

JERSEY CITY REDEVELOPMENT AGENCY

Regular Meeting
September 15, 2015



1. Meeting to Order.
 2. Quorum.
 3. Chairman Lavarro - Pledge of Allegiance.
 4. Executive Director - Announces that in accordance with the "Open Public Meetings Act" a copy of the Public Notice was sent to the Jersey Journal, Hudson Reporter and to the City Clerk for the public's review and information and posted on the Agency's web site.
 5. PRESENTATIONS - New Jersey Community Capital presenting for the construction of a 2-unit row house type structure on a 25 x 100 lot at 308 Whiton Street
 6. Chairman Lavarro STATUS OF PROJECTS
-
- | | |
|---------|---|
| Item #1 | Approval to go into Executive Session. |
| Item #2 | Approval of the Minutes of the Regular Meeting of August 18, 2015. |
| Item #3 | RESOLUTION AUTHORIZING AND APPROVING THE REDEVELOPMENT AGREEMENT WITH APPROVING A REDEVELOPMENT AGREEMENT WITH GS FC JERSEY CITY PEP I URBAN RENEWAL, LLC IN THE HARSIMUS COVE STATION REDEVELOPMENT AREA |
| Item #4 | RESOLUTION AUTHORIZING AND APPROVING THE REDEVELOPMENT AGREEMENT WITH APPROVING A REDEVELOPMENT AGREEMENT WITH GS FC JERSEY CITY PEP II URBAN RENEWAL, LLC IN THE HARSIMUS COVE STATION REDEVELOPMENT AREA |
| Item #5 | RESOLUTION AUTHORIZING THE ISSUANCE OF A DEED FROM THE JERSEY CITY REDEVELOPMENT AGENCY RELEASING THE PROPERTY LOCATED AT 545 BRAMHALL AVENUE, JERSEY CITY, NJ FROM ALL RESTRICTIONS AND COVENANTS CONTAINED CONTAINED IN THE SPECIAL WARRANTY DEED DATED DECEMBER 9, 1980. |
| Item #6 | RESOLUTION AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH MAJESTIC U.R., LLC IN THE MAJESTIC THEATER REDEVELOPMENT AREA |

- Item #7 RESOLUTION AUTHORIZING CHANGE ORDER NUMBER 3 TO CONTRACT NO. 14-01-FO1 WITH SZ CONSTRUCTION, INC. FOR REHABILITATION OF PROPERTY LOCATED AT BLOCK 23202, LOT 79 IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
- Item #8 RESOLUTION AUTHORIZING CHANGE ORDER NUMBER 4 TO CONTRACT NO. 14-01-FO1 WITH SZ CONSTRUCTION, INC. FOR REHABILITATION OF PROPERTY LOCATED AT BLOCK 23202, LOT 79 IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
- Item #9 RESOLUTION AUTHORIZING THE CONVEYANCE OF A DEED FROM THE JERSEY CITY REDEVELOPMENT AGENCY TO 184 MORGAN STREET ASSOCIATES URBAN RENEWAL, LLC FOR PROPERTIES IN BLOCK 11507, LOTS 8 & 7, KNOWN AS 187-189 BAY STREET WITHIN THE MORGAN GROVE MARIN REDEVELOPMENT AREA
- Item #10 RESOLUTION AUTHORIZING EXECUTION OF A LEASE AGREEMENT FOR PREMISES LOCATED AT 405-407 OCEAN AVENUE IN THE OCEAN BAYVIEW REDEVELOPMENT AREA
- Item #11 RESOLUTION AUTHORIZING THE ACQUISITION AND IMPLEMENTATION OF FINANCIAL ACCOUNTING AND REPORTING SOFTWARE
- Item #12 Approval of the Accounts/Invoices Payable List as of September 15, 2015
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- Item #13 RESOLUTION RESCINDING THE DESIGNATION OF CHAMUNDA MA WRIGHT, LLC AS REDEVELOPER FOR PROPERTY AT BLOCK 2404, LOT 9 UNDER THE ABANDONED PROPERTIES REHABILITATION ACT

NEXT REGULAR MEETING:

ANNUAL REORGANIZATION MEETING
TUESDAY, OCTOBER 20, 2015

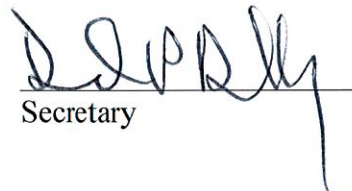
**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY APPROVING
GOING INTO EXECUTIVE SESSION TO
DISCUSS CERTAIN MATTERS**

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 :pending and/or potential litigation; contract negotiations and personnel items; 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

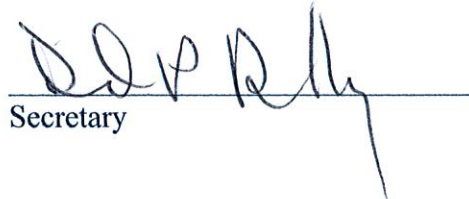
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated September 15, 2015

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 AUGUST 18, 2015**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated August 18, 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 September 15, 2015.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH GS FC JERSEY CITY PEPI URBAN RENEWAL, LLC IN THE HARSIMUS COVE STATION REDEVELOPMENT AREA

WHEREAS, by Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") dated April 21, 2015, GS FC Jersey City Pep I Urban Renewal, LLC was designated as Redeveloper ("Redeveloper") for the construction of a mixed-use development within the Harsimus Cove Station Redevelopment Area, for Block 11603, Lot 3; and

WHEREAS, per Resolution No. 06-09-07 the Board of Commissioners authorized the execution of an Eighth Amendment to the Redevelopment Agreement consenting to the designation of GS FC Jersey City Pep 1, LLC ("Joint Ventures") as Redevelopers with respect to their respective Phases, and the assignment by G&S and assumption by such Joint Ventures of all of the rights and obligations of G&S as Redeveloper under the Redevelopment Agreement, and

WHEREAS, under the Eighth Amendment, the Agency consented to the assignment and assumption of the Redevelopment Agreement from the Joint Venture to GS FC Jersey City Pep 1 Urban Renewal, LLC, an urban renewal entity which will assume the Redevelopment Agreement with respect to such Phase, on the terms and conditions set forth in the Redevelopment Agreement; and

WHEREAS, the Agency hereby confirms that all prerequisites to the assignment and assumption of the Redevelopment Agreement have been satisfied or waived by the Agency; 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

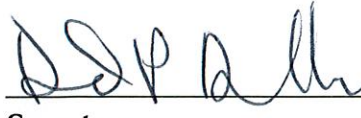
WHEREAS, the execution of a Redevelopment Agreement and any future related agreements are required in order to implement the project; and

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 in substantially the format attached hereto with GS FC Jersey City Pep I Urban Rnewal, 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 September 15, 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 APPROVING A REDEVELOPMENT AGREEMENT WITH GS FC JERSEY CITY PEP II URBAN RENEWAL, LLC IN THE HARSIMUS COVE STATION REDEVELOPMENT AREA

