

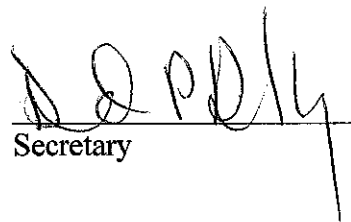
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING GOING INTO EXECUTIVE SESSION TO
DISCUSS CERTAIN MATTERS**

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 : litigation, contract negotiations and personnel and

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

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated October 18, 2016.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY CONSENTING TO A
RELEASE OF FUNDS FOR DEMOLITION ASSOCIATED
ACTIVITIES AT THE BAYFRONT I REDEVELOPMENT AREA**

WHEREAS, the Agency has been charged with the implementation of the Bayfront I Redevelopment Plan as approved by the Municipal Council of the City of Jersey City; and

WHEREAS, on August 12, 2008, a Site Preparation Escrow Agreement was executed by and among the City of Jersey City, the Jersey City Municipal Utilities Authority, the Jersey City Incinerator Authority, the Jersey City Redevelopment Agency and Capital One, N.A., a national banking association operating under the laws of the United States; and

WHEREAS, the Site Preparation Escrow Agreement addressed the obligation of Honeywell arising out of certain environment contamination of City Parcels located on Route 440 in the Bayfront I Redevelopment Area; and

WHEREAS, the Site Preparation Activities consisted of demolition to grade of certain structures at the Jersey City Municipal Utilities Authority (hereinafter JCMUA) and the Jersey City Incinerator Authority (hereinafter "JCIA"); and

WHEREAS, Honeywell deposited funds with Capital One Bank acting as Escrow Agent; and

WHEREAS, \$4,000,000.00 was reserved from the Site Preparation Escrow Fund and allocated toward demolition costs at the JCMUA and JCIA complexes; and

WHEREAS, the Jersey City Redevelopment Agency undertook several demolition and demolition related activities at both the JCMUA and JCIA sites expending funds from the Site Preparation Escrow Fund; and

WHEREAS, the Agency has on hand approximately \$192,480.00 of unused funds from previous contracts awarded; and

WHEREAS, Amec Foster Wheeler provided the Agency with a proposal to support the pre-demolition work associated with historic fill stockpiles surrounding the former JCMUA digester tanks in an amount of \$189,000.00; and

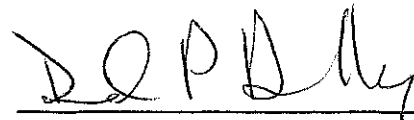
WHEREAS, the Agency has on hand sufficient funds to cover the cost of this work; and

WHEREAS, staff deems it appropriate to release these funds so that progress at the site may continue.

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) release of Escrow funds the Agency has on hand in the amount of \$189,000.00 to Amec Foster Wheeler as noted above is hereby approved.

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


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of October 18, 2016.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓

RESOLUTION OF THE BOARD OF COMMISSIONERS AUTHORIZING THE AMENDMENT OF THE MORTGAGE AND NOTE WITH 28 LIBERTY MANOR DEVELOPMENT, LLC FOR PROPERTY LOCATED WITHIN THE BRIGHT STREET REDEVELOPMENT AREA

WHEREAS, on or about March 5, 2014, the Agency entered into a Redevelopers Agreement with 28 Liberty Manor Development, LLC ("Redeveloper") for property located at Block 14106, Lot 39 in the Bright Street Redevelopment Area; and

WHEREAS, on December 23, 2014, the Agency entered into a Mortgage Agreement and Note with the Redeveloper in the loan amount of \$678,125.00 to assist with the financing of the project; and

WHEREAS, under the terms of the Note, the Redeveloper agreed to repay the loan in thirty (31) equal installments over a two-year period, with interest at a rate of two percent (2%) on the principal; and

WHEREAS, the maturity date of the existing Mortgage and Note is November 5, 2016; and

WHEREAS, the Redeveloper has requested and the Agency recommends amending the Mortgage and Note to reflect a new payment schedule and extension of the term until June 30, 2017; and

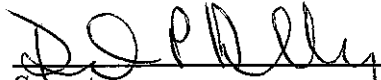
WHEREAS, under the proposed amendment, the Redeveloper agrees to remit a lump sum payment of two hundred thousand dollars (\$200,000.00) to the Agency towards the principal no later than December 31, 2016, with the remaining principal and interest accrued thereon to be paid in full no later than June 30, 2017; and

WHEREAS, the parties agree and the Agency recommends that should the Redeveloper fail

to pay outstanding principal and interest by June 30, 2017, interest shall accrue at a rate of 3.5% in addition to the existing rate of 2%.

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; authorize the Agency to amend the terms of the loan and record an amended Mortgage Agreement and Note to reflect a new payment schedule and extension of the term until June 30, 2017.

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 October 18, 2016.

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR ENTRY ONTO CITY-OWED PROPERTY AT BLOCK 6902, LOT 24 WITHIN THE JERSEY AVENUE PARK AND JERSEY AVENUE TENTH STREET REDEVELOPMENT AREAS

WHEREAS, the City of Jersey City is the owner of certain property located at Block 6902, Lot 24 (605 Monmouth Street) within the Jersey Avenue Park and Jersey Avenue Tenth Street Redevelopment Areas; and

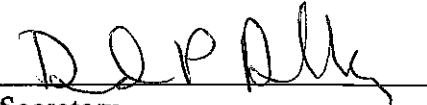
WHEREAS, the Jersey City Redevelopment Agency requires access to the properties for purposes of conducting pre-development activities including various studies and investigations; and

WHEREAS, the Agency, its designated redeveloper and agents will conduct these activities; and

WHEREAS, said license will be for a term of three (3) years from the date of execution of the License Agreement, which may be extended for a period of 12 months if agreed to by both parties.

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 City of Jersey City, to access the referenced City owned property located within the Jersey Avenue Park and Jersey Avenue Tenth Street Redevelopment Areas for a period of three (3) years, which maybe extended for a period of 12 months if agreed to by both parties.

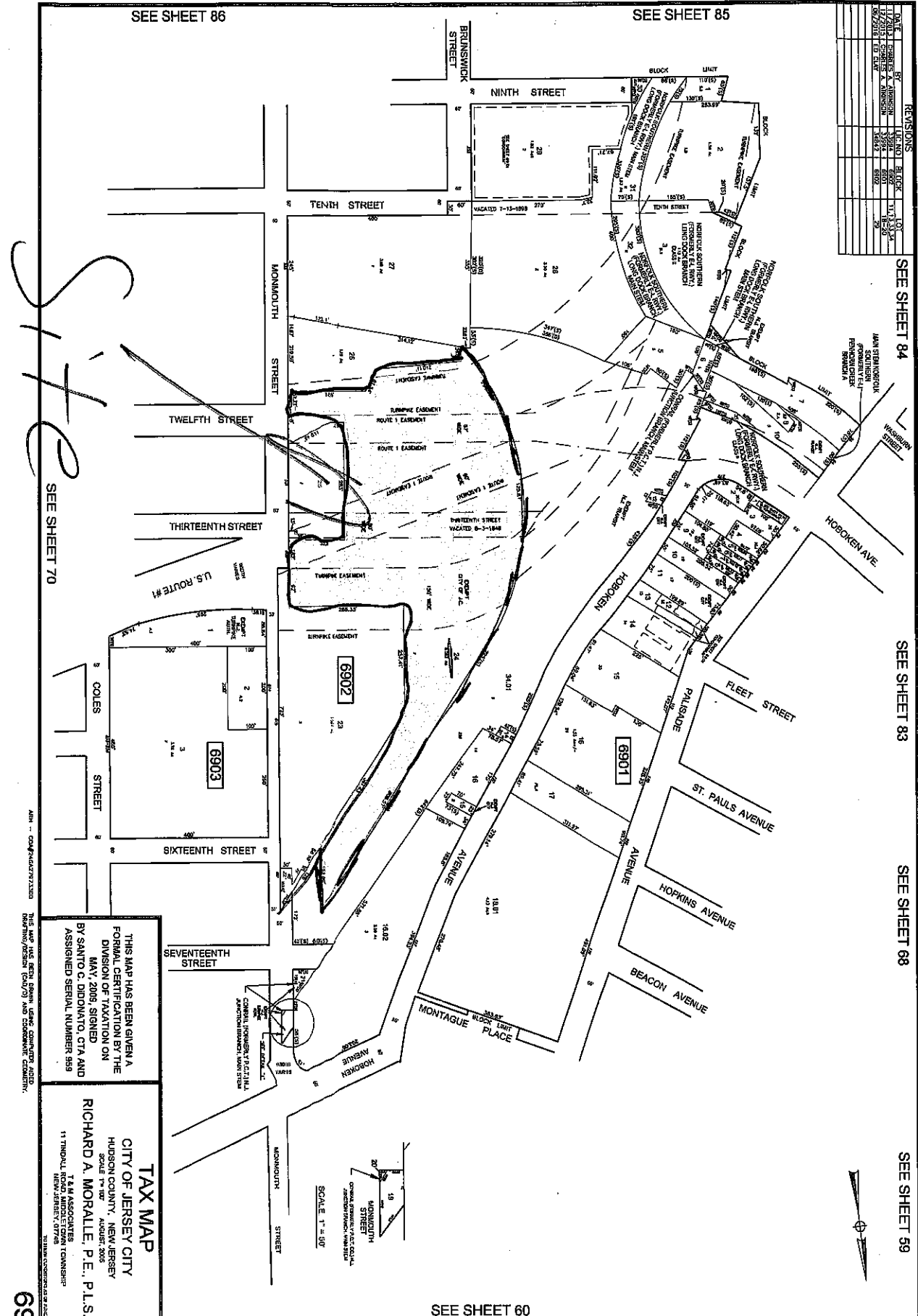
BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.


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 October 18, 2016.

Record of Commissioners Vote				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓

REVISIONS			
DATE	BY	NO.	DESCRIPTION
12/20/01	ST. JEROME	1	12/20/01 - CORRECTION TO ADDRESS
06/20/02	ST. JEROME	2	06/20/02 - CORRECTION TO ADDRESS
06/20/02	ST. JEROME	3	06/20/02 - CORRECTION TO ADDRESS
06/20/02	ST. JEROME	4	06/20/02 - CORRECTION TO ADDRESS
06/20/02	ST. JEROME	5	06/20/02 - CORRECTION TO ADDRESS
06/20/02	ST. JEROME	6	06/20/02 - CORRECTION TO ADDRESS
06/20/02	ST. JEROME	7	06/20/02 - CORRECTION TO ADDRESS
06/20/02	ST. JEROME	8	06/20/02 - CORRECTION TO ADDRESS
06/20/02	ST. JEROME	9	06/20/02 - CORRECTION TO ADDRESS
06/20/02	ST. JEROME	10	06/20/02 - CORRECTION TO ADDRESS



Site

TAX MAP
 CITY OF JERSEY CITY
 HUDSON COUNTY, NEW JERSEY
 SCALE 1" = 100'
 MAY 2005, SIGNED
 BY SANTO C. DIDONATO, CTA AND
 ASSIGNED SERIAL NUMBER 959

RICHARD A. MORALLE, P.E., P.L.S.
 T.A.M. ASSOCIATES
 11 TINDALL ROAD, ARDENTOWN, NEW JERSEY 07007

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING A DEED
FROM THE CITY OF JERSEY CITY FOR CITY OWNED PROPERTY IN
BLOCK 7902, LOTS 25, 26, 27, 28, 29, AND 45 WITHIN THE JOURNAL
SQUARE 2060 REDEVELOPMENT AREA**

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) the Agency is undertaking a program for the reconstruction and/or rehabilitation of areas designated in need of redevelopment within the City of Jersey City; and


WHEREAS, the City of Jersey City is the owner of certain properties located in Block 7902, Lots 25, 26, 27, 28, 29, 45; and known as 701 Newark Ave, 699 Newark Ave, 697 Newark Ave, 695 Newark Ave, 693 Newark Ave, and 30 Cottage St, respectively, within the Journal Square 2060 Redevelopment Area; and

WHEREAS, the Agency desires to take title to the said properties from the City for nominal consideration for redevelopment in accordance with the Journal Square 2060 Redevelopment Plan.

