

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR PROPERTY LOCATED WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA**

**WHEREAS**, the City of Jersey City is the owner of the property located in Block 21504, Lot 6 (with street addresses 65 Phillip St.) within the Liberty Harbor Redevelopment Area (map attached); and

**WHEREAS**, on January 20, 2015 the Jersey City Redevelopment Agency Board of Commissioners designated Liberty Science Center in conjunction with SciTech Scity ("Redeveloper") for the development of this site as a 400,000 sq ft building with four components consisting of Edge Works, Liberty Science K-12 School, the Thomas Hotel, and a visiting scholars residence; and

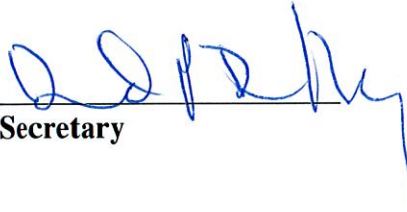
**WHEREAS**, the JCRA requires access to the property for the purpose of allowing the designated Redeveloper or other professionals to perform various studies and investigations, including but not limited to environmental, geotechnical sampling and testing, related to the redevelopment of the site; and

**WHEREAS**, said License will be for a term of 3 years from the date of the execution of the License Agreement.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the above recitations are incorporated herein as if set forth at length; authorization be and is hereby given to execute a License Agreement with City of Jersey City for use and access to City owned property

located at Block 21504 Lot 6 within the Liberty Harbor Redevelopment Area for a period of 3 years.

**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 August 18, 2015.**

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







**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
AUTHORIZING A MEMORANDUM OF UNDERSTANDING  
WITH THE UNITED WAY OF HUDSON COUNTY FOR 665  
OCEAN AVE, BLOCK 22602, LOT 6 WITHIN THE  
MARTIN LUTHER KING DRIVE REDEVELOPMENT  
AREA.**

**WHEREAS**, the Jersey City Redevelopment Agency (the "Agency") owns property, 665 Ocean Avenue (Block 22602, Lot 6), where it is constructing an interior renovation to an existing three-story mixed use building that provides (8) residential units for veterans housing and a support services office with community space to be known further as the "Project"; and

**WHEREAS**, United Way of Hudson County ("UW"), non-profit, established in 1936, works to end the cycle of poverty by addressing homelessness, housing hunger, and by giving children and adults the skills they need to succeed in life; and

**WHEREAS**, the City of Jersey City received approval by the State of New Jersey's Department of Community Affairs (DCA) to participate in the Housing Choice Voucher Program's Project- Based Voucher Program for Veterans; and

**WHEREAS**, the Agency has been awarded by the DCA for Housing Assistance Payment Contract for the (8) residential unit, which are part of the Project; and

**WHEREAS**, the Agency has identified and recognized supportive services specifically tailored for Veterans and has selected UW to provide such services for Project; and

**WHEREAS**, the Agency and UW have committed to participate in the Housing Choice Voucher Program's Project- Based Voucher Program for Veterans to provide housing and support services for veterans for the Project; and

**WHEREAS**, the Agency and UW have agreed upon a Memorandum of Understanding to clearly identify the obligations of UW as a service provider, and the responsibilities of the Agency as the developer and property owner.

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

1. The above recitals are incorporated herein as if set forth at length.
2. The Memorandum of Understanding between the Agency and UW for social services for the Project in its proximate form is attached for further review and approval by the General Counsel.

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

  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of August 18, 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				

**MEMORANDUM OF UNDERSTANDING**  
**BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY**  
**AND**  
**UNITED WAY OF HUDSON COUNTY**

This Memorandum of Understanding ("MOU") is hereby made this \_\_\_\_ day of \_\_\_\_\_, 2015 ("Effective Date"), by and between the Jersey City Redevelopment Agency, a body corporate and politic of the State of New Jersey with offices at 66 York Street, Jersey City, New Jersey, 07302 ("Agency") and the United Way of Hudson County ("UW") with offices at 857 Bergen Ave, Jersey City, NJ 07306. The Agency and UW are referred to herein as the "Parties"; and

WHEREAS, the Agency's guiding principles include enhancing the quality of life and improving economic and housing opportunities, building strong, and viable partnerships with the community; and

WHEREAS, the Agency and City of Jersey have made commitment to the community by providing housing opportunities for veterans; and

WHEREAS, United Way of Hudson County, non-profit, established in 1936, works to end the cycle of poverty by addressing homelessness, housing, hunger, and by giving children and adults the skills they need to succeed in life; and

WHEREAS, the City of Jersey City received approval by the State of New Jersey's Department of Community Affairs (DCA) to participate in the Housing Choice Voucher Program's Project- Based Voucher Program for Veterans; and

WHEREAS, the Agency is constructing an interior renovation to an existing three-story mixed use building located at 665 Ocean Avenue (Block 22602, Lot 6), that provides (8) residential units for veterans and a support services office with community space to be known further as the "Project"; and

WHEREAS, the Agency has been awarded a Housing Assistance Payment Contract from the DCA for (8) residential units, which are part of the Project; and

WHEREAS, the Agency has identified and recognized supportive services specifically tailored for Veterans and has selected UW to provide such services for Project; and

WHEREAS, the Agency and UW have committed to participate in the Housing Choice Voucher Program's Project- Based Voucher Program for Veterans to provide housing and support services. The purpose of this MOU is to clearly identify the obligations of UW as a service provider, and the responsibilities of the Agency as the developer and property owner; and

WHEREAS, exhibit A is the United Way Veterans Project Social Service Plan, which overviews and outlines the scope of services of the plan and includes (1) targeted tenancy, (2) Case Management, (3) Linkage to Health Care, ect.; and

NOW THEREFORE, in consideration of the exchange of mutual promises and covenants regarding the Project, the Parties agree as follows:

1. Exhibit A plan does not represent the final document, but a primary plan to be modified by both parties.
2. Eligibility for housing and support services for the Project are outlined by Housing Choice Voucher Program's Project- Based Voucher Program for Veterans.
3. Term of this MOU will be effective immediately upon signature of all entities for a 1-year project duration, and any further extensions are subject to the approval of the Board of the Commissioners of the Agency.
4. Notices of amendment and/ or termination pursuant to this MOU must be in writing and mailed or delivered to the party to which the notice is being given, at least thirty (30) days before the effective date of such actions. The receipt can be proven by Certified Mail Return Receipt Requested or proof of delivery and receipt by messenger or by overnight mail service.
5. The MOU may only be amended and modified by a written agreement that is signed by all Parties.
6. Each party covenants and agrees to indemnify and hold the other harmless from and against any claims, costs, loss, liability, damages, or expenses (including reasonable attorney fees) arising in breach of this representation and warranty by indemnifying Party.
7. All exhibits and recitals herein form part of MOU.