WHEREAS, by Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") dated April 21, 2015, GS FC Jersey City Pep II Urban Renewal, LLC was designated as Redeveloper ("Redeveloper") for the construction of a mixed-use development within the Harsimus Cove Station Redevelopment Area, for Block 11603, Lot 3; and

WHEREAS, per Resolution No. 06-09-07 the Board of Commissioners authorized the execution of an Eighth Amendment to the Redevelopment Agreement consenting to the designation of GS FC Jersey City Pep 1, LLC ("Joint Ventures") as Redevelopers with respect to their respective Phases, and the assignment by G&S and assumption by such Joint Ventures of all of the rights and obligations of G&S as Redeveloper under the Redevelopment Agreement, and

WHEREAS, under the Eighth Amendment, the Agency consented to the assignment and assumption of the Redevelopment Agreement from the Joint Venture to GS FC Jersey City Pep II Urban Renewal, LLC, an urban renewal entity which will assume the Redevelopment Agreement with respect to such Phase, on the terms and conditions set forth in the Redevelopment Agreement; and

WHEREAS, the Agency hereby confirms that all prerequisites to the assignment and assumption of the Redevelopment Agreement have been satisfied or waived by the Agency; 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

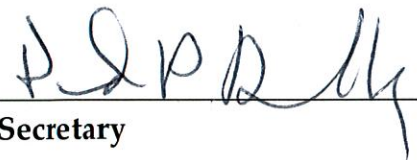
WHEREAS, the execution of a Redevelopment Agreement and any future related agreements are required in order to implement the project; and

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 in substantially the format attached hereto with GS FC Jersey City Pep II Urban Renewal, 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 September 15, 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 THE
ISSUANCE OF A DEED FROM THE JERSEY CITY REDEVELOPMENT
AGENCY RELEASING THE PROPERTY LOCATED AT 545
BRAMHALL AVENUE, JERSEY CITY, NJ FROM ALL RESTRICTIONS
AND COVENANTS CONTAINED IN THE SPECIAL WARRANTY DEED
DATED DECEMBER 9, 1980.**

WHEREAS, the Estate of Charles Epps, Jr., is the owner of certain property within Block 19601, Lot 9, located in the Jackson Avenue Redevelopment Area and known as 545 Bramhall Avenue ("Property"); and

WHEREAS, on or about December 9, 1980, the Agency conveyed the Property to Charles T. Epps, Jr., a/k/a the Estate of Charles T. Epps, Jr., subject to a Special Warranty Deed, recorded by Hudson County Register of Deeds on December 11, 1980; and

WHEREAS, the Estate of Charles T. Epps, Jr., has entered into a contract for sale of said Property; and

WHEREAS, the Agency has agreed to issue and execute a Deed hereby releasing the Property from all restrictions and covenants contained in the Special Warranty Deed; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Agency be and is hereby authorized to issue and execute a Deed releasing the Property known as 545 Bramhall Avenue from all restrictions and covenants contained in the Special Warranty Deed dated December 9, 1980, the terms and conditions of which issuance are subject to the approval of the Agency's Executive Director and General Counsel.

15-09-

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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 September 15, 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 AN AMENDMENT TO REDEVELOPMENT AGREEMENT WITH MAJESTIC U.R., LLC IN THE MAJESTIC THEATER REDEVELOPMENT AREA

WHEREAS, on December 29, 2000, a Contract for Sale of Land for Private Redevelopment (RDA) was entered into between the Jersey City Redevelopment Agency (hereinafter "Agency") and Exeter Property Services Corp.; and

WHEREAS, on June 28, 2001, the Board of Commissioners authorized the Assignment and Assumption of the RDA to Majestic U.R., LLC (hereinafter "Redeveloper") with the managing members remaining the same; and

WHEREAS, on September 21, 2001 the RDA was amended to reflect that the mortgage to be taken back by the Agency in the amount of \$275,000.00 rather than \$200,000.00, as originally provided in the RDA, the borrower would be Majestic U.R., LLC and the property securing the mortgage loan would be 275 and 279 Grove Street, Jersey City, NJ; and

WHEREAS, on March 14, 2012, the Agency's Executive Director, upon direction from the Board of Commissioners extended the term of the Mortgage/Note to expire on March 1, 2015; and

WHEREAS, the parties are desirous of amending the RDA and entering into a Second Amendment for the purposes set forth below; and

WHEREAS, the proposed amendments include: 1) Redeveloper depositing an amount of \$10,000.00 simultaneously with the execution of the Second Amendment; 2) the creating and giving of a new Mortgage in the amount of \$183,628.94 to Majestic U.R., LLC; 3) said loan will be secured by the completed project's value for property located at 275 and 279 Grove Street; and 4)

the Money loan in an amount of \$183,628.94 for ten (10) years at 4¼% interest with monthly payments based on a 20 year payment schedule to be secured by a Promissory Note and Mortgage.

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) a Second Amendment to the RDA is hereby authorized; 3) a Purchase Money Loan in an amount of \$183,628.94 for ten (10) years at 4¼% interest with monthly payments based on a 20 year payment schedule to be secured by a Promissory Note and a Purchase Money Mortgage is authorized for execution on such terms and conditions considered appropriate by the Executive Director and General Counsel; 4) The Mortgage and Promissory Note shall be recorded among the land records of Hudson County at its Register of Deeds and Mortgages by the Redeveloper upon its execution and delivery by the Agency.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of September 15, 2015

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

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RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NUMBER 3 TO CONTRACT NO 14-01-FO1 WITH SZ CONSTRUCTION, INC. FOR PHASE II REHABILITATION OF PROPERTY LOCATED AT BLOCK 23202, LOT 79 IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA.

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

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

WHEREAS, SZ Construction, Inc. submitted a proposal for additional work totaled \$2,450.00; and (copy attached)

WHEREAS, as a result of quantity adjustments for the above items of work the contract price in increased by \$2,450.00 for a new total contract amount of \$395,224.00; and

WHEREAS, Agency staff and LWDMMR Architects deem the above revisions and amounts appropriate and acceptable; and

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

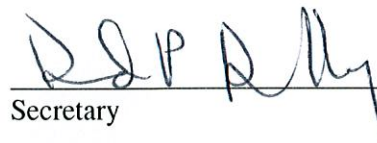
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that 1) the above recitals are incorporated herein as if set forth at length; 2) Change Order No. 3 increasing the amount of the contract by \$2,450.00 with

Reso No. 15-09

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SZ Construction is hereby authorized and approved; and 3) Change Order No. 3 increases the contract from \$392,774.00 to \$395,224.00.

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


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of September 15, 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	✓			

SZ CONSTRUCTION INC

09/08/15

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

CHANGE ORDER PROPOSAL

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

We, SZ Construction, LLC hereby propose to install a 4 inch Anti-Freeze loop and all related materials, to prevent system from freezing.

This proposal includes all labor and materials necessary to complete installation which will conform to the standards of the National Fire Protection Association. This price will include hydrostatic testing of systems and approvals.

