

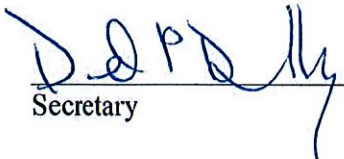
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING GOING INTO EXECUTIVE SESSION TO  
DISCUSS CERTAIN MATTERS**

**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 :personnel, litigation issues and contract neogitations; and

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

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

  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated June 16, 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 THE REGULAR MEETING  
DATED MAY 19, 2015**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated May 19, 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 June 16, 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 MAY 19, 2015**

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

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

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Regular Meeting of May 19, 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 June 16, 2015

<b>RECORD OF COMMISSIONERS VOTE</b>				
<b><u>NAME</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma 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 NEW JERSEY COMMUNITY CAPITAL AS REDEVELOPER FOR PROPERTY AT BLOCK 22701, LOTS 10,9 & BLOCK 1702 LOT 2; SANTOMAURO GENERAL CONTRACTING, LLC AS REDEVELOPER FOR PROPERTY AT BLOCK 20502 LOT 58; PERON DEVELOPMENT AS REDEVELOPER FOR PROPERTY AT BLOCK 12703 LOT 1; GARDEN STATE EPISCOPAL CDC AS REDEVELOPER FOR PROPERTY AT BLOCK 21301, LOT 2; CHAMUNDA MA WRIGHT, LLC AS REDEVELOPER FOR PROPERTY AT BLOCK 22303 LOT 30 IN ACCORDANCE WITH THE ABANDONED PROPERTIES REHABILITATION ACT

**WHEREAS**, on its Board Meeting of November 18, 2014 the Jersey City Redevelopment Agency entered into a shared services agreement with the City of Jersey City to rehabilitate properties listed on the City's abandoned properties list; and

**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**, on its Board Meeting of April 21, 2015 the Agency approved a total of Twenty-five (25) qualification statements in response to the RFQ, which were considered QREs allowing them to rehabilitate/renovate the selected properties on the (APRA) list; and

**WHEREAS**, of the twenty-five (25) approved QREs the Agency desires to designate the following five (5) firms for these specific properties:

1. Garden State Episcopal CDC  
37.5 Oak St., (Block, 21301, Lot 2)



2. New Jersey Community Capital  
163 & 165 Clerk St., (Block 22701, Lots 10, 9)  
& 671 Palisade Ave., (Block 1702 Lot 2)
3. Santomauro General Contracting, LLC  
142 Boyd Ave., (Block 20502, Lot 58)
4. Chamunda Ma Wright, LLC  
2131 J.F.K. Blvd., (Block 22303 Lot 30)
5. Peron Development  
208 Christopher Columbus Dr. (Block 12703, Lot 1)

**WHEREAS**, it is in the Agency's sole discretion, that the QREs recommended to undertake the above listed projects in accordance with APRA will 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 QREs are designated as redevelopers in accordance with the Abandoned Properties Rehabilitation Act for the purpose to enter into a more defined agreement with the Agency.

RESO NO. 15-06-

4

**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 June 16, 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	✓			



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
AUTHORIZING CONTRACT NO. 15-06-MPN7 WITH  
AMEC FOSTER WHEELER ENVIRONMENT &  
INFRASTRUCTURE, INC. FOR PRE-DEMOLITION  
SURVEYING SERVICES AT THE BAYFRONT I  
REDEVELOPMENT AREA**

**WHEREAS**, on May 12, 2008 the Jersey City Redevelopment Agency entered into a Redevelopment Agreement with Bayfront Redevelopment LLC 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 (formerly Block 1290.1) and encompasses privately owned parcels as well as City owned parcels of land; and

**WHEREAS**, to date the Jersey City Incinerator Authority has relocated from the site and all structures have been demolished; and

**WHEREAS**, to date the Department of Public Works has relocated their staff to a new facility and demolition of the remaining buildings is scheduled to occur so that site preparation can continue; and

**WHEREAS**, the Agency requires the services of a consulting firm to complete a Pre-Demolition Hazardous Building Materials survey to identify those materials that may be encountered or impacted during demolition of 3 remaining structures located at the Department of Public Works complex; and

**WHEREAS**, the Agency has received a proposal from AMEC Foster Wheeler Environment and Infrastructure, Inc. (hereinafter AMEC) in the amount of \$50,000.00 for preparation of a hazardous building materials survey and provide a written report including a summary of findings, conclusion and recommendations; and

**WHEREAS**, Agency staff has determined there is a need for these services prior to commencement of demolition of the Department of Public Works structures; and

**WHEREAS**, Agency staff has also determined that the June 10, 2015 proposal from AMEC Foster Wheeler Environment and Infrastructure, Inc. is a fair and equitable price for the services required and recommends that the Board of Commissioners award a contract to AMEC Foster Wheeler Environment and Infrastructure, Inc.; and

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitals are incorporated herein as if set forth at length; 2) the June 10, 2015 proposal of AMEC Foster Wheeler Environment and Infrastructure, Inc. is attached hereto and incorporated herein; 3) a Contract in the amount of \$50,000.00 is hereby awarded to AMEC Foster Wheeler Environment and 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 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).



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

  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of June 16, 2015.**

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



June 10, 2015

Ms. Mary Pat Noonan  
Jersey City Redevelopment Agency  
66 York Street, 2<sup>nd</sup> Floor  
Jersey City, New Jersey 07302

**Subject: Proposal for Hazardous Building Materials Survey  
Jersey City Department of Public Works Complex  
Jersey City, New Jersey**

Dear Ms. Noonan:

Amec Foster Wheeler Environmental & Infrastructure, Inc. (Amec Foster Wheeler) is pleased to submit this proposal to the Jersey City Redevelopment Agency (JCRA) to complete a Pre-Demolition Hazardous Building Materials (HBMs) survey for the above-grade demolition of structures at the Jersey City Department of Public Works (DPW) Site located at 575 Route 440, in Jersey City, New Jersey. The proposal is based upon Amec Foster Wheeler's experience with projects of similar size and scope. Amec Foster Wheeler's services will be provided in accordance with this written proposal and the terms and conditions of the current Services Agreement between Amec Foster Wheeler and JCRA. This proposal includes an outline of the project information, the scope of the proposed services, Amec Foster Wheeler's fees and proposed schedule.

#### **PROJECT INFORMATION**

Amec Foster Wheeler is providing this proposal to JCRA to perform an assessment to identify potential hazardous building materials within those structures that may be encountered or impacted during demolition of the buildings. The assessment will be performed through a site survey, with a report subsequently issued to JCRA.

Amec Foster Wheeler understands there are three areas located at the DPW Site with structures remaining to be demolished, which are identified in this proposal as the JCDPW West (H Building), JCDPW East Building, and JCDPW Digestion Building/Tanks.

#### **Correspondence:**

Amec Foster Wheeler Environment and  
Infrastructure, Inc.  
200 American Metro Blvd, Suite 113  
Hamilton, NJ 08619  
Tel 609-689-2829  
Fax 609-689-2838

[amecfw.com](http://amecfw.com)



## **PROPOSED SCOPE OF SERVICES**

### **Task 1 - Hazardous Materials Survey and Reporting**

The hazardous material survey will consist of surveying building materials in the three buildings located at the DPW Site (JCDPW West (H Building), JCDPW East Building) and JCDPW Digestion Building and Tanks that potentially have asbestos-containing materials (ACM), lead-containing surface coatings (LCSC), polychlorinated biphenyls (PCBs) containing fluorescent light ballasts, mercury containing equipment, and other miscellaneous hazardous materials. Specific material component surveys are described below.

