product will be prepared in accordance with all report writing requirements of the Standards of Professional Practice of the Appraisal Institute, and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The report will be subject to our Statement of Limiting Conditions and Appraiser's Certification; please let me know if you would like to review this statement before we commence work.

Delivery Date

We anticipate that the fieldwork, analysis and appraisal report can be completed within 30 days of your execution of this agreement and receipt of all requested information.

Fee Requirements

The fee for the fieldwork, analysis and preparation of the appraisal report is \$8,500. We will not commence work until we have received a signed copy of this agreement. In signing this proposal you represent that you are responsible for the fees incurred. The payment for work done must be at the time of delivery of the report. If any sum is unpaid after 15 days, you agree to pay interest at 10% per annum on the unpaid balance, unless other arrangements are mutually agreed upon. If this firm is required to take action to enforce the terms of the agreement, you will be responsible for all legal and other expenses incurred by us for this purpose. Note that if the terms of this agreement are not met, we reserve the right to terminate the use of our work product by you and any third parties.

Our fee for the appraisal includes one meeting or phone conference to review our findings and analysis. Subsequently, the fee for attending any meetings, court hearings or trials, depositions and pretrial conferences, whether or not testimony is actually given, and the review of any material submitted by opposing litigants, will be based on our per diem fee schedule at the time of performance on a portal to portal basis. Our current hourly charges are as follows:

Principals of the Firm:	\$200
Staff Appraisers:	\$150
Support Staff:	\$ 75

Cancellation

The Client may cancel this Agreement at any time prior to our final delivery of the Report upon notification to VRG. Client shall pay VRG for work completed on the assignment prior to VRG's receipt of written cancellation notice, unless otherwise agreed to by the parties.

VRG Independence

VRG cannot agree to provide a value opinion that is contingent on a predetermined amount. VRG cannot guarantee the outcome of the assignment in advance. VRG cannot insure that the opinion of value developed as a result of this Assignment will serve to facilitate any specific objective by the Client or others or advance any particular cause. VRG's opinion of value will be developed competently and with independence, impartiality and objectivity.

No Third Party Beneficiaries

Nothing in this Agreement shall create a contractual relationship between VRG or the Client and any third party, or any cause of action in favor of any third party. This Agreement shall not be construed to render any person or entity a third party beneficiary of this Agreement, including by not limited to, any third parties identified in this engagement letter.

If the foregoing proposal meets with your acceptance, please sign and return one copy of this agreement. Thank you for the opportunity to prepare this proposal.

Very truly yours,

VALUE RESEARCH GROUP, LLC.



Paul T. Beisser, MAI, CRE
State Certified General Real
Estate Appraiser (RG 00181)

Accepted By

VALUE RESEARCH GROUP, LLC.

Date

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING
MONITOR MAPLE, LLC AS THE REDEVELOPER FOR
PROPERTY LOCATED IN BLOCK 19004 I N THE MORRIS
CANAL REDEVELOPMENT AREA**

WHEREAS, PE Real Estate Holdings, LLC (hereinafter "Redeveloper") is the owner of property located at 67-71 Monitor Street and 260-262 Pine Street within the Morris Canal Redevelopment Area; and

WHEREAS, the Redeveloper has proposed to develop a seven-story, 77 unit residential rental building (hereinafter "Project") subject to an approved amendment to the Morris Canal Redevelopment Plan; and

WHEREAS, the proposed amendment would require 5% of units or three units, whichever was greater, to be constructed and maintained as affordable units; and

WHEREAS, the Redeveloper has submitted an application to be designated redeveloper of the property and negotiate the terms of a Redevelopment Agreement with the Agency; and

WHEREAS, the Agency's executive staff recommends the designation of PE Real Estate Holdings, LLC as the Redeveloper; and

WHEREAS, Redeveloper agrees to comply with any requirements to undertake the Project as set forth in the Morris Canal Redevelopment Plan and Redevelopment Agreement; and

WHEREAS, the Agency executive staff recommends the designation of PE Real Estate Holdings, LLC for a period of one hundred twenty (120) days with a thirty (30) day extension at the Executive Director's discretion, to negotiate a Redevelopment Agreement between the parties.

NOW, THEREFORE, BE IT RESOLVED that:

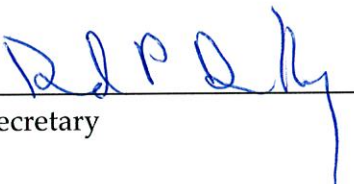
1. The recitals above are incorporated herein as if set forth at length.

2. PE Real Estate Holdings, LLC is designated as Redeveloper for property at 67-71 Monitor Street and 260-266 Pine Street within the Morris Canal Redevelopment Area.

3. The designation shall be for a one hundred twenty (120) day period with an extension of thirty (30) days at the discretion of the Executive Director to negotiate the terms of a Redevelopment Agreement.

4. As a condition of the designation granted, the Redeveloper will reimburse the Agency for costs associated with the Project until the terms of the Redevelopment Agreement are approved.

5. The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of April 21, 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				✓

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING CCA DEVELOPMENT LLC AS REDEVELOPER OF PROPERTY LOCATED IN THE NEWPORT REDEVELOPMENT AREA, CONSENTING TO A TRANSFER AND SALE OF THE PROPERTY AND AUTHORIZING A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH NEWPORT ASSOCIATES DEVELOPMENT COMPANY

WHEREAS, CCA Development LLC (an affiliate of China Construction America, Inc.) (hereinafter referred to as “Redeveloper”) made a formal presentation to the Jersey City Redevelopment Agency for the construction of two mixed-use projects located within the Newport Redevelopment Area; and

WHEREAS, the two projects are identified on the Jersey City Tax Map as Block 7302, Lot 9 commonly known as 75 Park Lane South and Block 7302, Lot 11 commonly known as 2 Shore Lane (collectively the “Properties”); and