• Sprinkler Subcontractor – Armor Automatic Sprinkler Corp. - 4,500.00
(see attached)

Sincerely,



Marek Szewc

Owner/President

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NUMBER 4 TO CONTRACT NO 14-01-FO1 WITH SZ CONSTRUCTION, INC. FOR PHASE II REHABILITATION OF PROPERTY LOCATED AT BLOCK 23202, LOT 79 IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA.

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

WHEREAS, the Agency requires a sprinkler system to be installed during construction in order to bring the building up to fire code; and

WHEREAS, SZ Construction, Inc. submitted a proposal for additional work totaled \$4,500.00; and (copy attached)

WHEREAS, as a result of quantity adjustments for the above items of work the contract price in increased by \$4,500.00 for a new total contract amount of \$399,724.00; and

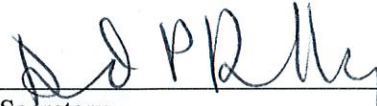
WHEREAS, Agency staff and LWDMR Architects deem the above revisions and amounts appropriate and acceptable; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that 1) the above recitals are incorporated herein as if set forth at length; 2) Change Order No. 4 increasing the amount of the contract by \$4,500.00 with

SZ Construction is hereby authorized and approved; and 3) Change Order No. 4 increases the contract from \$395,224.00 to \$399,724.00.

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


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of September 15, 2015.

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

SEE SHEET 226

CLAREMONT
AVENUE

CLAREMONT AVENUE

LUTHER
KING DRIVE

SEE SHEET 233

ROSE
AVENUE

OCEAN

GRANT

AVENUE

SEE SHEET 231

EXEMPT
JERSEY CITY
REDEVELOPMENT AGENCY

MYRTLE

AVENUE

MYRTLE
AVENUE

DR. MARTIN

AVENUE

0.2

23203

BOSTWICK

75° 25'

TAX MAP

CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1"= 50'
AUGUST, 2006

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

SEE SHEET 235

COA#24GA27973300

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

SZ CONSTRUCTION INC

09/08/15

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

CHANGE ORDER PROPOSAL

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


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

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

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

Total - \$2,450.00

Sincerely,



Marek Szewc
Owner/President

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
CONVEYANCE OF A DEED FROM THE JERSEY CITY
REDEVELOPMENT AGENCY TO 184 MORGAN STREET ASSOCIATES
URBAN RENEWAL, LLC FOR PROPERTIES IN BLOCK 11507, LOTS 8
& 7, KNOWN AS 187-189 BAY STREET WITHIN THE MORGAN GROVE
MARIN REDEVELOPMENT AREA**

WHEREAS, the Agency is the owner of certain properties within Block 11507 (prior Block 206), Lots 8 & 7 (prior Lots D & E), located in the Morgan Grove Marin Redevelopment Area and known as 187-189 Bay Street; and

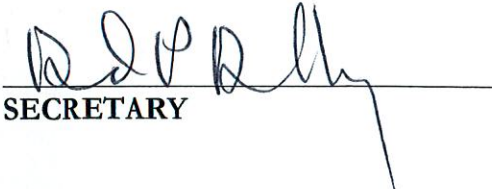
WHEREAS, the conveyance of the said property is in accordance with a Redevelopment Agreement, dated February 21, 2007, between the Jersey City Redevelopment Agency and 184 Morgan Street Associates, LLC, Redeveloper, (now known as 184 Morgan Street Associates Urban Renewal, LLC); and

WHEREAS, the said property shall be conveyed to the Redeveloper for the sum of \$1,475,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Agency be and is hereby authorized to convey title to certain properties known as 187-189 Bay Street within the Morgan Grove Marin Redevelopment Area by deed to 184 Morgan Street Associates Urban Renewal, LLC, the terms and conditions of which conveyance are subject to the approval of the Agency's Executive Director and General Counsel.

15-09- 9

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 September 15, 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	✓			

SECOND 11501

SEE SHEET 116

SEE SHEET 115.01

STREET

60'

STREET

LAUREL COURT

SADDLEWOOD COURT

MARIN BLVD.