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 accept title to property known as Block 7902, Lots 25, 26, 27, 28, 29, 45; and known as 701 Newark Ave, 699 Newark Ave, 697 Newark Ave, 695 Newark Ave, 693 Newark Ave, and 30 Cottage St, by deed from the City of Jersey City, the terms and conditions of which conveyance are subject to the approval of the Agency's Executive Director and General Counsel

16-10- 5

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 October 18, 2016.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EXTENSION TO THE MEMORANDUM OF AGREEMENT BETWEEN THE AGENCY AND LIBERTY SCIENCE CENTER & SCITECH SCITY LLC (AN ENTITY TO BE FORMED BY THEM) WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

WHEREAS, the Agency and Liberty Science Center in conjunction with SciTech Scity LLC ("Redeveloper") entered into a Memorandum of Agreement (hereinafter the "Agreement") on September 2, 2015 for private redevelopment of property located at Block 21504, Lots 2, 3, 4, 5, 6 and 7 located at 235 Jersey City Blvd., 233 Communipaw Ave., 215 Communipaw Ave., 101 Phillip St., 65 Phillip St., & Oliver St., respectively in Jersey City, New Jersey in the Liberty Harbor Redevelopment Area; and

WHEREAS, pursuant to paragraph 6 of the Agreement, Redeveloper had a period of one hundred eighty (180) days ("Time Period") in which to execute a more definitive agreement; and

WHEREAS, the Redeveloper has been conducting its due diligence and has met with the Agency to discuss the redevelopment of the property; and

WHEREAS, the Agency staff is recommending an additional six (6) month extension of Time Period as outlined in the Agreement for the Redeveloper to continue its due diligence; and

WHEREAS, all other terms and conditions of the Agreement shall remain unchanged and in effect; and

WHEREAS, the Board of Commissioners authorizes the Agency's Executive Director to effectuate the amendment to the Agreement in its agreed to final form subject to review and approval by counsel; and

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

- 1) The recitations above are incorporated herein as if set forth at length.
- 2) The Time Period pursuant to the Memorandum of Agreement entered into by the Agency and Liberty Science Center in conjunction with SciTech Scity LLC shall be extended for six (6) months from the date of this resolution.
- 3) All other terms of the Memorandum of Agreement remain the same.

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 true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of October 18, 2016.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF PARK AVENUE LANDING, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

WHEREAS, by Resolution of the Board of Commissioners dated January 15, 2013, Park Avenue Landing, LLC (the Neu Family) was designated Redeveloper for the construction of a mixed use project to contain approximately 1000 market rate rental residential units, 38 to 45 thousand square feet of retail space and 30,000 square feet of space to be set aside for community amenity use; and

WHEREAS, said designation was subsequently extended permitting the developer to perform its due diligence and open negotiations for the Redevelopment Agreement; and

WHEREAS, location of the site is known as Parcel 17 in the Liberty Harbor North Redevelopment Area and is approximately two acres in size (hereinafter the "Property"); and

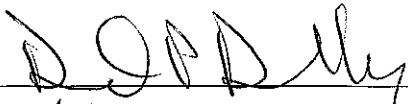
WHEREAS, Agency staff and Counsel are working on the terms to be incorporated into the Redevelopment Agreement; and

WHEREAS, Redeveloper is in the process of resolving a title issue with the adjacent property owner in order for a land swap to occur between the parties; and

WHEREAS, said designation is about to expire and staff deems it appropriate to extend the designation for 180 days with an additional 60 day extension at the sole discretion of the Agency's Executive Director.

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 designation of Park Avenue Landing, LLC (the Neu Family) for property located at Parcel 17 in the Liberty Harbor North Redevelopment Area be and is hereby extended for 128 days to expire on April 30, 2017 and 3) the Executive Director is hereby authorized to extend the designation herein granted for an additional 60 day period.

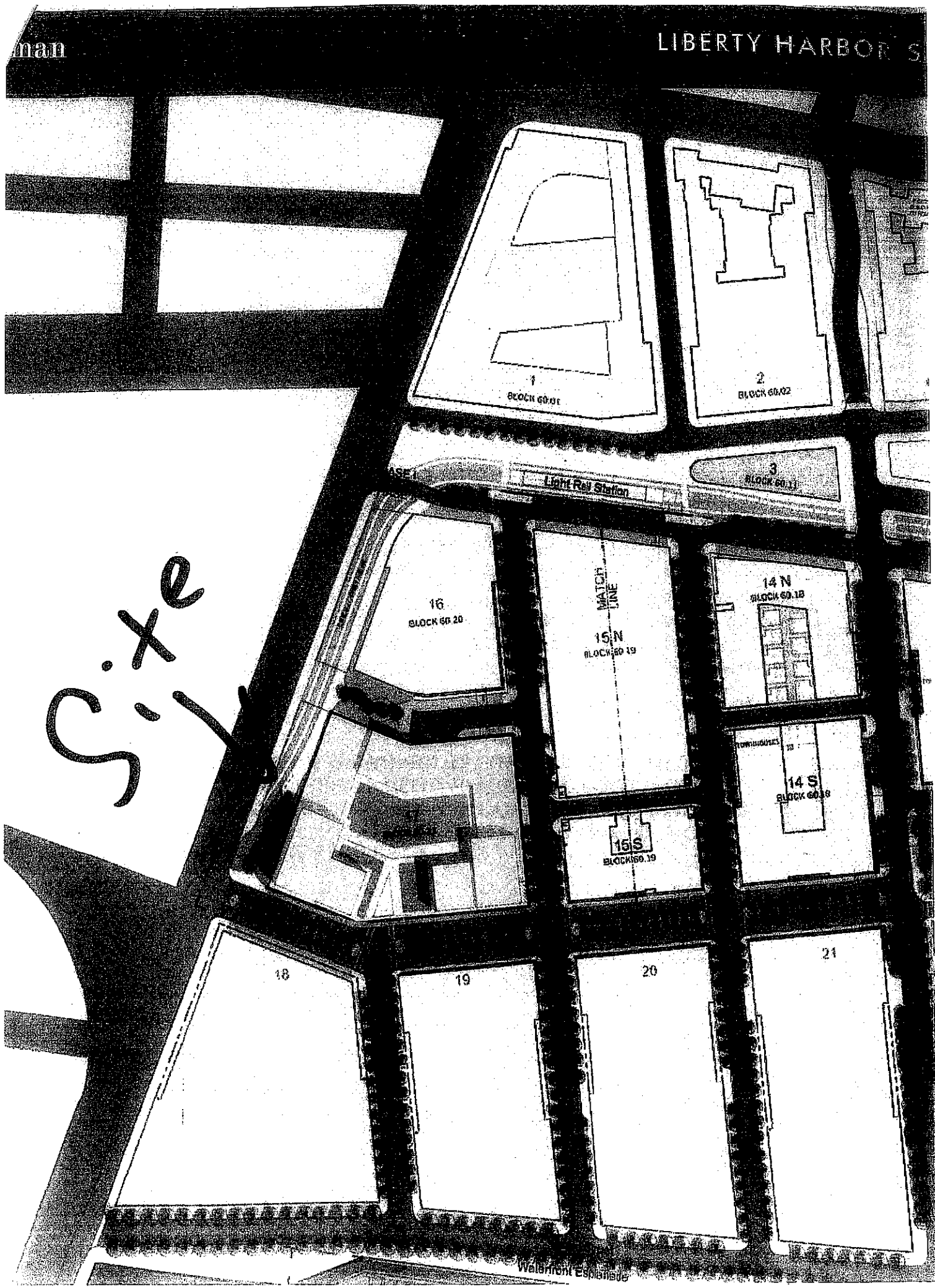
BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.


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 October 18, 2016.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓

Site



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND PINNACLE DEVELOPMENT GROUP, INC FOR PROPERTY LOCATED WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

WHEREAS, Pinnacle Development Group, Inc is the Agency's designated Redeveloper (hereinafter "Redeveloper") under a Redevelopment Agreement dated June 21, 2016 for the construction of veterans housing at 665 Ocean Avenue, Block 22602, Lot 6 within the Martin Luther King Drive Redevelopment Area (see attached map); and

WHEREAS, the Redevelopment Agreement initially established a price of \$101,500.00, based on the proposed project and Schedule B annexed thereto; and

WHEREAS, during the course of construction, the Redeveloper discovered that interior demolition indicated the structure was compromised by previous renovation attempts by the prior contractor; and

WHEREAS, it became necessary to undertake a partial demolition of the building, which increased costs due to the demolition activities and the subsequent reconstruction of the foundation and most of the building; and

WHEREAS, as a result of the unexpected demolition and reconstruction, Redeveloper and the Agency agree it has become necessary to enter into a First Amendment to the Agreement;

WHEREAS, the First Amendment will include a new Schedule B and will reflect the increase in price due to the property being structurally compromised and necessity of demolition and reconstruction; and

WHEREAS, the Agency received a grant from the City of Jersey City's Affordable Housing Trust Fund to help offset this increase in costs; and

WHEREAS, Agency staff has determined that in order to reflect the appropriate price the Schedule B should be amended from \$101,500.00 to \$2,399,354; and

WHEREAS, the new price will be memorialized in the First Amendment.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitals are incorporated herein as if set forth at length; 2) authorization be and is hereby give to execute a First Amendment to the Redevelopment Agreement executed by the Jersey City Redevelopment Agency and Pinnacle Development Group, Inc for the purposes set forth above in such form and such content as is acceptable and approved by the Agency's Executive Director and 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 a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of October 18, 2016.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF BGT
ENTERPRISES AS REDEVELOPER FOR PROPERTY AT 332 WHITON STREET,
BLOCK 19005, LOT 30 IN THE MORRIS CANAL REDEVELOPMENT AREA**

WHEREAS, on November 18, 2014 the Jersey City Redevelopment Agency Board of Commissioners authorized entering into a shared services agreement with the City of Jersey City to rehabilitate properties listed on the City's abandoned properties list and amended shared services agreement dated January 27, 2016 authorizing the Agency to act as the City's agent in carrying out its authority under APRA and the Morris Canal Redevelopment Plan; and

WHEREAS, on January 9, 2015, the Jersey City Redevelopment Agency issued a Request for Qualifications ("RFQ") to undertake the redevelopment and rehabilitation of the APRA properties; and

WHEREAS, BGT Enterprises ("BGT") was approved as a qualified rehabilitation entity and redeveloper to undertake such work; and

WHEREAS, BGT Enterprises ("BGT") was designated as Redeveloper for property at 332 Whiton Street (Block 19905, Lot 30) at the Board of Commissioners meeting on March 15, 2016; and

WHEREAS, said designation is about to expire and Agency staff deems it appropriate to grant an extension in order for the parties to negotiate the terms of a Redevelopment Agreement; and

WHEREAS, the Redeveloper shall comply with all requirements from a design and construction standpoint as indicated within the Morris Canal Redevelopment Plan and as may be required by the Jersey City Planning Board and Agency staff; and

WHEREAS, the Agency's staff is recommending a designation extension of sixty (60) days with an additional thirty (30) days at the Executive Director's discretion to enter into an agreement between the parties.