WHEREAS, the predecessor of Newport Associates Development Company (“NADC”), the Redeveloper of the Newport Project, agreed in the Contract for Sale of Land for Private Redevelopment with the Jersey City Redevelopment Agency (“Agency”) dated July 1, 1981, amended March 29, 1985 and May 18, 1999 (collectively the “Redevelopment Agreement”), to obtain the Agency’s consent to any transfer of property which is within the Newport Redevelopment Area; and

WHEREAS, NADC is the designated redeveloper of Properties pursuant to the Redevelopment Agreement; and

WHEREAS, and NADC seeks to sell the Properties to CCA Development LLC; and

WHEREAS, in order to effectuate the sale, the partners of NADC (LF Newport Jersey Limited Partnership and Simon Newport, L.P.) have formed SNLP Holdings, LLC (SNLP) owned by Simon Newport, L.P. solely for the purpose of holding and conveying the Properties to CCA Development LLC.; and

WHEREAS, NADC seeks the Agency's consent to an interim transfer the Properties from NADC to SNLP solely for the purpose of holding and conveying each site to CCA Development LLC.; and

WHEREAS, SNLP and CCA Development LLC have entered into a purchase agreement for the Properties; and

WHEREAS, NADC and SNLP seek the Agency's consent to a conveyance of the Properties from SNLP to CCA Development LLC; and

WHEREAS, the Redevelopment Agreement sets standards by which any proposed transfer and/or conveyance would be assessed to determine whether the Agency would consent to a proposed transfer and/or conveyance, including but not limited to financial ability, experience, reputation and assumption of the obligations, deadlines, responsibilities as set forth in the Redevelopment Agreement; and

WHEREAS, CCA Development LLC has provided the necessary information on which a decision as to the qualifications of the proposed transferee is dependent; and

WHEREAS, CCA Development LLC has also provided information regarding the financial strength of the company, evidencing its ability to undertake the obligations to complete the development of the Properties; and

WHEREAS, the nature of the proposed transfer and the capability of the proposed transferee have been deemed acceptable by the staff of the Jersey City Redevelopment Agency, subject to certain conditions; and

WHEREAS, the proposed transfer of the Properties requires the assumption by the transferee of the responsibilities and obligations of the Redevelopment Agreement and CCA Development LLC (or its affiliate) entering into a new Redevelopment Agreement with the Agency; and

WHEREAS, the Agency has determined that it is appropriate to consent to the proposed transfers subject to the conditions set forth below.

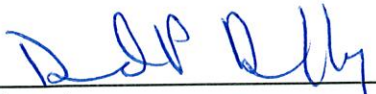
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

- 1) the above recitations are incorporated herein as if set forth at length;
- 2) The Agency consents to an interim transfer of Block 7302, Lots 9 and 11 in the Newport Redevelopment Area by NADC to SNLP solely for the purpose of holding and conveying each site to CCA Development LLC;
- 3) CCA Development LLC is hereby designated redeveloper for the development of property located at Block 7302, Lots 9 and 11 in the Newport Redevelopment Area conditioned upon the delivery of a deed for each property by SNLP to CCA Development LLC;
- 4) The Agency consents to the sale of Block 7302, Lots 9 and 11 in the Newport Redevelopment Area by SNLP to CCA Development LLC conditioned upon;

- a. The delivery of a deed for each property by SNLP to CCA Development;
 - b. The Agency and CCA Development LLC entering into a redevelopment agreement for the development of property located at Block 7302, Lots 9 and 11 in the Newport Redevelopment Plan area;
 - c. The Agency and an NADC entering into a third amendment to the NADC Redevelopment Agreement excluding the properties located at Block 7302, Lots 9 and 11 from the NADC Redevelopment Agreement;
- 5) The designation is further conditioned upon CCA Development, LLC being responsible for and assuming all costs incurred by the Agency, including, but not limited to title, legal, etc.
- 6) The designation granted herein is for a 120 day period to expire on August 31, 2015 which period may be extended for a period of thirty (30) days if necessary at the sole discretion of the Agency's Executive Director for purposes of negotiating a Redevelopment Agreement and a Third Amendment to the NADC Redevelopment Agreement.

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized to execute a Certificate pursuant to Section 9E of the First Amendment of the Redevelopment Agreement, to the transferee evidencing the consent of the Agency to the transfer and certifying that no default by the original Redeveloper, or any other entity under the Redeveloper Agreement shall impair the transferee's rights under that Agreement.

