

**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

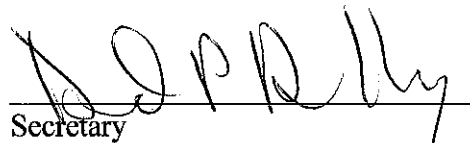
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated September 20, 2016.

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				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF THE REGULAR MEETING
DATED AUGUST 16, 2016**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated August 16, 2016 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 20, 2016.

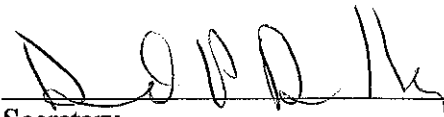
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel A. Berman				✓
Donald R. Brown				✓
Diane Coleman	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russell Verducci				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE SESSION OF
THE REGULAR MEETING OF AUGUST 16, 2016**

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Regular Meeting of August 16, 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 September 20, 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				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING A
GRANT FROM JPMORGAN CHASE & CO. TO DEVELOP A
RESEARCH REPORT AND RELATED POLICY
RECOMMENDATIONS TO PROMOTE MIXED-INCOME
HOUSING DEVELOPMENT IN JERSEY CITY**

WHEREAS, the Jersey City Redevelopment Agency has applied for and has been awarded a grant in the amount of \$100,000.00 from JPMorgan Chase & Co. to launch strategic planning efforts to revitalize distressed but high opportunity redevelopment areas and create policy recommendations that promote mixed-income development; and

WHEREAS, JPMorgan Chase & Co. requires the Jersey City Economic Development Corporation to act as fiscal agent due to its 501(c)3 status; and

WHEREAS, on June 21st, 2016, the Board of Commissioners of the Jersey City Redevelopment Agency approved and authorized the Agency to enter into a Fiscal Agreement with the Jersey City Economic Development Corporation upon award of grant funds from JPMorgan Chase & Co. to the Jersey City Economic Development Corporation; and

WHEREAS, the Jersey City Economic Development Corporation received notification of the Grant Award on August 16th, 2016, and the Grant Agreement, including Terms and Conditions, was signed and fully executed by JPMorgan Chase & Co. and the Jersey City Economic Development Corporation as of August 26th, 2016; and

WHEREAS, the Grant Agreement defines the Grant Term as the period from August 30th, 2016 through August 29th, 2017; and

WHEREAS, a quarterly status report shall be compiled and signed by an officer of the Jersey City Redevelopment Agency and submitted to the Chair of the Jersey City Economic Development Corporation no later than 30 days after the last day of each quarter (the last day of the first quarter is November 30th, 2016; the last day of the second quarter is February 28th, 2017; the last day of the third quarter is May 31st, 2017; and the last day of the final quarter is August 29th, 2017); and

WHEREAS, the grant will be used to develop a research report and related policy recommendations to promote mixed-income housing development in Jersey City and to convene stakeholders to review the aforementioned report and policy; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the above referenced grant is hereby accepted and the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all related documents in order to effectuate the purposes of this resolution and implementation of the grant, 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 20th, 2016.

RECORD OF COMMISSIONERS VOTE				
<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 J. Verducci				✓

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING SALE OF PROPERTY TO WA GOLD, LLC AND AMENDMENT TO THE REDEVELOPMENT AGREEMENT TO REFLECT THE SALE, IN THE CAVEN POINT REDEVELOPMENT AREA

WHEREAS, WA Golf, LLC owns the Liberty National Gold Club pursuant to a land transfer between the Jersey City Redevelopment Agency and WA Gold; and

WHEREAS, the Agency currently owns Block 27401, Lots 14 and 20 ("Property"); and

WHEREAS, the Property, which is adjacent to the Liberty National Golf Club in the Caven Point Redevelopment Area was to be included in the initial acquisition of the Gold Land; and

WHEREAS, the Property is needed by WA Gold to support PGA Tour events and for any other purpose that WA Gold deems necessary as part of the overall Project; and

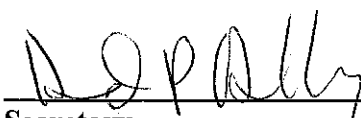
WHEREAS, the parties desire to enter into a Purchase and Sale Agreement to complete the transfer; and

WHEREAS, the Agency has agreed to convey to WA Golf, LLC subject to the terms and provisions of the Purchase and Sale Agreement said property for an amount not to exceed \$850,000.00; and

WHEREAS, the existing Redevelopment Agreement would need to be amended to reflect the necessary changes resulting from the transfer.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitations are incorporated herein as if set forth at length; 2) the Agency is hereby authorized to enter into a Purchase and Sale Agreement to complete the transfer of Block 27401, Lots 14 and 20 to WA Golf, LLC and enter into an Amended and

Restated Redevelopment Agreement between the parties; and 3) the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all related documents to complete the transfer subject to review by 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 19, 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				✓

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**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING PROFESSIONAL SERVICE AGREEMENT
NO 15-09-DD3 WITH CUMMING FOR PROFESSIONAL
ENGINEERING/CONSTRUCTION MANAGEMENT
SERVICES IN THE MARTIN LUTHER KING DRIVE
REDEVELOPMENT AREA**

WHEREAS, in furtherance of the goals and objectives of the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) the Agency entered into contract with Cumming Construction Management (#15-09-DD3) for construction management services with oversight by and through an in-house professional licensed engineer in connection with the rehabilitation of 665 Ocean Avenue (Block 22602, Lot 6) in order to create housing for veterans; and

WHEREAS, the Agency acquired the privately owned property located at 665 Ocean Avenue (Block 22602, Lot 6); and

WHEREAS, renovation 665 Ocean Avenue (Block 22602, Lot 6) located in the Martin Luther King Drive Redevelopment Area is on going; and

WHEREAS, the Agency has a need to amend the contract with Cumming in order to complete the project; and

WHEREAS, the term of the contract was extended through to September 30, 2016 and in the amount of \$66,000 for a new not to exceed amount of \$202,482.27 by Resolution dated July 19, 2016; and

WHEREAS, it is necessary to amend the amount of the contract by an additional \$15,808 in order to cover additional costs to complete construction; and

WHEREAS, the amended total contract amount is \$255,214; and

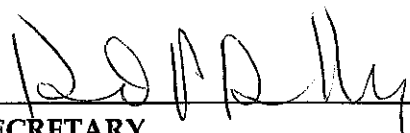
WHEREAS, pursuant to the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) These services are professional services and therefore exempt from public bidding; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Contract 15-09-DD3 be amended to increase the contract amount by an additional \$15,808 for a new total contract amount not to exceed \$255,214.

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

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


 SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners adopted at their Regular Meeting of September 20, 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 ADDITION OF OPIS PARTNERS LLC TO THE EXISTING RDA WITH NEW JERSEY COMMUNITY CAPITAL WITH PROPERTY LOCATED AT 308 WHITON STREET(BLOCK 20301, LOT 15) LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, on October 20, 2015 the Agency entered into a Redevelopment Agreement with New Jersey Community Capital ("NJCC"); and

WHEREAS, NJCC, the Redeveloper of 308 Whiton Street, agreed in the Redeveloper Agreement ("RDA") with the Jersey City Redevelopment Agency ("Agency"), to obtain the Agency's consent to any transfer or addition of any new partners, and

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

WHEREAS, Opus Partners has provided the necessary information on which a decision as to the qualification of the proposed transaction is dependent; and

WHEREAS, Opus Partners also provided information regarding the financial strength evidencing its ability to undertake the obligations to complete the construction of the Improvements; and

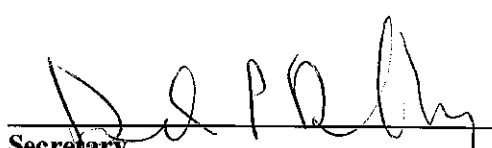
WHEREAS, the nature of the proposed transaction and the capability of the proposed new partner have been deemed acceptable by the staff of the Jersey City Redevelopment Agency; and

WHEREAS, the Agency has determined that is it appropriate to approve Opus Partners as a partner.