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

1. The above mentioned recitals are incorporated herein as if set forth at length
2. BGT Enterprises designation as the Qualified Redevelopment Entity and redeveloper for a Property located at 332 Whiton Street (Block 19005, Lot 30) within the Morris Canal Redevelopment Area and in accordance with the Abandoned Properties Rehabilitation Act is extended for a period of sixty (60) days with an extension of thirty (30) days at the Executive Director's discretion.;
and

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


SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of October 18, 2016.

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

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

WHEREAS, on December 24, 2014 Ash Urban Development, LLC entered into a Redevelopment Agreement with the Agency for the construction of a six story residential building with eighty-four (84) units, and seventy-four (74) parking spaces on Agency owned property located on Block 17502, Lots 1-12; and

WHEREAS, pursuant to the Agreement, the Redeveloper is required to undertake remediation of the property, pursuant to a Brownfield Remediation Loan, as authorized by Resolution 15-08-17; and

WHEREAS, in furtherance of the objectives of the Redevelopment Agreement the Agency entered into a License Agreement with Ash Urban Development, LLC on October 20, 2015; and

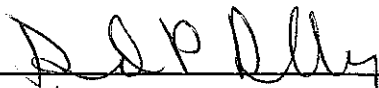
WHEREAS, said License is set to expire and both the Agency and Ash Urban Development, LLC desire to extend the License for an additional six month period in order to allow additional time for the developer to complete its remediation of the site; and

WHEREAS, said extension period will expire on April 20, 2017 which period may be extended for an additional six months if required, by mutual consent of both parties.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitations are incorporated herein as if set forth at length; 2) the License Agreement by and among the Jersey City Redevelopment Agency and Ash Urban Development, LLC is hereby extended for a period of six months to expire on April 20, 2017;

3) said License Agreement may be extended for an additional six months if required, by mutual consent of both parties.

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 October 18, 2016.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AGREEMENT TO INSTALL TEMPORARY FENCING FROM RENT-A-FENCE, INC. FOR BERRY LANE PARK WITH IN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency ("Agency") has undertaken the construction of the Berry Lane Park project ("Project") in the Morris Canal Redevelopment Area; and

WHEREAS, the Project is partially completed and opened to the public June 25, 2016; and

WHEREAS, the Executive Director has deemed if necessary to install temporary fencing for area yet to be completed for Berry Lane Park project; and

WHEREAS, in order to protect the public from ongoing construction at the Project in the pavilion area the Agency solicited a proposal for temporary fencing from Rent-A-Fence, Inc. for a total amount of \$6,539.00; and

WHEREAS, said amount includes installation and materials; and

WHEREAS, pursuant to NJSA A:11-3 a contract maybe awarded if it does not exceed the sum of \$17,500.00; and

WHEREAS, Agency staff has determined the October 6, 2016 proposal from Rent-A-Fence, Inc. is a fair price for the services and recommends that the Board of Commissioners award a contract to Rent-A-Fence, Inc.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency authorizes that action for installation of temporary fencing from Rent-A-Fence, Inc. in an amount not to exceed \$6,539.00 is hereby approved.

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

SECRETARY

Certified to be a true and correct copy of the resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their meeting of October 18, 2016.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

Quote

Rent-A-Fence, Inc.
1033 Route 1
Avenel, NJ 07001
7327505599

Order Number: 0019886
Order Date: 10/6/2016

Salesperson: EC
Customer Number: JERCITY

Sold To:
JERSEY CITY REDEVELOPMENT AGEN
66 YORK STREET
JERSEY CITY, NJ 07305
Confirm To:
CONT: BEN @ 551.697.3609

Ship To:
BERRY LANE PARK
98 BERRY LANE PARK
JERSEY CITY, NJ 07304

Customer P.O.	Ship VIA	F.O.B.	Terms			
	973.837.1518		Net 30 Days			
Item Number	Unit	Ordered	Shipped	Back Order	Price	Amount
CL8-M03-1000	PLF	804.00	0.00	0.00	5.14	4,131.00
8' Temporary Chain Link (Drive			Whse: 000			
2025106	EACH	81.00	0.00	0.00	0.00	0.00
2 1/2" X 10'6" SS20			Whse: 000			
TWTOP8	PLF	804.00	0.00	0.00	1.00	804.00
TENSION WIRE TOP			Whse: 000			
TWBTM8	PLF	804.00	0.00	0.00	1.00	804.00
TENSION WIRE BOTTOM 8'			Whse: 000			
WS8	EACH	800.00	0.00	0.00	1.00	800.00
WINDSCREEN 8'			Whse: 000			
TG-SS-10 X 8	EACH	1.00	0.00	0.00	0.00	0.00
Temporary Gates Single Swing			Whse: 000			

(1) DOUBLE SWING GATE NO CHARGE

DELIVERY - INSTALLATION - REMOVAL - PREVAILING WAGE ALL INCLUDED

Extended Rentals - Each Month that Extends the
Rental Beyond the Agreed Period Stated Below
Will be Charged at the Monthly Rate of \$500.00
Plus tax if applicable.

***** 12.22.2016 TO 4.22.2017 3 MONTH RENTAL *****

IF THIS IS A TAX EXEMPT JOB, PLEASE PROVIDE
RENT-A-FENCE INC. WITH A TAX EXEMPT FORM

*** SBE / MBE CERTIFIED ***

CUSTOMER IS RESPONSIBLE FOR ANY DAMAGED OR MISSING MATERIALS
*** FOOTAGE IS NOT FINAL UNTIL FENCE IS INSTALLED ***

Net Order:	6,539.00
Less Discount:	0.00
Freight:	0.00
Sales Tax:	0.00
Order Total:	6,539.00

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PURCHASE ORDER FOR BASEBALL NETTING FROM CONSOLIDATED STEEL & ALUMINUM FENCE CO., INC FOR BERRY LANE PARK WITH IN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency ("Agency") has undertaken the construction of the Berry Lane Park project ("Project"), Now open to the public, in the Morris Canal Redevelopment Area; and

WHEREAS, in order to protect vehicles parked alongside the baseball field from baseballs that are hit out of play, the Executive Director has deemed it necessary to install baseball netting above the existing backstop fence;

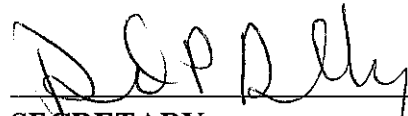
WHEREAS, the Agency solicited proposals for the provision and installation of said netting; and

WHEREAS, pursuant to NJSA A:11-3 a contract maybe awarded if it does not exceed the sum of \$17,500.00; and

WHEREAS, Agency staff has determined the September 27, 2016 proposal from Consolidated Steel & Aluminum Fence Co., Inc. In the amount of \$8,735.00 is a fair price for the goods and services and recommends that the Board of Commissioners award a contract to Consolidated Steel & Aluminum Fence Co., Inc.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency authorizes that action for rental of baseball netting from Consolidated Steel & Aluminum Fence Co., Inc. In an amount not to exceed \$8,735.00 is hereby approved.

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


SECRETARY

Certified to be a true and correct copy of the resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their meeting of October 18, 2016.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

CONDITIONS

All contracts are made on the following conditions which are mutually understood and agreed to between the Consolidated Steel and Aluminum Fence Co., Inc. and the Purchaser and are agreed to as forming a part of this proposal:

1. This proposal or order is taken subject to official acceptance at the Home Office of the Consolidated Steel and Aluminum Fence Co., Inc. and shall not be regarded as a contract until and unless so accepted.
2. Any changes in "Conditions" in this proposal must be noted and clearly explained under "Remarks" and to be binding on the Consolidated Steel and Aluminum Fence Co., Inc. must be accepted in writing by its Home Office.
3. The fence shall follow ground line unless otherwise provided in this contract. All obstructions of whatever nature shall be removed by customer prior to beginning the erection of the fence.
4. In submitting this proposal it is assumed that there is no underlying rock or foundations on the property which will necessitate drilling, blasting, or air hammer or any other unusual conditions involving extra labor in the erection of the fence. Should any of the above conditions be encountered, or should any changes be made by customer after shipment is made, an additional charge will be made covering the additional material and labor required for such work.
5. Prior to the arrival of our construction crew to site of work, purchaser will indicate by survey stakes or otherwise, exact lines and grades where new fence is to be erected and will personally or by appointing an authoritative agent give any further explanation to our construction foreman as to the lines and grades of the fence. Purchaser will supply and assume all responsibility for building permits where required.
6. Where fence lines are not indicated by surface marks or stakes, no responsibility shall rest with the Consolidated Steel and Aluminum Fence Co., Inc. by reason of erecting fence on incorrect lines and purchaser hereby agrees to indemnify the Consolidated Steel and Aluminum Fence Co., Inc. and save it harmless against and in respect to the claims of any persons aggrieved by the location of said fence when erected, or by trespasses or damage which may have necessarily been committed or occasioned consciously or unconsciously by our erection forces in the course of installation.
7. Contracts including installation of fence are based on the condition that the entire work can be completed within six months of acceptance date and without interruption. If the work is interrupted or cannot be completed within six months for any reason due to changes or delays, on the part of a purchaser an extra charge will be made covering time lost and the additional expenses incurred.
8. No changes can be allowed by the Consolidated Steel and Aluminum Fence Co., Inc. without an extra charge to purchaser, unless the change requested be of a character that would not involve additional labor or change quantity or type of material covered in original contract, and unless such request be made before shipment of fence.
9. It is made a condition of this agreement that the Purchaser will advise Consolidated Steel and Aluminum Fence Co., Inc. of any and all existing underground utilities, pipes, conduits, electrical or telephone wiring or transmission lines, water or sewer mains or laterals, before any excavation necessary for post footings is done. If such information is not given, or if given, is inaccurate, misleading or erroneous, then Consolidated Steel and Aluminum Fence Co., Inc. assumes no responsibility for damage done to property of Purchaser in such necessary excavation for post footings; and Purchaser hereby agrees to hold and save Consolidated Steel and Aluminum Fence Co., Inc. harmless from any and all liability to others for direct or consequential property damage caused by such excavation for post footings. In the later event, Consolidated Steel and Aluminum Fence Co., Inc., at its option, can, before any work is done, require of Purchaser a certificate of insurance against the risks of liability for such damage to the property of others, which certificate shall name Consolidated Steel and Aluminum Fence Co., Inc. an additional insured under any policy of insurance theretofore in existence; by failure to require such certificate, however, Consolidated Steel and Aluminum Fence Co., Inc. shall not be deemed to have waived any of its rights hereunder.
10. Unless otherwise provided for in this proposal contracts for material only and freight allowed are to be received free from demurrage charges. No cartage charges from Railroad station will be allowed.
11. The Consolidated Steel and Aluminum Fence Co., Inc. is not to be held responsible for delays or inability to perform work because of strikes, fires, delays in transportation of materials to them or from its factory to Purchaser, or any other causes that are beyond their control.
12. Purchaser agrees to abide by the terms of payment stipulated on this proposal. If payment is not made when due, Consolidated Steel and Aluminum Fence Co., Inc. can, at its option, charge Purchaser the sum of one and one-half percentum monthly on any unpaid balance due, payable monthly as and for liquidated damages and to indemnify Consolidated Steel and Aluminum Fence Co., Inc. for the reasonable administrative costs of carrying on its books of account the delinquency in payment represented thereby, and not as a penalty for such delinquency "... plus reasonable attorneys' fees and costs of suit."
13. No conditions or agreements, verbal or otherwise, save those mentioned in this contract shall be recognized.
14. This contract is subject to cancellation by purchaser upon payment only by him to the Consolidated Steel and Aluminum Fence Co., Inc. of 25% of the contracted price plus freight charges to and from point of delivery, freight charges are to be made only if delivery of material has been effected.
15. There are no representations, warranties, understanding, terms or agreements, verbal or otherwise, except those herein expressed.
16. "Any and all materials which are installed by Consolidated Steel and Aluminum Fence Co., Inc. shall remain its property until payment is received in full and Consolidated Steel and Aluminum Fence Co., Inc. reserves the right to remove any and all such materials in the event of default."
17. "Unless Consolidated Steel and Aluminum Fence Co., Inc. is notified in writing of any defect at the time of delivery and/or installation, the Purchaser shall be deemed to have accepted same in accordance with the terms of this contract."
18. "In addition to the prices set forth above, the purchaser shall pay the amount of any Federal or State Sales or other Tax, or other similar levy which may be imposed on the Seller with respect to the sale, delivery and/or installation of the materials governed by this order."
19. Standard terms of payment are Net Upon Completion, based on work being completed within 30 days from start. Work that requires a longer period to complete will be invoiced at 30 day intervals for work completed to date. Purchaser agrees to make payment within 10 days or receipt of all partial invoices.