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

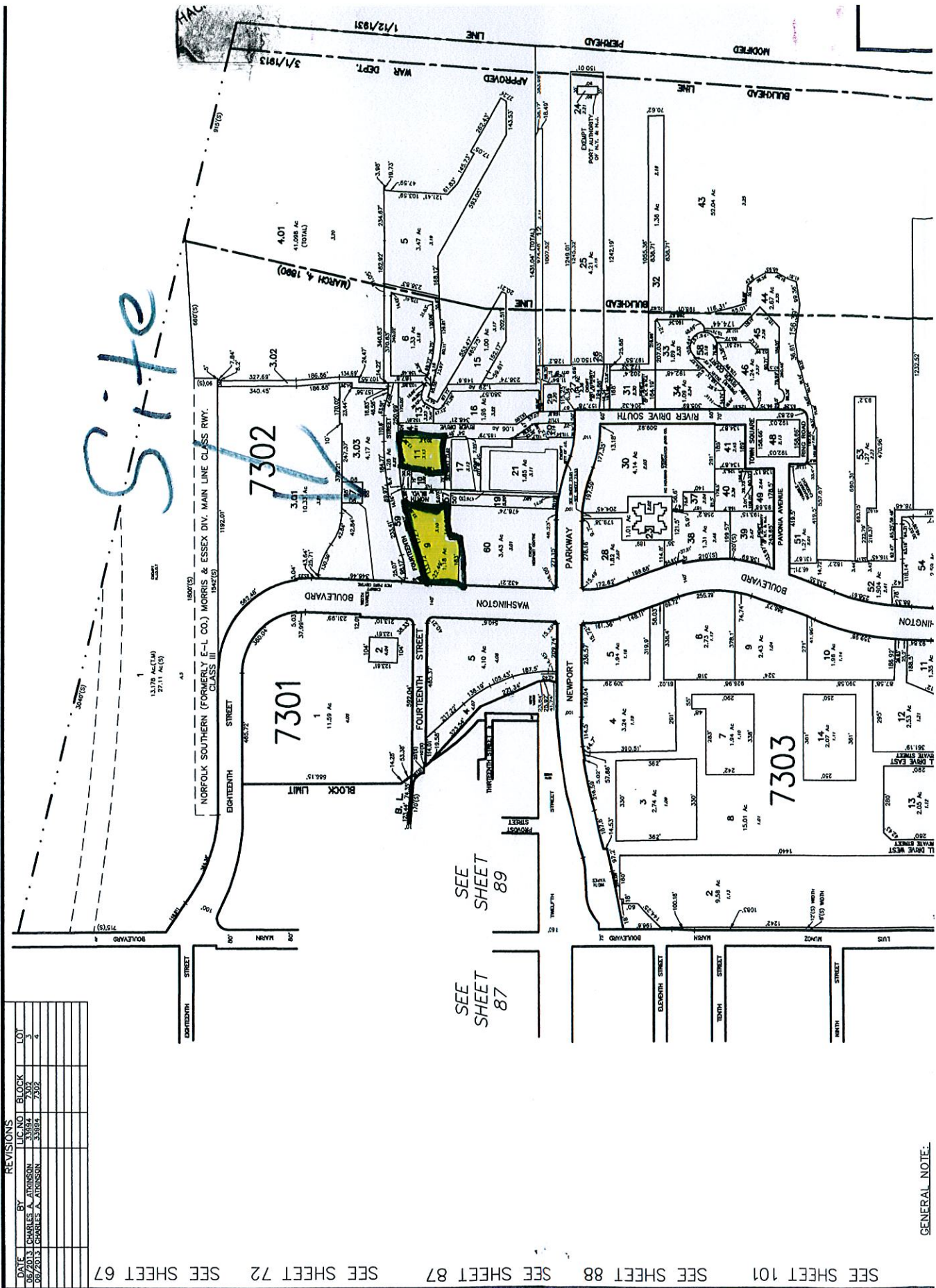
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 21, 2015.

<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				✓

H:\WPDOCS\MP\NEWPORT\CCA Development\CCA DESIG RESO REVISED AND AUTHORIZATION TO SELL.wpd

REVISIONS			
DATE	BY	LIC NO	BLOCK
08/20/13	CHARLES A. ANDERSON	33884	2302
08/20/13	CHARLES A. ANDERSON	33884	2302
08/20/13	CHARLES A. ANDERSON	33884	2302
08/20/13	CHARLES A. ANDERSON	33884	2302
08/20/13	CHARLES A. ANDERSON	33884	2302
08/20/13	CHARLES A. ANDERSON	33884	2302
08/20/13	CHARLES A. ANDERSON	33884	2302
08/20/13	CHARLES A. ANDERSON	33884	2302
08/20/13	CHARLES A. ANDERSON	33884	2302

SEE SHEET 101 SEE SHEET 88 SEE SHEET 87 SEE SHEET 72 SEE SHEET 67



GENERAL NOTE:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING CONTRACT NO. 15-04-FO5 WITH MID
ATLANTIC ENGINEERING PARTNERS FOR PROFESSIONAL
SERVICES OF PROPERTY IN THE OCEAN BAYVIEW
R E D E V E L O P M E N T A R E A .**

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

WHEREAS, the Jersey City Redevelopment Agency owns property located at 405-407 Ocean Avenue (Block 25804, Lot 26 & 25); and

WHEREAS, the Agency requires a site boundary survey of said property in order to complete architectural drawings for property; and

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

WHEREAS, the Agency solicited a proposal from Mid Atlantic Engineering Partners dated March 25th, 2015 in the amount of \$2,450.00. (See attached proposal); and

WHEREAS, the contract term will not to exceed one (1) year in an amount not exceed the sum of \$2,450.00 and said ; and

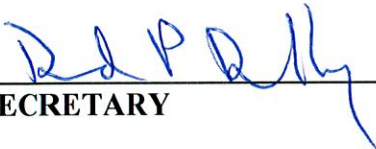
WHEREAS, the site boundary survey will be paid for by Affordable Housing Trust Funds; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Contract 15-04-F05 in the amount not to exceed \$2,450.00 is hereby awarded to Mid Atlantic Engineering Partners for the purpose of a site boundary survey to complete interior renovation work of Agency owned property within the Ocean Bayview Redevelopment Area.

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

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


 SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 21, 2015.

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

MidAtlantic Engineering Partners

SURVEY PROPOSAL 405 & 407 OCEAN AVE. / BLOCK 25802, LOTS 26 & 25 JERSEY CITY, HUDSON COUNTY, NEW JERSEY

The following proposal is presented to the Jersey City Redevelopment Agency to provide surveying services for the +/- 4400 SF property known as 405 Ocean Ave. (Block 25802, Lot 26) & 407 Ocean Ave. (Block 25802, Lot 25) which is located on mid-block between Armstrong Ave & Woodlawn Ave and is currently contains one existing building.