NOW, THEREFORE, BE IT RESOLVED THAT,

1. The recitals above are incorporated herein as if set forth at length.
2. Approval to admit Opis Partners into the RDA 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 September 20, 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				✓

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RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FAIR AND OPEN CONTRACT NUMBER 16-09-BD6 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. FOR ENVIRONMENTAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

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

WHEREAS, the Agency is in need of professional environmental services for the Berry Lane Park project in the Morris Canal Redevelopment Area; and

WHEREAS, Dresdner Robin Environmental Management, Inc., who responded to the Request for Qualifications for Professional Environmental Services which the Agency published on March 23, 2016 in accordance with N.J.S.A. 40A:-20.4 et seq. (Pay to Play law) as it pertains to awarding Fair & Open Contracts, was qualified to provide professional services on April 19, 2016, by Resolution of the Board of Commissioners; and

WHEREAS, Dresdner Robin Environmental Management, Inc. has submitted a proposal for professional environmental services dated September 14, 2016 in the amount not to exceed \$267,329.00 (attached); and

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

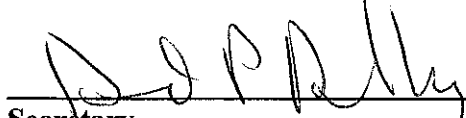
WHEREAS, the cost of the work will be paid for by a Hazardous Discharge Site Remediation Fund grant awarded to the Agency for this purpose; and

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Services Contract No.16-09-BD6 with Dresdner Robin Environmental Management, Inc. in an amount not to exceed \$267,329.00 be awarded in accordance with N.J.S.A 40A:20.4 et seq. pursuant to Fair and Open Contracts.

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 20, 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				✓

September 14, 2016

Mr. Ben Delisle
Director of Development
Jersey City Redevelopment Agency
66 York Street, 2nd Floor
Jersey City, NJ 07302

**RE: Proposal for Environmental Services
Berry Lane Park Remedial Investigations
Jersey City, New Jersey 07302
Proposal # 00080-828**

Dear Mr. Ben Delisle

Dresdner Robin is pleased to provide you with this proposal for environmental services in connection to the above referenced project. The scope of work has been developed in consultation with the Licensed Site Remediation Professional (LSRP) for this project and is based on a review of the findings of the previous investigations. Pursuant to your requests this proposal includes all anticipated efforts that would be characterized as "remedial investigations"; a separate proposal will be submitted for anticipated efforts that would be characterized as "remedial actions".

SCOPE OF WORK

Woodward Metals

Task 1 - Two Years of Quarterly Groundwater Sampling (if necessary)

Groundwater sampling will commence when recoverable free product no longer exists. This task allows up to eight (8) rounds of groundwater sampling from up to seven (7) existing monitoring wells. Samples will be submitted to a New Jersey Certified Laboratory for VOC and SVOC analysis.

Task 2 - Remedial Investigation Report – Groundwater

The cumulative findings of the groundwater investigations will be incorporated into a Remedial Investigation Report including text, tables, figures and appendices. A Case Inventory Document (CID) and required NJDEP form will also be completed.

DRESDNER ROBIN

Engineering
Environmental
Planning
Land Survey
Landscape
Architecture
Real Estate
Consulting

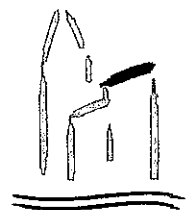
One Evertrust Plaza
Suite 901
Jersey City, NJ 07302
201.217.9200
Fax: 201.217.9607

603 Mattison Ave
Suite 4800
Asbury Park, NJ 07712
732.988.7020
732.988.7032 FAX

4300 Haddonfield Rd
Suite 115
Pennsauken, NJ 08109
856.488.6200
856.488.4302 FAX

Wayne Plaza 1
145 Route 46 West
Suite 210
Wayne, NJ 07470
973.696.2600
973.696.1362 FAX

DresdnerRobin.com



Task 3 - Classification Exception Area

A Classification Exception Area (CEA) including 2 dimensional fate and transport modeling and all required tables, figures, appendices including the NJDEP form will be prepared and submitted with Remedial Investigation Report.

Task 4 - Remedial Action Workplan – Groundwater

A Remedial Action Workplan will be prepared including text, tables, figures and appendices. A Case Inventory Document (CID) and required NJDEP form will also be completed. This proposal assumes that the findings of the proposed groundwater investigations will facilitate monitored natural attenuation as the remedial approach.

Finch Oil

Task 5 – Two Years of Quarterly Groundwater Sampling (if necessary)

This task allows up to eight (8) rounds of groundwater sampling from up to seven (7) existing monitoring wells. Samples will be submitted to a NJ Certified Laboratory for VOC and SVOC analysis.

Task 6 - Remedial Investigation Report – Groundwater

The cumulative findings of the groundwater investigations will be incorporated into a Remedial Investigation Report including text, tables, figures and appendices. A Case Inventory Document (CID) and required NJDEP form will also be completed.

Task 7 - Classification Exception Area

A Classification Exception Area (CEA) including 2 dimensional fate and transport modeling and all required tables, figures, appendices including the NJDEP forms will be prepared and submitted with the Remedial Investigation Report.

Task 8 - Remedial Action Workplan – Groundwater

A Remedial Action Workplan will be prepared including text, tables, figures and appendices. A Case Inventory Document (CID) and required NJDEP form will also be completed. This proposal assumes that the findings of the proposed groundwater investigations will facilitate monitored natural attenuation as the remedial approach.

Purple Fish

Task 9 - Two Years of Quarterly Groundwater Sampling (if necessary)

This task allows up to eight (8) rounds of groundwater sampling from up to six (6) existing monitoring wells. Samples will be submitted to a NJ Certified Laboratory for VOC and SVOC analysis.

Task 10 - Remedial Investigation Report – Groundwater

The cumulative findings of the groundwater investigations will be incorporated into a Remedial Investigation Report including text, tables, figures and appendices. A Case Inventory Document (CID) and required NJDEP form will also be completed.

Task 11 - Classification Exception Area

A Classification Exception Area (CEA) including 2 dimensional fate and transport modeling and all required tables, figures, appendices including the NJDEP forms will be prepared and submitted with the Remedial Investigation Report.

Task 12 - Remedial Action Workplan – Groundwater

A Remedial Action Workplan will be prepared including text, tables, figures and appendices. A Case Inventory Document (CID) and required NJDEP form will also be completed. This proposal assumes that the findings of the proposed groundwater investigations will facilitate monitored natural attenuation as the remedial approach.

75 Woodward Street

Task 13 - Remedial Investigation Report – Groundwater

The cumulative findings of the groundwater investigations will be incorporated into a Remedial Investigation Report including text, tables, figures and appendices. A Case Inventory Document (CID) and required NJDEP form will also be completed.

Task 14 - Classification Exception Area

A Classification Exception Area (CEA) including 2 dimensional fate and transport modeling and all required tables, figures, appendices including the NJDEP forms will be prepared and submitted with the Remedial Investigation Report.

Task 15 - Remedial Action Workplan – Groundwater

A Remedial Action Workplan will be prepared including text, tables, figures and appendices. A Case Inventory Document (CID) and required NJDEP form will also be completed. This

proposal assumes that the findings of the proposed groundwater investigations will facilitate monitored natural attenuation as the remedial approach.

Groundwater **Berry Lane Park**

Task 16 – Classification Exception Area

A Classification Exception Area (CEA) including 2 dimensional fate and transport modeling and all required tables, figures, appendices including the NJDEP forms will be prepared and submitted.

Task 17 – Installation of up to Four (4) Monitoring Wells (if needed)

This task allow for the installation of up to four (4) monitoring wells to facilitate the delineation of groundwater contaminants.