#### **Asbestos-Containing Material Survey**

An Amec Foster Wheeler asbestos inspector will conduct a survey of readily accessible portions of the interior and exterior of the buildings to identify suspect ACM. The survey will be conducted by an asbestos inspector accredited in accordance with the EPA Model Accreditation Plan and will be conducted in general accordance with EPA Standard 40 CFR 61, Subpart M, National Emission Standards for Hazardous Air Pollutants (NESHAP) and 40 CFR 763, Asbestos Hazard Emergency Response Act (AHERA) sampling protocol. Amec Foster Wheeler estimates the collection and analysis up to 220 bulk samples for asbestos analysis. The approximate location and quantity of identified ACM will be described in the final report.

#### **Lead-Containing Surface Coating Screening Survey**

A qualified lead inspector licensed in the State of New Jersey will conduct a limited lead-containing surface coating (LCSC) screening survey. The qualified lead inspector will conduct a walkthrough of the areas to determine where suspect lead-containing surface coatings may be present. Representative suspect surfaces will be tested for the presence of lead for facilitating contractor compliance with Occupational Safety and Health Administration (OSHA) Standard 29 CFR 1926.62, Lead in Construction.

The purpose of our screening survey is to provide information pertaining to the presence/absence of LCSC on interior surfaces such as ceilings, walls, floors, window and door components, etc that are impacted by the demolition of the building. Actual testing locations will be determined in the field. The testing will be performed using an X-Ray Fluorescence (XRF) spectrum analyzer field instrument. The XRF has the ability to analyze painted surfaces in the field as well as detect

lead that may be covered with paint that is not lead containing. Amec Foster Wheeler will collect up to 25 confirmatory paint chip samples from inconclusive readings and analyzed by a National Lead Laboratory Accreditation Program (NLLAP) accredited laboratory.

#### PCB Containing Equipment

The PCB survey will consist of a visual reconnaissance for major fluid-containing electrical devices (i.e., transformers, capacitor banks, switching devices, and fluorescent lighting fixtures). The general physical condition of these devices will be noted, especially evidence of leakage. A visual survey of a representative number of the fluorescent lighting fixtures (approximately 10%), transformers, and hydraulic fluid-containing equipment within the buildings will be conducted to identify PCB markings. The collection and laboratory analysis of suspect PCB fluids is not part of this scope of work.

#### Mercury Containing Equipment

A visual survey of the project area will be conducted to observe and document the presence, location, and condition of suspect mercury containing equipment. This may include fluorescent, mercury-vapor, and high intensity discharge (HID) lamps, as well as liquid mercury-containing equipment such as switches, thermostats, and other temperature control and heating, ventilation and air conditioning (HVAC) devices. The collection and laboratory analysis of suspect mercury-vapor equipment is not part of our scope of work.

#### Chlorofluorocarbon (CFC) Refrigerants

A visual screening survey of equipment within the project area will be conducted to observe and document the presence and location of equipment which may contain CFC refrigerants. Examples of such equipment include air conditioning units, refrigerators, and chiller units. Amec Foster Wheeler will visually inspect the equipment for external labels indicating CFC content and serial numbers. Amec Foster Wheeler's scope does not include dismantling, opening any equipment or sampling and laboratory analysis of suspect CFC materials.



#### Other Miscellaneous Hazardous Materials

Amec Foster Wheeler will endeavor to take an inventory of other readily accessible and easily observable potentially hazardous building materials in the project area. The collection and laboratory analysis of these materials is not part of the scope of work. The materials may include but are not limited to:

- Containers of known/unknown hazardous chemicals
- Lead Acid/Nickel Cadmium Batteries
- Suspect Radioactive Sources

Following the completion of the survey field work and receipt of laboratory reports, Amec Foster Wheeler will provide a written hazardous building materials survey (HBM) report including a summary of Amec Foster Wheeler's findings, conclusions, and recommendations. The report will also include a summary table including types, approximate locations, and quantities of identified HBMs as well as drawings indicating general locations of identified HBMs.

#### **COST**

Amec Foster Wheeler will perform the scope of services described in Tasks 1 herein for the Not to Exceed cost of \$50,000.

#### **SCHEDULE**

Amec Foster Wheeler will commence work within 30 business days of authorization to proceed. A draft hazardous building materials survey report will be available for JCRA review within 8 weeks of authorizations to proceed.

#### **QUALIFICATIONS AND LIMITATIONS**

##### Hazardous Materials Survey and Report

Unless expressly noted otherwise within Amec Foster Wheeler's report, the survey will be performed by observing readily accessible and easily observable areas in the interior of the facility project area, utilizing non-destructive sampling methods. "Readily accessible" areas are defined as areas that can be observed without requiring destructive testing or presenting an unacceptable health or safety risk to the Amec Foster Wheeler representatives and where entry is not prohibited by security or other institutional restrictions. "Destructive testing" is defined as inspection procedures that necessarily involve objectionable or noticeable damage to building surfaces, or require penetration of a surface such as a wall, ceiling, chase or shaft, mechanical or process

equipment to gain access to a concealed space. Lifting a suspended lay-in or drop-in ceiling tile or opening an unlocked, operable access panel is not considered destructive testing. "Easily observable" is defined as items, components, and building systems that are conspicuous, patent, and that can be observed visually without intrusion, removal of materials, and exploratory probing.

For the purposes of this project, examples of readily accessible areas would include: common areas such as hallways, foyers, stairwells, break rooms, and restrooms; unlocked offices and rooms; reception areas; unlocked open warehouse/storage areas; accessible mechanical rooms, and other unsecured rooms. Areas not in Amec Foster Wheeler's scope of work include locked areas/rooms, closed/sealed wall cavities or other finishing/structural/architectural materials, spaces above fixed ceiling systems (unless existing access panels, penetrations or portions are missing providing observation from the floor and/or ladder), spaces under raised and primary flooring systems, inside equipment, systems, or manufacturing/production equipment (i. e. boilers, air handling units, ductwork, etc.) and areas that are determined to be unsafe to access by the onsite Amec Foster Wheeler representatives (including excessive heights, confined spaces, etc.).

No inspection method can completely eliminate the possibility of obtaining partial, imprecise, or incomplete information. Thus, the report does not warranty, guaranty, or represent that the inspections completely defined the locations, quantities, and/or condition of any hazardous materials. Any materials found during demolition and/or renovation activities which differ from materials sampled as part of this survey should be assumed to be hazardous (e.g., asbestos-containing, lead-containing, PCB-containing, etc.) until inspected by a properly trained individual that are also accredited and/or licensed by the EPA and/or state in which the work was performed and determined otherwise.

## **CLOSING**

Amec Foster Wheeler looks forward to working with JCRA once again and we are enthusiastic about providing service to you on this particular project. Following your review of this proposal, should you have any questions, or if you require any modifications or adjustments to our proposal, please do not hesitate to contact us.