IN WITNESS WHEREOF, the parties hereto have caused this MOU to be executed all of the date first above written.

**Witness:**

**UNITED WAY OF HUDSON COUNTY**

\_\_\_\_\_

By \_\_\_\_\_

Name:

Title:

**Attest:**

**JERSEY CITY REDEVELOPMENT AGENCY**

\_\_\_\_\_

By \_\_\_\_\_

Name: David Donnelly

Title: Executive Director



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING  
ENTERING INTO A LICENSE AGREEMENT WITH THE HUDSON  
COUNTY BUILDING AND TRADES COUNCIL FOR ENTRY  
ONTO AGENCY-OWNED PROPERTY AT BLOCK 22602, LOT 6  
WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT  
AREA**

**WHEREAS**, the Agency is the owner of certain property located at Block 22602, Lot 6 (665 Ocean Avenue) within the Martin Luther King Drive Redevelopment Area; and

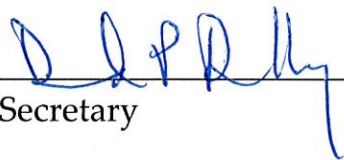
**WHEREAS**, the Hudson County Building and Trades Council requires access to the property for purposes of conducting pre-development activities including various studies and investigations; and

**WHEREAS**, said License Agreement will be for a term of one (1) year from the date of execution of the License Agreement.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that authorization be and is hereby given to execute a License Agreement with the Hudson County Building and Trades Council to access Agency-owned property located at 665 Ocean Avenue within the Martin Luther King Drive Redevelopment Area for a period of one (1) year.



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

  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of August 18, 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				✓

## GRANT OF LICENSE AND RIGHT OF ENTRY AGREEMENT

THIS GRANT OF LICENSE AND RIGHT OF ENTRY AGREEMENT (this "Agreement") is made as of the \_\_\_ day of \_\_\_\_\_, 2015 by and among HUDSON COUNTY BUILDING & CONSTRUCTION TRADES COUNCIL, a New Jersey labor union, having an office at 20 Fairfield Place, Caldwell, New Jersey 07006 ("HCBCTC" or "Licensee") and THE JERSEY CITY REDEVELOPMENT AGENCY ("JCRA" or "Licensor") having an office at 66 York Street, Jersey City, New Jersey 07302.

WHEREAS, the JCRA is the owner of certain real property designated as Block 22602 Lot 6, as shown on the tax map of the City of Jersey City, and more commonly known by the street address of 665 Ocean Avenue (the "Property"), as described more fully in Exhibit A annexed hereto; and

WHEREAS, the Property includes an existing, vacant structure which JCRA desires to convert to veterans' housing (the "Project"); and

WHEREAS, in order to carry out the Project, the HCBCTC as the Licensee has agreed to donate its time, labor, and building materials to conduct certain repairs, renovations, and rehabilitation including demolition activities at the Property; and

WHEREAS, Licensee has requested Licensor's permission to enter upon, use and occupy, solely as a license (the "License"), the Property for the sole purpose of carrying out demolition activities which are necessary to begin the Project; and

WHEREAS, Licensee's activities under this License Agreement will be restricted to demolition activities only as described more fully below; and

WHEREAS, Licensor is willing to grant to Licensee or its duly designated agents, servants, volunteers, employees, and contractors, such permission and the within License to enable Licensee to do so upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, for good and valuable consideration, the Licensor and Licensee hereby agree as follows:

- 1. Grant of Access.** Licensor hereby grants Licensee a limited License to enter onto the Property for the purpose of carrying out demolition activities only, as defined below, in order to convert the existing structure to habitable housing for veterans. Licensee, and its authorized agents, employees, servants, volunteers, and contractors, are authorized to enter onto the Property during the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday. Licensee agrees to provide forty-eight (48) hours advanced written notice to Licensor of the dates and times it will require access to the Property, said dates and times to be reasonably acceptable to Licensor. The License granted herein shall give Licensee the right to enter onto the portions of the Property at times agreed to by the parties where the Work, as defined below, will be performed. Licensee agrees that it has been granted only a License by Licensor to enter upon and use the Property for the specific purposes set forth herein and that it

does not and shall not claim at any time any interest or estate of any kind or extent whatsoever in and to the Property and/or the Project, nor any exclusive privilege or right to enter onto the Property and/or any other portion of the Project, by virtue of this License. Nothing herein shall be deemed or construed to create a partnership, joint venture or agency relationship between the parties.

2. **Pre-Entry Responsibilities.** Licensee or any authorized or duly designated agents, servants, volunteers, employees, and contractors, in furtherance of its activities on the Property shall take reasonable precautions to minimize damage to the Property from the Work and to ensure Work Site safety. Licensee shall be solely responsible to: (i) obtain any and all permits required to conduct the Work, as defined below; (ii) locate any underground utilities and facilities on the Property prior to commencement of the Work, as defined below; (iii) ensure all electric, gas, water, steam, sewer, and other service lines shall be shut off, capped, or otherwise controlled; (iv) take all necessary steps to prepare the Work Site for demolition in accordance with all federal, state and local laws including applicable Jersey City building, construction and health code requirements; and (v) shall procure at its sole expense the necessary equipment to carry out the Work described below including containers or dumpsters to remove debris, wreckage, refuse, rubbish and garbage resulting from demolition activities. Licensor shall reasonably cooperate with and assist Licensee with Licensee's efforts to locate such utilities, equipment and facilities.
3. **Work.** Licensee or any authorized or duly designated agents, servants, volunteers, employees, and contractors, shall perform or cause to be performed the Work at its sole cost and expense. The Work shall include, and be limited to, demolition activities, including but not limited to the demolition, destruction, tearing down, raze or removal of walls, masonry sections, sheetrock, floors, support structures including steel, facades, concrete slabs, structures or fixtures, bricks or brick facades or structures, permanent fixtures, and other materials. The Work shall also include all necessary cleanup activities, including but not limited to the removal of all debris, wreckage, refuse, rubbish and garbage resulting from the Licensee's demolition activities. Licensee shall ensure that all Work is conducted in accordance with all applicable permits, and other government requirements, including but not limited to those promulgated by the U.S. Occupational Safety and Health Administration ("OSHA"), and shall be conducted so as to minimize damage to the Property and interference with activities associated with any occupants of the Property.
4. **Storage of Materials.** Licensee shall not store, nor shall it permit its authorized or duly designated agents, servants, volunteers, employees, and contractors, to store any materials or equipment on the Property.
5. **Work Site.** Licensee agrees to keep the Property neat and free from refuse,



trash, garbage and debris at all times. Licensee agrees to be solely responsible for removing all debris, wreckage, rubbish and garbage resulting from demolition activities. No alcohol is permitted in the Property at any time. Upon termination of this Agreement, Licensee shall promptly remove from the Property all equipment and all materials of any nature used in connection with the Event brought onto the Property by or at the direction of Licensee and shall restore the Property to the condition it was in prior to the Project to the reasonable satisfaction of Licensors.