"A Minority Business Enterprise"

CONSOLIDATED STEEL & ALUMINUM FENCE CO., INC.

Email: lvenin@dresdnerrobin.com

Attn: LAUREN VENIN

Submitted to DRESDNER ROBIN

Email:

Date: 9/27/2016

Erect at: BERRY LANE PARK
JERSEY CITY NJ

PAGE 1 OF 1

We propose the following:

I FURNISH AND INSTALL 70' LF OF 20' HIGH BASEBALL NETTING ON TOP OF EXISTING BACKSTOP

1. 3" OD X 20' SLEEVES TO BE INSTALLED OF EXISTING 4" OD POSTS
2. 1 5/8" OD TOP RAIL
3. #36 BASEBALL NETTING

INSTALLED PRICE: \$8,735.00

Note: Consolidated Steel & Aluminum Fence Co. Inc. is not responsible for any permits.
Permits by others.

***IMPORTANT:

THIS QUOTE IS VALID IF INSTALLED WITHIN 30 DAYS. ADD 5% PER 30 DAY PERIOD UP TO
INSTALLATION DATE. ***

The undersigned hereby certifies that he is or is not exempt from payment of the sales and use tax on the amount of the contract entered into with you, because the performance of the contract will result in a capital improvement to real property.

READ THE CONDITIONS PRINTED ON THE REVERSE SIDE CAREFULLY BEFORE SIGNING BELOW. THESE CONDITIONS ARE MUTUALLY UNDERSTOOD TO FORM A PART OF THIS PROPOSAL.

ACCEPTED:

[Signature]
(Owner of Property) Purchaser

(MANDATORY SIGNATURE REQUIRED)

Executive Director

Date: 10/19/16

CONSOLIDATED STEEL & ALUMINUM FENCE CO., INC.

By: Gary Ronkiewicz x 119
District Sales Manager



316 North 12th Street. P.O. Box 643 .Kenilworth, N.J. 07033

Tel. (908) 272-6262 .Fax: (908) 272-0494

Item #13

WITHDRAWN

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF ALLIANCE CONSTRUCTION, LLC AS THE DEVELOPER FOR AGENCY OWNED PROPERTY LOCATED AT 25 CLINTON AVENUE IN THE SCATTER SITE REDEVELOPMENT AREA

WHEREAS, at its May 17, 2016 Board of Commissioners meeting, the Agency authorized the designation of Alliance Construction Group, LLC as Redeveloper of Agency owned property located at 25 Clinton Ave. (Block 18801, Lot 5); and

WHEREAS, Alliance Construction Group, LLC submitted a proposal and made a formal presentation to the Jersey City Redevelopment Agency to construct twenty four (24) residential units of approximately 800 sf. each; and

WHEREAS, said designation requires an additional extension in order for the parties to negotiate the terms of a Redevelopment Agreement; and

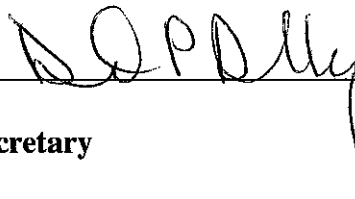
WHEREAS, the Redeveloper shall comply with all requirements from a design and construction standpoint as indicated within the Scatter Site Redevelopment Plan and as may be required by the Jersey City Planning Board and Agency staff.

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

- 1) The recitations above are incorporated herein as if set for in length.
- 2) The designation of Alliance Construction Group, LLC for Agency owned property located at 25 Clinton Ave. (Block 18801, Lot 5) within the Scatter Site Redevelopment Area is hereby extended for a sixty (60) day period from the date of this resolution and the Agency's

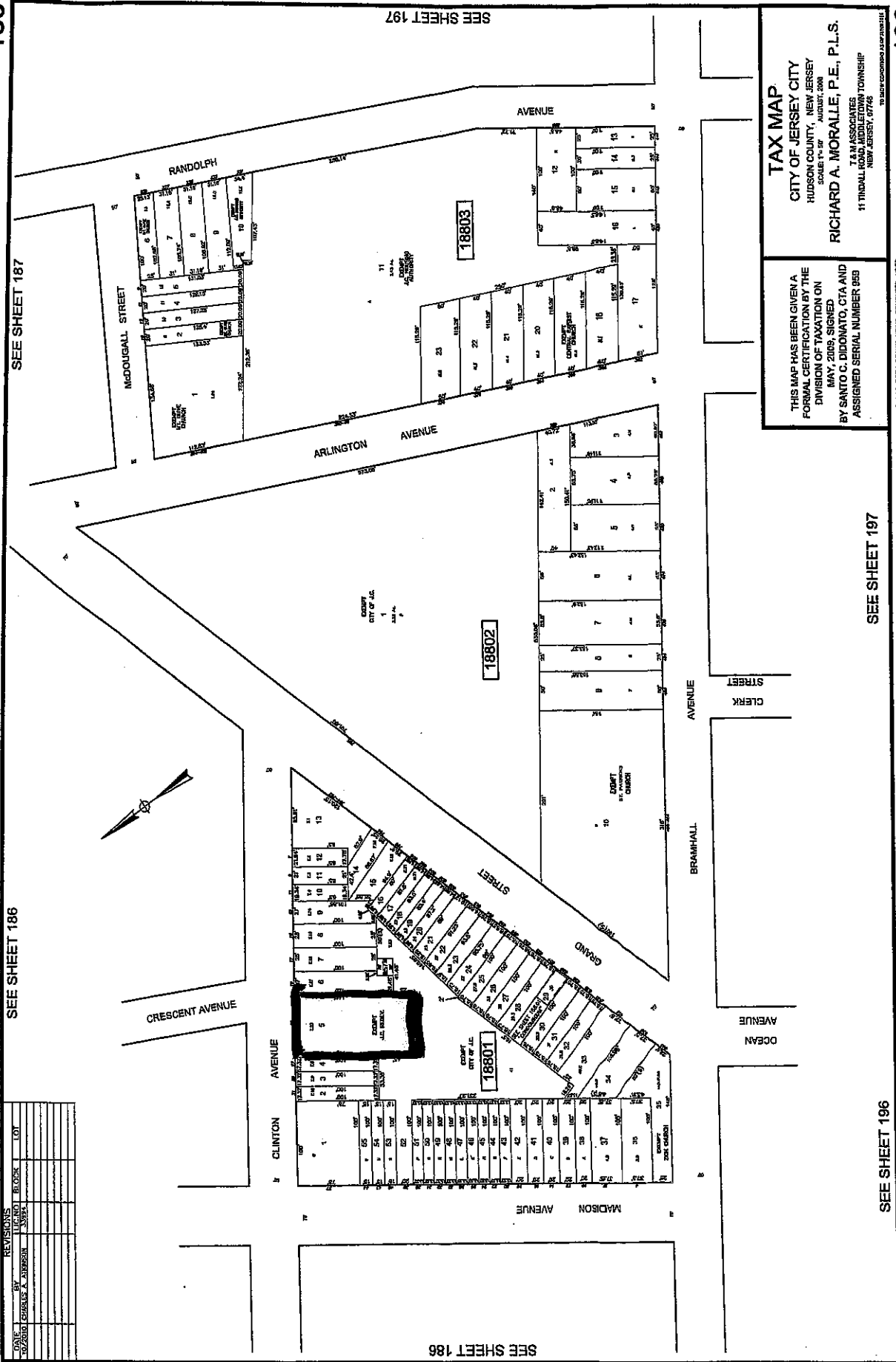
Executive Director may extend for an additional thirty (30) days in his sole discretion.