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

Item 1: Site Boundary & Topographic Survey

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

- Property Boundary & Dimension (including easements as readily available *)
- Adjacent Building Corners on lots 24, 27, & 28 if accessible
- Spot Elevations throughout the property including the Ocean Ave. sidewalk extending thru lots 24 & 27.
- R.O.W. width and sidewalk dimension
- Top & Bottom of Curb Elevations across lot frontage (one side of street)
- Visible Utilities including:
 - Sanitary / Storm Sewer with both nearest downstream & upstream manhole locations rim & invert elevations and pipe size. (if accessible, manholes w/in Ocean Ave. will not be opened)
 - Water Main location & valves (as depicted by utility mark-out)
 - Gas Mains (as depicted by utility mark-out)
- Site features including trees, walks, walls & fences
- Horizontal datum NAD-1983 / Vertical datum NAVD-1988
- Plan Scale will be 1"=10'

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

Fixed Fee: \$2,450.00

CLOSING

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

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

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

ACCEPTED:

NAME:

Signature

Print Name

TITLE:

COMPANY:

DATE:

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

MidAtlantic

Engineering Partners

RATE SCHEDULE

	HOURLY RATE
PRINCIPAL	\$175. ⁰⁰
SR. PROJECT MANAGER	\$165. ⁰⁰
PROJECT MANAGER	\$150. ⁰⁰
SURVEY MANAGER	\$150. ⁰⁰
PROJECT ENGINEER	\$125. ⁰⁰
SURVEY ANALYST	\$125. ⁰⁰
STAFF SURVEYOR	\$ 105. ⁰⁰
STAFF ENGINEER	\$ 105. ⁰⁰
DESIGN ENGINEER	\$ 95. ⁰⁰
CAD DRAFTSMAN	\$ 85. ⁰⁰
ADMINISTRATIVE ASSISTANT	\$ 55. ⁰⁰

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

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

THE RATES SHOWN HEREON ARE EFFECTIVE AS OF JAN. 1, 2015.

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

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

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

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

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

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

SEE SHEET 257



SEE SHEET 265

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



SEE SHEET 252

SEE SHEET 259

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO CONTRACT NO. 15-04-MPN4 WITH DRESDNER ROBIN FOR ENVIRONMENTAL SERVICES LOCATED IN THE POWERHOUSE ARTS DISTRICT REDEVELOPMENT AREA

WHEREAS, in furtherance of the planned renovation of the Jersey City Powerhouse structure located at 350 Washington Street, the Agency requires the services of a professional consulting company from time to time; and

WHEREAS, the Agency desires to obtain an updated Preliminary Assessment Report for property known as the H & M Powerhouse located at Block 11609, Lot 1 (owned by the Port Authority) and Lot 2 (owned by the City of Jersey City); and

WHEREAS, DREM previously prepared Preliminary Assessment Reports for each separate lot; and

WHEREAS, Dresdner Robin (DREM and/or Consultant) submitted a proposal to update each Preliminary Assessment Report and to develop a scope of work to investigate Areas of Concern (AOC's) identified in each PA Report; and;

WHEREAS, DREM will also attend all necessary meetings as required to facilitate completion of the PA; and

WHEREAS, the Agency has the need to obtain professional consulting services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 et seq.; and

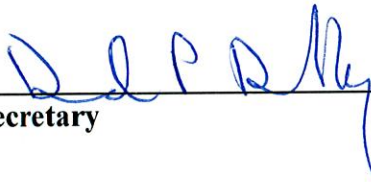
WHEREAS, Dresdner Robin has submitted a proposal on April 9, 2015 indicating they will provide the above services for \$2,500.00; and

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, that the Board of Commissioners of the Jersey City Redevelopment Agency hereby authorizes entering into Contract No. 15-04-MPN4 in an amount not to exceed \$2,500.00 with Dresdner Robin as described above as if set forth at length.

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

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


Secretary

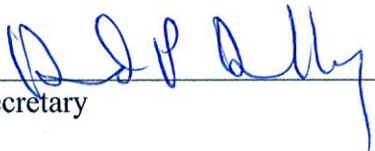
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 21, 2015.

<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
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF APRIL 21, 2015**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of April 21, 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 April 21, 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 April 21, 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: 03/25/2015 @ 11:15
Bus date: 03/25/2015

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Setup by: Janet

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

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

Run date: 03/25/2015 @ 11:15
Bus date: 03/25/2015

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.08 - Miscellaneous Operating Exp.			
19186 MR. PETKANAS & MR. DONNELLY -	92 RUTGERS UNIVERSITY		
	1	Inv	1,800.00
A10 670.08 - Miscellaneous Operating Exp.	*** Account total ***		1,800.00
* Report total *	*** Total ***		1,800.00

Run date: 04/21/2015 @ 11:06
Bus date: 04/21/2015

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			
		19205 DEFERRED SALARY PER ATTACHED	615 METLIFE		
			1	Inv	710.00
		19206 DEFERRED SALARY PER ATTACHED	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			
		19250 RENT FOR HUB FROM THE CITY OF	948 HUB PARTNERS, LLC		
			1	Inv	36,279.53
	948	HUB PARTNERS, LLC		*** Vendor total ***	36,279.53
A10 490.10 - Miscellaneous Revenue					
				*** Account total ***	36,279.53
A10 520.01 - Health Benefits					
	600	ROBERT P. ANTONICELLO			
		19235 REIMBUR. FOR HEALTH BENEFITS	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					
	106	MARYPAT NOONAN			
		19244 REIMBURS. FOR DENTAL EXP. 3/26	106 MARYPAT NOONAN		
			1	Inv	158.00
	106	MARYPAT NOONAN		*** Vendor total ***	158.00
	157	MAUREEN MORTOLA			
		19278 REIMBURSEMENT FOR DENTAL EXPEN	157 MAUREEN MORTOLA		
			1	Inv	215.00
	157	MAUREEN MORTOLA		*** Vendor total ***	215.00
	351	CHRISTOPHER FIORE			
		19277 REIMBURSEMENT FOR DENTAL EXP.	351 CHRISTOPHER FIORE		
			1	Inv	800.00
	351	CHRISTOPHER FIORE		*** Vendor total ***	800.00
	770	ELIZABETH VASQUEZ			
		19247 DENTAL REIMBURS. - FOR SPOUSE	770 ELIZABETH VASQUEZ		
			1	Inv	3,137.00
	770	ELIZABETH VASQUEZ		*** Vendor total ***	3,137.00
A10 520.04 - Dental					
				*** Account total ***	4,310.00
A10 610.01 - Project - Legal					
	145	MCMANIMON AND SCOTLAND BAUMANN			
		19266 PROFESSIONAL SERVICES - LOWE'S	145 MCMANIMON AND SCOTLAND BAUMANN		