6. **Safety.** All activities undertaken by Licensee on the Property shall be performed in a safe, good and workmanlike so as to ensure the safety of all persons at the Property, including but not limited to Licensee's authorized or duly designated agents, servants, volunteers, employees, and contractors, in accordance with all applicable federal, state, county and municipal laws and the rules and regulations of Licensors and in a manner designed to minimize the effect of such activity on Licensors and other property owners in, on and around the Property and their respective tenants, licensees and occupants. All of Licensee's agents, volunteers or employees performing the Project shall display proper identification at all times. Work shall be done so as to not create a hazard to pedestrians or vehicles.
7. **Indemnification.** Licensee agrees to assume all security and protection for, risk of loss and/or damage to property or injury to or death of persons arising out of its use of the Property or implementation of the Project unless same is the result of the gross negligence or willful misconduct of Licensors. Licensee shall defend, indemnify and hold harmless Licensors and each of their respective employees, agents, directors, officers and representatives (collectively, the "Licensors Indemnified Parties") from and against any and all costs, expenses (including, without limitation, attorney fees, disbursements and court costs), liabilities, damages, losses, fines, judgments, claims, actions, lawsuits or demands for injury to, or death of any person or damage to any tangible property incurred by or asserted against any Licensors Indemnified Party or Parties to the extent caused by or arising out of Licensee's use of the Property or implementation of the Project. The indemnity obligations in this section shall survive expiration or termination of this Agreement.
8. **Insurance.** Licensee shall carry and maintain, at its sole cost and expense, the insurance coverages outlined on Exhibit B attached hereto. It shall be the Licensee's sole responsibility to maintain Worker's Compensation insurance for any of its authorized or duly designated agents, servants, volunteers, employees, if applicable, in accordance with all applicable federal, state, county and municipal laws. All insurance must be submitted to the JCRA as Licensors for review and approval prior to any entry by Licensee onto the Property.
9. **Oversight.** Licensors shall have the right to monitor Licensee's Work and enter the Property at any time without notice to Licensee.

10. **Cost.** All activity performed or to be performed under this License and all obligations and expenses associated therewith shall be at the sole cost and expense of and be borne solely by Licensee.
11. **Assignment.** Licensee shall not assign this Agreement or any rights hereunder without the prior written consent of Licensors, which consent may be withheld in Licensors' sole discretion. Licensee shall not permit third parties to enter the Property at any time.
12. **Information.** Licensee will provide Licensors copies of reports submitted to and received from any federal, state, county or municipal government and any department, agency, bureau or other similar type of body regarding the testing accomplished on the Property.
13. **Term of License.** The rights herein granted to Licensee shall be deemed a License in favor of Licensee for the limited purposes set forth herein. This License shall be for a term of six months (6) from the date of execution of this License Agreement, which may be extended for an additional six months (6) if required by mutual consent of the parties. This License may be terminated by either party, at any time, for any cause or for the benefit of the public upon sixty (60) days written notice to the other party, or (i) upon receipt of notice by Licensors from any governmental authority that the License violates any federal, state, county or municipal law or requiring that this License be immediately revoked or (ii) any failure of Licensee to timely comply with any of the terms, covenants or conditions of this Agreement. However, the parties agree that the conditions set-forth in Paragraphs 4, 5, 7, 8, and 10 shall survive termination of this License.
14. **Good and Workmanlike Quality.** Licensee agrees that all work undertaken by it on the Property shall be accomplished in a good and workmanlike manner and in accordance with all governmental regulations.
15. **Entire Agreement.** This License contains the entire understanding between the parties and shall not be amended or modified unless in a writing executed by both parties. This License shall not constitute any admission of liability for environmental contamination of the Property by Licensee or a waiver by Licensors of any right or remedy it has, or may have, at law.
16. **Choice of Law.** This License shall be governed by the laws of the State of New Jersey.
17. **No Obligation To Perform Work.** The parties agree that this agreement gives Licensee the right to perform the Work, but does not obligate Licensee or impose a duty on Licensee to perform the Work defined herein.

18. **Binding on Successors.** This agreement is binding upon and inures to the benefit of Licensor and Licensee and their respective heirs, executors, administrators, personal representatives, successor, transferees and assigns.
19. **Construction.** Licensor and Licensee acknowledge that this agreement has been negotiated at arms length, and therefore, agree that any rule of construction of contracts resolving any ambiguities against the drafting party is waived and shall be inapplicable to this document. If any part of this agreement is for any reason found to be unenforceable, all of the remaining portions nevertheless remain enforceable.
20. **Waiver or Breach of Term.** The waiver of any breach of any term or condition of this agreement does not waive any other breach of that term or condition or of any other term or condition.
21. **Effective Date.** This agreement may be executed in parts and shall be effective on the date last written below.
22. **Authorization to Execute.** Each person executing this agreement represents that the execution of this agreement has been duly authorized by the party on whose behalf the person is executing this agreement and that such person is authorized to execute the agreement on behalf of such party.
23. **Notice.**
- (a) All notices, demands, requests and approvals hereunder shall be in writing and shall be forwarded to (i) Licensor by reputable overnight carrier or by depositing the same in the United States mails, by certified mail, return receipt requested, by addressing the same to David Donnelly, Executive Director, Jersey City Redevelopment Agency, 66 York Street, Jersey City, NJ 07302, and to (ii) Licensee by forwarding the same in the manner set forth above, addressing the same to Patrick Kelleher, President, Hudson County Building & Construction Trades Council, 20 Fairfield Place, West Caldwell, NJ 07006.
- (b) All notices, demands, requests and approvals shall be deemed to have been received: (i) in the case of delivery by overnight courier, the following business day after delivery to such overnight courier, or (ii) in the case of delivery by certified mail, upon the earlier of actual receipt thereof or the third (3rd) calendar day after such mailing.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date and year first above written.