STREET

11503

STREET

FIRST

SEE SHEET 114

SEE SHEET 115.01

SEE SHEET 116

SEE SHEET 115.01

STREET

10

BAY

GROVE

MORGAN

LUIS MUNOZ

PROVOST

WARREN

REVISIONS

REVISIONS				
DATE	BY	LC NO	BLOCK	LOT
01/06/11	CHEN, J	APPROVAL	1	10-5
01/06/11	CHEN, J	APPROVAL	2	10-5
01/06/11	CHEN, J	APPROVAL	3	10-5
01/06/11	CHEN, J	APPROVAL	4	10-5
01/06/11	CHEN, J	APPROVAL	5	10-5
01/06/11	CHEN, J	APPROVAL	6	10-5
01/06/11	CHEN, J	APPROVAL	7	10-5
01/06/11	CHEN, J	APPROVAL	8	10-5
01/06/11	CHEN, J	APPROVAL	9	10-5
01/06/11	CHEN, J	APPROVAL	10	10-5
01/06/11	CHEN, J	APPROVAL	11	10-5
01/06/11	CHEN, J	APPROVAL	12	10-5
01/06/11	CHEN, J	APPROVAL	13	10-5
01/06/11	CHEN, J	APPROVAL	14	10-5
01/06/11	CHEN, J	APPROVAL	15	10-5
01/06/11	CHEN, J	APPROVAL	16	10-5
01/06/11	CHEN, J	APPROVAL	17	10-5
01/06/11	CHEN, J	APPROVAL	18	10-5
01/06/11	CHEN, J	APPROVAL	19	10-5
01/06/11	CHEN, J	APPROVAL	20	10-5
01/06/11	CHEN, J	APPROVAL	21	10-5
01/06/11	CHEN, J	APPROVAL	22	10-5
01/06/11	CHEN, J	APPROVAL	23	10-5
01/06/11	CHEN, J	APPROVAL	24	10-5
01/06/11	CHEN, J	APPROVAL	25	10-5
01/06/11	CHEN, J	APPROVAL	26	10-5
01/06/11	CHEN, J	APPROVAL	27	10-5
01/06/11	CHEN, J	APPROVAL	28	10-5
01/06/11	CHEN, J	APPROVAL	29	10-5
01/06/11	CHEN, J	APPROVAL	30	10-5
01/06/11	CHEN, J	APPROVAL	31	10-5
01/06/11	CHEN, J	APPROVAL	32	10-5
01/06/11	CHEN, J	APPROVAL	33	10-5
01/06/11	CHEN, J	APPROVAL	34	10-5
01/06/11	CHEN, J	APPROVAL	35	10-5
01/06/11	CHEN, J	APPROVAL	36	10-5
01/06/11	CHEN, J	APPROVAL	37	10-5
01/06/11	CHEN, J	APPROVAL	38	10-5
01/06/11	CHEN, J	APPROVAL	39	10-5
01/06/11	CHEN, J	APPROVAL	40	10-5
01/06/11	CHEN, J	APPROVAL	41	10-5
01/06/11	CHEN, J	APPROVAL	42	10-5
01/06/11	CHEN, J	APPROVAL	43	10-5
01/06/11	CHEN, J	APPROVAL	44	10-5
01/06/11	CHEN, J	APPROVAL	45	10-5
01/06/11	CHEN, J	APPROVAL	46	10-5
01/06/11	CHEN, J	APPROVAL	47	10-5
01/06/11	CHEN, J	APPROVAL	48	10-5
01/06/11	CHEN, J	APPROVAL	49	10-5
01/06/11	CHEN, J	APPROVAL	50	10-5
01/06/11	CHEN, J	APPROVAL	51	10-5
01/06/11	CHEN, J	APPROVAL	52	10-5
01/06/11	CHEN, J	APPROVAL	53	10-5
01/06/11	CHEN, J	APPROVAL	54	10-5
01/06/11	CHEN, J	APPROVAL	55	10-5
01/06/11	CHEN, J	APPROVAL	56	10-5
01/06/11	CHEN, J	APPROVAL	57	10-5
01/06/11	CHEN, J	APPROVAL	58	10-5
01/06/11	CHEN, J	APPROVAL	59	10-5
01/06/11	CHEN, J	APPROVAL	60	10-5
01/06/11	CHEN, J	APPROVAL	61	10-5
01/06/11	CHEN, J	APPROVAL	62	10-5
01/06/11	CHEN, J	APPROVAL	63	10-5
01/06/11	CHEN, J	APPROVAL	64	10-5
01/06/11	CHEN, J	APPROVAL	65	10-5
01/06/11	CHEN, J	APPROVAL	66	10-5
01/06/11	CHEN, J	APPROVAL	67	10-5
01/06/11	CHEN, J	APPROVAL	68	10-5
01/06/11	CHEN, J	APPROVAL	69	10-5
01/06/11	CHEN, J	APPROVAL	70	10-5
01/06/11	CHEN, J	APPROVAL	71	10-5
01/06/11	CHEN, J	APPROVAL	72	10-5
01/06/11	CHEN, J	APPROVAL	73	10-5
01/06/11	CHEN, J	APPROVAL	74	10-5
01/06/11	CHEN, J	APPROVAL	75	10-5
01/06/11	CHEN, J	APPROVAL	76	10-5
01/06/11	CHEN, J	APPROVAL	77	10-5
01/06/11	CHEN, J	APPROVAL	78	10-5
01/06/11	CHEN, J	APPROVAL	79	10-5
01/06/11	CHEN, J	APPROVAL	80	10-5
01/06/11	CHEN, J	APPROVAL	81	10-5
01/06/11	CHEN, J	APPROVAL	82	10-5
01/06/11	CHEN, J	APPROVAL	83	10-5
01/06/11	CHEN, J	APPROVAL	84	10-5
01/06/11	CHEN, J	APPROVAL	85	10-5
01/06/11	CHEN, J	APPROVAL	86	10-5
01/06/11	CHEN, J	APPROVAL	87	10-5
01/06/11	CHEN, J	APPROVAL	88	10-5
01/06/11	CHEN, J	APPROVAL	89	10-5
01/06/11	CHEN, J	APPROVAL	90	10-5
01/06/11	CHEN, J	APPROVAL	91	10-5
01/06/11	CHEN, J	APPROVAL	92	10-5
01/06/11	CHEN, J	APPROVAL	93	10-5
01/06/11	CHEN, J	APPROVAL	94	10-5
01/06/11	CHEN, J	APPROVAL	95	10-5
01/06/11	CHEN, J	APPROVAL	96	10-5
01/06/11	CHEN, J	APPROVAL	97	10-5
01/06/11	CHEN, J	APPROVAL	98	10-5
01/06/11	CHEN, J	APPROVAL	99	10-5
01/06/11	CHEN, J	APPROVAL	100	10-5

SEE SHEET 130

[illegible]

NRH - COM/24GA27975300

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

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

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
EXECUTION OF A LEASE AGREEMENT FOR PREMISES LOCATED
AT 405-407 OCEAN AVENUE IN THE OCEAN BAYVIEW
REDEVELOPMENT AREA**

WHEREAS, the Agency is the owner of property located at 405-407 Ocean Avenue,
Block 25804, Lots 26 and 25; and

WHEREAS, Uneek Inspiration, a non-profit organization, is interested in leasing the
building(s) located at 405-407 Ocean Avenue to provide various after-school and summer
programs to teach and mentor families in developing job readiness skills; and

WHEREAS, the Agency is interested in leasing the premises referenced above to
Uneek Inspiration for nominal consideration so that they may operate the aforesaid program;
and

WHEREAS, NJSA 40A:12-14(c) permits a lease of real property to a non-profit for
nominal consideration: and

WHEREAS, the Agency and Uneek Inspiration have initiated negotiations as to the
particular terms and conditions of a lease to be executed by the parties for the premises and
for the purposes described above; and

WHEREAS, the parties intend to execute the lease on or before October 1, 2015 for
a term not to exceed one (1) year.

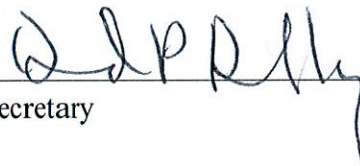
NOW, THEREFORE, it is hereby resolved by the Board of Commissioners of the
Jersey City Redevelopment Agency that:

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

15-09- 10

2. The Jersey City Redevelopment Agency hereby authorizes a lease agreement between the Agency, as landlord, and Uneek Inspiration, as tenant, for premises located at 405-407 Ocean Avenue, Jersey City, NJ, subject to final approval of such lease by the Agency's Executive Director and General Counsel.

BE IT FURTHER RESOLVED, that the Chairman, Vice President 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 final form of such documents by the Agency's Executive Director and General Counsel.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Regular Meeting of September 15, 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 THE ACQUISITION AND
IMPLEMENTATION OF FINANCIAL ACCOUNTING AND
REPORTING SOFTWARE**

WHEREAS, the Jersey City Redevelopment Agency has been advised that the current financial accounting and reporting software system will no longer be supported by the contracted vendor, and

WHEREAS, the Jersey City Redevelopment Agency found it necessary to search for an alternate/replacement financial accounting and reporting software system, and

WHEREAS, the Jersey City Redevelopment Agency is in receipt of a proposal (Attached Exhibit A) regarding the Financial Edge NXT Program which was submitted pursuant to a presentation to the Agency conducted by the vendor, and

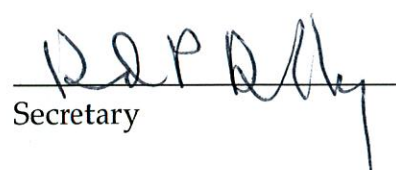
WHEREAS, the financial accounting software is specialized in nature; and

WHEREAS, there is a proven need for expertise, extensive training and proven reputation in the field of accounting that is critical and essential to this software system, thus constituting an extraordinary unspecifiable service under N.J.S.A. 40A:11-5(1)(a)(ii) and N.J.A.C. 5:34-1.2; and