Berry Lane Road (encroachment)

Task 18 – Site Reconnaissance of Property Adjacent to Berry Lane Road

This task allows for a site visit to visually and physically observe the subject property and accessible structures. Should a condition exist which requires further investigation, this task allows for collection of up to two (2) surficial samples via a hand auger. The samples will be submitted to a New Jersey Certified laboratory for Target Compound List (TCL)/Target Analyte List (TAL) + 30 analysis.

Finch Oil Sliver

Task 19 – Soil Investigation

This task allows for up to six (6) soil borings along the property boundary along the Morris Canal. The samples will be submitted to a New Jersey Certified laboratory for Hexavalent Chromium analysis.

Task 20 – LSRP Retention

Dresdner Robin will submit the LSRP Retention documentation to the NJDEP via the NJDEP online portal following authorization to proceed.

Task 21 – Public Notification

To comply with the NJDEP's requirements for Public Notification, a sign will be posted at the site to inform the public that the site is undergoing remediation. The appropriate Public Notification form will be submitted to the NJDEP, municipal clerk, local/county health department and local health agency.

Task 22 – Confirmed Discharge Notification Form

A Confirmed Discharge Notification form will be prepared and submitted to NJDEP.

Task 23 – CEA Historic Fill

A Classification Exception Area (CEA) including 2 dimensional fate and transport modeling and all required tables, figures, appendices including the NJDEP forms will be prepared and submitted.

Task 24 – Updated Receptor Evaluation

An updated Receptor Evaluation for the site and potential neighboring receptors will be performed. The appropriate Receptor Evaluation form will be submitted to the NJDEP, municipal clerk, local/county health department and local health agency.

Berry Lane Loop Road Linear Construction

Task 25 – Update Preliminary Assessment (PA) Report

An updated Preliminary Assessment (PA) for the above property will identify evidence of areas of concern or readily discernible evidence of discharges of hazardous substances at the subject property. The PA will be undertaken in accordance with the NJDEP's Technical Requirements for Site Remediation (TRSR) N.J.A.C. 7:26E-3.1.

A draft copy of this report has already been completed and furnished to JCRA. This task allows for incorporating JCRA's comments and submitting the report.

Task 26 – Update Site Investigation (SI) Report

An updated Site Investigation (SI) Report will summarize the work conducted, present the analytical results, and recommend the next steps.

A draft copy of this report has already been completed and furnished to JCRA. This task allows for incorporating JCRA's comments and submitting the report.

LSRP Oversight / Project Management and Coordination

Task 27 – LSRP Oversight

This task allows for ongoing LSRP oversight during the performance of this scope of work.

Task 28 – Project Management and Coordination

This task allows for ongoing project management and coordination and liaison with the JCRA during the performance of this scope of work.

COST

Dresdner Robins estimated cost to conduct the scope of work detailed in this proposal is **\$267,329.00**; a breakdown of the costs per task is attached. All work will be invoiced monthly on a time and materials basis in accordance with Dresdner Robin's "*Standard Terms and Conditions*" and "*2016 Fee Schedule*" (attached). Please be aware that this proposal does not include NJDEP annual remediation fees or long term monitoring and reporting costs.

To initiate this project, Dresdner Robin requires acceptance of this letter and confirmation of our engagement by your signature in the places provided below. Please sign and return the original contract to Dresdner Robin, attention: Doug Neumann.

Should there be any reason to expand the scope of work; Dresdner Robin will seek your approval before commencing any such additional work. Additional work will be billed monthly at a time and materials basis in accordance with our *2016 Fee Schedule*.

We look forward to working with you on this project and appreciate the opportunity to provide you with this proposal. If you have any questions regarding the information presented in this proposal, please do not hesitate to call either myself at 201.217.9200 ext. 224.

Sincerely,
Dresdner Robin



Doug Neumann
Director of Environmental Services

ACCEPTED BY:

Signature

Name: _____

Title: _____

Date: _____

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**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING FAIR
MARKET VALUE FOR PROPERTY LOCATED IN BLOCK 20304, LOT
39 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

WHEREAS, the Jersey City Redevelopment Agency, pursuant to the provisions of N.J.S.A. 40:12A-1 et seq., as amended, has determined it necessary to acquire lands and premises located at 239 Suydam Avenue in Block 20304, Lot 39 within the Morris Canal Redevelopment Area and which area has been declared an "area in need of redevelopment"; and

WHEREAS, the property in question is owned by Supaw Partners LLC as listed on the tax records of the City of Jersey City; and

WHEREAS, the referenced property was appraised by New Jersey Realty Advisory Group, LLC to have a market value of \$365,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Agency accepts the valuation of \$365,000.00 of the Appraiser as having been performed in a competent manner and in accordance with applicable State Laws.

BE IT FURTHER RESOLVED, that the Agency is authorized to purchase said property located at 239 Suydam Avenue in Block 20304, Lot 39 for the sum referenced above and the Chairman, Vice-Chairman and/or Secretary of the Jersey City Redevelopment Agency are hereby authorized to enter into a contract and to sign any and all documents necessary to consummate the acquisition of said premises subject to the review and approval of the Agency's General Counsel.

16-09- 9

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


SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of September 20, 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				✓

REV.	DATE	BY	DESCRIPTION
1	10/1/00	WJ	ISSUED
2	10/1/00	WJ	ISSUED
3	10/1/00	WJ	ISSUED
4	10/1/00	WJ	ISSUED
5	10/1/00	WJ	ISSUED
6	10/1/00	WJ	ISSUED
7	10/1/00	WJ	ISSUED
8	10/1/00	WJ	ISSUED
9	10/1/00	WJ	ISSUED
10	10/1/00	WJ	ISSUED

SEE SHEET 202

SEE SHEET 200

WHITON STREET

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RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING PH URBAN RENEWAL LLC AS THE REDEVELOPER OF PROPERTY LOCATED AT 25 CHRISTOPHER COLUMBUS DRIVE (BLOCK 13102, LOT 1.02)

WHEREAS, the City of Jersey City (the "City") designated the Paulus Hook Redevelopment Area as an area in need of redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), and thereafter adopted the Paulus Hook Redevelopment Plan in order to establish the zoning requirements within this redevelopment area; and

WHEREAS, the property located at 25 Christopher Columbus Drive and identified on the City's official tax map as Block 13102, Lot 1.02 (the "Property") is located within the Paulus Hook Redevelopment Area and is governed by the Paulus Hook Redevelopment Plan (hereinafter, and as amended, the "Redevelopment Plan"); and

WHEREAS, the Jersey City Redevelopment Agency (the "Agency") serves as the City's redevelopment agency under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL") and, in this capacity, is authorized to contract with redevelopers in order to arrange for the redevelopment of properties within designated redevelopment areas; and

WHEREAS, PH Urban Renewal LLC is the contract purchaser of the Property and has filed an application with the Agency proposing to redevelop the Property by constructing (i) a residential tower consisting of up to 750 residential units, of which five percent (5%) of the revenue generating residential units will be deed restricted for a twenty (20) year term for use as moderate income affordable housing units, (ii) retail/commercial space, (iii) a school space of approximately 35,000 square feet in size, as acceptable to the Jersey City Board of Education (the "JCBOE"), for use as a first grade, kindergarten and/or pre-kindergarten facility, or as the JCBOE shall decide which, once constructed, will be conveyed to the JCBOE for nominal consideration, (iv) parking, (v) an open space plaza fronting Christopher Columbus Drive to be constructed and maintained by PH Urban Renewal LLC for public, passive use/open space, and (vii) other amenities (collectively, the "Project"); and