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.01 - Project - Legal					
			1	Inv	456.72
145	MCMANIMON AND SCOTLAND BAUMANN		*** Vendor total ***		456.72
932	NOWELL AMOROSO KLEIN BIERMAN,				
	19216 LEGAL SERVICES - BETZ-CERC	932 NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	34.00
	19217 LEGAL SERVICES - POWERHOUSE	932 NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	115.92
	19218 LEGAL SERVICES - BRIGHT STREET	932 NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	325.00
	19219 LEGAL SERVICES - EIRE STREET	932 NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	561.00
	19220 LEGAL SERVICES - 4-10 ASH STRE	932 NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	1,441.63
	19228 LEGAL SERVICES - 441-457 OCEAN	932 NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	574.38
	19230 LEGAL SERVICES - BRIGHT & VARI	932 NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	1,550.00
	19231 LEGAL SERVICES - 360-398 MLK	932 NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	2,875.00
	19267 LEGAL SERVICES - LOEW,S KING T	932 NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	2,425.00
	19268 LEGAL SERVICES - LOEWS THEATER	932 NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	17.00
	19269 LEGAL SERVICES - 362 SUMMIT PA	932 NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	800.00
	19270 LEGAL SERVICES - LMD# 13	932 NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	731.00
	19271 LEGAL SERVICES - J.SQ. MEPT	932 NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	2,825.00
	19272 LEGAL SERVICES - VIRGINIA AVE	932 NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	1,197.44
	19273 LEGAL SERVICES - GENERAL FILE	932 NOWELL AMOROSO KLEIN BIERMAN,	1	Inv	4,718.12
932	NOWELL AMOROSO KLEIN BIERMAN,	*** Vendor total ***			20,190.49
A10 610.01 - Project - Legal					*** Account total ***
					20,647.21
A10 610.02 - Project - Environmental					
53	DRESDNER ROBIN ENVIRON MGMT				
	19213 ENVIRON. SVCS. - BERRY LANE PA	53 DRESDNER ROBIN ENVIRON MGMT	1	Inv	26,390.68
53	DRESDNER ROBIN ENVIRON MGMT	*** Vendor total ***			26,390.68
A10 610.02 - Project - Environmental					*** Account total ***
					26,390.68
A10 610.03 - Project - Financial/Accounting					
56	LERCH, VINCI & HIGGINS, LLP				
	19276 ANNUAL AUDIT FOR THE YEAR 2014	56 LERCH, VINCI & HIGGINS, LLP	1	Inv	10,000.00
56	LERCH, VINCI & HIGGINS, LLP	*** Vendor total ***			10,000.00

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
*** Continued ***				
A10 610.03 - Project - Financial/Accounting				
990 HODULIK & MORRISON, PA		990 HODULIK & MORRISON, PA		
19246 SERVICES RENDERED INV. DATED 3		1	Inv	7,500.00
990 HODULIK & MORRISON, PA		*** Vendor total ***		7,500.00
A10 610.03 - Project - Financial/Accounting		*** Account total ***		17,500.00
A10 610.07 - Project - Engineering				
681 T&M ASSOCIATES		681 T&M ASSOCIATES		
19214 ENVIRON. SVCS. - CANAL CROSSIN		1	Inv	806.21
681 T&M ASSOCIATES		*** Vendor total ***		806.21
861 AMEC E & FOSTER, INC.		861 AMEC E & FOSTER, INC.		
19209 CONSULTING SERVICES - BAYFRONT		1	Inv	13,972.35
861 AMEC E & FOSTER, INC.		*** Vendor total ***		13,972.35
A10 610.07 - Project - Engineering		*** Account total ***		14,778.56
A10 610.08 - Project - Other Expense				
86 JERSEY CITY TAX COLLECTOR		86 JERSEY CITY TAX COLLECTOR		
19274 PYMT. OF 2015 - 1ST QUARTER-44		1	Inv	567.83
86 JERSEY CITY TAX COLLECTOR		*** Vendor total ***		567.83
157 MAUREEN MORTOLA		157 MAUREEN MORTOLA		
19255 REIMBURS. - OF PYMT TAX APPEAL		1	Inv	25.00
157 MAUREEN MORTOLA		*** Vendor total ***		25.00
161 PUBLIC SERVICE ELECTRIC & GAS		161 PUBLIC SERVICE ELECTRIC & GAS		
19222 ELECTRIC SERVICES-407 OCEAN AV		1	Inv	14.00
19223 ELECTRIC & GAS SVCS- 407 OCEAN		161 PUBLIC SERVICE ELECTRIC & GAS		
19224 ELECTRIC SERVICE - 405 OCEAN A		1	Inv	33.04
19225 ELECTRIC & GAS SERVICES - 405		161 PUBLIC SERVICE ELECTRIC & GAS		
19226 ELECTRIC SERVICES - 407 OCEAN		1	Inv	43.68
161 PUBLIC SERVICE ELECTRIC & GAS		161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	115.68
		1	Inv	1.78
		*** Vendor total ***		208.18
193 JC MUNICIPAL UTILITIES AUTHORI		193 JC MUNICIPAL UTILITIES AUTHORI		
19251 PYMT. FOR CURRENT WATER BILL		1	Inv	78.46
19253 PYMT. OF WATER BILL - 447 OCEA		193 JC MUNICIPAL UTILITIES AUTHORI		
19254 PYMT. OF WATER BILL-480 OCEAN		1	Inv	28.14
193 JC MUNICIPAL UTILITIES AUTHORI		193 JC MUNICIPAL UTILITIES AUTHORI		
		1	Inv	17.21
		*** Vendor total ***		123.81