WHEREAS, the Jersey City Redevelopment Agency finds it desirable to acquire and implement the Financial Edge NXT financial accounting and reporting software system as proposed, and

NOW, THEREFORE BE IT RESOLVED, by the Commissioners of the Jersey City Redevelopment Agency that the Financial Edge NXT financial accounting and reporting software system as proposed is authorized for acquisition and implementation, and

BE IT FURTHER RESOLVED, that the Executive Director is hereby directed to submit a copy of this adopted resolution to the management and staff of the Agency for execution.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of September 15, 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	✓			

Financial Edge NXT

PROPOSAL

for



August 18, 2015
valid 30 days

Support

[Customer Guide](#)
[Homepage](#)

Training

[Course Catalog](#)
[Role Based Curriculum](#)

Implementation

[Statement of Work](#)

Prepared by

Matthew Flynn

Account Executive
Office: 843.654.2654
Cell: 843.735.9571

matthew.flynn@blackbaud.com

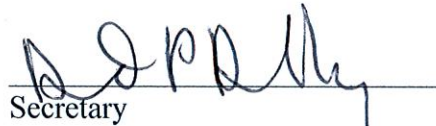
Features	
Financial Edge NXT Essentials Package (2 User)	
-General Ledger	
-Budget Management	
-Project, Grants, and Endowments	
-Allocation Management	
-Accounts Payable with EFT	
-Cash Management for Bank Reconciliation	\$ 5,688
-Accounts Receivable with EFT	
-Cash Receipts	
-Advanced Security	
-View Only Users (10-pack)	
-Accounting Forms	
-Accounting Queue	
Financial Edge Annual Price	\$ 5,688
Implementation, Training, & Support	
Unlimited Access to Support Resources	Included
Database Updates, Backups, & Maintenance	Included
Implementation and Setup	\$ 11,750
Financial Edge Learn More Training	\$ 2,200
3 Years of General Ledger History	\$ 2,700
Implementation, Training, & Support Total	\$ 16,650
Total 1st Year Investment	\$ 22,338

NOTES:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF SEPTEMBER 15, 2015**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of September 15, 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 September 15, 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 September 15, 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: 09/15/2015 @ 10:26
Bus date: 09/15/2015

JCRA
Invoice Distribution Report

OTDIST.L01 Page 1

Setup by: Janet

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

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 215.11 - Deferred Compensation					
	615	METLIFE			
		19714 DEFERRED SALARY PER ATTACHED	615 METLIFE		
			1	Inv	710.00
		19721 DEFERRED SALARYPER ATTACHED	615 METLIFE		
			1	Inv	710.00
	615	METLIFE		*** Vendor total ***	1,420.00
					*** Account total ***
					1,420.00
A10 215.11 - Deferred Compensation					
A10 520.04 - Dental					
	119	MARY ANN KOPCHA			
		19727 REIMBURSE. FOR DENTAL ESPENSES	119 MARY ANN KOPCHA		
			1	Inv	126.00
	119	MARY ANN KOPCHA		*** Vendor total ***	126.00
	351	CHRISTOPHER FIORE			
		19745 REIMBURS.FOR DENTAL & COFFE	351 CHRISTOPHER FIORE		
			1	Inv	501.80
	351	CHRISTOPHER FIORE		*** Vendor total ***	501.80
					*** Account total ***
					627.80
A10 520.04 - Dental					
A10 610.01 - Project - Legal					
	932	NOWELL AMOROSO KLEIN BIERMAN,			
		19746 LEGAL SERVICES- FOREST CITY	932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	2,797.00
		19747 LEGAL SERVICES - NEWPORT	932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	85.00
		19748 LEGAL SERVICES - LHN (MOCCO)	932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	50.00
		19749 LEGAL SERVICES - ERIE STREET	932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	102.00
		19750 LEGAL SERVICES - 4-10 ASH STRE	932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	2,000.00
		19752 LEGAL SERVICES - 360-398 MLK D	932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	1,000.00
		19754 LEGAL SERVICES - 24 MONTICELLO	932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	75.00
		19755 LEGAL SERVICES - ONE EDWARD HA	932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	605.00
		19756 LEGAL SERVICE - REAL ESTATE HO	932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	340.00
		19757 LEGAL SERVICES - POINT CAPITAL	932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	1,182.50
		19758 LEGAL SERVICES - GENERAL FILE	932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	1,727.73
		19759 LEGAL SERVICES - 100 MONITOR S	932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	225.00
		19760 LEGAL SERVICES - JACKSON GREEN	932 NOWELL AMOROSO KLEIN BIERMAN,		
			1	Inv	700.00
		19761 LEGAL SERVICES - LMD #13 URBAN	932 NOWELL AMOROSO KLEIN BIERMAN,		

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.01 - Project - Legal					
			1		
	19762	LEGAL SERVICES - ACQUIS. 665 0	932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	51.00
			1		
	19764	LEGAL SERVICES - VIRGINIA AVE	932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	14.76
			1		
	19765	LEGAL SERVICES - LSC SCIENCE T	932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	34.00
			1		
	19774	LEGAL SERVICES - NEWPORT	932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	125.00
			1		
	19794	LEGAL SERVICES - PPG (PITTSBUR	932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	68.00
			1		
	19795	LEGAL SVCS. - PPG V. JCRA-LITI	932 NOWELL AMOROSO KLEIN BIERMAN,	Inv	450.00
			1		
	932	NOWELL AMOROSO KLEIN BIERMAN,			605.75
			*** Vendor total ***		12,237.74
A10 610.01 - Project - Legal					
			*** Account total ***		12,237.74
A10 610.02 - Project - Environmental					
	53	DRESDNER ROBIN ENVIRON MGMT			
	19781	ENVIRON. SERVICES - MORRIS CAN	53 DRESDNER ROBIN ENVIRON MGMT		
			1	Inv	11,113.50
	53	DRESDNER ROBIN ENVIRON MGMT			
			*** Vendor total ***		11,113.50
A10 610.02 - Project - Environmental					
			*** Account total ***		11,113.50
A10 610.03 - Project - Financial/Accounting					
	990	HODULIK & MORRISON, PA			
	19724	AGENCY GENERAL SERVICES COMPTR	990 HODULIK & MORRISON, PA		
			1	Inv	8,500.00
	19738	ACCOUNTING SERVICES - BAYFRONT	990 HODULIK & MORRISON, PA		
			1	Inv	4,000.00
	990	HODULIK & MORRISON, PA			
			*** Vendor total ***		12,500.00
A10 610.03 - Project - Financial/Accounting					
			*** Account total ***		12,500.00
A10 610.05 - Project - Appraisals					
	266	VALUE RESEARCH GROUP, LLC			
	19767	REAL ESTAT APPRAISAL	266 VALUE RESEARCH GROUP, LLC		
			1	Inv	3,550.00
	19768	APPRAISAL SERVICES-142 BOYD AV	266 VALUE RESEARCH GROUP, LLC		
			1	Inv	3,550.00
	19769	APPRAISAL SERVICES-2131 KENNED	266 VALUE RESEARCH GROUP, LLC		
			1	Inv	3,550.00
	19770	APPRAISAL SERVICES - 37.5 OAK	266 VALUE RESEARCH GROUP, LLC		
			1	Inv	3,550.00
	266	VALUE RESEARCH GROUP, LLC			
			*** Vendor total ***		14,200.00
A10 610.05 - Project - Appraisals					
			*** Account total ***		14,200.00
A10 610.07 - Project - Engineering					
	681	T&M ASSOCIATES			
	19742	ENVIRON. SERVICES - 824 GARFI	681 T&M ASSOCIATES		