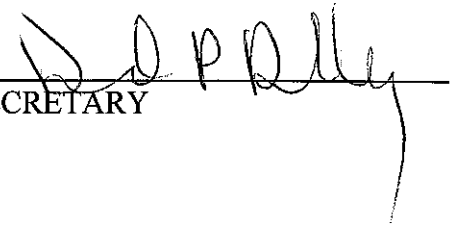
WHEREAS, the Agency wishes to conditionally designate PH Urban Renewal LLC as the redeveloper of the Property for a period of up to one hundred twenty (120) days so that the Agency may attempt to negotiate and enter into a redevelopment agreement with PH Urban Renewal LLC for the redevelopment of the Property.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby conditionally designates PH Urban Renewal LLC as the redeveloper of the Property for a period of up to one hundred twenty (120) days to allow the Agency time to attempt to negotiate and enter into a redevelopment agreement with PH Urban Renewal LLC for the redevelopment of the Property; and

BE IT FURTHER RESOLVED that unless this conditional designation is extended by the Agency through future Board resolution, it shall automatically expire one hundred twenty (120) days from the date of the adoption of this resolution; provided, however, that if the Agency's Board of Commissioners adopts a resolution prior to the expiration of this conditional redeveloper designation authorizing a redevelopment agreement between the Agency and PH Urban Renewal LLC for the redevelopment of the Property, then such redeveloper designation shall remain in effect for the term of the redevelopment agreement; and

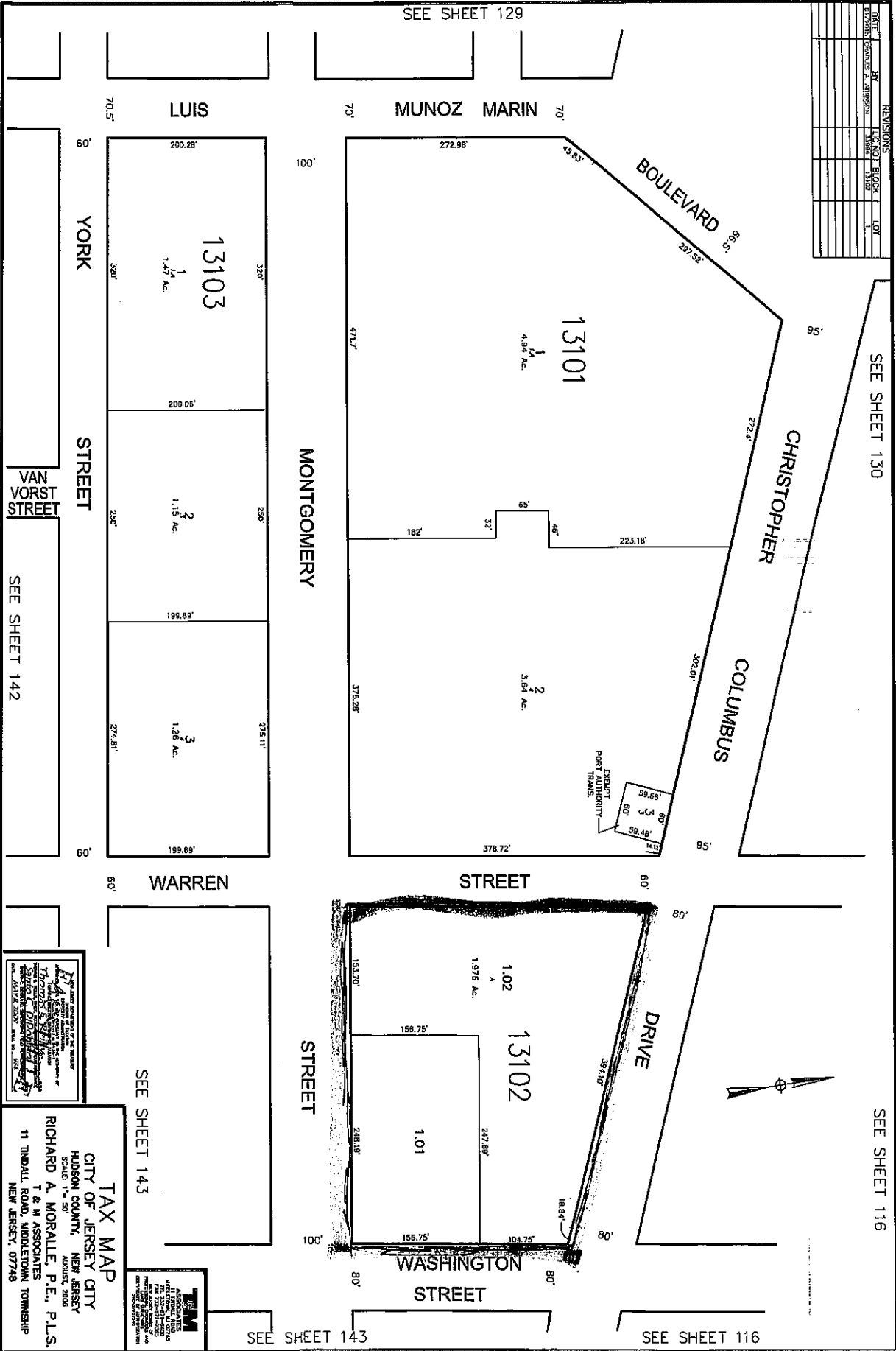
BE IT FURTHER RESOLVED that certified copies of this resolution shall be provided by the Board's secretary to PH Urban Renewal LLC and to David A. Clark, Esq. of Gluck Walrath LLP, redevelopment counsel to the Agency.

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 20, 2016.


 SECRETARY

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

REVISIONS		DATE	BY	APP'D	DESCRIPTION
1	10/1/00	10/1/00	10/1/00	10/1/00	10/1/00
2	10/1/00	10/1/00	10/1/00	10/1/00	10/1/00
3	10/1/00	10/1/00	10/1/00	10/1/00	10/1/00
4	10/1/00	10/1/00	10/1/00	10/1/00	10/1/00
5	10/1/00	10/1/00	10/1/00	10/1/00	10/1/00
6	10/1/00	10/1/00	10/1/00	10/1/00	10/1/00
7	10/1/00	10/1/00	10/1/00	10/1/00	10/1/00
8	10/1/00	10/1/00	10/1/00	10/1/00	10/1/00
9	10/1/00	10/1/00	10/1/00	10/1/00	10/1/00
10	10/1/00	10/1/00	10/1/00	10/1/00	10/1/00



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING TO ENTER INTO A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH GENESIS OCEAN ASSOCIATES, LLC FOR 441-451 OCEAN AVE & 79-81 DWIGHT STREET (BLOCK 25802, LOTS 17-21) 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 February 26, 2014, the Agency and the Redeveloper entered into a First Amendment, which included an alteration in tax parcel designation of the project premises, a modification in proposed units, and the involvement of CDC properties, Inc., a New Jersey non-profit corporation, as a co-developer of the project; and

WHEREAS, the Redeveloper desires a permitted transfer under Section 7.03 of the Agreement from Genesis Ocean Associates, LLC to Genesis Ocean Urban Renewal Associates, LLC in order to become a New Jersey urban renewal entity under the New Jersey Long Term Tax Exemption Law; and

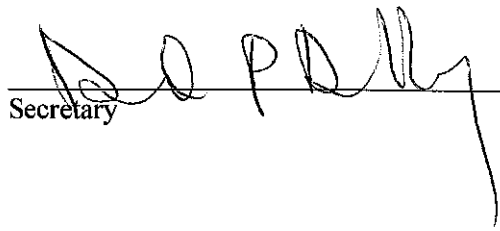
WHEREAS, the Redeveloper has requested that the Agency amend the Agreement to include changes to (1) Definitions, (2) Change to improvements, (3) Change to Schedule C (4) Notices (5) Project Cost (6) Composition of Redeveloper, (7) Governing Law (8) Conflicts (9) Counterparts, and (10) Binding Agreement.

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 Second Amendment to the Redevelopment Agreement executed between the Agency and Genesis Ocean Associates

LLC (permitted transfer to Genesis Ocean Urban Renewal Associates) 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 September 20 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 CONTRACT NUMBER 16-09-BD5 WITH BROWNFIELD SCIENCE & TECHNOLOGY INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE TURNKEY REDEVELOPMENT AREA.