Ms. Noonan  
Jersey City Redevelopment Agency  
Hazardous Building Materials Survey and Demolition Bid Specification  
June 9, 2015

Sincerely,

**Amec Foster Wheeler Environmental & Infrastructure, Inc.**



Andrew G. Shust  
Senior Associate



Stuart B. Bills  
Senior Associate Construction Manager

cc: Chris Fiore - JCRA  
William Hague - Honeywell

Authorizing Signature and Title: \_\_\_\_\_

Print name /Title \_\_\_\_\_

Date of Authorization: \_\_\_\_\_



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY MAKING APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:12A-67(g), N.J.S.A. 40Aa:12A-29 AND N.J.S.A. 40A-5A-6 IN CONNECTION WITH THE ISSUANCE OF NOT EXCEEDING \$20,000,000 REDEVELOPMENT AREA BONDS, CONSISTING OF TWO SEPARATE SERIES OF BONDS IN THE AMOUNT OF \$10,000,000 EACH**

**WHEREAS**, the Jersey City Redevelopment Agency, in the County of Hudson, New Jersey (the "Agency") has determined to issue Redevelopment Area Bonds (as defined herein) to finance certain aspects of a redevelopment projects by, as applicable, GS FC Jersey City Pep 1 Urban Renewal, LLC ("Forest City 1A") and GS FC Jersey City Pep 2 Urban Renewal, LLC ("Forest City 1B" and together with Forest City 1A, "Forest City"), which consists of (A) the construction of phase 1A, which is expected to consist of a new mixed-income thirty-five (35) story building containing approximately four hundred twenty-one (421) residential rental units, of which approximately twenty percent (20%) or eighty-five (85) will be affordable housing units, approximately twelve thousand four hundred thirty five (12,435) square feet of ground floor retail space with a parking garage for approximately two hundred sixty four (264) parking spaces (the "1A Project") and (B) the construction of phase 1B, which is expected to consist of a new mixed-income thirty-six (36) story building, containing approximately four hundred thirty-two (432) residential rental units, of which approximately twenty percent (20%) or eighty-seven (87) will be affordable housing units, approximately ten thousand three hundred eleven (10,311) square feet of ground floor retail space with a parking garage for approximately two hundred one (201) parking spaces (the "1B Project" and together with the 1A Project, the "Project"); within a designated "area in need of redevelopment" located within the City of Jersey City, in the County of Hudson, State of New Jersey (the "City"); and

**WHEREAS**, Forest City has indicated that it intends to finance a portion of the costs of the Project through the issuance by the Agency of not to exceed up to \$20,000,000 in bonds, consisting of two series of bonds, with not to exceed \$10,000,000 of such bonds being applicable to the 1A Project and not to exceed \$10,000,000 of such bonds being applicable to the 1B Project (collectively, the "Redevelopment Area Bonds") pursuant to the provisions of the Redevelopment Area Bond Financing Law, constituting Chapter 310 of the Pamphlet Laws of New Jersey of 2001 of the State, and the acts amendatory thereof and supplemental thereto (the "Redevelopment Bond Law"); and

**WHEREAS**, the Agency is respectively authorized to issue its bonds pursuant to the provisions of the Local Authorities Fiscal Control Law, N.J.S.A. 40A:5A-1 et seq., as amended and supplemented (the "Local Authorities Fiscal Control Law"), the Local Redevelopment and Housing Law, constituting Chapter 79 of the Pamphlet Laws of New Jersey of 1992 of the State of New Jersey (the "State"), and the acts amendatory thereof and supplemental thereto, as codified by N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law") and the Redevelopment Bond Law, and, Local Authorities Fiscal Control Law, the Redevelopment Law and the Redevelopment Bond Law, are hereinafter referred to as the "Act", and other applicable provisions of law, and to finance redevelopment projects such as the Project; and



**WHEREAS**, in order to enhance the economic viability of and opportunity for a successful project, the City will respectively enter into separate Financial Agreements with Forest City 1A and Forest City 1Beach of JS I, JS II and JS III, governing payments made to the City in lieu of real estate taxes on the Project (collectively, the "Financial Agreements"), and debt service for the repayment of the Redevelopment Area Bonds will come from the Pledged Annual Service Charges as defined in each of the Financial Agreements; and

**WHEREAS**, the Agency's ability to issue the Redevelopment Area Bonds requires authorization of certain matters and certain actions to be undertaken by the Agency officials, officers and professionals, including, but not limited to, the preparation and submission of an application to the Local Finance Board, in the Division of Local Government Services, New Jersey Department of Community Affairs (the "Local Finance Board"), and

**WHEREAS**, the Agency desires at this time to conduct a private sale???? of the Redevelopment Area Bonds in an aggregate amount not to exceed \$20,000,000 in bonds, consisting of two series of bonds, with not to exceed \$10,000,000 of such bonds being applicable to the 1A Project and not to exceed \$10,000,000 of such bonds being applicable to the 1B Project, to provide funds to undertake a portion of the Project, and desires to make application to the Local Finance Board for (i) the applicable approvals required pursuant to the provisions of the Local Authorities Fiscal Control Law, specifically N.J.S.A. 40A:5A-6, and pursuant to the provisions of the Redevelopment Bond Law, specifically N.J.S.A. 40A:12A-67(g), and (ii) the approval of the private sale of the Redevelopment Area Bonds pursuant to the Redevelopment Law, specifically N.J.S.A. 40A: 12A-29(a)(3); and

**WHEREAS**, the Agency believes that:

- (a) it is in the public interest to accomplish the Project;
- (b) the Project is for the health, welfare, convenience or betterment of the inhabitants of the City;
- (c) the amounts to be expended for the Project is not unreasonable or exorbitant; and
- (d) the Project is an efficient and feasible means of providing services for the needs of the inhabitants of the City and will not create an undue financial burden to be placed upon the City;

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

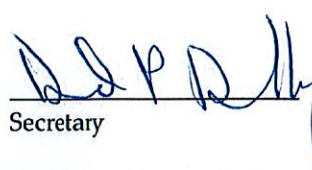
Section 1. The preparation and submission of an application to the Local Finance Board (the "Application") is hereby authorized and directed to be made by the Agency's Bond Counsel and other officials, officers and professionals of the Agency, including, but not limited to, the Executive Director, Vice Chairman, the Secretary, the Assistant Secretary, the Agency's Auditor, and the Agency's General Counsel, and along with other representatives of the Agency, are each hereby authorized and directed to represent the Agency in matters pertaining to such Application.

Section 2. The Local Finance Board is hereby respectfully requested to consider such Application and to record its findings, recommendations and/or approvals as provided in the applicable New Jersey Statutes.

Section 3. The Agency's Secretary or Assistant Secretary is hereby directed to prepare a certified copy of this resolution with the Local Finance Board and to forward a certified copy of this resolution to Bond Counsel to supplement the Application therewith.

Section 4. The Agency's Executive Director is hereby authorized and directed to determine all matters in connection with the Project not determined by this or subsequent resolution, all in consultation with Bond Counsel, and the manual or facsimile signature of the Agency's Executive Director upon any documents shall be conclusive evidence as to all such determinations.

Section 5. This Resolution shall take effect immediately.