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.08 - Project - Other Expense			*** Continued ***		
	936	BARNES CONTRACTOR CONSTRUCTION			
		19256 LOT CLEAN - UP @ 441-457 OCEAN	936 BARNES CONTRACTOR CONSTRUCTION		
			1	Inv	3,000.00
	936	BARNES CONTRACTOR CONSTRUCTION	*** Vendor total ***		3,000.00
A10 610.08 - Project - Other Expense			*** Account total ***		3,924.82
A10 620.02 - GD - Electricity					
	161	PUBLIC SERVICE ELECTRIC & GAS			
		19193 BETZ-CERC ELECTRIC SERVICES	161 PUBLIC SERVICE ELECTRIC & GAS		
			1	Inv	7,014.50
	161	PUBLIC SERVICE ELECTRIC & GAS	*** Vendor total ***		7,014.50
A10 620.02 - GD - Electricity			*** Account total ***		7,014.50
A10 620.03 - GD - Water/Sewer					
	193	JC MUNICIPAL UTILITIES AUTHORI			
		19191 BETZ-CERC WATER CHARGE	193 JC MUNICIPAL UTILITIES AUTHORI		
			1	Inv	108.24
		19192 WATER FACILITES CHARGE - BETZ-	193 JC MUNICIPAL UTILITIES AUTHORI		
			1	Inv	311.97
	193	JC MUNICIPAL UTILITIES AUTHORI	*** Vendor total ***		420.21
A10 620.03 - GD - Water/Sewer			*** Account total ***		420.21
A10 620.06 - GD - Other Expense					
	432	SIMPLEXGRINNEL			
		19196 BETZ-CERC KICHEN HOOD CLEANING	432 SIMPLEXGRINNEL		
			1	Inv	1,311.63
	432	SIMPLEXGRINNEL	*** Vendor total ***		1,311.63
	617	GLADSTONE LOCK & SAFE COMPANY			
		19198 BETZ-CERC REPLACE (8) MORTISE	617 GLADSTONE LOCK & SAFE COMPANY		
			1	Inv	444.50
	617	GLADSTONE LOCK & SAFE COMPANY	*** Vendor total ***		444.50
	937	RITCO SECURITY SYSTEMS, INC.			
		19199 BETZ-CERC (3) CENTRAL STATION	937 RITCO SECURITY SYSTEMS, INC.		
			1	Inv	66.00
		19200 CENTRAL STATION MONITORING	937 RITCO SECURITY SYSTEMS, INC.		
			1	Inv	96.00
	937	RITCO SECURITY SYSTEMS, INC.	*** Vendor total ***		162.00
	971	VERIZON			
		19195 BETZ - CERC MONTHLY CHARGE	971 VERIZON		
			1	Inv	138.71
	971	VERIZON	*** Vendor total ***		138.71
	988	T. FARESE & SONS			
		19194 BETZ-CERC WAST MANAGMENT	988 T. FARESE & SONS		
			1	Inv	130.00
	988	T. FARESE & SONS	*** Vendor total ***		130.00

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 620.06 - GD - Other Expense		*** Account total ***		2,186.84
A10 630.01 - Project - Demolition				
	875 GRAMERCY GROUP, INC 19221 JERSEY CITY INCINERATOR-BAYFRO	875 GRAMERCY GROUP, INC 1	Inv	139,475.00
	875 GRAMERCY GROUP, INC	*** Vendor total ***		139,475.00
A10 630.01 - Project - Demolition		*** Account total ***		139,475.00
A10 660.01 - Liability Insurance				
	748 ADMIRAL INSURANCE COMPANY 19242 CLAIM OF BERNIC KELLEY-C160922	748 ADMIRAL INSURANCE COMPANY 1	Inv	2,500.00
	748 ADMIRAL INSURANCE COMPANY	*** Vendor total ***		2,500.00
	917 66 YORK STREET, LLC 19207 RENT FOR THE MONTH OF MAY, 201	917 66 YORK STREET, LLC 1	Inv	6,579.17
	917 66 YORK STREET, LLC	*** Vendor total ***		6,579.17
A10 660.01 - Liability Insurance		*** Account total ***		9,079.17
A10 670.02 - Dues and Subscriptions				
	966 LEXISNEXIS, A DIVISON OF REED 19275 SUBSCRIPTION TO ON LINE LAW SI	966 LEXISNEXIS, A DIVISON OF REED 1	Inv	750.00
	966 LEXISNEXIS, A DIVISON OF REED	*** Vendor total ***		750.00
A10 670.02 - Dues and Subscriptions		*** Account total ***		750.00
A10 670.03 - Office Supplies				
	69 STAPLES, INC 19248 OFFICE SUPPLIES FOR MARCH 2015	69 STAPLES, INC 1	Inv	288.62
	69 STAPLES, INC	*** Vendor total ***		288.62
A10 670.03 - Office Supplies		*** Account total ***		288.62
A10 670.04 - Printing and Advertising				
	72 THE EVENING JOURNAL ASSOCIATIO 19204 ARTICAL FOR THE MONTH OF MARCH	72 THE EVENING JOURNAL ASSOCIATIO 1	Inv	128.45
	72 THE EVENING JOURNAL ASSOCIATIO	*** Vendor total ***		128.45
A10 670.04 - Printing and Advertising		*** Account total ***		128.45
A10 670.05 - Postage				
	94 FEDERAL EXPRESS 19233 OVERNIGHT DELIVERIES	94 FEDERAL EXPRESS 1	Inv	148.48
	94 FEDERAL EXPRESS	*** Vendor total ***		148.48