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

WHEREAS, the Agency desires to conduct environmental groundwater investigations and prepare associated reports on Agency owned property at 441-457 Ocean Avenue and 79-81 Dwight Street (Block 25804, Lot 17, 18, 19, 20, and 21) in the Turnkey Redevelopment Area; and

WHEREAS, Brownfield Science & Technology, Inc., who responded to the Request for Qualifications for Professional Environmental Services which the Agency published on March 23, 2016 in accordance with N.J.S.A. 40A:-20.4 et seq. (Pay to Play law) as it pertains to awarding Fair & Open Contracts, was qualified to provide professional services on April 19, 2016, by Resolution of the Board of Commissioners; and

WHEREAS, Brownfield Science & Technology, Inc. has submitted a proposal for environmental services dated September 19, 2016 in the amount not to exceed \$211,778.00 (attached); and

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

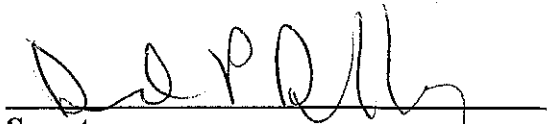
WHEREAS, funds for the work will be provided by the Agency; and

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Services Contract No.16-09-BD5 with Brownfield Science & Technology, Inc. in an amount not to exceed \$211,778.00 be awarded in accordance with N.J.S.A 40A:20.4 et seq. pursuant to Fair and Open Contracts.

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 20, 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				✓



September 19, 2016

Benjamin Delisle
Director of Development
Jersey City Redevelopment Agency
66 York Street, 2nd floor
Jersey City, New Jersey 07302

Via: Electronic Mail to DelisleB@icnj.org

Re: Scope of Work
Off-site Soil Sampling & Groundwater Investigation Activities and Reporting
Turnkey Redevelopment Area
Block 25804; Lots 17, 18, 19, 20, 21, 22, 23
Ocean Avenue and Dwight Street
Jersey City, New Jersey

Dear Mr. Delisle:

Brownfield Science & Technology, Inc. (BSTI) is pleased to provide this scope of work and budgetary estimate to assist the Jersey City Redevelopment Agency (JCRA) with the next phases of environmental remediation activities at the Turnkey Redevelopment Area (TRA (Site)).

The task items proposed below present estimated pricing in accordance with BSTI's understanding of the current project. The activities are in accordance with the NJDEP Regulations and as presented in the *Remedial Investigation Progress Report for Groundwater*, dated October 2014 and the *Remedial Investigation Workplan for Groundwater*, dated August 2015.

SITE INVESTIGATION ACTIVITIES

Task 24 – Monitoring Well Repairs

Four monitoring wells located on the TRA site were vandalized and required immediate repairs. This task includes the cost for the materials and labor to repair riser pipes and install four manhole skirts and covers.

The cost for this task is **\$3,050.32**

Task 25 – Off-Site Soil Sampling

During the November 2015 Pre-Remediation Activities, the required closure sampling was unable to be completed due to the proximity of the neighboring property at 82 Fulton Avenue. To satisfy these requirements, BSTI will gain access to the referenced property and advance six to eight soil delineation borings to complete the Pre-Remediation Activities.

Once site access is granted, BSTI will mobilize to the Site with a Geo-Probe to complete the Pre-Remediation Activities. BSTI will need to disassemble the fencing between JCRA's property and the residence to enter the sample area. Protective materials (i.e., wood planks or metal sheets) will be placed on the ground to minimize damage to the resident's property. Ten to twelve samples will be collected from six to eight borings and analyzed for volatile organic compounds (VOCs). Upon completion, the borings will be backfilled to original surface conditions and the fencing repaired.

The cost for this task is **\$10,448.94**.

Task 26 – Pre-Remediation Sampling and Analysis - Additional Activities

During the November 2015 sampling event (defined as Task 8, authorized by approval, of *BSTI's proposal dated January 19, 2015*) additional services were needed to complete the task. Due to the extent of the impacted soils and field conditions additional geo-probe service and laboratory analytical were required. This task included the additional amount for labor, materials and contractor fees.

The cost for this task is **\$11,975.49**

Task 27 – Monitoring Well Install (Overburden and Bedrock Wells)

This task is for the installation of three deep overburden and two intermediate bedrock monitoring wells. The proposed wells are required to vertically and horizontally delineate the chemicals of concern (COC) in groundwater and potentially fractured bedrock. Three of the wells will be located offsite. This task includes, procuring sidewalk and/or street opening permits (no permit fees included, typically, these fees are waived by Jersey City for JCRA projects) and monitoring well permits, labor, equipment and materials for well installation, geophysical logging, packer testing, surveying of well locations/elevation and investigation derived waste (IDW) transportation and disposal.

The cost for this Task is estimated at **\$79,201.25**.



Task 28– Groundwater Sampling Event – Delineation

A minimum of fourteen days after the completion and development of the above monitoring wells, BSTI will conduct a groundwater sampling event to evaluate the COCs in groundwater. BSTI will gauge and sample all monitoring wells at the Site. This task includes labor, equipment, materials and laboratory analytical fees to sample the sites nineteen (19) monitoring wells.

The cost for this Task is estimated to be **\$11,519.00**

Task 29 – Remedial Investigation Report/Remedial Action Workplan (RIR/RAW) for Groundwater

In accordance with the NJDEP Site Remediation Reform Act (SRRA), BSTI will prepare the Remedial Investigation Report and Remedial Action Workplan for Groundwater to be submitted to the NJDEP before the regulatory due date. This task will include the labor and resources to develop and complete the RIR/RAW, Classification Exception Area (CEA), figures, tables and NJDEP forms.

The cost for this Task is estimated to be **\$10,380.00**

Task 30 – Quarterly Groundwater Monitoring (7 quarters)

In accordance with the NJDEP technical requirements and guidance a minimum of eight quarters of groundwater sampling is required to demonstrate a decreasing trend upon the completion of the source remediation. Task 28 (above) will be the first quarterly sampling event. This task will include the labor, materials/equipment and laboratory analytical to sample 19 monitoring wells for the seven remaining quarters. The groundwater analytical data will be evaluated quarterly upon availability and the well network sampled accordingly.

The cost for this Task is estimated to be **\$74,683.00**

Task 31 – PM, Consulting, Strategic planning

Continuous consulting and strategic planning with JCRA and the project team is important throughout the remedial activity planning and the remedial action executions. This task will be utilized to ensure that the project team is fully informed and prepared as decision points are reached. This task will also fulfill activities including technical support, project correspondence, schedules, meetings and review of the pre-remediation submittals provided by the remediation contractor.

The cost for this Task is estimated at **\$10,520.00**



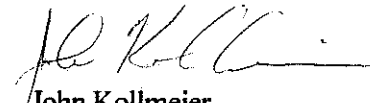
SUMMARY OF COSTS

The total estimated cost for implementation of the above tasks is **\$ 211,778.00**. This cost estimate is provided for contracting and for budgetary planning purposes only. Actual costs will be billed on a time and materials basis according to BSTI standard rates. All costs will be clearly articulated on monthly invoices and tracked specific to individual task number as the project progresses. In the event that costs overrun or out-of-scope work items are anticipated, such occurrences will be brought to the attention of JCRA at the earliest possible time.

We appreciate the opportunity to provide this scope of work and budgetary estimate. If you have any questions or comments, please contact me at (610) 593 – 5500 or via email at jkollmeier@bstiweb.com.

Sincerely:

Brownfield Science & Technology, Inc.