  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of June 16, 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 EXTENDING THE DESIGNATION OF TRIBECA WEST OF JERSEY CITY, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE JERSEY AVENUE PARK AND JERSEY AVENUE TENTH STREET REDEVELOPMENT AREAS**

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

**WHEREAS**, said designation was subsequently extended by the Board at its meeting of June 17, 2014 and December 16, 2014; and

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

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

**WHEREAS**, Redeveloper has requested an extension of its designation so that they may continue discussions with Agency personnel regarding the sequence of project build out as well as continue working with the City Planning Division to make amendments to the redevelopment plans affecting the project;

**WHEREAS**, staff deems it appropriate to extend the designation for a period of 120 days to expire on October 31, 2015 with an additional 60 day extension at the sole discretion of the Agency's Executive Director and/or Assistant Executive Director.

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

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- 1) the above recitations are incorporated herein as if set forth at length;
- 2) The designation of Tribeca West of Jersey City, LLC (Moishe Mana) as Redeveloper for property owned by them located at Block 7001, Lots 1 and 2; Block 8602, Lot 1; Block 8601, Lot 1 and Block 6902, Lots 25 and 26; and conditionally designated as Redeveloper for City owned property located at Block 6902, Lot 24 is hereby extended until October 31, 2015 with an additional 60 day extension at the sole discretion of the Agency's Executive Director and/or Assistant Executive Director.

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

  
 Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of June 16, 2015.**

<b>RECORD OF COMMISSIONERS VOTE</b>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma 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 SUPPLEMENTING THE MAY 19, 2015 RESOLUTION APPROVING CERTAIN TRANSFERS WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA AND AUTHORIZATION AND CONSENT FOR THE PLACEMENT OF A CONSTRUCTION MORTGAGE ON PROPERTY WITHIN THE PROJECT AREA**

**WHEREAS**, on May 1, 2015 50 Regent Street, LLC the designated co-redeveloper of Block 14002, Lots 1.01 and 1.02 requested that the Agency consent to the transfer by 50 Regent Street, LLC of new Block 14002, Lots 1.04 (formerly part of Lot 1.01 to 333 Grand Street, LLC for development and the placement of a \$67,290,000 construction mortgage on such property in favor of American General Life Insurance Company, United States Life Insurance Company in the City of New York, AIG Property Casualty Company, National Union Fire Insurance Company of Pittsburgh, P.A.; and

**WHEREAS**, on May 19, 2015, at a regular meeting of the Board of Commissioners of the Agency, the Board resolved to amend the Redevelopment Agreement to provide for the transfer and assignment of the rights and obligations under the Redevelopment Agreement to 333 GRAND STREET, LLC; as co-redeveloper with Peter Mocco and Liberty Harbor North, Inc., to hold title to and redevelop Block 14002, Lot 1.04 of the Project area and to mortgage such property in the amount of up to \$67,290,000 in favor of American General Life Insurance Company, United States Life Insurance Company in the City of New York, AIG Property Casualty Company, National Union Fire Insurance Company of Pittsburgh, P.A.; and

**WHEREAS**, thereafter, on June 1, 2015 50 Regent Street, LLC amended its request to also allow it to transfer Block 14002, new Lot 1.06 and existing Block 15801, Lot 24



to 333 Grand Street, LLC and to authorize the placement of an up to \$67,290,000 mortgage on those properties because the aforementioned lenders required such properties to be mortgaged as additional collateral for the construction loan; and

**WHEREAS**, the Redeveloper herein requests ("**Requested Action**") that the Board amend the Redevelopment Agreement as follows:

- (1) The Agency shall consent to the conveyance of Block 14002 Lot 1.06 (formerly a part of Block 14002 Lot 1.01) and Block 15801, Lot 24 by 50 Regent Street, LLC, to 333 Grand Street, LLC; subject to the terms of the Redevelopment Agreement, as amended;
- (2) The Agency shall authorize and consent to the placement of a \$67,290,000 construction mortgage on Block 14002 Lot 1.06 (formerly a part of Block 14002 Lot 1.01) and Block 15801, Lot 24, located within the Project Area with American General Life Insurance Company, United States Life Insurance Company in the City of New York, AIG Property Casualty Company, National Union Fire Insurance Company of Pittsburgh, P.A., Mortgagee.
- (3) Except for the Administrative Fee which has been reduced to \$10,000.00 annually, payable on the Effective Date of the Fifth Amendment, the Resolution adopted by the Board of Commissioners of the Agency on May 19, 2015 shall remain in full force and effect and is hereby supplemented by this Resolution.
- (4) The Redeveloper shall satisfy the contingencies set forth in the May 19, 2015 Resolution.

**NOW, THEREFORE**, be it resolved by the Commissioner of the Jersey City Redevelopment Agency as follows:

1) The recitals set forth above are incorporated herein and made part hereof as if fully set forth at length;

2) That authorization be and is hereby given to the above stated "**Requested Action**" and the Amended and Restated Redeveloper Agreement with Liberty Harbor North, Inc., Redeveloper, and 333 Grand Street, LLC, Co-Redevelopers in such form and content as may be deemed necessary by the Agency's Counsel.

**BE IT FURTHER RESOLVED**, that the Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized to execute any and all additional documents as may be required to effectuate the actions intended by this Resolution as such documents are subject to the review and approval of the Agency's General Counsel

  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of June 16, 2015.**

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



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING ABS BUILDERS, LLC / ALT INVESTMENTS AS DEVELOPER(S) FOR PROPERTY IN THE MORRIS CANAL REDEVELOPMENT AREA**

**WHEREAS**, ABS Builders, LLC / ALT Investments (hereinafter referred to as "Developer") made a formal presentation to the Jersey City Redevelopment Agency for the construction of a series of two and three family homes and two four story residential structures to contain approximately 67 units of rental housing; and

**WHEREAS**, the site(s) are located at Block 19901, Lots 2-7, 41-44 and Block 19902, Lots 1-5 in the Morris Canal Redevelopment Area; and

**WHEREAS**, the site is owned by the developer with the exception of one lot on Block 19901, Lot 4; and

**WHEREAS**, the newly constructed buildings will rejuvenate the community thereby aiding the local economy and the Jersey City tax base; and

**WHEREAS**, the Developer will construct the project in accordance with the Morris Canal Redevelopment Plan; and

**WHEREAS**, the Developer will construct and dedicate a new public street between Woodward and Van Horne Streets, in accordance with the Morris Canal Redevelopment Plan; and

**WHEREAS**, ABS / ALT has requested designation as the Developer for this site; and

**WHEREAS**, staff has reviewed the application submitted and found it to be acceptable.

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

- 1) ABS Builders, LLC / ALT Investments (or an entity to be formed by them) is hereby designated Redeveloper for the development of property located at

Block 19901, Lots 2-7, 41-44 and Block 19902, Lots 1-5 in the Morris Canal Redevelopment Area.