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 16, 2016.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓



REVISIONS			
DATE	BY	REVISION	LOT
01/01/00	CHAS. A. MORRIS	1	1
01/01/00	CHAS. A. MORRIS	2	2
01/01/00	CHAS. A. MORRIS	3	3
01/01/00	CHAS. A. MORRIS	4	4
01/01/00	CHAS. A. MORRIS	5	5
01/01/00	CHAS. A. MORRIS	6	6
01/01/00	CHAS. A. MORRIS	7	7
01/01/00	CHAS. A. MORRIS	8	8
01/01/00	CHAS. A. MORRIS	9	9
01/01/00	CHAS. A. MORRIS	10	10
01/01/00	CHAS. A. MORRIS	11	11
01/01/00	CHAS. A. MORRIS	12	12
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01/01/00	CHAS. A. MORRIS	27	27
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01/01/00	CHAS. A. MORRIS	44	44
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01/01/00	CHAS. A. MORRIS	46	46
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01/01/00	CHAS. A. MORRIS	48	48
01/01/00	CHAS. A. MORRIS	49	49
01/01/00	CHAS. A. MORRIS	50	50
01/01/00	CHAS. A. MORRIS	51	51
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01/01/00	CHAS. A. MORRIS	55	55
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01/01/00	CHAS. A. MORRIS	61	61
01/01/00	CHAS. A. MORRIS	62	62
01/01/00	CHAS. A. MORRIS	63	63
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01/01/00	CHAS. A. MORRIS	67	67
01/01/00	CHAS. A. MORRIS	68	68
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01/01/00	CHAS. A. MORRIS	71	71
01/01/00	CHAS. A. MORRIS	72	72
01/01/00	CHAS. A. MORRIS	73	73
01/01/00	CHAS. A. MORRIS	74	74
01/01/00	CHAS. A. MORRIS	75	75
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01/01/00	CHAS. A. MORRIS	77	77
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01/01/00	CHAS. A. MORRIS	79	79
01/01/00	CHAS. A. MORRIS	80	80
01/01/00	CHAS. A. MORRIS	81	81
01/01/00	CHAS. A. MORRIS	82	82
01/01/00	CHAS. A. MORRIS	83	83
01/01/00	CHAS. A. MORRIS	84	84
01/01/00	CHAS. A. MORRIS	85	85
01/01/00	CHAS. A. MORRIS	86	86
01/01/00	CHAS. A. MORRIS	87	87
01/01/00	CHAS. A. MORRIS	88	88
01/01/00	CHAS. A. MORRIS	89	89
01/01/00	CHAS. A. MORRIS	90	90
01/01/00	CHAS. A. MORRIS	91	91
01/01/00	CHAS. A. MORRIS	92	92
01/01/00	CHAS. A. MORRIS	93	93
01/01/00	CHAS. A. MORRIS	94	94
01/01/00	CHAS. A. MORRIS	95	95
01/01/00	CHAS. A. MORRIS	96	96
01/01/00	CHAS. A. MORRIS	97	97
01/01/00	CHAS. A. MORRIS	98	98
01/01/00	CHAS. A. MORRIS	99	99
01/01/00	CHAS. A. MORRIS	100	100

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SUBJECT TO 27
AUGUST, 2008
RICHARD A. MORALLE, P.E., P.L.S.
T.A.M. ASSOCIATES
11 THIMMALL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07745

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2008, SIGNED
BY SANTO C. BIGNATO, CTA AND
ASSIGNED SERIAL NUMBER 059

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

ARI - COM/06/03/03/00

SEE SHEET 197

SEE SHEET 196

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO A THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH GENESIS OCEAN URBAN RENEWAL ASSOCIATES, LLC FOR PROPERTY LOCATED WITHIN THE TURNKEY REDEVELOPMENT AREA

WHEREAS, Genesis Ocean Associates, LLC is the Agency's designated Redeveloper under a Redevelopment Agreement dated July 29, 2011 for the construction of approximately 64 affordable housing rental units within the Turnkey Redevelopment Area; and

WHEREAS, on September 27, 2016, the Agency and the Redeveloper entered into a Second Amendment, which recognized a permitted transfer under Section 7.03 of the Agreement from Genesis Ocean Associates, LLC to Genesis Ocean Urban Renewal Associates, LLC, and approved changes to the (1) Definitions, (2) Change to improvements, (3) Change to Schedule C, (4) Notices, (5) Project Cost, (6) Composition of Redeveloper, (7) Governing Law, (8) Conflicts, (9) Counterparts, and (10) Binding Agreements; and

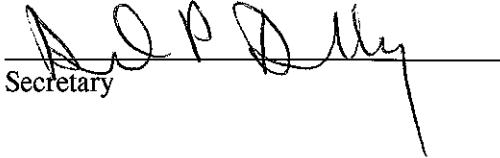
WHEREAS, the Redeveloper has requested a reduction in the acquisition price from \$50,000.00 to \$25,000.00 due to the project being an affordable housing and the redeveloper incurred unforeseen expenditures while undertaking construction of the project; and

WHEREAS, the Redeveloper has requested the Agency amend the Agreement to reflect a reduction of the acquisition from \$50,000.00 to \$25,000.00; and

WHEREAS, the Agency staff has reviewed this request and recommends the Board approve same.

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

1. The above mentioned recitals are incorporated herein as if set forth at length;
2. Authorization be and is hereby given to enter into Third Amendment to the Redevelopment Agreement executed between the Agency and Genesis Ocean Urban Renewal Associates, LLC for the purposes set forth above in such form and such content as is acceptable and approved by the Agency's Executive Director and Agency Counsel.
3. The Chairman, Vice Chairman and/or Secretary be and are hereby authorized to execute any and all documents required in connection with this Resolution.


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of October 18, 2016.

Record of Commissioners Vote				
NAME	AYE	NAY	ABSTAIN	ABSENT
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING THE AGENCY TO AMEND THE FEE
SCHEDULE TO INCLUDE AN ISSUANCE FEE FOR
REDEVELOPMENT AREA BONDS FOR ALL PROJECTS
IN ALL REDEVELOPMENT AREAS**

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.), the Jersey City Redevelopment Agency is charged with the redevelopment and rehabilitation of properties throughout the City of Jersey City; and

WHEREAS, on March 14, 2016, the Board approved Reso. No. 16-03-14, which established a fee schedule and hourly rate schedule for all projects in all redevelopment areas; and

WHEREAS, the Agency desires to amend the fee schedule to include a fee for the issuance of Redevelopment Area Bonds for all projects in all Redevelopment Areas to pay for certain costs incidental to the issuance and sale of the Bonds; and

WHEREAS, a municipality is authorized to issue "Redevelopment Area Bonds," under certain circumstances, pursuant to the Redevelopment Area Bond Financing Law, N.J.S.A. 40A:12A-64 et seq. ("RAB Law"); and

WHEREAS, under the RAB Law, the Agency may issue Redevelopment Area Bonds for the purpose of assisting redevelopment projects; and

WHEREAS, the RAB issuance fee will be based upon the value of the Bonds, and shall be no less than one percent (1%) and no more than (5%) percent of the value of the Bond; and

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

1. The recitals above are incorporated herein as if set forth at length.
2. It hereby approves the inclusion of the fee for the issuance of Redevelopment Area Bonds as indicated.
3. The Chairman, Vice Chair 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 its meeting of October 18, 2016.

<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AMENDING AND CLOSING OUT THE PROFESSIONAL
SERVICES AGREEMENT NO. 15-07-BA3 WITH HODULIK
& MORRISON, PA FOR ACCOUNTING AND FINANCIAL
SERVICES**

WHEREAS, the Jersey City Redevelopment Agency entered into a Professional Services Agreement with Hodulik & Morrison, PA on July 21, 2015 for accounting / financial services; and

WHEREAS, Hodulik & Morrison, PA (hereinafter referred to as "H & M") has agreed to increase the scope of their services to include transfer of all Agency accounts to a new financial accounting software program; and

WHEREAS, the amount for the additional services is \$20,750 which increases their contract to a not to exceed amount of \$50,750.00; and

WHEREAS, funds are available from Jersey City Redevelopment Agency resources pursuant to the provisions of N.J.A.C. 5:30-5.4 for this amendment; and

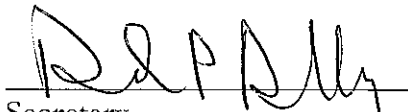
WHEREAS, pursuant to the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) these services are professional services and therefore exempt from public bidding.

WHEREAS, this amendment will close out Professional Services Agreement #15-07-BA3.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that Contract No. 15-07-BA3 be amended in the amount of \$20,750 for a new total contract amount not to exceed \$50,750. for the additional services as enumerated in the above recitals and which will close out this contract.

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

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


Secretary

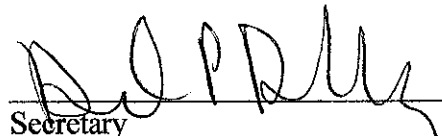
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of October 18, 2016.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman				
Donald R. Brown				
Diane Coleman				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Russell J. Verducci				

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF OCTOBER 18, 2016**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of October 18, 2016.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of October 18, 2016 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 October 18, 2016.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
THE SUPERIOR COURT OF NEW JERSEY								
THE SUPERIOR COURT OF NEW JE	10/5/2016	9/26/2016	Acquisition	142 Boyd Avenue - APRA	\$5,000.00	\$0.00		\$5,000.00
				Totals for THE SUPERIOR COURT OF NEW JERSEY:	<u>\$5,000.00</u>	<u>\$0.00</u>		<u>\$5,000.00</u>
				GRAND TOTALS:	\$5,000.00	\$0.00		\$5,000.00

Jersey City Redevelopment Agency Cash Requirements Report

Report name: New Cash Requirements Report
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include these invoice dates: 9/26/2016 to 9/26/2016
Include these post dates: 9/26/2016 to 9/26/2016
Include these due dates: Today (10/5/2016)
Include all Post Statutes
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
PINNACLE DEVELOPMENT GROUP, INC.								
PINNACLE DEVELOPMENT GROUP, 10/11/2016	10/11/2016	10/11/2016	Work Order No. 030	Rehab of 665 Ocean Ave	\$116,482.42	\$0.00		\$116,482.42
			Totals for PINNACLE DEVELOPMENT GROUP, INC.:		<u>\$116,482.42</u>	<u>\$0.00</u>		<u>\$116,482.42</u>
			GRAND TOTALS:		\$116,482.42	\$0.00		\$116,482.42

Jersey City Redevelopment Agency Cash Requirements Report

Report name: New Cash Requirements Report
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (10/11/2016)
Include all Post Statutes
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
PINNACLE DEVELOPMENT GROUP, INC.								
PINNACLE DEVELOPMENT GROUP, 9/26/2016	9/26/2016	9/23/2016	Work Order #029	Rehab. of 665 Ocean Avenue	\$102,356.35	\$0.00		\$102,356.35
			Totals for PINNACLE DEVELOPMENT GROUP, INC.:		<u>\$102,356.35</u>	<u>\$0.00</u>		<u>\$102,356.35</u>
			GRAND TOTALS:		\$102,356.35	\$0.00		\$102,356.35

Jersey City Redevelopment Agency Cash Requirements Report

Report name: New Cash Requirements Report

Show invoices open as of today

Do not include invoices scheduled to be generated

Calculate discounts as of today

Include all invoice dates

Include all post dates

Include all due dates

Include all Post Statutes

Include all Invoices

Include these Vendors: PINNACLE DEVELOPMENT GROUP, INC.