John Kollmeier
Vice President



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CHANGE ORDER NO. 2 TO CONTRACT NUMBER 16-02-BD1 WITH
AWT ENVIRONMENTAL SERVICES, INC. FOR THE SITE
REMEDIATION AT OCEAN/DWIGHT WITHIN THE TURNKEY
REDEVELOPMENT AREA**

WHEREAS, in order to carry out the Site Remediation at 441-457 Ocean Ave and 79-81 Dwight Street, the Jersey City Redevelopment Agency awarded Contract Number 1602-BD1 on February 16, 2016 with AWT Environmental Services, Inc. ("AWT"), in the amount of \$464,282.80; and

WHEREAS, the Board of Commissioners subsequently authorized Change Order #1 on August 16, 2016 for a new contract amount of \$566,093.19; and

WHEREAS, during the course of the work, unforeseen items were deemed necessary to be performed to complete the project; and

WHEREAS, AWT has submitted a request for a change order resulting in an increase for the additional work; and

WHEREAS, Agency staff has reviewed said request and have deemed it fair and reasonable.

WHEREAS, the Agency has been awarded Federal EPA and State HDSRF Cleanup Grants to complete the additional work; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Change Order #2 to Contract No. 16-02-BD1 in the amount of \$33,763.64 resulting in a new contract amount of \$599,856.83 with AWT Environmental Services, Inc. for the Site Remediation of 441-457 Ocean Ave and 79-81 Dwight Street.

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 September 20, 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				✓

CHANGE ORDER

G701

Distributed To:

- ☒ Owner ☐ Contractor
☐ Architect ☐ Subcontractor
☐ Field ☐ Other

PROJECT: Dwight/Ocean Site Remediation
Jersey City, NJ

CHANGE ORDER NO: 002

DATE: September 12, 2016

PROJECT NO: 14625

TO: Jersey City Redevelopment Agency
66 York Street, 3rd Floor
Jersey City, NJ 08871

CONTRACT DATE: March 11, 2016

CONTRACT FOR: Site Remediation

The contract is changed as follows:

#	COST	DESCRIPTION
11	33,763.64	Increase in Line Item 6.3

33,763.64 TOTAL

The original Contract Sum was	\$	464,282.80
Net change by previously authorized Change Orders 001	\$	101,810.39
The Contract Sum prior to this Change Order was	\$	566,093.19
The Contract Sum will be increased by this Change Order in the amount of	\$	33,763.64
The new Contract Sum including this Change Order will be	\$	599,856.83
The Contract Time will be increased by	Thirty (30) days.	
The date of Substantial Completion as of the date of this Change Order will be	September 30, 2016	

Accepted By:

AWT Environmental Services, Inc.

CONTRACTOR

Jersey City Redevelopment Agency

OWNER

OTHER

By:

By:

By:

September 12, 2016

September 14, 2016

Date

Date

Date

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING PROFESSIONAL SERVICES AGREEMENT
NO. 16-09-BA1 WITH HODULIK & MORRISON, PA FOR
ACCOUNTING/FINANCIAL SERVICES**

WHEREAS, the Jersey City Redevelopment Agency is in need of an independent accountant for the preparation of paperwork to be submitted to the auditing firm of Lerch, Vinci & Higgins on a quarterly basis and other financial consulting services; and

WHEREAS, Hodulik & Morrison, PA (hereinafter referred to as "H & M") has responded to an RFQ dated September 9, 2016 in compliance with N.J.S.A. 40A:20.4 (Pay to Play Law); and

WHEREAS, H & M is hereby qualified to enter into a Professional Services Agreement with the Jersey City Redevelopment Agency for these services; and

WHEREAS, H & M has the qualifications and experience in governmental accounting; and has been acting in this financial capacity at the Agency for the last two years; and

WHEREAS, the anticipated term of this contract is one (1) year commencing November 1, 2016 through October 31, 2017; and

WHEREAS, the cost for these services will be in an amount not to exceed sum of \$36,000; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that Contract No. 16-09-BA1) for internal accounting and financial services be awarded to Hodulik & Morrison, PA in an amount not to exceed \$36,000, exclusive of any additional hourly charges, which may be authorized by the Executive Director but which should not exceed \$1,500 without the prior approval of the Board of Commissioners.

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

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

D. P. D. Ily
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of September 20, 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 ENTERING INTO
AGREEMENT NO. 16-09-EV1 WITH GOVERNANCE & FISCAL
AFFAIRS, LLC (JERRY VOLPE) FOR CONSULTING SERVICES**

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 Agency from time to time may need the services of a consultant in order to provide extraordinary and unspecifiable services; and

WHEREAS, the Agency requires assistance from a professional knowledgeable in the applicable federal and state laws, and who can complete specific activities related to developing the Agency's purchasing knowledge including but not limited to developing a purchasing system for compliance with both the Local Public Contracts Law and Pay-to-Play, providing mentoring services, etc.; and

WHEREAS, the Agency desires to contract with Governance & Fiscal Affairs, LLC (Jerry Volpe) to provide professional consulting services to the Agency for development of purchasing for outside ventures; and

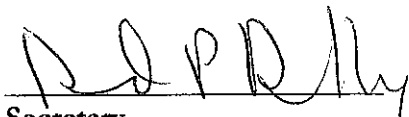
WHEREAS, Jerry Volpe has the professional qualifications and expertise to assist the Agency in carrying out these purchasing requirements; and

WHEREAS, said services shall be for a twelve-month period beginning October 1, 2016 through September 30, 2017 at a not to exceed amount of \$25,000; and

WHEREAS, the amount of the contract is under the bid threshold of \$40,00.00 and does not require competitive bidding [N.J.S.A. 40A:11-5(1)(a)(I)].

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Service Agreement No. 16-09-EV1 is hereby awarded to Jerry Volpe for the purpose of creating development of purchasing plans for the Agency programs.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chair and/or Secretary are hereby authorized to sign any and all documents necessary to effectuate the purposes of this Resolution.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of September 20, 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				✓

Governance & Fiscal Affairs, LLC
Jerry Volpe
26 Paterson Avenue
Haledon, NJ 07508
973-464-6800
Jerry@NJpurchasing.com

PROPOSAL

for

Consulting Services

to

Board of Commissioners
& Mr. David P. Donnelly, Executive Director
Jersey City Redevelopment Agency

66 York Street, Jersey City, NJ

August 2016

This proposal for Professional Qualified Purchasing Agent (Q.P.A.) Consulting Services is in connection with the procurement function of the Jersey City Redevelopment Agency.

The initial scope of work is multi-faceted and can be accomplished in several stages. Our normal progression is outlined below. Any work we do for you can be done in a variety of ways. One way is based upon hourly rates, while an alternative would be a monthly retainer. This proposal is for a monthly retainer agreement. The agreement is for a fixed flat monthly fee for the initial term. This agreement will automatically renew on the first of each month and is subject to termination with 60 days notice by either party as outlined below. Upon any annual anniversary date, the monthly rate will automatically be increased by five percent for the next twelve month period and each subsequent annual anniversary date unless mutually agreed to otherwise by and between the parties.

We anticipate we will spend significant time reviewing your policies and procedures relating to procurement and be available to you and/or your designee as needed. We can assist you in any variety of ways. Below is an example of our proposal for ongoing services.

The project will need an initial assessment. During the initial phase an assessment of the existing procurement function will be analyzed. This analysis will include a review of existing policies and procedures, the Local Public Contracts Law, (Title 40A:11 et, seq.) the New Jersey Administrative Code, (N.J.A.C. 5:34 et. seq.), various local ordinance's, resolutions and the administrative code of the Agency relating to Purchasing Internal controls, table of organization, delineation of duties and responsibilities are an integral part of the procurement system. Additionally the actual system of procurement will also be reviewed. The staffing needs as well as internal controls, policies and procedures will be reviewed for compliance with the following stated objectives. We normally charge an initial assessment review fee; in this instance we are waiving the initial review fee based upon the assumption we will enter into a monthly retainer agreement.