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.05	-	Postage	*** Account total ***		148.48
A10 670.06	-	Rental of Equipment			
	111	PITNEY BOWES CREDIT CORPORATIO	111 PITNEY BOWES CREDIT CORPORATIO		
		19241 QUARTERLY LEASE- MAY, 2015	1	Inv	342.00
	111	PITNEY BOWES CREDIT CORPORATIO	*** Vendor total ***		342.00
	644	TOSHIBA FINANCIAL SERVICES	644 TOSHIBA FINANCIAL SERVICES		
		19239 MONTHLY INVOICES FOR COLOR COP	1	Inv	1,176.85
	644	TOSHIBA FINANCIAL SERVICES	*** Vendor total ***		1,176.85
	884	TWIN ROCKS SPRING WATER	884 TWIN ROCKS SPRING WATER		
		19245 WATER & COOLER RENTAL CHARGE	1	Inv	62.15
	884	TWIN ROCKS SPRING WATER	*** Vendor total ***		62.15
A10 670.06	-	Rental of Equipment	*** Account total ***		1,581.00
A10 670.07	-	Travel			
	351	CHRISTOPHER FIORE	351 CHRISTOPHER FIORE		
		19280 TRAVEL EXPENSES FOR MARCH, 201	1	Inv	63.97
	351	CHRISTOPHER FIORE	*** Vendor total ***		63.97
	975	DAVID P. DONNELLY	975 DAVID P. DONNELLY		
		19279 TRAVEL EXPENSES FOR MARCH, 201	1	Inv	153.60
	975	DAVID P. DONNELLY	*** Vendor total ***		153.60
A10 670.07	-	Travel	*** Account total ***		217.57
A10 670.08	-	Miscellaneous Operating Exp.			
	160	VERIZON WIRELESS	160 VERIZON WIRELESS		
		19243 MONTHLY CHARGE-FEB. TO MAR. 24	1	Inv	295.57
	160	VERIZON WIRELESS	*** Vendor total ***		295.57
	495	CENTRAL PARKING SYSTEM	495 CENTRAL PARKING SYSTEM		
		19240 PARKING FOR (10) SPACES @ \$75.	1	Inv	750.00
	495	CENTRAL PARKING SYSTEM	*** Vendor total ***		750.00
	713	CASH	713 CASH		
		19249 REPLENISHMENT FOR -PETTY CASH	1	Inv	183.57
	713	CASH	*** Vendor total ***		183.57
	917	66 YORK STREET, LLC	917 66 YORK STREET, LLC		
		19232 BALANCE OF MONTHLY OPERATING E	1	Inv	1,295.75

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
*** Continued ***				
A10 670.08 - Miscellaneous Operating Exp.				
	19237 ELECTRIC PYMT-MONTHLY TO DECE	917 66 YORK STREET, LLC		
		1	Inv	331.04
	19238 MONTHLY OPERATING EXPENSES	917 66 YORK STREET, LLC		
		1	Inv	172.14
	917 66 YORK STREET, LLC		*** Vendor total ***	1,798.93
	933 CRYSTAL POINT CONDOMINIUM ASSO			
	19236 MONTHLY MAINTENANCE FEE- MAY,	933 CRYSTAL POINT CONDOMINIUM ASSO		
		1	Inv	130.97
	933 CRYSTAL POINT CONDOMINIUM ASSO		*** Vendor total ***	130.97
	980 WORKZONE, LLC			
	19234 QUARTERLY PYMT. FOR AGENCY PRO	980 WORKZONE, LLC		
		1	Inv	900.00
	980 WORKZONE, LLC		*** Vendor total ***	900.00
	998 TREASURER - CITY OF JERSEY CIT			
	19197 REGISTRATION FEE INVOICE-550 J	998 TREASURER - CITY OF JERSEY CIT		
		1	Inv	50.00
	998 TREASURER - CITY OF JERSEY CIT		*** Vendor total ***	50.00
			*** Account total ***	4,109.04
A10 670.08 - Miscellaneous Operating Exp.				
A10 670.12 - Meetings & Seminars				
	996 REGIONAL PLANNING ASSOCIATION			
	19208 REGISTRATION FOR RPA -BEN DELI	996 REGIONAL PLANNING ASSOCIATION		
		1	Inv	500.00
	996 REGIONAL PLANNING ASSOCIATION		*** Vendor total ***	500.00
			*** Account total ***	500.00
A10 670.12 - Meetings & Seminars				
A20 610.01 - Grant - Legal				
	199 JOHN J. CURLEY, LLC			
	19264 LEGAL SERVICES - 474 OCEAN AVE	199 JOHN J. CURLEY, LLC		
		1	Inv	497.00
	19265 LEGAL SERVICES - 480 OCEAN AVE	199 JOHN J. CURLEY, LLC		
		1	Inv	627.00
	199 JOHN J. CURLEY, LLC		*** Vendor total ***	1,124.00
	932 NOWELL AMOROSO KLEIN BIERMAN,			
	19227 LEGAL SERVICES - 665 OCEAN AV	932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	289.00
	19229 LEGAL SERVICES - 474 OCEAN AVE	932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	238.00
	932 NOWELL AMOROSO KLEIN BIERMAN,		*** Vendor total ***	527.00
			*** Account total ***	1,651.00
A20 610.01 - Grant - Legal				
A20 610.02 - Grant - Environmental				
	53 DRESDNER ROBIN ENVIRON MGMT			
	19211 ENVIRON. SVCS. - BERRY LANE PA	53 DRESDNER ROBIN ENVIRON MGMT		