- 2) The designation is contingent upon Redeveloper being responsible for and assuming all costs incurred by the Agency, including, but not limited to appraisal, title, environmental, legal, property maintenance, etc. for the proposed project.
- 3) The designation granted herein is for a 120 day period to expire on October 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 June 16, 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	✓			

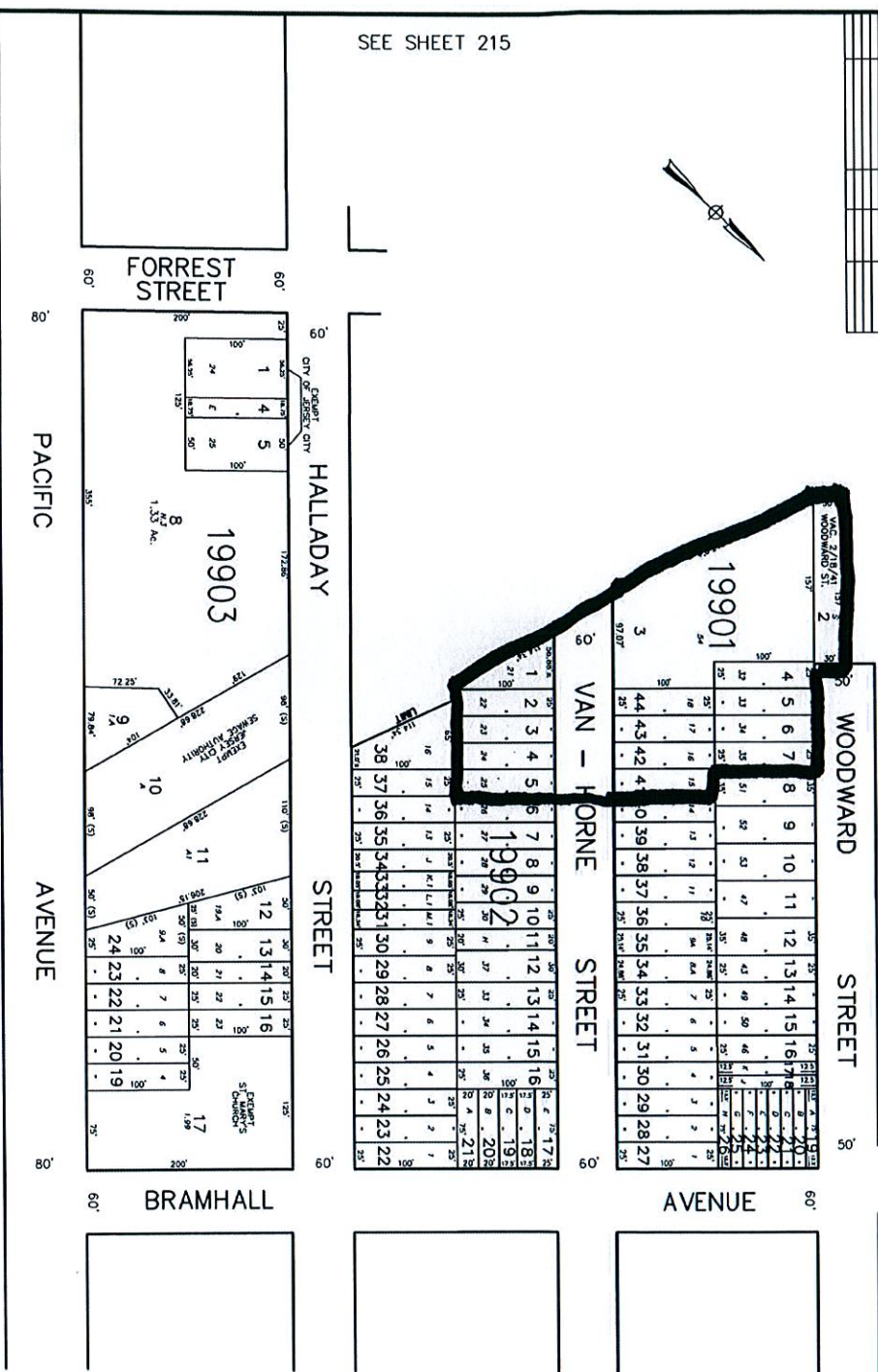


DATE	BY	REVISIONS
		1. 11/1/01 BOOK 100
		2. 11/1/01 BOOK 100
		3. 11/1/01 BOOK 100
		4. 11/1/01 BOOK 100
		5. 11/1/01 BOOK 100
		6. 11/1/01 BOOK 100
		7. 11/1/01 BOOK 100
		8. 11/1/01 BOOK 100
		9. 11/1/01 BOOK 100
		10. 11/1/01 BOOK 100

SEE SHEET 198

SEE SHEET 189

SEE SHEET 215



SEE SHEET 215

SEE SHEET 202

11/1/01 - 10/1/02 11/1/02



**TAX MAP**  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 MAPSHEET 2006  
 RICHARD A. MORALLE, P.E., P.L.S.  
 T & M ASSOCIATES  
 11 THOMAS ROAD, MIDDLETOWN TOWNSHIP  
 NEW JERSEY, 07748

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

SEE SHEET 201

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
AUTHORIZING ENTERING INTO CONTRACT NO. 15-06-  
DD1 WITH ENVIROTACTICS, INC. FOR  
ENVIRONMENTAL INVESTIGATION SERVICES IN THE  
MORRIS CANAL REDEVELOPMENT AREA**

**WHEREAS**, the Jersey City Redevelopment Agency has a need to acquire environmental investigation services with respect to the real property identified on the tax maps of the City of Jersey City as block 17502, Lots 1 through 12, formerly known as block 2097, lots 6B, 6C, and 7 through 13, commonly known as Ash, Whiton & Pine Street, as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and,

**WHEREAS**, the Executive Director has determined and certified in writing that the value of the contract will exceed \$17,500; and

**WHEREAS**, Envirotactics, Inc. of 1625 Highway 71, Wall, New Jersey 07719 has submitted a proposal indicating they will provide the requested environmental investigation services for a sum not to exceed \$150,000 and for a one-year period; and

**WHEREAS**, Envirotactics, Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that Envirotactics, Inc. 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 Envirotactics, Inc. from making any reportable contributions through the term of the contract, and

**WHEREAS**, pursuant to N.J.A.C. 5:30-5.4, the Executive Director has certified the availability of funds to satisfy the contract.

**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

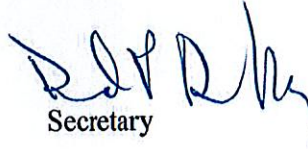
**WHEREAS**, notice of the award of this contract shall be published in a newspaper of general circulation in accordance with N.J.S.A. 40A:11-5(1)(a)(I).



**NOW THEREFORE, BE IT RESOLVED** that recitals above are incorporated herein as if set forth at length; and

**BE IT FURTHER RESOLVED THAT** the Board of Commissioners of the Jersey City Redevelopment Agency do hereby authorize the Executive Director, David Donnelly to enter into a contract in the name of the Jersey City Redevelopment Agency with Envirotactics, Inc. as described herein; and,

**BE IT FURTHER RESOLVED** that the Executive Director, Chairman, and/or Secretary be and hereby are authorized to execute any and all documents, and perform any actions as may be necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel; and

  
Secretary

**Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its Meeting dated June 16, 2015.**

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

10

June 16, 2015

The Jersey City Redevelopment Agency  
66 York Street, Floor 2  
Jersey City, NJ 07302

**Re: Site Investigation and LSRP Services Cost Estimate  
Block 2097, Historical Lots 6b, 6C and 7-13 (Currently Lots 14-25)  
Ash & Whiton & Pine Streets  
Jersey City, Hudson County, New Jersey  
NJDEP Program Interest #s 022126 & 424755  
Envirotactics Proposal #4065.3r**

Dear Mr. Donnelly:

Envirotactics, Inc. is pleased to present this proposal to perform Remedial Action (RA) and Licensed Site Remediation Professional (LSRP) services at the above-referenced property (site) for your review and approval. This price estimate describes the remedial action work plan (RAW) proposed for the site and the associated cost estimate to conduct the site remediation. The RAW and RA cost estimates are based on the findings from the historical/recent site investigation (SI)/ remedial investigation (RI) activities conducted at the site.