Assuring the primary objectives of your purchasing policies are in a system supporting:

- A. Maximize the use of the taxpayer's dollar;
- B. Ensure that full value is received for dollars spent;
- C. Foster competition in the procurement process
- D. Prevent corruption and favoritism and ensure the integrity of the purchasing system;
and
- E. Attempt to secure the best possible price.

All of these; of course, are in furtherance of advancing the objectives of the Local Public Contracts Law.

We will review the presence on the website of the Agency and make appropriate recommendations as needed relating to purchasing.

In analyzing the needs of the procurement function, we focus on standard operating procedures. Reorganize, Standardize, Implement and Benefit are the primary focus.

Objectives include standardization of operations while providing a quality standard of service. It must be recognized that the procurement function is a SERVICE function. Providing customer (end user) service is paramount!

"Friends, Romans, Countrymen,...." We all do the same thing but not the same way—We must reorganize and standardize! The adage "we have always done it that way" doesn't work. We need to understand what it is we do and more importantly; why we do it. Change for the sake of change is meaningless. We must use change to accomplish our goals.

Consistency, reliability and customer service are the critical components of success in the procurement function. We often cite, "The Integrity of the Process" in our approach. A determination as to the integrity of the process is essential. This assessment is determined by several steps. The initial step includes interviews of personnel. This is done collectively and individually. The first step is to assure everyone we are present to assist them. Most individuals resist change and see outside consultants as threats. Our approach is to demonstrate how important the human asset is and working with your staff in partnership to make the work environment a better functioning place.

We will interview appropriate personnel.

Customer service, complaints, timeliness of process are all key ingredients to success.

When the process starts it is essential that all parties

Communicate

Troubleshoot

Streamline

Expedite

Our collective goal is to eliminate duplication

We believe in the principle of K.I.S.S. (Keep it Simple and Short)

We will strive for assurance that the integrity of the process is maintained through clear and concise reporting. This eliminates confusion.

Stabilization of the Process

Is a restructuring in order? What is the current table of organization? Are duties and responsibilities matched? Are additional personnel needed or can we do more with less?

Who? What? Where? When?

The answers to these questions will lead to increased accountability and responsibility

Standardization can be positive if and only if the process is proven to work. In our assessment we will conduct an independent analysis of the procurement function of the Authority.

Our focus will be on ease of training, open communication, improved understanding and shared knowledge. In order to accomplish this we promote productivity and efficiency. We approach everyone with a sense of fairness, improved self-esteem, a sense of belonging and promoting teamwork!

What does the Agency need done and how is that going to be accomplished?

What is the primary goal?

We will conduct interviews.

Analysis of existing written policies and procedures to actual policies and procedures.

Review of all forms and paper flow.

Continuing education and seminars to staff is paramount and we will customize various in house seminars at your location for various groups if you require same. Seminars are an additional fee and will be invoiced separately. See our fee proposal and structure below.

In addition to analysis of compliance to The Local Public Contract Law, review in detail the bid process. Look at the existing systems to determine if the optimum standard of centralization is at work or if in the alternative a de-centralized or modified system is at work and make the

system work for you.

We will also look at the Pay to Play reform and procurement practices of Fair and Open and Non Fair and Open as relates to the authority.

You have identified the point of contact to be Elizabeth Garcia and we will work directly with her in any items that are procurement related.

Potential development of standard documents for Bids, Competitive Contracts, goods and services and construction projects.

Most important is the ongoing support phase. This proposal is all inclusive in that it can be customized and modified by mutual consent at hourly or flat rates as mutually agreed to.

It is specifically understood that we are not conducting an audit nor compliance review. Rather it is specifically agreed that our analysis is just that; an analysis of the existing systems. We must first determine what it is that the Authority has and then make recommendations on how to proceed. All of our work is considered proprietary and our intellectual property. You agree to indemnify and hold harmless Governance & Fiscal Affairs, LLC and its officers and employees and consultants from any and all matters directly or indirectly arising as a result of our work, advice, opinions and actions. Naturally, all of our work product should be reviewed by your attorney for ultimate legal review and analysis prior to adoption. It is strongly recommended and suggested that you allow us to work with your attorney to review anything we recommend.

Most importantly and critical to the success of your Agency is our Mentoring services. Your newly certificated Q.P.A. is in need of mentoring services and we will be available and on call to her as needed. We anticipate the majority of work and time expended will be done electronically and via email, telephone and other electronic vehicles. We will come to the Agency from time to time but the majority of the work will be done remotely.

In addition to the above we anticipate several in service training seminars. The seminars are above and beyond the monthly retainer outlined above and will be invoiced separately at the rate of \$1,500 per topic for each session. C.E.U.'s will be provided to certificated staff for specific seminars. Some seminars are general in nature and no C.E.U. will be awarded. Some topics include the following and may be supplemented from time to time. We anticipate we will have a minimum of one in service seminar per quarter and this can be increased at your request and will be invoiced separately. Examples include:

1. Purchasing Function: An overview

2. The Bid Process in New Jersey
3. Specification writing
4. Ethics in Procurement
5. Green Purchasing

Items mentioned above will be invoiced separately .

The scope of services has been outlined above.

Fee structures:

We believe the approach outlined above covers some of the needs of the Jersey City Redevelopment Agency. We believe this project is multi phased and consists of both short term and long term needs. Once completed and if mutually agreed, this proposal can be extended for additional time as identified below.

To assist the Authority in its primary objectives and being sensitive to cost control, we offer the following fee schedule. PLEASE NOTE THAT WE ARE OFFERING YOU A SIGNIFICANT PROFESSIONAL DISCOUNT as a result of some of your team having a familiarity with me and formal education as Q.P.A. or R.P.P.O. or other professional certifications and training. OUR NORMAL and DISCOUNTED HOURLY RATES FOR YOU ONLY ARE HERE (Please note however we will propose a flat fee,:

Hourly rates :	NORMAL RATES	DISCOUNTED RATES
Partner	\$200.00	\$150.00
Senior Associate	\$150.00	\$125.00
Clerical	\$ 100.00	\$ 75.00

All Expenses to be reimbursed. Mileage for travel at the rate of .50 per mile. Other reimbursables include copier, fax, email and other office expenses and overhead which will be invoiced monthly with a flat fee not to be exceeded each month. We will invoice you a lump sum not to exceed \$175.00 per month for all expenses.

We propose a lump sum flat fee of \$1,175 plus expenses. This phase will include work product in both your offices and ours. We have discussed and agreed that the majority of the time will

be spent via electronic communications; i.e. telephone, text, email. We can provide on site assistance if needed. Additional time or days will be invoiced separately. Most importantly, we will provide ongoing support and access to me directly 24/7. We highly recommend consideration for additional training seminars for your staff that are general in nature and explain the various processes that are mandated by law. These training seminars will be customized to your needs. We anticipate several seminars which can be structured to be recurring or repeating. Should you require these additional general seminars, they are above and beyond and will be invoiced separately. Of course all additional work; i.e., initial analysis, review of all documentation, discussions with you or any of your team, bid document review, policy and procedure review, support to your staff, and other procurement related items are all inclusive. THIS IS A LUMP SUM FLAT FEE. No surprises, no extras (other than expenses which we will cap at \$175 per month). The hourly rates we have designated above become irrelevant in that we will perform and do whatever work is required without limitation with the understanding that the majority of work will be done at our offices. Our invoices will be FLAT MONTHLY FEES and not submitted as number of hours at hourly rates. We will structure payment by submitting an initial invoice commencing September 1, 2016 and then ongoing invoices. We will invoice you monthly commencing September 1, 2016 and each month thereafter. Our proposal is for a flat monthly fee of \$1,175 per month plus expenses as outlined above which will include unlimited telephone and electronic support, onsite education and seminars as determined by GFA, LLC. Expenses will be capped at \$175 per month. This contains a proposal with dollars attached for your consideration.