HUDSON COUNTY BUILDING & CONSTRUCTION TRADES COUNCIL,  
Licensee



Date: \_\_\_\_\_ By: \_\_\_\_\_  
Patrick Kelleher, President

The Jersey City Redevelopment Agency, Licensor

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Name: David Donnelly  
Title: Executive Director



## **EXHIBIT B**

### **Insurance Requirements**

1. Coverage Required: **Commercial General Liability & Umbrella Excess Liability no less than \$10,000,000.00;**
2. **Workers' Compensation And Employers' Liability;**
3. **Automobile Liability in an amount of not less than One Million (\$1,000,000.00) Dollars in Combined Single Limits**
4. Policy Numbers
5. Commencement and Expiration Dates of Policies
6. Please have the **Additional Insured reflect as follows: For legal purposes, do not abbreviate unless otherwise indicated.**

HUDSON COUNTY BUILDING & CONSTRUCTION TRADES COUNCIL, AND ALL PRINCIPALS, OFFICERS, DIRECTORS, AGENTS AND EMPLOYEES OF THE ABOVE NAMED ENTITIES AS ADDITIONAL INSURED WITH RESPECT TO GENERAL LIABILITY AND EXCESS/UMBRELLA LIABILITY COVERAGE.

7. Please have the **Certificate Holder read exactly and mailed to:**

HUDSON COUNTY BUILDING & CONSTRUCTION TRADES COUNCIL  
20 Fairfield Place  
West Caldwell, NJ 07006  
Attn: Commercial

8. Minimum of Thirty (30) Day unqualified cancellation clause. Please omit the words "endeavor to" from your cancellation clause.
9. Since Certificates of Insurance confer no rights, you are also **required to provide** us with Binders followed by Endorsements to your policies, which indicate the Additional Insured status on the policies.



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH POINT CAPITAL DEVELOPMENT, LLC WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

**WHEREAS**, by Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency (the “Agency”) dated May 19, 2015 Point Capital Development, LLC was designated as Redeveloper (“Redeveloper”) for the construction of a residential development within the Morris Canal Redevelopment Area, for Block 20304, Lots 1, 2, 36-41; and

**WHEREAS**, after review and consideration of the Redeveloper’s proposal Agency staff has determined that the designation of Redeveloper as a redeveloper within the meaning of the Redevelopment Law and the undertaking of a Project in furtherance of redeveloping the Area would be in the best interests of the City’s inhabitants; and

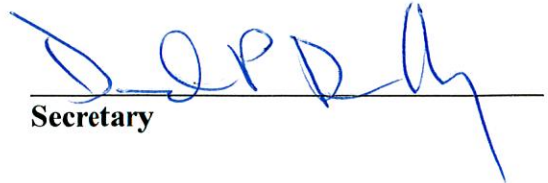
**WHEREAS**, the execution of a Redevelopment Agreement and any future related agreements are required in order to implement the project; and

**WHEREAS**, the project will be constructed in accordance with the terms and conditions of the Redevelopment Agreement and the Redevelopment Plan.

**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; and
- 2) approval of the Redevelopment Agreement and authorization to execute the Redevelopment Agreement and/or any related documents with Point Capital Development, LLC is hereby granted; and

- 3) 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 of Agency 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 August 18, 2015**

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A  
BROWNFIELD CLEANUP REVOLVING LOAN FUND  
("BCRLF") LOAN TO ASH URBAN DEVELOPMENT, LLC IN  
THE MORRIS CANAL REDEVELOPMENT AREA**

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

**WHEREAS**, the Agency applied for and obtained a nine hundred, twenty eight thousand, ninety dollar (\$928,090.00) United States Environmental Protection Agency ("EPA") Revolving Loan Fund Grant; and

**WHEREAS**, the Authority has entered into a cooperative agreement with the EPA under the EPA's Brownfield Cleanup Revolving Loan Fund ("BCRLF") program in Cooperative Agreement BF-97207100-0 (the "EPA Agreement"); and

**WHEREAS**, the EPA Agreement provides for funding in the form of low to no-interest loans and sub-grants under the BCRLF that may be made available in support of environmental cleanup of brownfields redevelopment projects in the City of Jersey City; and

**WHEREAS**, there exists a need for the cleanup of the Ash Street brownfield site located in the Morris Canal Redevelopment Area at 2 – 16 Ash Street and 440 – 446 Whiton Street; and

**WHEREAS**, Ash Urban Development, LLC, located at 30 Vreeland Road, PO Box 6, Florham Park, NJ 07932, wishes to remediate the Ash Street brownfield site in order to advance the redevelopment objectives of the Morris Canal Redevelopment Area; and

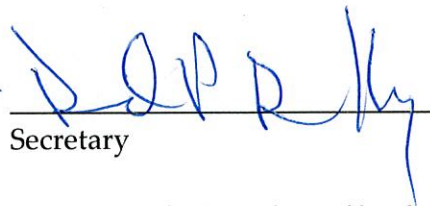
**WHEREAS**, the Agency desires to make a loan to Ash Urban Development, LLC in an amount of up to \$850,000.00 (Eight Hundred Fifty Thousand dollars) out of funds obtained pursuant to the EPA Agreement, to support environmental cleanup activities at the Ash Street brownfield site; and



**WHEREAS**, the \$850,000.00 BCRLF loan to Ash Urban Development, LLC is subject to execution of a Promissory Note, Mortgage, Loan Agreement and/or any such documents as may be necessary to be required by the Redevelopment Agreement and the Agency's General Counsel.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Jersey City Redevelopment Agency that a BCRLF loan in an amount not to exceed \$850,000.00 be made to Ash Urban Development, LLC.