Include all Banks

Include all Invoice Attributes

Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
PINNACLE DEVELOPMENT GROUP, INC.								
PINNACLE DEVELOPMENT GROUP, 10/12/2016	10/12/2016	10/11/2016	031	Rehab of 665 Ocean Avenue	\$81,218.13	\$0.00		\$81,218.13
				Totals for PINNACLE DEVELOPMENT GROUP, INC.:	<u>\$81,218.13</u>	<u>\$0.00</u>		<u>\$81,218.13</u>
				GRAND TOTALS:	\$81,218.13	\$0.00		\$81,218.13

Jersey City Redevelopment Agency Cash Requirements Report

Report name: New Cash Requirements Report
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (10/12/2016)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

October Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
66 YORK STREET, LLC								
66 YORK STREET, LLC	10/18/2016	10/11/2016	Rent Payment	66 York St - 3rd floor	\$9,616.09	\$0.00		\$9,616.09
66 YORK STREET, LLC	10/18/2016	10/7/2016	November	Electric Utility Pynt	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	10/18/2016	10/7/2016	November	Monthly Operating Expense	\$172.14	\$0.00		\$172.14
				Totals for 66 YORK STREET, LLC:	\$10,436.75	\$0.00		\$10,436.75
ABLE EQUIPMENT RENTAL								
ABLE EQUIPMENT RENTAL	10/18/2016	9/20/2016	172048	Equipment Rental - 665 Ocean Ave	\$4,332.00	\$0.00		\$4,332.00
ABLE EQUIPMENT RENTAL	10/18/2016	10/10/2016	173946	665 Ocean Avenue	\$3,192.00	\$0.00		\$3,192.00
				Totals for ABLE EQUIPMENT RENTAL:	\$7,524.00	\$0.00		\$7,524.00
ADAMS RENMANN & HEGGAN ASSOCIATES								
ADAMS RENMANN & HEGGAN AS	10/18/2016	4/19/2016	57247	Professional Svcs - Morris Canal Bed Parcels :	\$350.00	\$0.00		\$350.00
				Totals for ADAMS RENMANN & HEGGAN ASSOCIATES:	\$350.00	\$0.00		\$350.00
ADMIRAL INSURANCE COMPANY								
ADMIRAL INSURANCE COMPANY	10/18/2016	9/20/2016	Deductible	Invoice #C165381 001 -201564	\$1,690.50	\$0.00		\$1,690.50
ADMIRAL INSURANCE COMPANY	10/18/2016	10/11/2016	C165381 001	Helen Covington Deductible	\$301.45	\$0.00		\$301.45
				Totals for ADMIRAL INSURANCE COMPANY:	\$1,991.95	\$0.00		\$1,991.95
AMEC E & I, INC.								
AMEC E & I, INC.	10/18/2016	10/12/2016	J02205694	Bid Document Preparation	\$8,742.24	\$0.00		\$8,742.24
				Totals for AMEC E & I, INC.:	\$8,742.24	\$0.00		\$8,742.24
AWT ENVIRONMENTAL SERVICES, INC.								
AWT ENVIRONMENTAL SERVICES,	10/18/2016	9/30/2016	Appli. #5	Environmental Svcs - Dwight/Ocean	\$59,985.69	\$0.00		\$59,985.69
				Totals for AWT ENVIRONMENTAL SERVICES, INC.:	\$59,985.69	\$0.00		\$59,985.69
BENJAMIN DELISLE								
BENJAMIN DELISLE	10/18/2016	8/31/2016	Travel Expense	Travel Expenses - Aug	\$72.72	\$0.00		\$72.72
				Totals for BENJAMIN DELISLE:	\$72.72	\$0.00		\$72.72
BROWN - BROWN METRO INC.								
BROWN - BROWN METRO INC.	10/18/2016	10/7/2016	195975	Directors & Officers Liability Insurance	\$19,921.62	\$0.00		\$19,921.62
				Totals for BROWN - BROWN METRO INC.:	\$19,921.62	\$0.00		\$19,921.62
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	10/18/2016	9/20/2016	3131	Environmental Svcs - Haz Sub	\$641.75	\$0.00		\$641.75
BROWNFIELD REDEVELOPMENT S	10/18/2016	9/20/2016	3132	Environmental Svcs - Petro	\$478.25	\$0.00		\$478.25
BROWNFIELD REDEVELOPMENT S	10/18/2016	9/20/2016	3133	Environmental Svcs - RLF	\$372.75	\$0.00		\$372.75
BROWNFIELD REDEVELOPMENT S	10/18/2016	9/15/2016	3136	Environmental Svcs - Ash Street Owner Rep	\$3,634.79	\$0.00		\$3,634.79
BROWNFIELD REDEVELOPMENT S	10/18/2016	10/6/2016	3191	Environmental Svcs - DBA Dwight/Ocean	\$343.53	\$0.00		\$343.53
BROWNFIELD REDEVELOPMENT S	10/18/2016	9/15/2016	3137	Environmental Svcs - DBA Dwight/Ocean	\$145.80	\$0.00		\$145.80
BROWNFIELD REDEVELOPMENT S	10/18/2016	9/20/2016	3134	Environmental Svcs - Dwight/Ocean	\$1,204.25	\$0.00		\$1,204.25
BROWNFIELD REDEVELOPMENT S	10/18/2016	9/20/2016	3135	Environmental Svcs - Grand Jersey	\$442.50	\$0.00		\$442.50

Jersey City Redevelopment Agency

Cash Requirements Report

October Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CASH				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:				
CASH	10/18/2016	10/11/2016	Cash	Replenishment of Petty Cash	\$7,263.62	\$0.00		\$7,263.62
				Totals for CASH:	\$467.00	\$0.00		\$467.00
CENTRAL PARKING SYSTEM								
CENTRAL PARKING SYSTEM	10/18/2016	10/7/2016	November	Parking for 11 Spaces	\$1,375.00	\$0.00		\$1,375.00
				Totals for CENTRAL PARKING SYSTEM:	\$1,375.00	\$0.00		\$1,375.00
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	10/18/2016	10/11/2016	Dental Reim.	Child - 366.30 / Spouse 624.60	\$990.90	\$0.00		\$990.90
CHRISTOPHER FIORE	10/18/2016	10/7/2016	Travel Expense	Gov. Conference Sept 18 - 19	\$281.32	\$0.00		\$281.32
CHRISTOPHER FIORE	10/18/2016	9/30/2016	Travel Expense	Travel Expenses - Sept	\$40.72	\$0.00		\$40.72
				Totals for CHRISTOPHER FIORE:	\$1,312.94	\$0.00		\$1,312.94
COMCAST								
COMCAST	10/18/2016	9/20/2016	665 Ocean Ave	Acct# 8499 05 354 3083323	\$125.95	\$0.00		\$125.95
				Totals for COMCAST:	\$125.95	\$0.00		\$125.95
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	10/18/2016	10/7/2016	November	Monthly Maintenance Fee	\$133.59	\$0.00		\$133.59
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$133.59	\$0.00		\$133.59
DAVID P. DONNELLY								
DAVID P. DONNELLY	10/18/2016	9/30/2016	Travel Expense	Travel Expenses - Aug/Sept	\$515.32	\$0.00		\$515.32
DAVID P. DONNELLY	10/18/2016	10/18/2016	Dental - Jan & Sept.	Dental Reim. for Spouse	\$713.00	\$0.00		\$713.00
				Totals for DAVID P. DONNELLY:	\$1,228.32	\$0.00		\$1,228.32
DIANA JEFFREY								
DIANA JEFFREY	10/18/2016	10/7/2016	Dental	Dependents - October 2016	\$200.00	\$0.00		\$200.00
				Totals for DIANA JEFFREY:	\$200.00	\$0.00		\$200.00
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGM	10/18/2016	10/3/2016	01993	Environmental Svcs	\$5,398.65	\$0.00		\$5,398.65
DRESDNER ROBIN ENVIRON MGM	10/18/2016	10/5/2016	02012	Environmental Svcs - Berry Lane Park	\$22,664.62	\$0.00		\$22,664.62
DRESDNER ROBIN ENVIRON MGM	10/18/2016	10/3/2016	01992	Environmental Svcs - Summit Metals	\$9,636.50	\$0.00		\$9,636.50
DRESDNER ROBIN ENVIRON MGM	10/18/2016	10/3/2016	01990	Environmental Svcs - Mill Creek	\$42,896.01	\$0.00		\$42,896.01
DRESDNER ROBIN ENVIRON MGM	10/18/2016	10/3/2016	01991	Environmental Svcs - Pittsburgh Metals	\$20,468.67	\$0.00		\$20,468.67
DRESDNER ROBIN ENVIRON MGM	10/18/2016	7/5/2016	01693	Professional Svcs - Berry Lane Park	\$2,000.00	\$0.00		\$2,000.00
				Totals for DRESDNER ROBIN ENVIRON MGMT:	\$103,064.45	\$0.00		\$103,064.45
F & G MECHANICAL CORP.								
F & G MECHANICAL CORP.	10/18/2016	7/29/2016	00150437	HVAC/Plumbing - 665 Ocean	\$38,549.75	\$0.00		\$38,549.75
F & G MECHANICAL CORP.	10/18/2016	7/29/2016	00150436	Plumbing - 665 Ocean Avenue	\$88,649.16	\$0.00		\$88,649.16

Jersey City Redevelopment Agency Cash Requirements Report October Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
FEDERAL EXPRESS FEDERAL EXPRESS	10/18/2016	10/10/2016	5-57179999	Totals for F & G MECHANICAL CORP.:	\$127,198.91	\$0.00		\$127,198.91
				Shipping	\$125.24	\$0.00		\$125.24
				Totals for FEDERAL EXPRESS:	\$125.24	\$0.00		\$125.24
GALLEN CONTRACTING, INC. GALLEN CONTRACTING, INC.	10/18/2016	5/26/2016	Appli. #3	Berry Lane Park - Phase II Site Improvements	\$24,347.53	\$0.00		\$24,347.53
				Totals for GALLEN CONTRACTING, INC.:	\$24,347.53	\$0.00		\$24,347.53
HECHT TRAILER, LLC HECHT TRAILER, LLC	10/18/2016	9/30/2016	RI489722	Trailer Rental Office - 665 Ocean Ave	\$553.75	\$0.00		\$553.75
				Totals for HECHT TRAILER, LLC:	\$553.75	\$0.00		\$553.75
HUDSON REALTY ABSTRACT CO. HUDSON REALTY ABSTRACT CO.	10/18/2016	10/4/2016	HR31,924	Report of Title - 80 Bowers	\$167.00	\$0.00		\$167.00
				Totals for HUDSON REALTY ABSTRACT CO.:	\$167.00	\$0.00		\$167.00
HUDSON REPORTER ASSOC. LP HUDSON REPORTER ASSOC. LP	10/18/2016	9/30/2016	1695	Legal Ad - Public Notice	\$88.26	\$0.00		\$88.26
				Totals for HUDSON REPORTER ASSOC. LP:	\$88.26	\$0.00		\$88.26
IN-LINE AIR CONDITIONING CO., IN-LINE AIR CONDITIONING CO.,	10/18/2016	8/30/2016	0000042216	Replacing Existing Control System	\$65,000.00	\$0.00		\$65,000.00
				Totals for IN-LINE AIR CONDITIONING CO.:	\$65,000.00	\$0.00		\$65,000.00
J & B LANDSCAPE, INC. J & B LANDSCAPE, INC.	10/18/2016	9/19/2016	25154	Monthly Maintenance	\$1,097.50	\$0.00		\$1,097.50
				Totals for J & B LANDSCAPE, INC.:	\$1,097.50	\$0.00		\$1,097.50
JM SORGE, INC. JM SORGE, INC.	10/18/2016	10/11/2016	32753	Environmental Services - Grand St	\$60,036.61	\$0.00		\$60,036.61
				Totals for JM SORGE, INC.:	\$60,036.61	\$0.00		\$60,036.61
JOHN TO GO JOHN TO GO	10/18/2016	9/15/2016	A-39693	Monthly Rental Fee	\$400.00	\$0.00		\$400.00
				Totals for JOHN TO GO:	\$400.00	\$0.00		\$400.00
JOHNNY ON THE SPOT, LLC JOHNNY ON THE SPOT, LLC	10/18/2016	10/7/2016	227210	Berry Lane Park - 1000 Garfield Ave	\$534.84	\$0.00		\$534.84
				Totals for JOHNNY ON THE SPOT, LLC:	\$534.84	\$0.00		\$534.84
JOHNSTON COMMUNICATIONS JOHNSTON COMMUNICATIONS JOHNSTON COMMUNICATIONS	10/18/2016 10/18/2016	8/26/2016 9/12/2016	29848 Appli. # 2	WiFi & Phones Berry Lane Park - Telecommunications	\$2,072.46 \$31,251.04	\$0.00 \$0.00		\$2,072.46 \$31,251.04