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.07 - Project - Engineering				
681	T&M ASSOCIATES	1 *** Vendor total ***	Inv	27,644.39
861	AMEC E & FOSTER, INC.	861 AMEC E & FOSTER, INC.		
	19751 MAZMAT SURVEYING SVCS.- BAYFRO	1	Inv	24,467.34
861	AMEC E & FOSTER, INC.	*** Vendor total ***		24,467.34
1003	ENTACT LLC	1003 ENTACT LLC		
	19788 BAYFRONT - JCIA/DPW SITE SERVI	1	Inv	11,735.00
1003	ENTACT LLC	*** Vendor total ***		11,735.00
A10 610.07 - Project - Engineering				*** Account total ***
				63,846.73
A10 610.08 - Project - Other Expense				
161	PUBLIC SERVICE ELECTRIC & GAS	161 PUBLIC SERVICE ELECTRIC & GAS		
	19717 ELECTRIC & GAS SERVICE-405 OCE	1	Inv	50.13
	19718 ELECTRIC SERVICES - 405 OCEAN	1	Inv	17.12
	19719 ELECTRIC & GAS SERVICES-407 OC	1	Inv	10.87
	19720 ELECTRIC SERVICES - 407 OCEAN	1	Inv	58.32
161	PUBLIC SERVICE ELECTRIC & GAS	*** Vendor total ***		136.44
193	JC MUNICIPAL UTILITIES AUTHORI	193 JC MUNICIPAL UTILITIES AUTHORI		
	19766 WATER FACILITIES-441-457 OCEAN	1	Inv	3,259.00
193	JC MUNICIPAL UTILITIES AUTHORI	*** Vendor total ***		3,259.00
636	BROWNFIELD REDEVELOPMENT SOLUT	636 BROWNFIELD REDEVELOPMENT SOLUT		
	19740 HDSRF APPLICATION-100 HOBOKEN	1	Inv	450.00
636	BROWNFIELD REDEVELOPMENT SOLUT	*** Vendor total ***		450.00
936	BARNES CONTRACTOR CONSTRUCTION	936 BARNES CONTRACTOR CONSTRUCTION		
	19784 LOCK CHANGE-405 - 407 OCEAN	1	Inv	1,880.00
936	BARNES CONTRACTOR CONSTRUCTION	*** Vendor total ***		1,880.00
A10 610.08 - Project - Other Expense				*** Account total ***
				5,725.44
A10 610.11 - Project - Exterior Maintenance				
936	BARNES CONTRACTOR CONSTRUCTION	936 BARNES CONTRACTOR CONSTRUCTION		
	19715 CLEAN-UP OF PROPERTY @ 98 STEG	1	Inv	1,500.00
	19782 CLEAN-UP PROPERTY@ 92-94 STEGM	1	Inv	1,000.00
	19783 CLEAN - UP PROPERTY@ 451-457 O	1	Inv	1,000.00

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 610.11	- Project	- Exterior Maintenance			
	936	BARNES CONTRACTOR CONSTRUCTION	1	Inv	2,500.00
				*** Vendor total ***	5,000.00
A10 610.11	- Project	- Exterior Maintenance			
				*** Account total ***	5,000.00
A10 620.05	- GD	- Landscaping			
	752	J & B LANDSCAPE, INC.			
		19709 BETZ-CERC LANDSCAPING SERVICES	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.,			
		19785 BETZ-CERC - REPLACE CONTROL MO	186 IN-LINE AIR CONDITIONING CO.,		
			1	Inv	1,050.00
		19786 BETZ-CERC VARIOUS PROBLEM	186 IN-LINE AIR CONDITIONING CO.,		
			1	Inv	888.95
		19787 BETZ-CERC -REPLACE CONDENSER	186 IN-LINE AIR CONDITIONING CO.,		
			1	Inv	935.00
	186	IN-LINE AIR CONDITIONING CO.,		*** Vendor total ***	2,873.95
	432	SIMPLEXGRINNEL			
		19711 KITCHEN HOOD TEST & INSPECTION	432 SIMPLEXGRINNEL		
			1	Inv	482.72
	432	SIMPLEXGRINNEL		*** Vendor total ***	482.72
	617	GLADSTONE LOCK & SAFE COMPANY			
		19708 BETZ-CERC REMOVED & REPLACED C	617 GLADSTONE LOCK & SAFE COMPANY		
			1	Inv	185.00
	617	GLADSTONE LOCK & SAFE COMPANY		*** Vendor total ***	185.00
	971	VERIZON			
		19710 BETZ-CERC MONTHLY CHARGE	971 VERIZON		
			1	Inv	363.02
	971	VERIZON		*** Vendor total ***	363.02
A10 620.06	- GD	- Other Expense			
				*** Account total ***	3,904.69
A10 650.01	- Office Rent				
	917	66 YORK STREET, LLC			
		19713 RENT FOR OCROBER, 2015	917 66 YORK STREET, LLC		
			1	Inv	10,367.23
	917	66 YORK STREET, LLC		*** Vendor total ***	10,367.23
A10 650.01	- Office Rent				
				*** Account total ***	10,367.23
A10 670.03	- Office Supplies				
	69	STAPLES, INC			
		19800 OFFICE SUPPLIES FOR AUGUST, 20	69 STAPLES, INC		