### **Background**

In 1996 and 1999, a Preliminary Assessment Report (PAR) and Site Investigation Report (SIR) were submitted to NJDEP for Block 2097, Lot 6B, under ISRA Case # E96290, for Frank B. Ross Company - a paraffin wax blending facility. A potential site developer entered into a Memorandum of Agreement (MOA) with the NJDEP on May 3, 2007 and assumed responsibility to remediate the entire Block 2097, including Lot 6B, 6C and 7 through 13. Therefore, in October 2007, on behalf of the potential site developer, a PAR, Remedial Investigation Report/Remedial Action Workplan (RIR/RAW) and an Underground Storage Tank (UST) Closure Report were submitted to NJDEP by React Environmental Professional Services Group, Inc. (REPSG). The PAR included Block 2097, historical Lots 6C and 7 through 13, and the RIR/RAW included Block 2097, historical lots 6B, 6C and 7 through 13.

During these investigations, REPSG identified the following Areas of Concern (AOCs) for the entire site:

- AOC 1 / AOC 4: Area of Stressed Vegetation / Former Metal Scrap Yard Area - see figure below
- AOC 2: Former 10,000-Gallon No. 6 Fuel Oil UST - see figure below
- AOC 3: Historic Fill Material - entire site
- AOC 5 / AOC 6: Groundwater / Vapor Intrusion Pathway

Envirotactics, Inc.

1625 Highway 71

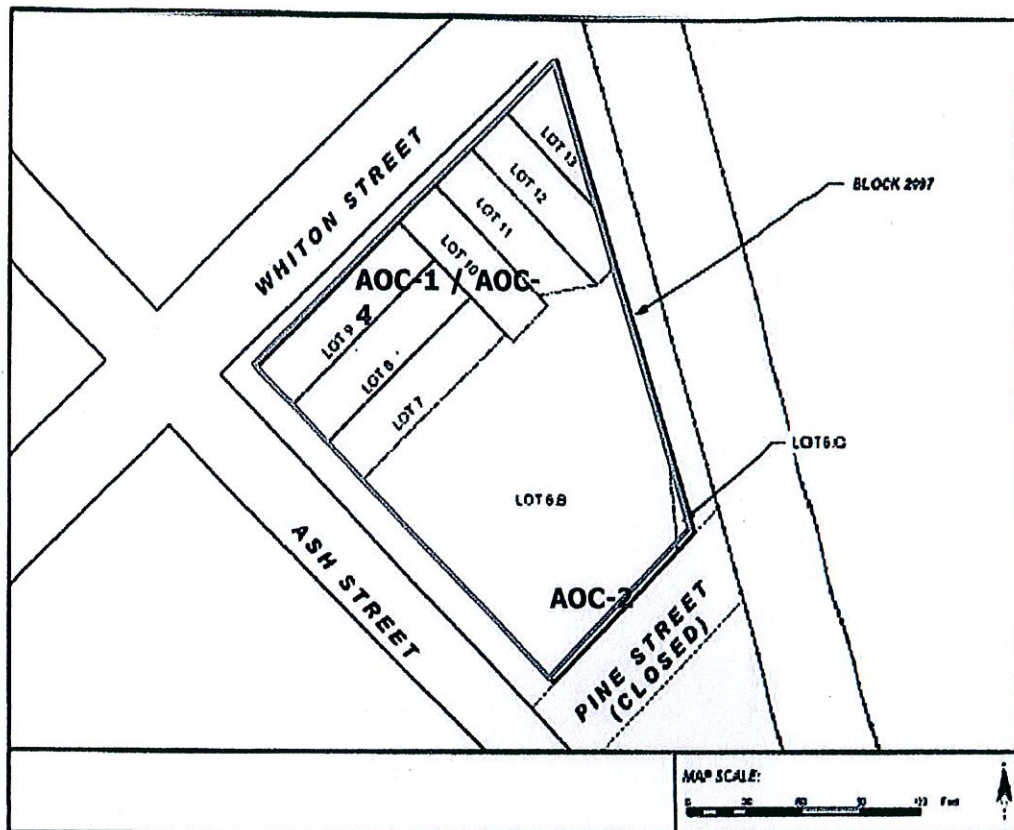
Wall, NJ 07719

Phone 732.449.0077

Fax 732.449.5810

[www.envirotactics.com](http://www.envirotactics.com)





The site's constituents of concern (COCs) with concentrations in soil and/or groundwater above the NJDEP's applicable standards are: extractable petroleum hydrocarbons (EPH), volatile organic compounds (VOCs), poly chlorinated biphenyls (PCBs), metals and polycyclic aromatic hydrocarbons (PAHs).

To confirm and delineate the soil and groundwater contamination historically identified at the site, Envirotactics performed additional site and remedial investigation in accordance with NJDEP requirements. The recent analytical results for soil and groundwater have been compared to the current NJDEP remediation standards and have been utilized herein to develop a remedial action workplan and the associated budgetary cost estimate for the remedial action services necessary to obtain regulatory closure prior to the proposed site redevelopment.

Based on the findings of the soil and groundwater investigations, the following presents the recommendations for each AOC.

#### **AOC 1 / AOC 4: Area of Stressed Vegetation / Former Metal Scrap Yard Area**

Soil excavation of the locations that detected the highest tetrachloroethylene (PCE) concentrations is recommended to remediate the soils and groundwater at AOC 1 and AOC 4. Soil and groundwater modeling and compliance averaging will be used to decrease the amount of soils requiring excavation. Based on the available information, Envirotactics estimates approximately 1,500 tons of PCE contaminated soils will require disposal. Soil excavation will also be conducted to remediate the free product observed in the area of soil samples ET-8 and ET-33 along the northwestern portion of the site. Waste classification soil sampling will be



necessary prior to obtaining soil disposal facility approval and to determine whether the soil will be classified as hazardous or non-hazardous.

### **AOC 2: Former 10,000-gallon No. 6 Fuel Oil UST**

Soil excavation is proposed to remediate the #6 oil free product observed on the groundwater and the EPH soil contamination detected at AOC 2. Envirotactics estimates that approximately 1,500-2,000 tons of petroleum impacted soils will be required to be excavated for off-site disposal. Waste classification soil sampling will be necessary prior to obtaining soil disposal facility approval.

### **AOC 3: Historic Fill Material**

The historic fill material will be remediated through a site wide Deed Notice and Remedial Action Permit for Soils with the appropriate engineering controls (i.e, cap). The engineering controls will include the footprint of the proposed buildings, asphalt and concrete surfaces, and any landscaped areas. Since the future use of the site is residential, the cap will need comply with presumptive remedy requirements outlined in N.J.A.C. Technical Requirements for Site Remediation 7:26E-5.3. Prior to NJDEP approval of the Soil Remedial Action Permit, the responsible party, if not exempt, will be required to post financial assurance in the amount of approximately \$30,000 to \$50,000. This is required to ensure the engineering controls remain protective of human health and the environment for the length of the permit. The financial assurance can be one or any combination of the following mechanisms: line of credit, letter of credit, remediation trust fund, environmental insurance policy, and loan or grant. Additionally, Biennial certifications will be required to ensure the engineering controls remain protective of public health and the environment.