Jersey City Redevelopment Agency

Cash Requirements Report

October Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
METLIFE				Totals for JOHNSTON COMMUNICATIONS:	\$33,323.50	\$0.00		\$33,323.50
METLIFE	10/18/2016	10/11/2016	11/04/16	Deferred Compensation	\$200.00	\$0.00		\$200.00
METLIFE	10/18/2016	10/11/2016	11/18/16	Deferred Compensation	\$200.00	\$0.00		\$200.00
				Totals for METLIFE:	\$400.00	\$0.00		\$400.00
MILLENNIUM COMMUNICATIONS GROUP, INC								
MILLENNIUM COMMUNICATIONS C	10/18/2016	5/31/2016	Application #5	Surveillance Cameras - Berry Lane	\$14,568.25	\$0.00		\$14,568.25
				Totals for MILLENNIUM COMMUNICATIONS GROUP, INC:	\$14,568.25	\$0.00		\$14,568.25
MODULAR SPACE CORPORATION								
MODULAR SPACE CORPORATION	10/18/2016	9/17/2016	501748367	Berry Lane	\$569.50	\$0.00		\$569.50
				Totals for MODULAR SPACE CORPORATION:	\$569.50	\$0.00		\$569.50
MOISHE'S MOVING SYSTEMS								
MOISHE'S MOVING SYSTEMS	10/18/2016	10/7/2016	November 2016	Storage Rental at Dey Street	\$735.00	\$0.00		\$735.00
				Totals for MOISHE'S MOVING SYSTEMS:	\$735.00	\$0.00		\$735.00
NEW JERSEY REALTY ADVISORY GRO								
NEW JERSEY REALTY ADVISORY G	10/18/2016	8/16/2016	783-2	Appraisal for 239 Suydam	\$1,800.00	\$0.00		\$1,800.00
				Totals for NEW JERSEY REALTY ADVISORY GRO:	\$1,800.00	\$0.00		\$1,800.00
PETROCCHI AGENCY, LLC								
PETROCCHI AGENCY, LLC	10/18/2016	9/19/2016	Insurance Rnw1	2 Second St, Unit 102	\$1,194.10	\$0.00		\$1,194.10
				Totals for PETROCCHI AGENCY, LLC:	\$1,194.10	\$0.00		\$1,194.10
PITNEY BOWES CREDIT CORPORATIO								
PITNEY BOWES CREDIT CORPORAT	10/18/2016	10/6/2016	3301891976	Leasing Agreement	\$342.00	\$0.00		\$342.00
				Totals for PITNEY BOWES CREDIT CORPORATIO:	\$342.00	\$0.00		\$342.00
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	10/18/2016	10/4/2016	7235763108	Electric at 292 MLK Drive	\$24.93	\$0.00		\$24.93
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$24.93	\$0.00		\$24.93
REMINGTON VERNICK & ARANGO ENGINEERS, INC.								
REMINGTON VERNICK & ARANGO I	10/18/2016	8/31/2016	0906H001-2	Professional Svcs - 665 Ocean Ave	\$4,345.00	\$0.00		\$4,345.00
				Totals for REMINGTON VERNICK & ARANGO ENGINEERS, INC.:	\$4,345.00	\$0.00		\$4,345.00
ROYAL PRINTING SERVICE								
ROYAL PRINTING SERVICE	10/18/2016	10/3/2016	135648	Printing - Time Card & Stamp	\$155.00	\$0.00		\$155.00
				Totals for ROYAL PRINTING SERVICE:	\$155.00	\$0.00		\$155.00
RUTGERS UNIVERSITY								
RUTGERS UNIVERSITY	10/18/2016	9/21/2016	30823/30822	Commissioner Training - S. Berman/D. Brown	\$701.00	\$0.00		\$701.00

Jersey City Redevelopment Agency

Cash Requirements Report

October Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
SAL ELECTRIC COMPANY, INC.				<i>Totals for RUTGERS UNIVERSITY:</i>	<u>\$701.00</u>	<u>\$0.00</u>		<u>\$701.00</u>
SAL ELECTRIC COMPANY, INC.	10/18/2016	10/10/2016	16-3903	Electrical work, labor and parts for 665 Ocean	\$20,696.80	\$0.00		\$20,696.80
				<i>Totals for SAL ELECTRIC COMPANY, INC.:</i>	<u>\$20,696.80</u>	<u>\$0.00</u>		<u>\$20,696.80</u>
SHAUGER PROPERTY SERVICES, INC				<i>Totals for SHAUGER PROPERTY SERVICES, INC.:</i>	<u>\$27,205.00</u>	<u>\$0.00</u>		<u>\$27,205.00</u>
SHAUGER PROPERTY SERVICES, I	10/18/2016	9/30/2016	E-102663	Water Service Hook-Up - 665 Ocean Ave	\$27,205.00	\$0.00		\$27,205.00
				<i>Totals for SHAUGER PROPERTY SERVICES, INC.:</i>	<u>\$27,205.00</u>	<u>\$0.00</u>		<u>\$27,205.00</u>
THE EVENING JOURNAL ASSOCIATIO				<i>Totals for THE EVENING JOURNAL ASSOCIATIO:</i>	<u>\$51.22</u>	<u>\$0.00</u>		<u>\$51.22</u>
THE EVENING JOURNAL ASSOCIAT	10/18/2016	9/30/2016	1147810	Public Notice - September 2016	\$51.22	\$0.00		\$51.22
				<i>Totals for THE EVENING JOURNAL ASSOCIATIO:</i>	<u>\$51.22</u>	<u>\$0.00</u>		<u>\$51.22</u>
TOSHIBA FINANCIAL SERVICES				<i>Totals for TOSHIBA FINANCIAL SERVICES:</i>	<u>\$1,519.58</u>	<u>\$0.00</u>		<u>\$1,519.58</u>
TOSHIBA FINANCIAL SERVICES	10/18/2016	9/25/2016	Toshiba Copier	Monthly Lease Pymt - S/N CLE3129321	\$1,519.58	\$0.00		\$1,519.58
				<i>Totals for TOSHIBA FINANCIAL SERVICES:</i>	<u>\$1,519.58</u>	<u>\$0.00</u>		<u>\$1,519.58</u>
TWIN ROCKS SPRING WATER				<i>Totals for TWIN ROCKS SPRING WATER:</i>	<u>\$78.05</u>	<u>\$0.00</u>		<u>\$78.05</u>
TWIN ROCKS SPRING WATER	10/18/2016	9/27/2016	961875	Water & Cooler Rental	\$78.05	\$0.00		\$78.05
				<i>Totals for TWIN ROCKS SPRING WATER:</i>	<u>\$78.05</u>	<u>\$0.00</u>		<u>\$78.05</u>
URBAN LAND INSTITUTE - LB				<i>Totals for URBAN LAND INSTITUTE - LB:</i>	<u>\$560.00</u>	<u>\$0.00</u>		<u>\$560.00</u>
URBAN LAND INSTITUTE - LB	10/18/2016	8/25/2016	2127420	Agency Membership Renewal	\$560.00	\$0.00		\$560.00
				<i>Totals for URBAN LAND INSTITUTE - LB:</i>	<u>\$560.00</u>	<u>\$0.00</u>		<u>\$560.00</u>
US POSTAL SERVICE				<i>Totals for US POSTAL SERVICE:</i>	<u>\$600.00</u>	<u>\$0.00</u>		<u>\$600.00</u>
US POSTAL SERVICE	10/18/2016	10/7/2016	Postage	Refill for Pitney Bowes Meter	\$600.00	\$0.00		\$600.00
				<i>Totals for US POSTAL SERVICE:</i>	<u>\$600.00</u>	<u>\$0.00</u>		<u>\$600.00</u>
VERIZON				<i>Totals for VERIZON:</i>	<u>\$315.47</u>	<u>\$0.00</u>		<u>\$315.47</u>
VERIZON	10/18/2016	9/23/2016	9772604771	Agency Cell Phones	\$315.47	\$0.00		\$315.47
				<i>Totals for VERIZON:</i>	<u>\$315.47</u>	<u>\$0.00</u>		<u>\$315.47</u>
W. B. MASON CO., INC.				<i>Totals for W. B. MASON CO., INC.:</i>	<u>\$945.06</u>	<u>\$0.00</u>		<u>\$945.06</u>
W. B. MASON CO., INC.	10/18/2016	9/27/2016	138043559	Office Supplies	\$945.06	\$0.00		\$945.06
W. B. MASON CO., INC.	10/18/2016	10/5/2016	138290306	Office Supplies	\$45.28	\$0.00		\$45.28
				<i>Totals for W. B. MASON CO., INC.:</i>	<u>\$990.34</u>	<u>\$0.00</u>		<u>\$990.34</u>
WCD CONSULTANTS				<i>Totals for WCD CONSULTANTS:</i>	<u>\$3,000.00</u>	<u>\$0.00</u>		<u>\$3,000.00</u>
WCD CONSULTANTS	10/18/2016	8/31/2016	0816131	Env. Services - 100 Hoboken Ave	\$3,000.00	\$0.00		\$3,000.00
				<i>Totals for WCD CONSULTANTS:</i>	<u>\$3,000.00</u>	<u>\$0.00</u>		<u>\$3,000.00</u>
WORKZONE, LLC				<i>Totals for WORKZONE, LLC:</i>	<u>\$900.00</u>	<u>\$0.00</u>		<u>\$900.00</u>
WORKZONE, LLC	10/18/2016	9/22/2016	24632	License & Hosting Fee	\$900.00	\$0.00		\$900.00

Jersey City Redevelopment Agency
Cash Requirements Report
October Board Meeting

Totals for WORKZONE, LLC:	<u>\$900.00</u>	<u>\$0.00</u>	<u>\$900.00</u>
GRAND TOTALS:	\$617,820.22	\$0.00	\$617,820.22

Jersey City Redevelopment Agency Cash Requirements Report October Board Meeting

Report name: October 2016
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: 10/18/2016 to 10/18/2016
Include all Post Statuses
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACQUISITION OF THE ABANDONED PROPERTY LOCATED AT 80 BOWERS STREET (BLOCK 2205, LOT 45) BY NEGOTIATED PURCHASE OR EMINENT DOMAIN

WHEREAS, the New Jersey Legislature adopted the New Jersey Urban Redevelopment Act, N.J.S.A. 55:19-20 et seq. (the "NJURA"), and the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et. seq. (the "APRA"), and made findings therein that abandoned properties, particularly those located within urban areas or in close proximity to occupied residences and businesses, create a wide range of problems for the communities in which they are located, fostering criminal activity, creating public health problems and otherwise diminishing the quality of life for residents and business operators in those areas, and that abandoned properties diminish the property values of neighboring properties and have a negative effect on the quality of life of adjacent property owners, increasing the risk of property damage through arson and vandalism and discouraging neighborhood stability and revitalization; and