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

  
Secretary

**Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of August 18, 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  
DESIGNATING MYNENI PROPERTIES, LLC AS THE  
REDEVELOPER FOR PROPERTY LOCATED IN BLOCK  
20403 IN THE WATER STREET REDEVELOPMENT AREA**

**WHEREAS**, Myneni Properties, LLC, a limited liability company has submitted an application to be designated redeveloper of the property located 11 Bennett Street, Block 20403 Lot 2 (hereinafter "Property") with the Water Street Redevelopment Area; and

**WHEREAS**, the Redeveloper, at the Agency's Board Meeting of July 21, 2015, made a presentation to the Board for the development of the property for mixed use development of approximately 12 stories, 120 residential units and ground floor commercial (hereinafter "Project") in accordance with the Water Street Redevelopment Plan; and

**WHEREAS**, the project will be developed in conjunction with Block 20402 Lot 1, which Myneni Properties, LLC, presently is the in fee owner; and

**WHEREAS**, the Property (Block 20403 Lot 2) is owned by other private entities not affiliated with the Redeveloper; and

**WHEREAS**, the Agency would require the Redeveloper to make good faith efforts to acquire the property before requesting the Agency to use any authority for the acquisition of the property; and

**WHEREAS**, upon review of the Redeveloper's application and proposal, the Agency's executive staff recommends the designation of Myneni Properties, LLC as the developer; and

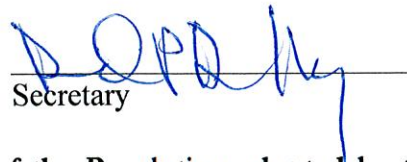
**WHEREAS**, the Redeveloper agrees to comply with any requirements to undertake the Project as set forth in the Water Street Redevelopment Plan and Redevelopment Agreement; and

**WHEREAS**, the Redeveloper will reimburse the Agency for costs associated with Project until the terms of the Redvelopment Agreement are approved; and

**WHEREAS**, the Agency executive staff recommends the designation of Myneni Properties, 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; and

**NOW , THEREFORE, BE IT RESOLVED** that:

1. The recitals above are incorporated herein as if set forth at length.
2. Myneni Properties, LLC, is designated as Redeveloper for the property located at 11 Bennett Street (Block 20403 Lot 2) within the Water Street Redevelopment Area.
3. The designation shall be for one hundred (120) days 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 the designation granted, the Redeveloper will reimburse the Agency for costs associated with the Project until the terms of the Redevelopment Agreement or approved.
5. The Chairperson, Vice Chairperson 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 their meeting of August 18, 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				✓



DATE	REVISIONS	BY	DATE

SEE SHEET 191



NEW JERSEY STATE HIGHWAY ROUTE No. 440

BENNET STREET

20403

STREET

BOYD AVENUE

AVENUE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
AUTHORIZING THE EXECUTIVE DIRECTOR TO BIND  
DIRECTORS AND OFFICERS LIABILITY COVERAGE**

**WHEREAS**, the Jersey City Redevelopment Agency is desirous of continuing to maintain Directors and Officers Liability Insurance coverage in the amount of \$10,000,000.00; and

**WHEREAS**, requests for proposals/quotations were sent out through the JCRA's insurance broker, Brown & Brown Metro, Inc.; and

**WHEREAS**, the incumbent carrier, Ace American Insurance Company/Hiscox submitted a quote for coverage with a total limit of liability of \$10,000,000 with a deductible of \$10,000, including terrorism coverage.

**WHEREAS**, the cost for the policy will not exceed \$13,000.00

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

1. The Executive Director, Chairman, Vice Chairman and/or Secretary be and are hereby authorized to either a) renew the current coverage and policy for Directors and Officers Liability Insurance with Ace American Insurance Company/Hiscox or another carrier with coverages and limits of liability in amounts equal to those currently in effect.

2. The Executive Director is hereby authorized to pay the premium costs in an amount not to exceed \$13,000.00

  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated August 18, 2015.

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



**RESOLUTION OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY  
REDEVELOPMENT AGENCY AUTHORIZING  
BENJAMIN DELISLE AND CHRISTOPHER FIORE  
TO ATTEND THE GOVERNOR'S CONFERENCE  
ON HOUSING AND ECONOMIC  
DEVELOPMENT IN ATLANTIC CITY ON  
OCTOBER 27 AND 28, 2015**

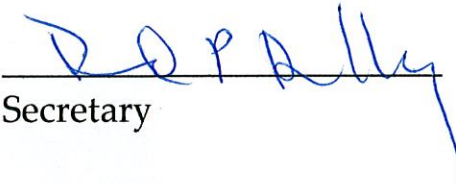
**WHEREAS**, the 2015 Governor's Conference on Housing and Economic Development will be held on October 27 and 28, 2015 at the Waterfront Conference Center at Harrah's; and

**WHEREAS**, Christopher Fiore, Assistant Executive Director and Benjamin Delisle, Director of Development have requested to attend the Governor's Conference; and

**WHEREAS**, the Executive Director has approved both Mr. Fiore and Mr. Delisle's attendance; and

**WHEREAS**, the registration cost of the conference is \$225 per person and will also include overnight accommodations, meals, travel and therefore, a "per diem" will be issued to both Mr. Delisle and Mr. Fiore.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Jersey City Redevelopment Agency that it here by approves Benjamin Delisle and Christopher Fiore to attend the 2015 Governor's Conference on Housing and Economic Development on October 27 and 28, 2015.

  
Secretary

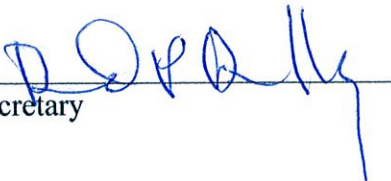
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of August 18, 2015

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE JERSEY CITY REDEVELOPMENT AGENCY  
APPROVING THE ACCOUNTS/INVOICES PAYABLE  
LIST AS OF AUGUST 18, 2015**

**WHEREAS**, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of August 18, 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 August 18, 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 August 18, 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: 08/18/2015 @ 10:34  
Bus date: 08/18/2015

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 116.01 - A/R Control - Dev. Escrow Bal.				
	932 NOWELL AMOROSO KLEIN BIERMAN, 19666 LEGAL SERVICES - PPG- JCRA- LI	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	2,295.00
	932 NOWELL AMOROSO KLEIN BIERMAN,	*** Vendor total ***		2,295.00
A10 116.01 - A/R Control - Dev. Escrow Bal.		*** Account total ***		2,295.00
A10 215.11 - Deferred Compensation				
	615 METLIFE 19629 DEFERRED SALARY PER ATTACHED	615 METLIFE 1	Inv	710.00
	19630 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 520.03 - Optical				
	770 ELIZABETH VASQUEZ 19682 EYE EXAMINATION & CONTACT LENS	770 ELIZABETH VASQUEZ 1	Inv	110.00
	770 ELIZABETH VASQUEZ	*** Vendor total ***		110.00
A10 520.03 - Optical		*** Account total ***		110.00
A10 520.04 - Dental				
	183 BARBARA A. AMATO 19638 REIMBURS. OF SPOUS'S DENTAL EX	183 BARBARA A. AMATO 1	Inv	185.00
	183 BARBARA A. AMATO	*** Vendor total ***		185.00
	770 ELIZABETH VASQUEZ 19650 REIMBURS. SPOUSE DENTAL EXP.	770 ELIZABETH VASQUEZ 1	Inv	300.00
	770 ELIZABETH VASQUEZ	*** Vendor total ***		300.00
A10 520.04 - Dental		*** Account total ***		485.00
A10 610.01 - Project - Legal				
	145 MCMANIMON AND SCOTLAND BAUMANN 19670 LEGAL SERVICES - NEWPORT	145 MCMANIMON AND SCOTLAND BAUMANN 1	Inv	16,983.42
		2	Inv	16,983.42
	19706 LEGAL SERVICES - PAULUS HOOK	145 MCMANIMON AND SCOTLAND BAUMANN 1	Inv	390.00
	145 MCMANIMON AND SCOTLAND BAUMANN	*** Vendor total ***		34,356.84
	932 NOWELL AMOROSO KLEIN BIERMAN, 19634 LEGAL SERVICES - N.J. COMMUNIT	932 NOWELL AMOROSO KLEIN BIERMAN, 1	Inv	125.00
	19665 LEGAL SERVICES - GRAND JERSEY	932 NOWELL AMOROSO KLEIN BIERMAN,		