In addition to the historic fill material, evidence of former brick and concrete building foundations remnants were observed along the southern portion of the site. Envirotactics recommends the remaining subsurface features and building foundations be removed and properly disposed prior to site redevelopment.

### **AOC 5: Groundwater**

Envirotactics recommends that the locations of petroleum product observed at the site to be remediated through soil excavation combined with the removal and disposal of product and groundwater utilizing a vacuum truck. Upon completion of the soil and groundwater remediation activities, permanent monitoring wells will be required to be installed to delineate the dissolved VOC groundwater contamination detected at AOCs 1, 2 and 4.

An application for a Classification Exception Area (CEA) will be submitted to NJDEP prior to installation of the monitoring wells, to evaluate CEA extent and duration required for the alternative remediation standard (ARS) submittal.

A minimum of 1-2 years of quarterly groundwater sampling events will be necessary in order to confirm Monitoring Natural Attenuation (MNA). The CEA and Groundwater Remedial Action Permit approval from the NJDEP and LSRP would provide case closure even though groundwater contamination remains at the site. Biennial certifications will be required until it can be documented that the groundwater levels are below the NJDEP's GWQS and the CEA can be removed.



## **AOC 6: Vapor Intrusion Pathway**

The concentrations of PCE, TCE and vinyl chloride historically detected in the site groundwater were above the NJDEP's Vapor Intrusions Screening Levels (VISL) in place at that time.

Enviro tactics compared the results of the remedial groundwater investigation to the NJDEP's current VISLs to evaluate the need for a vapor intrusion investigation. Groundwater samples ET-1gw and ET-12gw detected one or more CVOC compounds above their respective VISL.

Due to the fact that the material is silty clay, it is anticipated that site-specific VISL will be calculated for the Site. In the eventuality that there will still be exceedances of the Site Specific VI SRS, soil gas sampling will be required as part of the site remediation to evaluate the vapor intrusion pathway and potential impacts to any future on-site residents. Further evaluation of the vapor intrusion pathway will be conducted upon receipt of the post soil remediation groundwater monitoring results. Pending the results of the analysis the redevelopment of the property may require that new structures be constructed with vapor recovery systems and vapor barriers installed to ensure that vapor intrusion is not a concern.

## **NJDEP Reporting**

The NJDEP recently issued the *Site Remediation Reform Act* (N.J.S.A. 58:10C-1 et seq., "SRRA") which included new rules and guidance for the completion of remediation projects in New Jersey. Under SRRA, remediation projects will be completed with limited NJDEP oversight. Instead, project oversight will be provided by a NJDEP Licensed Site Remediation Professional (LSRP). Enviro tactics' LSRP will prepare and certify all necessary reports to satisfy applicable NJDEP requirements including, but not limited to the following documents: Site Investigation Report (SIR), Public Notification, Health and Safety Plan (HASP), Receptor Evaluations (RE), Remedial Investigation Report (RIR), Soil and Groundwater Modeling, Remedial Action Report (RAR), Remedial Action Progress Report (RAPR), Remedial Action Workplan (RAW), Quality Assurance Project Plans (QAPP), Conceptual Site Models (CSM), Vapor Intrusion Investigation Reports (VIIR), Classification Exception Area (CEA) with Groundwater Remedial Action Permit (GW RAP), Deed Notice with Soils RAP, Conditional Response Action Outcome (RAO) letters, and Remedial Action Protectiveness Biennial Inspection and Certification Reports.

Enviro tactics has prepared a RA cost estimate to remediate the known AOCs with identified contamination. This estimate is based on information available to date and could potentially change based on the findings of additional investigation activities. The cost estimate to perform the soil and groundwater remediation in effort to obtain regulatory closure from the NJDEP and Licensed Site Remediation Professional (LSRP) is provided below:

### ***Price Summary – Remedial Action & LSRP Activities***

The estimated lump sum price to perform the scope of work outlined is **\$175,000**. An estimate of the lump sum costs is provided below. A time and materials estimate with a breakdown of the pricing will be provided under separate cover.

### **Project Management**

**\$25,000**

- Includes time for LSRPs, Senior Project Managers, Project Managers for project administration, coordination, EPA and NJDEP correspondence, meetings, data review, scheduling, etc, during entire course of project



**Remedial Action Oversight and Post-Excavation Soil Sampling****\$40,000\***

- Soil remediation oversight of AOCs 1, 2, and 4 – 20 days estimated

(\*Does not include costs for soil excavation equipment, labor, soil/groundwater transportation and disposal, and certified clean backfill)

**Groundwater Investigation****\$80,000**

- Includes the installation of up to ten (10) monitoring wells, perform slug tests, conduct two years of quarterly groundwater monitoring, and monitoring well abandonments upon case closure

**NJDEP and LSRP Reporting – Site Investigation****\$30,000\***

- Includes preparation and submittal of the following documents and reports to the EPA and NJDEP: Public Notification, SIR, RIR, RAW, and QAPP/CSM. Does not include Remedial Action Phase Reports.

**Estimated Lump Sum Site Remediation Costs:      \$175,000\***

\*Does not include the costs for Vapor Intrusion, Remedial Action Phase Reporting, Engineering Controls, and Post RAO monitoring for Soil and Groundwater RAP

**General Conditions**

The following conditions are considered as part of this price estimate.

- **Written authorization and deposit amount are required prior to the scheduling of any work.**
- The above price excludes any additional sampling or analysis. Additional analysis will be performed at the shown rate. Client authorization will be required prior to performing any additional analyses.
- A Licensed Site Remediation Professional (LSRP) is required to oversee and sign off on all regulated tank work.
- The LSRP is not responsible for additional requirements imposed by the NJDEP after review/audit.
- The RAO issued by the LSRP is not a guarantee or warranty that the site is free of contamination.
- Envirotactics is not responsible for fines associated with SRRRA or the Administrative Requirements for the Remediation of Contaminated Sites.
- The above price excludes any local permit fees or any NJDEP application, non-compliance fees and/or review fees.
- The above price assumes the delineation scope of work can be completed in three (3) days. If additional days are required to complete the scope of work due to unforeseen conditions, the daily and hourly rates for equipment, materials and labor outlined in this proposal will apply.
- This proposal does not include any site remediation including but limited to soil excavation oversight, monitoring well installations, sampling, vapor intrusion sampling, or off-site investigations.
- This proposal does not include the loading, transportation or disposal of any contaminated soil, concrete or asphalt debris.
- Envirotactics will call and arrange for a utility mark-out service. Damage of any utilities not identified by the utility mark-out service or the client is not the responsibility of Envirotactics.



- Any subsurface concrete pads or other unknown constraints may constitute an increase in price.
- When required to enter private property we do so with the permission of the client and are not responsible for damage resulting there from.
- Envirotactics is not responsible for clearing the site of any overgrown vegetation that will limit equipment access to areas of the site that require investigation
- Envirotactics is not liable for damages caused by delays in performance of the services, which, may arise from events beyond its reasonable control.
- Envirotactics liability for this project is limited to the total cost of the project as outlined in this proposal.
- Nothing contained within this agreement shall be construed or interpreted as requiring Envirotactics to assume the status of a generator, storer, treater, or disposal facility as those terms appear within RCRA or within any federal or state statute or regulation governing the generation, treatment, storage and disposal of pollutants. The client shall be solely responsible for their obligations under RCRA, Federal and State DOT, Federal UST laws, the New Jersey UST law, and other applicable NJDEP regulations.