WHEREAS, the NJURA and the APRA authorize municipalities to designate a "public officer" to identify abandoned properties within their borders and to place such properties on an abandoned property list pursuant to the procedures contained therein; and

WHEREAS, in furtherance of these statutory powers, the Municipal Council of the City of Jersey City adopted Ordinance 06-135 authorizing a designated public officer to identify abandoned property within the City and to place such property on an abandoned property list; and

WHEREAS, the City of Jersey City (the "City") has designated the City's Director of Housing Code Enforcement as the public officer and the City's Director of Housing Code Enforcement has identified and placed certain abandoned properties on the City's abandoned property list; and

WHEREAS, the property located at 80 Bowers Street and identified on the City's official tax map as Block 2205, Lot 45 (the "Property") has been placed upon the City's abandoned property list; and

WHEREAS, the Property is also located within the City's Scatter Site Redevelopment Area and is included within the City's Scatter Site Redevelopment Plan; and

WHEREAS, the City and the Agency entered into an agreement as authorized under the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq., whereby the City authorized the Agency to act as the City's agent to carry out the City's powers with regard to abandoned properties; and

16-10-19

WHEREAS, the Agency has determined that it is necessary to acquire title to the Property through negotiated purchase or eminent domain in order to effectuate the rehabilitation of this abandoned Property; and

WHEREAS, the APRA establishes a valuation process for abandoned properties wherein the reasonable costs to rehabilitate the abandoned property are deducted from the market value of the property (once rehabilitated), with the fair market value of the abandoned property being the difference between the market value of the property (once rehabilitated) and the rehabilitation costs; and

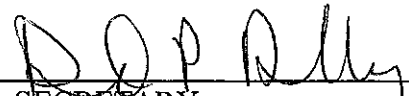
WHEREAS, the Agency retained Value Research Group, LLC ("VRG") to issue an appraisal report valuing the Property; and

WHEREAS, VRG has issued an appraisal report determining that fair market value of the Property under the APRA valuation process is one hundred thousand dollars (\$100,000.00).

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby authorizes the Agency to acquire the Property through negotiated purchase or eminent domain for the sum of one hundred thousand dollars (\$100,000.00) and to sign any and all documents necessary to consummate the acquisition of the Property, subject to the review and approval of such documents as to form by the Agency's General Counsel.

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Samuel Berman	✓			
Donald Brown	✓			
Diane Coleman				✓
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russel Verducci				✓

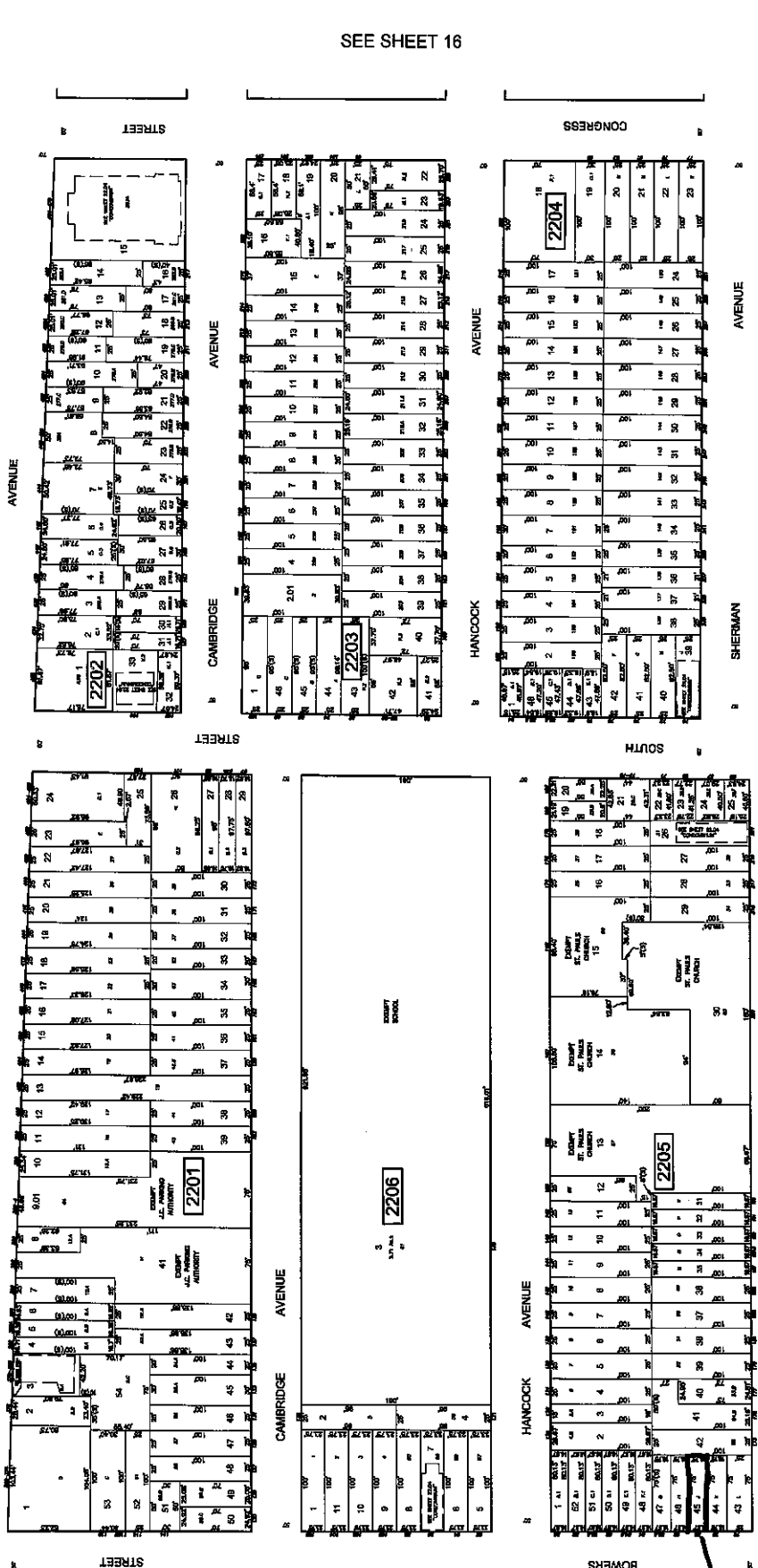
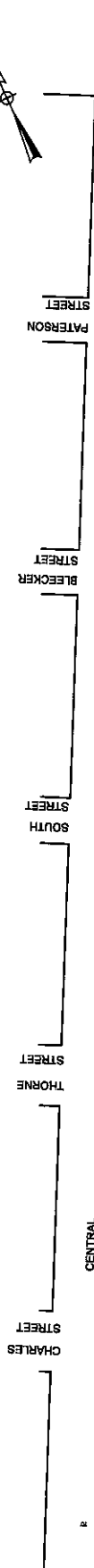
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of October 18, 2016.



SECRETARY

SEE SHEET 15

SEE SHEET 18



SEE SHEET 16

SEE SHEET 29

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1"=60' AUGUST 2008
RICHARD A. MORALLE, P.E., P.L.S.
11 TINDALL ASSOCIATES
NEW JERSEY, 07102

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DIONATO, CTA AND
ASSIGNED SERIAL NUMBER 959

SEE SHEET 23

REVISIONS			
DATE	BY	DESCRIPTION	100'
10/20/2008	BY	100' BLOCK	100'
10/20/2008	BY	200' BLOCK	200'
10/20/2008	BY	300' BLOCK	300'
10/20/2008	BY	400' BLOCK	400'
10/20/2008	BY	500' BLOCK	500'
10/20/2008	BY	600' BLOCK	600'
10/20/2008	BY	700' BLOCK	700'
10/20/2008	BY	800' BLOCK	800'
10/20/2008	BY	900' BLOCK	900'
10/20/2008	BY	1000' BLOCK	1000'

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAWING/DESIGN (CAD) AND COORDINATE GEOMETRY.
APP. - CONF2402/273300

Property

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING MGLLC JOURNAL SQUARE JERSEY CITY LLC AS REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 9403, LOT 16 IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

WHEREAS, MGLLC Journal Square Jersey City LLC submitted a proposal and made a formal presentation to the Jersey City Redevelopment Agency Board of Commissioners at their meeting of September 19, 2016 for a mixed use development consisting of retail and/or restaurant uses on the ground floor and lower lobby level; office use on floors 2-5 and residential rental apartments on floors 6-25; and

WHEREAS, the project is located on Block 9403, Lot 16 with a street address of 2895 Kennedy Boulevard; and

WHEREAS, MGLLC Journal Square Jersey City LLC has requested designation as Redeveloper for this site which is wholly owned by them; and

WHEREAS, staff has reviewed the proposal submitted and found it to be consistent with the requirements of the Journal Square 2060 Redevelopment Plan; and

WHEREAS, the Redeveloper shall comply with all requirements from a design and construction standpoint as indicated within the Journal Square 2060 Redevelopment Plan and as may be required by the Jersey City Planning Board and Agency staff.

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

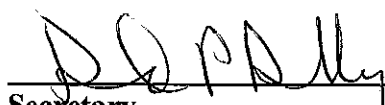
- 1) The above recitations are incorporated herein as if set forth at length;
- 2) MGLLC Journal Square Jersey City LLC is hereby designated as Redeveloper having the option to negotiate a Redevelopment Agreement with the Jersey City Redevelopment

Agency for the construction of a mixed use project on Block 9403, Lot 16 as depicted on the attached map within the Journal Square 2060 Redevelopment Area with the terms and conditions of such agreement being subject to the review and approval of the Agency's Executive Director and General Counsel; and

3) The designation granted herein is for a 120 day period which may be extended for an additional 60 days if necessary at the sole discretion of the Agency's Executive Director; and

4) The designation is contingent upon Developer being responsible for and assuming all costs incurred by the Agency, including, but not limited to legal, environmental etc. and; and

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


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of October 18, 2016.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman	✓			
Donald R. Brown	✓			
Diane Coleman				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell J. Verducci				✓

DATE	BY	REVISIONS	LOT
07/20/11	CHIEF ENGINEER	1.5.00	1.01
07/20/11	CHIEF ENGINEER	1.5.00	1.01
07/20/11	CHIEF ENGINEER	1.5.00	1.01
07/20/11	CHIEF ENGINEER	1.5.00	1.01
07/20/11	CHIEF ENGINEER	1.5.00	1.01
07/20/11	CHIEF ENGINEER	1.5.00	1.01
07/20/11	CHIEF ENGINEER	1.5.00	1.01
07/20/11	CHIEF ENGINEER	1.5.00	1.01
07/20/11	CHIEF ENGINEER	1.5.00	1.01
07/20/11	CHIEF ENGINEER	1.5.00	1.01

SEE SHEET 94

SEE SHEET 105

SEE SHEET 120

SEE SHEET 121

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
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BY SANTO C. IDONATO, CTA AND
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TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1"=50'
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TINDAL ROAD, WOODLAWN TOWNSHIP
NEW JERSEY 07095