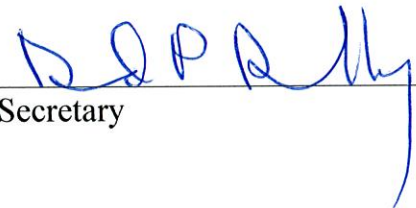
Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.02 - Grant - Environmental				
		1	Inv	13,830.82
		2	Inv	2,693.25
	53 DRESDNER ROBIN ENVIRON MGMT	*** Vendor total ***		16,524.07
	944 BROWNFIELD SCIENCE & TECHNOLOG			
	19215 ENVIRON. SVCS. - OCEAN AVE& DW	944 BROWNFIELD SCIENCE & TECHNOLOG		
		1	Inv	13,438.30
	944 BROWNFIELD SCIENCE & TECHNOLOG	*** Vendor total ***		13,438.30
		*** Account total ***		29,962.37
A20 610.02 - Grant - Environmental				
A20 610.06 - Grant - Architects				
	53 DRESDNER ROBIN ENVIRON MGMT			
	19212 ARCHITEC. & ENGINE. SVCS.- BER	53 DRESDNER ROBIN ENVIRON MGMT		
		1	Inv	14,025.91
	53 DRESDNER ROBIN ENVIRON MGMT	*** Vendor total ***		14,025.91
	936 BARNES CONTRACTOR CONSTRUCTION			
	19262 BUILDING OPENING - 665 OCEAN A	936 BARNES CONTRACTOR CONSTRUCTION		
		1	Inv	275.00
	936 BARNES CONTRACTOR CONSTRUCTION	*** Vendor total ***		275.00
	979 SZ CONSTRUCTION, LLC			
	19263 PHASE II REHABILITATION- 292 M	979 SZ CONSTRUCTION, LLC		
		1	Inv	48,702.60
	979 SZ CONSTRUCTION, LLC	*** Vendor total ***		48,702.60
		*** Account total ***		63,003.51
A20 610.06 - Grant - Architects				
A20 610.08 - Grant - Other Expenses				
	193 JC MUNICIPAL UTILITIES AUTHORI			
	19252 PYMT. OF WATER BILL-292 MLK	193 JC MUNICIPAL UTILITIES AUTHORI		
		1	Inv	25.20
	193 JC MUNICIPAL UTILITIES AUTHORI	*** Vendor total ***		25.20
	606 FUSION CREATIVE			
	19190 BERRY LANE PARK - DESIGN CONSU	606 FUSION CREATIVE		
		1	Inv	9,012.00
	606 FUSION CREATIVE	*** Vendor total ***		9,012.00
	936 BARNES CONTRACTOR CONSTRUCTION			
	19257 EMERGENCY PLUMBING - 405 OCEAN	936 BARNES CONTRACTOR CONSTRUCTION		
		1	Inv	1,250.00
	19258 WORK DONE @ 405-407 OCEAN AVE	936 BARNES CONTRACTOR CONSTRUCTION		
		1	Inv	1,625.00
	19259 CLEAN OUT ENTIRE BASEMEN-405 O	936 BARNES CONTRACTOR CONSTRUCTION		
		1	Inv	800.00
	19260 BUILDING OPENING - 405-407 OCE	936 BARNES CONTRACTOR CONSTRUCTION		
		1	Inv	400.00
	19261 BUILDING OPENING - 480 OCEAN A	936 BARNES CONTRACTOR CONSTRUCTION		
		1	Inv	225.00
	936 BARNES CONTRACTOR CONSTRUCTION	*** Vendor total ***		4,300.00

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.08 - Grant - Other Expenses		*** Account total ***		13,337.20
A20 610.15 - Construction				
	161 PUBLIC SERVICE ELECTRIC & GAS 19210 RELOCATION OF THREE POLES - BE	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	7,695.09
	161 PUBLIC SERVICE ELECTRIC & GAS	*** Vendor total ***		7,695.09
	965 MAST CONSTRUCTION SERVICES, IN 19189 BERRY LANE PARK - CONSTR. MANA	965 MAST CONSTRUCTION SERVICES, IN 1	Inv	20,225.00
	965 MAST CONSTRUCTION SERVICES, IN	*** Vendor total ***		20,225.00
	994 FLANAGAN CONTRACTING GROUP, IN 19201 BERRY LANE PARK - IV SITE IMPR	994 FLANAGAN CONTRACTING GROUP, IN 1	Inv	775.00
		2	Inv	69,825.00
		3	Inv	22,500.00
	994 FLANAGAN CONTRACTING GROUP, IN	*** Vendor total ***		93,100.00
	995 MUSCO SPORT LIGHTING, LLC 19281 LIGHTING @ BERRY LANE PARK	995 MUSCO SPORT LIGHTING, LLC 1	Inv	119,378.40
		2	Inv	104,000.00
		3	Inv	125,551.20
	995 MUSCO SPORT LIGHTING, LLC	*** Vendor total ***		348,929.60
A20 610.15 - Construction		*** Account total ***		469,949.69
A20 620.02 - Electricity				
	161 PUBLIC SERVICE ELECTRIC & GAS 19202 BETZ-CERC GAS SERVICES	161 PUBLIC SERVICE ELECTRIC & GAS 1	Inv	4,531.08
	161 PUBLIC SERVICE ELECTRIC & GAS	*** Vendor total ***		4,531.08
A20 620.02 - Electricity		*** Account total ***		4,531.08
* Report total *		*** Total ***		874,024.55

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE PERSONNEL LIST AS OF
APRIL 21, 2015**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of April 21, 2015.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of April 21, 2015 be approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners adopted at their Meeting dated April 21, 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 AUTHORIZING CONTRACTS WITH GENERAL RECREATION INC. PURSUANT TO N.J.S.A. 40A:11-12a AND N.J.A.C. 5:34-7.29(c)

WHEREAS, the Jersey City Redevelopment Agency, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of Treasury; and

WHEREAS, in furtherance of the Morris Canal Redevelopment Area, the Executive Director has deemed if necessary to purchase various park and playground equipment for the Phase IV Site Improvements for Berry Lane Park project; and

WHEREAS, the Agency has the need on a timely basis to purchase goods or services utilizing State contracts; and

WHEREAS, the Agency intends to enter into contracts with General Recreation Inc., state contract number 81422, for a total amount not to exceed \$750,000, through this resolution and properly executed contracts, which shall be subject to all the conditions applicable to the current State contracts; 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 park.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency authorizes the purchase of certain goods or services from General Recreation Inc., in an amount not to exceed \$750,000, through this resolution and properly executed contracts, which shall be subject to all conditions applicable to the current State contracts;

BE IT FURTHER RESOLVED, that the governing body of the Jersey City Redevelopment Agency pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds, shall either certify the full maximum amount against the budget at the time the contract is awarded, or no contract amount shall be chargeable or certified until such time as the goods or services are ordered or otherwise called for prior to placing the order, and a certification of availability of funds is made by the Chief Finance Officer; and

BE IT FURTHER RESOLVED, that the duration of the contracts between the Agency and the Referenced State Contract Vendors shall be from April 21, 2015 to April 21, 2016; 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 April 21, 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				✓

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