### **Envirotactics Terms of Credit**

The following terms of credit apply to this price estimate:

- **Written authorization and deposit are required prior to scheduling of any work. Deposit will be applied to final invoice.**
- If at any point during the project the client cancels the scope of work authorized by this price estimate. The client will be responsible for payment of all unbilled time, materials and equipment up until the point of cancellation.
- Payment of invoice is due upon receipt.
- Invoices not paid within 30 days will be subject to a 1.5% surcharge per month until balance is paid.
- **DEFAULT AND COLLECTION COSTS:** Client will be in default if it does not pay a balance on time, files for bankruptcy, or make assignment for the benefit of creditors. Default means we can demand immediate payment for the full balance. Client agrees to pay any collection fees incurred due to the non-payment of monies due past thirty (30) days.
- This price estimate is valid for 90-days from the date of price estimate.
- **Reports will be forwarded to the client upon receipt of balance due.**

### ***Proposal Acceptance #4065.3r.***

The proposal is acceptable. I agree to the conditions outlined herein. Please signify your acceptance of this proposal and authorization for Envirotactics to proceed by signing a copy of this proposal and returning it to Envirotactics along with a \$100,000 deposit.

Thank you for the opportunity to submit a proposal and to provide services for this project. Envirotactics will expedite the scheduling of the work upon receipt of written authorization and required deposit to proceed. If you have any questions, please call me at (732) 449-0077.

If you have any questions, please contact me at 732-449-0077.

Sincerely,  
**For Envirotactics, Inc.**

A handwritten signature in black ink, appearing to read "Basil Ellmers", with a long horizontal flourish extending to the right.

Basil J. Ellmers III  
LSRP/Senior Project Manager

**For Jersey City Redevelopment Agency (JCRA)**

Authorized By: \_\_\_\_\_

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

(Property Owner/Client)





**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONSENTING TO THE TRANSFER AND SALE OF PROPERTY LOCATED IN THE NEWPORT REDEVELOPMENT AREA, AUTHORIZING A THIRD AMENDMENT TO THE CONTRACT FOR SALE OF LAND FOR PRIVATE REDEVELOPMENT WITH NEWPORT ASSOCIATES DEVELOPMENT COMPANY, AUTHORIZING A REDEVELOPMENT AGREEMENT WITH 75 PARK LANE, LLC AND AUTHORIZING A REDEVELOPMENT AGREEMENT WITH 2 SHORE DRIVE NORTH, LLC**

**WHEREAS**, the predecessor of Newport Associates Development Company ("**NADC**"), agreed in the Contract for Sale of Land for Private Redevelopment with the Jersey City Redevelopment Agency (the "**Agency**") dated July 1, 1981, as amended on March 29, 1985 and May 18, 1999 (collectively the "**NADC Contract**"), to obtain the Agency's consent to any transfer of property which is governed thereby; and

**WHEREAS**, on April 21, 2015, the Agency adopted Resolution No. 15-04-21 authorizing the interim transfer of Block 7302, Lot 9, commonly known as 75 Park Lane South ("**Park Lane Project Site**") and Block 7302, Lot 11, commonly known as 2 Shore Lane ("**Shore Lane Project Site**") (collectively the "**Transfer Properties**") to SNLP Holdings, LLC (the "**Interim Transfer**") for the sole purpose of holding and conveying the Transfer Properties to the final developers and subject to entering into a third amendment to the NADC Contract (the "**Third Amendment**") and entering into redeveloper agreements for the Transfer Properties with their respective developers; and

**WHEREAS**, 75 Park Lane, LLC will be the redeveloper of the Park Lane Project Site and 2 Shore Drive North, LLC will be the redeveloper of the Shore Lane Project Site,



**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 execution of the Third Amendment in substantially the form attached hereto as **EXHIBIT A** subject to additions, deletions, modifications or revisions deemed necessary and appropriate in consultation with counsel to the Agency is hereby approved, conditioned upon the delivery and recordation of the Deed from SNLP to 75 Park Lane, LLC for the Park Lane Project Site and the Deed from SNLP to 2 Shore Drive North, LLC for the Shore Lane Project Site;
- 3) the execution of the Redevelopment Agreement by and between the Agency and 75 Park Lane, LLC for the Park Lane Project Site, substantially in the form attached hereto as **EXHIBIT B** subject to additions, deletions, modifications or revisions deemed necessary and appropriate in consultation with counsel to the Agency is hereby approved;
- 4) the transfer of the Park Lane Project Site from SNLP to 75 Park Lane, LLC is hereby approved;
- 5) the designation of 75 Park Lane, LLC as redeveloper of the Park Lane Project Site is hereby approved, contingent upon the execution of the Redevelopment Agreement by the Redeveloper, the recordation of the same as a restrictive covenant against the Park Lane Project Site, and the delivery and recordation of the Deed from SNLP to 75 Park Lane, LLC for the Park Lane Project Site;

6) the execution of the Redevelopment Agreement by and between the Agency and 2 Shore Drive North, LLC for the Shore Drive Project Site, substantially in the form attached hereto as **EXHIBIT C** subject to additions, deletions, modifications or revisions deemed necessary and appropriate in consultation with counsel to the Agency is hereby approved;

7) the transfer of the Shore Drive Project Site from SNLP to 2 Shore Drive North, LLC is hereby approved;

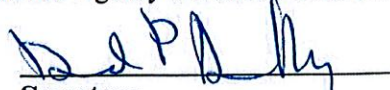
8) the designation of 2 Shore Drive North, LLC as redeveloper of the Shore Drive Project Site is hereby approved, contingent upon the execution of the Redevelopment Agreement by the Redeveloper, the recordation of the same as a restrictive covenant against the Shore Drive Project Site, and the delivery and recordation of the Deed from SNLP to 2 Shore Drive North, LLC for the Shore Lane Project Site;

9) the Chairman, Vice Chairman, Executive Director and/or Secretary and other necessary Agency Officials are hereby authorized to execute, deliver and accept the Third Amendment, the Redevelopment Agreement with 75 Park Lane, LLC, the Redevelopment Agreement with 2 Shore Drive North, LLC and all other necessary documents and undertake all actions necessary to effectuate the Third Amendment, the Redevelopment Agreement with 75 Park Lane, LLC, the Redevelopment Agreement with 2 Shore Drive North, LLC and this Resolution subject to the review and approval of counsel to the Agency; and

10) This Resolution shall take effect immediately.



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

  
Secretary

**Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of June 16, 2015.**

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

15-06-11

**EXHIBIT A**

Third Amendment to Contract for Sale of Land for Private Redevelopment by and between the  
Agency and Newport Associates Development Company



15-06-11

**EXHIBIT B**

Redevelopment Agreement by and between the Agency and 75 Park Lane, LLC  
for the Park Lane Project Site

**EXHIBIT C**

Redevelopment Agreement by and between the Agency and 2 Shore Drive North, LLC  
for the Shore Drive Project Site