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.03 - Office Supplies				
	69 STAPLES, INC	1 *** Vendor total ***	Inv	668.18
				668.18
A10 670.03 - Office Supplies				
		*** Account total ***		668.18
A10 670.04 - Printing and Advertising				
	55 ROYAL PRINTING SERVICE			
	19725 RETURN ADDRESS ENVELOPES	55 ROYAL PRINTING SERVICE		
		1	Inv	495.00
	55 ROYAL PRINTING SERVICE	*** Vendor total ***		495.00
	72 THE EVENING JOURNAL ASSOCIATIO			
	19772 ADVERTISEMENT FOR AUGUST, 2015	72 THE EVENING JOURNAL ASSOCIATIO		
		1	Inv	165.90
	72 THE EVENING JOURNAL ASSOCIATIO	*** Vendor total ***		165.90
	443 THE HUDSON REPORTER ASSOC., LP			
	19726 LEGAL ADVERTISEMENT-BOARD MEET	443 THE HUDSON REPORTER ASSOC., LP		
		1	Inv	84.60
	443 THE HUDSON REPORTER ASSOC., LP	*** Vendor total ***		84.60
A10 670.04 - Printing and Advertising				
		*** Account total ***		745.50
A10 670.06 - Rental of Equipment				
	644 TOSHIBA FINANCIAL SERVICES			
	19736 MONTHLY INVOICE - OSHIBA COLOR	644 TOSHIBA FINANCIAL SERVICES		
		1	Inv	1,142.25
	644 TOSHIBA FINANCIAL SERVICES	*** Vendor total ***		1,142.25
	884 TWIN ROCKS SPRING WATER			
	19728 WATER & COOLER RENTAL	884 TWIN ROCKS SPRING WATER		
		1	Inv	78.05
	884 TWIN ROCKS SPRING WATER	*** Vendor total ***		78.05
A10 670.06 - Rental of Equipment				
		*** Account total ***		1,220.30
A10 670.07 - Travel				
	351 CHRISTOPHER FIORE			
	19801 TRAVEL EXPENSE FOR AUGUST, 201	351 CHRISTOPHER FIORE		
		1	Inv	122.35
	351 CHRISTOPHER FIORE	*** Vendor total ***		122.35
	975 DAVID P. DONNELLY			
	19802 TRAVEL EXPENSE FOR AUGUST, 201	975 DAVID P. DONNELLY		
		1	Inv	224.35
	975 DAVID P. DONNELLY	*** Vendor total ***		224.35
A10 670.07 - Travel				
		*** Account total ***		346.70
A10 670.08 - Miscellaneous Operating Exp.				
	160 VERIZON WIRELESS			
	19723 MONTHLY CHARGE - EMPLOYEE PHON	160 VERIZON WIRELESS		

Vendor number	Obligat'n	Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.08 - Miscellaneous Operating Exp.					
			1	Inv	294.98
160	VERIZON WIRELESS		*** Vendor total ***		294.98
183	BARBARA A. AMATO				
	19722 REIMBU. FOR LUNCH FOR MEETING	183 BARBARA A. AMATO	1	Inv	74.00
	19799 REIMBURS. FOR LUNCH FOR MOVE	183 BARBARA A. AMATO	1	Inv	84.72
183	BARBARA A. AMATO		*** Vendor total ***		158.72
193	JC MUNICIPAL UTILITIES AUTHORI				
	19771 WATER BILL FOR 204 STEGMAN STR	193 JC MUNICIPAL UTILITIES AUTHORI	1	Inv	78.10
193	JC MUNICIPAL UTILITIES AUTHORI		*** Vendor total ***		78.10
351	CHRISTOPHER FIORE				
	19745 REIMBURS.FOR DENTAL & COFFE	351 CHRISTOPHER FIORE	2	Inv	32.89
	19796 REIMBURS. MOVING FROM STORGE	351 CHRISTOPHER FIORE	1	Inv	1,640.00
351	CHRISTOPHER FIORE		*** Vendor total ***		1,672.89
495	CENTRAL PARKING SYSTEM				
	19735 PARKING FEE (11) SPACES @ \$75.	495 CENTRAL PARKING SYSTEM	1	Inv	825.00
495	CENTRAL PARKING SYSTEM		*** Vendor total ***		825.00
569	STATE OF NEW JERSEY				
	19712 ASSESSMENT BILL AND RATE COMPU	569 STATE OF NEW JERSEY	1	Inv	145.43
569	STATE OF NEW JERSEY		*** Vendor total ***		145.43
628	URBAN LAND INSTITUTE - LB				
	19797 RENEWAL OF AGENCY MEMBERSHIP F	628 URBAN LAND INSTITUTE - LB	1	Inv	560.00
628	URBAN LAND INSTITUTE - LB		*** Vendor total ***		560.00
713	CASH				
	19798 PETTY CASH REPLENSIHMENT	713 CASH	1	Inv	300.00
713	CASH		*** Vendor total ***		300.00
917	66 YORK STREET, LLC				
	19732 ELECTRIC UTILITY PYMT. OCTOBER	917 66 YORK STREET, LLC	1	Inv	718.52
	19733 MONTHLY OPERATING EXPENSE	917 66 YORK STREET, LLC	1	Inv	172.14
917	66 YORK STREET, LLC		*** Vendor total ***		890.66
920	MOISHE'S SELF STORAGE				
	19734 STORAGE RENT - SEPTEMBER, 2015	920 MOISHE'S SELF STORAGE			

Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A10 670.08 - Miscellaneous Operating Exp.				
		*** Continued ***		
		1	Inv	700.00
920	MOISHE'S SELF STORAGE	*** Vendor total ***		700.00
933	CRYSTAL POINT CONDOMINIUM ASSO			
	19731 MONTHLY MAINTENANCE FEE-OCTOB	933 CRYSTAL POINT CONDOMINIUM ASSO		
		1	Inv	130.97
933	CRYSTAL POINT CONDOMINIUM ASSO	*** Vendor total ***		130.97
1012	U.S. GREEN BUILDING COUNCIL			
	19773 USGBC MEMBERSHIP FOR THE AGENC	1012 U.S. GREEN BUILDING COUNCIL		
		1	Inv	300.00
1012	U.S. GREEN BUILDING COUNCIL	*** Vendor total ***		300.00
A10 670.08 - Miscellaneous Operating Exp.				*** Account total ***
				6,056.75
A10 670.12 - Meetings & Seminars				
351	CHRISTOPHER FIORE			
	19729 PER DIEM FOR GOVERNOR'S CONFER	351 CHRISTOPHER FIORE		
		1	Inv	165.00
351	CHRISTOPHER FIORE	*** Vendor total ***		165.00
568	BENJAMIN DELISLE			
	19730 PER DIEM FOR GOVERNO'R CONFERE	568 BENJAMIN DELISLE		
		1	Inv	165.00
568	BENJAMIN DELISLE	*** Vendor total ***		165.00
1011	GOVERNOR'S HOUSING CONFERENCE			
	19737 REGISTRATION-CHRIS FIORE& DELI	1011 GOVERNOR'S HOUSING CONFERENCE		
		1	Inv	450.00
1011	GOVERNOR'S HOUSING CONFERENCE	*** Vendor total ***		450.00
A10 670.12 - Meetings & Seminars				*** Account total ***
				780.00
A20 610.01 - Grant - Legal				
932	NOWELL AMOROSO KLEIN BIERMAN,			
	19763 LEGAL SERVICES - ACQUIS.- 663	932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	578.00
	19775 LEGAL SERVICES - 417 COMMUNIPA	932 NOWELL AMOROSO KLEIN BIERMAN,		
		1	Inv	85.00
932	NOWELL AMOROSO KLEIN BIERMAN,	*** Vendor total ***		663.00
A20 610.01 - Grant - Legal				*** Account total ***
				663.00
A20 610.02 - Grant - Environmental				
53	DRESDNER ROBIN ENVIRON MGMT			
	19776 ENVIRONMENTAL SERVICES - BERRY	53 DRESDNER ROBIN ENVIRON MGMT		
		1	Inv	2,650.06
	19780 ENVIRON. SERVICES - MILL GREEK	53 DRESDNER ROBIN ENVIRON MGMT		
		1	Inv	8,950.50
53	DRESDNER ROBIN ENVIRON MGMT	*** Vendor total ***		11,600.56