Vendor number	Obligat'n	Description	Vendor/ Line Nbr	Name/ Description	Stage	Amount
A10 610.01 - Project - Legal			*** Continued ***			
			1		Inv	425.00
19667	LEGAL SERVICES - PPG - HAMPSHI		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	192.50
19671	LEGAL SERVICES - LHN (MOCCO)		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	525.00
19672	LEGAL SERVICES - BEACON PROJEC		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	75.00
19673	LEGAL SERVICES-BAYFRONT		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	125.00
19674	LEGAL SERVICES - GRAND LHN ASS		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	350.00
19675	LEGAL SERVICES - BELOVED COMMU		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	50.00
19676	LEGAL SERVICES - 423 GRAND STR		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	175.00
19677	LEGAL SERVICES - 4-10 ASH STRE		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	1,050.00
19679	LEGAL SERVICES - FOREST CITY		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	5,096.86
19684	LEGAL SERVICES - 360-398 MLK		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	2,125.00
19687	LEGAL SERVICES - GENERAL FILE		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	1,820.65
19688	LEGAL SERVICES - KRE JOURNAL		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	325.00
19689	LEGAL SERVICES - 100 MONITOR S		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	50.00
19690	LEGAL SERVICES - WHITON ASSOCI		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	1,817.64
19691	LEGAL SERVICES - BRIGHT & VARI		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	1,875.00
19692	LEGAL SERVICES - CLARMONT REDE		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	500.00
19693	LEGAL SERVICES - LOEWS THEATRE		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	646.00
19694	LEGAL SERVICES - LMD # 13 URBA		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	952.00
19696	LEGAL SERVICES - VIRGINIA AVE		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	204.00
19697	LEGAL SERVICES - LSC/ SCIENCE		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	1,350.00
19698	LEGAL SERVICES - GRAND LIBERTY		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	742.50
19699	LEGAL SERVICES-429-431 PACIFIC		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	500.00
19700	LEGAL SERVICES - REAL ESTATE H		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	1,496.00
19701	LEGAL SERVICES - 125 MONITOR S		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	204.00
19702	LEGAL SERVICES - POINT CAPITAL		932	NOWELL AMOROSO KLEIN BIERMAN,		
			1		Inv	660.00

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.01 - Project - Legal		*** Continued ***		
	19703 LEGAL SERVICES - SALEM LAFAYET	932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	50.00
	932 NOWELL AMOROSO KLEIN BIERMAN,	*** Vendor total ***		23,507.15
A10 610.01 - Project - Legal		*** Account total ***		57,863.99
A10 610.02 - Project - Environmental				
	1009 ENVIROTACTICS			
	19651 ENVIRONMENTAL SERVICES-ASH ST.	1009 ENVIROTACTICS		
		1	Inv	27,882.50
	1009 ENVIROTACTICS	*** Vendor total ***		27,882.50
A10 610.02 - Project - Environmental		*** Account total ***		27,882.50
A10 610.07 - Project - Engineering				
	861 AMEC E & FOSTER, INC.			
	19669 PROFESSIONAL SERVICES - BAYFRO	861 AMEC E & FOSTER, INC.		
		1	Inv	9,005.31
	861 AMEC E & FOSTER, INC.	*** Vendor total ***		9,005.31
A10 610.07 - Project - Engineering		*** Account total ***		9,005.31
A10 610.08 - Project - Other Expense				
	161 PUBLIC SERVICE ELECTRIC & GAS			
	19623 ELECTRIC SERVICES - 407 OCEAN	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	4.86
	19624 ELECTRIC SERVICES - 407 OCEAN	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	42.12
	19625 ELECTRIC SERVICES - 405 OCEAN	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	11.29
	19626 ELECTRIC SERVICES - 405 OCEAN	161 PUBLIC SERVICE ELECTRIC & GAS		
		1	Inv	58.25
	161 PUBLIC SERVICE ELECTRIC & GAS	*** Vendor total ***		116.52
	173 JERSEY CITY INCINERATOR AUTHOR			
	19621 COLLECTION & DISPOSAL SERVICES	173 JERSEY CITY INCINERATOR AUTHOR		
		1	Inv	58,575.67
	173 JERSEY CITY INCINERATOR AUTHOR	*** Vendor total ***		58,575.67
A10 610.08 - Project - Other Expense		*** Account total ***		58,692.19
A10 610.09 - Project - Relocation				
	597 PHILLIPS,PREISS GRYGIEL, LLC			
	19622 GRAND JERSEY - RELOCATION ASSI	597 PHILLIPS,PREISS GRYGIEL, LLC		
		1	Inv	325.00
	597 PHILLIPS,PREISS GRYGIEL, LLC	*** Vendor total ***		325.00
A10 610.09 - Project - Relocation		*** Account total ***		325.00
A10 610.11 - Project - Exterior Maintenance				
	936 BARNES CONTRACTOR CONSTRUCTION			
	19683 CLEAN UP OF PROPERTY @ 199 STE	936 BARNES CONTRACTOR CONSTRUCTION		