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Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
*** Continued ***				
A20 610.02 - Grant - Environmental				
944 BROWNFIELD SCIENCE & TECHNOLOG				
19789 ENVIRON. SERVICES - DWIGHT STR		944 BROWNFIELD SCIENCE & TECHNOLOG		
		1	Inv	3,633.51
944 BROWNFIELD SCIENCE & TECHNOLOG		*** Vendor total ***		3,633.51
1013 ADAMS, RENMANN & HEGGAN ASSOCI				
19779 ENVIRONMENTAL SERVICES - GREEN		1013 ADAMS, RENMANN & HEGGAN ASSOCI		
		1	Inv	5,250.00
1013 ADAMS, RENMANN & HEGGAN ASSOCI		*** Vendor total ***		5,250.00
		*** Account total ***		20,484.07
A20 610.02 - Grant - Environmental				
A20 610.06 - Grant - Architects				
841 LINDEMO WINCKELMANN DEUPREE MA				
19716 ARCHITECTURAL SERVICES-292 MLK		841 LINDEMO WINCKELMANN DEUPREE MA		
		1	Inv	1,750.00
841 LINDEMO WINCKELMANN DEUPREE MA		*** Vendor total ***		1,750.00
979 SZ CONSTRUCTION, LLC				
19753 PHASE II REHABILITATION-292 ML		979 SZ CONSTRUCTION, LLC		
		1	Inv	35,866.50
979 SZ CONSTRUCTION, LLC		*** Vendor total ***		35,866.50
		*** Account total ***		37,616.50
A20 610.06 - Grant - Architects				
A20 610.07 - Grant - Engineering				
53 DRESDNER ROBIN ENVIRON MGMT				
19739 ARCHITECTURAL SERVICES-BERRY L		53 DRESDNER ROBIN ENVIRON MGMT		
		1	Inv	38,237.89
19777 ARCHITECTURAL SERVICES - BERRY		53 DRESDNER ROBIN ENVIRON MGMT		
		1	Inv	47,760.73
19778 ARCHITECTURAL SERVICES-BERRY L		53 DRESDNER ROBIN ENVIRON MGMT		
		1	Inv	31,528.27
53 DRESDNER ROBIN ENVIRON MGMT		*** Vendor total ***		117,526.89
		*** Account total ***		117,526.89
A20 610.07 - Grant - Engineering				
A20 610.08 - Grant - Other Expenses				
636 BROWNFIELD REDEVELOPMENT SOLUT				
19790 GRAND JERSEY - EPA GRANT MANGM		636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	389.25
19791 DWIGHT / OCEAN EPA GRANT MANAG		636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	322.25
		2	Inv	286.00
		3	Inv	282.25
19792 EPA GRANT MANGMT. - HAZARDOUS		636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	186.00
19793 EPA GRANT MANGMT. PETROLEUM GR		636 BROWNFIELD REDEVELOPMENT SOLUT		
		1	Inv	116.25
636 BROWNFIELD REDEVELOPMENT SOLUT		*** Vendor total ***		1,582.00

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Vendor number	Obligat'n Description	Vendor/ Name/ Line Nbr Description	Stage	Amount
A20 610.08 - Grant - Other Expenses		*** Continued ***		
957	LAWNS BY YORKSHIRE, INC.			
19743	MONTHLY MAINTENANCE- BERRY LAN	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 ***		2,606.14
A20 610.15 - Construction				
965	MAST CONSTRUCTION SERVICES, IN			
19741	BERRY LANE PARK-MANAGEMENT SVC	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			
19744	SITE IMPROVEMENT- BERRY LANE P	994 FLANAGAN CONTRACTING GROUP, IN		
		1	Inv	117,440.99
		2	Inv	352,322.99
994	FLANAGAN CONTRACTING GROUP, IN	*** Vendor total ***		469,763.98
A20 610.15 - Construction		*** Account total ***		489,988.98
* Report total *		*** Total ***		820,743.64

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY RESCINDING THE
DESIGNATION OF CHAMUNDA MA WRIGHT, LLC AS
REDEVELOPER FOR PROPERTY AT BLOCK 2404, LOT 9 UNDER
THE ABANDONED PROPERTIES REHABILITATION ACT**

WHEREAS, at its meeting of July 21, 2015, the Board of Commissioners of the Jersey City Redevelopment Agency designated Chamunda Ma Wright, LLC as Redeveloper of property located at Block 2402, Lot 9 with a street address of 354 Ogden Avenue (hereinafter "Redeveloper"); and


WHEREAS, Redeveloper has requested in writing to be released as Redeveloper for said property due to extenuating circumstances at this time; and

WHEREAS, the Agency has not taken any action with regard to entering into any formal agreement with Chamunda Ma Wright, LLC for the renovation of 354 Ogden Avenue; and

WHEREAS, in light of the above, Agency staff has determined that it is in the best interest of the Abandoned Properties Rehabilitation Act to release Redeveloper so that disposition of this property can be reviewed a timely manner.

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; designation of Chamunda Ma Wright, LLC as Redeveloper of property located at Block 2402, Lot 9 is hereby rescinded and/or terminated.

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 September 15, 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 THE ONE YEAR OPTION IN THE
CONTRACT BETWEEN THE AGENCY AND DAVID P.
DONNELLY AS EXECUTIVE DIRECTOR/SECRETARY**

WHEREAS, the Jersey City Redevelopment Agency has the major role and responsibility for the attainment of housing and commercial and industrial development, rehabilitation and relocation for the City of Jersey City; and

WHEREAS, this special obligation requires an organization to function under Title N.J.S.A. 40A:12A-1 et seq. with a special character and method of operating; and

WHEREAS, such an Agency requires stability and a strong measure of continuity in order to successfully achieve its purpose; and

WHEREAS, it would be in the best interests of the Agency to invoke the Option Clause in the Employment Contract with its Executive Director; and

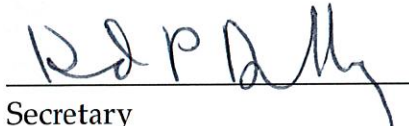
WHEREAS, David P. Donnelly was hired as the Agency's Executive Director after a national search was conducted by the Board of Commissioners; and

WHEREAS, David P. Donnelly has shown professional expertise during his contract term; and

WHEREAS, the Board of Commissioners are desirous of invoking the one-year Option Clause in the Employment Contract with David P. Donnelly, which will extend the term to September 22, 2016 subject to the salary increases contained there.

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

BE IT FURTHER RESOLVED, that the Board of Commissioners approve the One Year Option in the Employment Contract with David P. Donnelly to serve as the Agency's Executive Director/Secretary extending the term to September 22, 2016 and increasing his present salary by 3.5%.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of September 15, 2015

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