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.11 - Project - Exterior Maintenance				
	936 BARNES CONTRACTOR CONSTRUCTION	1 *** Vendor total ***	Inv	1,000.00
				1,000.00
A10 610.11 - Project - Exterior Maintenance		*** Account total ***		1,000.00
A10 620.05 - GD - Landscaping				
	752 J & B LANDSCAPE, INC. 19618 LANDSCAPING SERVICES- BETZ-CER	752 J & B LANDSCAPE, INC. 1	Inv	1,097.50
	752 J & B LANDSCAPE, INC.	*** Vendor total ***		1,097.50
A10 620.05 - GD - Landscaping		*** Account total ***		1,097.50
A10 620.06 - GD - Other Expense				
	186 IN-LINE AIR CONDITIONING CO., 19705 BETZ-CERC- REPLACE 5 ROOM SENS	186 IN-LINE AIR CONDITIONING CO., 1	Inv	1,895.00
	186 IN-LINE AIR CONDITIONING CO.,	*** Vendor total ***		1,895.00
	278 WILLIAM J. GUARINI, INC. 19619 BETZ-CERC -REPAIRED BROKEN WAS	278 WILLIAM J. GUARINI, INC. 1	Inv	930.50
	278 WILLIAM J. GUARINI, INC.	*** Vendor total ***		930.50
	531 SUKRAJAH POORAN 19680 BETZ-CERC PURCHASE OF TOILET T	531 SUKRAJAH POORAN 1	Inv	31.28
	531 SUKRAJAH POORAN	*** Vendor total ***		31.28
	868 CANELLA ROOFING, INC. 19620 BETZ-CERC PATCHED HOLES IN ROO	868 CANELLA ROOFING, INC. 1	Inv	446.00
	868 CANELLA ROOFING, INC.	*** Vendor total ***		446.00
	971 VERIZON 19617 BETZ-CERC MONTHLY CHARGE	971 VERIZON 1	Inv	142.28
	971 VERIZON	*** Vendor total ***		142.28
A10 620.06 - GD - Other Expense		*** Account total ***		3,445.06
A10 650.01 - Office Rent				
	917 66 YORK STREET, LLC 19628 RENT FOR THE MONTH OF SEPT., 2	917 66 YORK STREET, LLC 1	Inv	6,579.17
	917 66 YORK STREET, LLC	*** Vendor total ***		6,579.17
A10 650.01 - Office Rent		*** Account total ***		6,579.17
A10 660.01 - Liability Insurance				
	642 BROWN - BROWN DBA WLDOR AGENCY 19635 DIRECTORS & OFFICERS LIABILITY	642 BROWN - BROWN DBA WLDOR AGENCY		

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 660.01 - Liability Insurance				
		1	Inv	13,000.00
642 BROWN - BROWN DBA WLDOR AGENCY		*** Vendor total ***		13,000.00
748 ADMIRAL INSURANCE COMPANY				
19627 CLAIM OF BERMICE KELLEY		748 ADMIRAL INSURANCE COMPANY		
		1	Inv	937.95
748 ADMIRAL INSURANCE COMPANY		*** Vendor total ***		937.95
812 PETROCCI AGENCY, LLC				
19678 BETZ-CERC FIRE & LIABILITY INS		812 PETROCCI AGENCY, LLC		
		1	Inv	32,598.00
812 PETROCCI AGENCY, LLC		*** Vendor total ***		32,598.00
*** Account total ***				46,535.95
A10 660.01 - Liability Insurance				
A10 670.03 - Office Supplies				
69 STAPLES, INC				
19637 OFFICE SUPPLIES FOR JULY,2015		69 STAPLES, INC		
		1	Inv	868.68
69 STAPLES, INC		*** Vendor total ***		868.68
*** Account total ***				868.68
A10 670.03 - Office Supplies				
A10 670.04 - Printing and Advertising				
72 THE EVENING JOURNAL ASSOCIATIO				
19632 ARTICAL FOR THE MONTH OF JULY,		72 THE EVENING JOURNAL ASSOCIATIO		
		1	Inv	264.37
72 THE EVENING JOURNAL ASSOCIATIO		*** Vendor total ***		264.37
443 THE HUDSON REPORTER ASSOC., LP				
19652 ADVERTISEMENT-JULY BOARD MEETI		443 THE HUDSON REPORTER ASSOC., LP		
		1	Inv	86.40
443 THE HUDSON REPORTER ASSOC., LP		*** Vendor total ***		86.40
*** Account total ***				350.77
A10 670.04 - Printing and Advertising				
A10 670.05 - Postage				
77 US POSTAL SERVICE				
19648 POSTAGE FOR PITNEY BOWES METER		77 US POSTAL SERVICE		
		1	Inv	600.00
77 US POSTAL SERVICE		*** Vendor total ***		600.00
94 FEDERAL EXPRESS				
19640 OVERNIGHT DELIVERIES		94 FEDERAL EXPRESS		
		1	Inv	67.12
19653 OVERMIGHT DELIVERIES		94 FEDERAL EXPRESS		
		1	Inv	60.02
94 FEDERAL EXPRESS		*** Vendor total ***		127.14
*** Account total ***				727.14
A10 670.05 - Postage				

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.06 - Rental of Equipment				
111	PITNEY BOWES CREDIT CORPORATIO 19649 QUARTERLY LEASE PAYMENT	111 PITNEY BOWES CREDIT CORPORATIO 1	Inv	342.00
111	PITNEY BOWES CREDIT CORPORATIO	*** Vendor total ***		342.00
644	TOSHIBA FINANCIAL SERVICES 19642 MONTHLY CHARGE-COLOR COPIER	644 TOSHIBA FINANCIAL SERVICES 1	Inv	1,160.27
644	TOSHIBA FINANCIAL SERVICES	*** Vendor total ***		1,160.27
884	TWIN ROCKS SPRING WATER 19643 WATER & COOLER RENTAL	884 TWIN ROCKS SPRING WATER 1	Inv	54.20
884	TWIN ROCKS SPRING WATER	*** Vendor total ***		54.20
*** Account total ***				1,556.47
A10 670.06 - Rental of Equipment				
A10 670.07 - Travel				
351	CHRISTOPHER FIORE 19704 TRAVEAL EXPENSE - JULY, 2015	351 CHRISTOPHER FIORE 1	Inv	23.00
351	CHRISTOPHER FIORE	*** Vendor total ***		23.00
568	BENJAMIN DELISLE 19686 TRAVEL EXPENSE - JULY 2015	568 BENJAMIN DELISLE 1	Inv	23.00
568	BENJAMIN DELISLE	*** Vendor total ***		23.00
975	DAVID P. DONNELLY 19685 TRAVEL EXPENSE -JULY,2015	975 DAVID P. DONNELLY 1	Inv	53.50
975	DAVID P. DONNELLY	*** Vendor total ***		53.50
*** Account total ***				99.50
A10 670.07 - Travel				
A10 670.08 - Miscellaneous Operating Exp.				
86	JERSEY CITY TAX COLLECTOR 19633 PYMT. 3RD QUARTER TAXES-WASHIN	86 JERSEY CITY TAX COLLECTOR 1	Inv	169.43
86	JERSEY CITY TAX COLLECTOR	*** Vendor total ***		169.43
91	HUDSON COUNTY REGISTER 19681 RECORDATION FEE FOR 14 PROPERT	91 HUDSON COUNTY REGISTER 1	Inv	112.00
91	HUDSON COUNTY REGISTER	*** Vendor total ***		112.00
92	RUTGERS UNIVERSITY 19641 REGISTRATION FOR ELIZABETH COU	92 RUTGERS UNIVERSITY 1	Inv	802.00
92	RUTGERS UNIVERSITY	*** Vendor total ***		802.00



Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
*** Continued ***				
A10 670.08 - Miscellaneous Operating Exp.				
160 VERIZON WIRELESS				
19639 MONTHLY CHARGE FOR 6/24 TO 7/2		160 VERIZON WIRELESS		
		1	Inv	294.83
160 VERIZON WIRELESS		*** Vendor total ***		294.83
166 NJ DIVISION OF MOTOR VEHICLES				
19636 JEEP REGISTRATION FEE		166 NJ DIVISION OF MOTOR VEHICLES		
		1	Inv	71.50
166 NJ DIVISION OF MOTOR VEHICLES		*** Vendor total ***		71.50
495 CENTRAL PARKING SYSTEM				
19647 PARKING FEE FOR (11) SPACES		495 CENTRAL PARKING SYSTEM		
		1	Inv	825.00
495 CENTRAL PARKING SYSTEM		*** Vendor total ***		825.00
917 66 YORK STREET, LLC				
19645 ELECTRIC UTILITY PAYMENT		917 66 YORK STREET, LLC		
		1	Inv	715.60
917 66 YORK STREET, LLC		*** Vendor total ***		715.60
920 MOISHE'S SELF STORAGE				
19646 STORAGE RENT - AUGUST, 2015		920 MOISHE'S SELF STORAGE		
		1	Inv	700.00
920 MOISHE'S SELF STORAGE		*** Vendor total ***		700.00
933 CRYSTAL POINT CONDOMINIUM ASSO				
19644 MONTHLY MAINTENANCE-SEPT.,2015		933 CRYSTAL POINT CONDOMINIUM ASSO		
		1	Inv	130.97
933 CRYSTAL POINT CONDOMINIUM ASSO		*** Vendor total ***		130.97
A10 670.08 - Miscellaneous Operating Exp.		*** Account total ***		3,821.33
A10 670.12 - Meetings & Seminars				
1008 COUNCIL OF DEVELOPMENT FINANCE				
19631 D. DONNELLY & C. FIORE - FINAN		1008 COUNCIL OF DEVELOPMENT FINANCE		
		1	Inv	350.00
1008 COUNCIL OF DEVELOPMENT FINANCE		*** Vendor total ***		350.00
A10 670.12 - Meetings & Seminars		*** Account total ***		350.00
A20 610.01 - Grant - Legal				
932 NOWELL AMOROSO KLEIN BIERMAN,				
19664 LEGAL SERVICES - 417 COMMUNIPA		932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	85.00
19695 L SERVICES - 663 OCEAN AVENUE		932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	765.00
932 NOWELL AMOROSO KLEIN BIERMAN,		*** Vendor total ***		850.00
A20 610.01 - Grant - Legal		*** Account total ***		850.00
A20 610.02 - Grant - Environmental				
496 TREASURER-STATE OF NEW JERSEY				

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
496	TREASURER-STATE OF NEW JERSEY 19660 SITE REMEDIATION LSRP NNNUAL F	496 TREASURER-STATE OF NEW JERSEY 1	Inv	9,505.00
496	TREASURER-STATE OF NEW JERSEY	*** Vendor total ***		9,505.00
727	WCD CONSTRUCTION MANAGEMENT 19663 ENVITON. CONSTR. MANAGMT. 100	727 WCD CONSTRUCTION MANAGEMENT 1	Inv	6,330.00
727	WCD CONSTRUCTION MANAGEMENT	*** Vendor total ***		6,330.00
944	BROWNFIELD SCIENCE & TECHNOLOG 19668 ENVIRON. SERVICES - OCEAN AVE	944 BROWNFIELD SCIENCE & TECHNOLOG 1	Inv	2,992.75
944	BROWNFIELD SCIENCE & TECHNOLOG	*** Vendor total ***		2,992.75
A20 610.02 - Grant - Environmental		*** Account total ***		18,827.75
A20 610.08 - Grant - Other Expenses				
636	BROWNFIELD REDEVELOPMENT SOLUT 19655 EPA GRANT MANGMT. - DWIGHT OCE	636 BROWNFIELD REDEVELOPMENT SOLUT 1	Inv	607.25
		2	Inv	381.25
		3	Inv	281.25
19656	EPA GRANT MANGMT. - GRAND JERS	636 BROWNFIELD REDEVELOPMENT SOLUT 1	Inv	478.25
19657	EPA GRANT MANGMT. HAZARDOUS	636 BROWNFIELD REDEVELOPMENT SOLUT 1	Inv	409.75
19658	EPA GRANT MANAGMT.- PETROLEUM	636 BROWNFIELD REDEVELOPMENT SOLUT 1	Inv	340.75
19659	EPA GRANT MANAGMT. REVOLVING L	636 BROWNFIELD REDEVELOPMENT SOLUT 1	Inv	4,006.25
636	BROWNFIELD REDEVELOPMENT SOLUT	*** Vendor total ***		6,504.75
957	LAWNS BY YORKSHIRE, INC. 19661 MONTHLY LAWN MAINTENANCE-BERRY	957 LAWNS BY YORKSHIRE, INC. 1	Inv	1,024.14
957	LAWNS BY YORKSHIRE, INC.	*** Vendor total ***		1,024.14
A20 610.08 - Grant - Other Expenses		*** Account total ***		7,528.89
A20 610.15 - Construction				
965	MAST CONSTRUCTION SERVICES, IN 19662 BERRY LANE PARK-CONSTRU. MANGM	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 19654 SITE IMPROVEMENT-BERRY LANE PA	994 FLANAGAN CONTRACTING GROUP, IN 1	Inv	531,986.73
		2	Inv	108,673.47
		3	Inv	68,655.42
994	FLANAGAN CONTRACTING GROUP, IN	*** Vendor total ***		709,315.62

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Bus date: 08/18/2015

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Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.15 - Construction		*** Account total ***		729,540.62
* Report total *		*** Total ***		981,257.82