Team for this engagement will include:

Jerry Volpe, Partner

Cathy Marino, Senior Associate

Credentials of individuals include:

Qualified Purchasing Agent

Registered Public Procurement Officer

Registered Public Procurement Specialist

Certified County Purchasing Officer

Certified Public Procurement Official

This team has over 50 collective years of public procurement expertise

This agreement is for a month to month agreement and if either party wishes to terminate it will require 60 days written notice to both David P. Donnelly, Executive Director of Jersey City Redevelopment Agency and Jerry Volpe, Partner GFA, LLC. All fees are due and payable up to the 60 day period commencing with written notification. In the event the parties continue on a month to month basis after the one year anniversary the fee will be adjusted annually at the annual anniversary date by an annual adjustment of five percent. In summary, our proposal is for the following:

Ongoing monthly retainer of \$1,175.00 plus expenses capped at \$175.00 per month. You will be invoiced a flat monthly fee all-inclusive and will not be invoiced for hours worked or time spent.

Training seminars at your facility at the rate of \$1,500.00 per seminar topic. Each seminar will be invoiced separately.

Proposed by:
Jerry Volpe

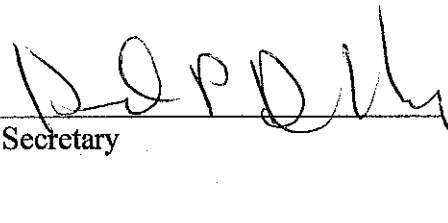
Our State of New Jersey Business Registration Certificate is attached

Our Federal EI Number is 26-1898799

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF SEPTEMBER 20, 2016**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of September 20, 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 September 20, 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 September 20, 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

September Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
PETROCCI AGENCY, LLC								
PETROCCI AGENCY, LLC	9/12/2016	8/31/2016	665-667 Ocean Ave	Insurance Renewal for 3 months 9/16/16 - 12/	\$5,775.00	\$0.00		\$5,775.00
				Totals for PETROCCI AGENCY, LLC:	\$5,775.00	\$0.00		\$5,775.00
PINNACLE DEVELOPMENT GROUP, INC.								
PINNACLE DEVELOPMENT GROUP, INC.	9/12/2016	9/9/2016	Work Order #028	Rehabilitation of 665 Ocean Avenue	\$92,934.80	\$0.00		\$92,934.80
				Totals for PINNACLE DEVELOPMENT GROUP, INC.:	\$92,934.80	\$0.00		\$92,934.80
				GRAND TOTALS:	\$98,709.80	\$0.00		\$98,709.80

Jersey City Redevelopment Agency

Cash Requirements Report

September Board Meeting

- Report name: September Board Meeting List
- 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 all Vendors
- Include all Banks
- Include all Invoice Attributes
- Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

September Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
JACKSON HILL MAIN STREET MANGMT. CO								
JACKSON HILL MAIN STREET MANGMT. CO	8/23/2016	8/23/2016	Journal Ad	JCRA Sponsorship of Jackson Hill Main Str	\$2,500.00	\$0.00		\$2,500.00
				Totals for JACKSON HILL MAIN STREET MANGMT. CO:	<u>\$2,500.00</u>	<u>\$0.00</u>		<u>\$2,500.00</u>
				GRAND TOTALS:	\$2,500.00	\$0.00		\$2,500.00

Jersey City Redevelopment Agency

Cash Requirements Report

September Board Meeting

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Jersey City Redevelopment Agency

Cash Requirements Report

September Board Meeting

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, 8/18/2016	8/18/2016	8/18/2016	Work Order No. 026	REHAB. OF 665 OCEAN AVE	\$99,689.98	\$0.00		\$99,689.98
				<i>Totals for PINNACLE DEVELOPMENT GROUP, INC.:</i>	<u>\$99,689.98</u>	<u>\$0.00</u>		<u>\$99,689.98</u>
			GRAND TOTALS:		\$99,689.98	\$0.00		\$99,689.98

Jersey City Redevelopment Agency

Cash Requirements Report

September Board Meeting

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Jersey City Redevelopment Agency

Cash Requirements Report

September Board Meeting

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, 8/29/2016	8/29/2016	8/28/2016	WORK ORDER NO. 1	REHAB OF 665 OCEAN AVENUE	\$97,475.34	\$0.00		\$97,475.34
				Totals for PINNACLE DEVELOPMENT GROUP, INC.:	<u>\$97,475.34</u>	<u>\$0.00</u>		<u>\$97,475.34</u>
				GRAND TOTALS:	\$97,475.34	\$0.00		\$97,475.34

Jersey City Redevelopment Agency

Cash Requirements Report

September Board Meeting

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Jersey City Redevelopment Agency

Cash Requirements Report

September Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
4IMPRINT, INC.								
4IMPRINT, INC.	9/20/2016	9/20/2016	11927930	Berry Lane Park - Footballs and Water bottles	\$1,523.95	\$0.00		\$1,523.95
				Totals for 4IMPRINT, INC.:	<u>\$1,523.95</u>	<u>\$0.00</u>		<u>\$1,523.95</u>
66 YORK STREET, LLC								
66 YORK STREET, LLC	9/20/2016	9/8/2016	October 2016	Monthly Operating Expenses	\$172.14	\$0.00		\$172.14
66 YORK STREET, LLC	9/20/2016	9/8/2016	October 2016	Electric Utility Payment for 66 York St	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	9/20/2016	8/22/2016	9-2016	New Door Lock	\$256.00	\$0.00		\$256.00
66 YORK STREET, LLC	9/20/2016	9/13/2016	October 2016	Rent Pymt	\$9,616.09	\$0.00		\$9,616.09
				Totals for 66 YORK STREET, LLC:	<u>\$10,692.75</u>	<u>\$0.00</u>		<u>\$10,692.75</u>
ABLE EQUIPMENT RENTAL								
ABLE EQUIPMENT RENTAL	9/20/2016	9/12/2016	171333	665 Ocean Ave - Veteran's Housing Project	\$3,192.00	\$0.00		\$3,192.00
ABLE EQUIPMENT RENTAL	9/20/2016	9/8/2016	168948 & 369697	Equipment Rental - 665 Ocean Ave Project	\$7,524.00	\$0.00		\$7,524.00
				Totals for ABLE EQUIPMENT RENTAL:	<u>\$10,716.00</u>	<u>\$0.00</u>		<u>\$10,716.00</u>
ADMIRAL INSURANCE COMPANY								
ADMIRAL INSURANCE COMPANY	9/20/2016	9/14/2016	Claim#C160922 001	Bernice Kelly - Deductible	\$1,011.85	\$0.00		\$1,011.85
				Totals for ADMIRAL INSURANCE COMPANY:	<u>\$1,011.85</u>	<u>\$0.00</u>		<u>\$1,011.85</u>
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	9/20/2016	9/6/2016	4059820	Legal Services - Point Capital/Suydam Avenue	\$2,696.70	\$0.00		\$2,696.70
ARCHER & GREINER, P.C.	9/20/2016	9/6/2016	4059822	Legal Services - Point Capital/Suydam Avenue	\$1,312.50	\$0.00		\$1,312.50
ARCHER & GREINER, P.C.	9/20/2016	8/29/2016	4059232	Legal Services - Point Capital/Suydam Avenue	\$4,305.00	\$0.00		\$4,305.00
ARCHER & GREINER, P.C.	9/20/2016	8/29/2016	4059233	Legal Services - Point Capital/Suydam Avenue	\$5,228.03	\$0.00		\$5,228.03
				Totals for ARCHER & GREINER, P.C.:	<u>\$13,542.23</u>	<u>\$0.00</u>		<u>\$13,542.23</u>
ASH URBAN DEVELOPMENT, LLC								
ASH URBAN DEVELOPMENT, LLC	9/20/2016	8/13/2016	Application #1	Environmental Remediation	\$425,831.89	\$0.00		\$425,831.89
				Totals for ASH URBAN DEVELOPMENT, LLC:	<u>\$425,831.89</u>	<u>\$0.00</u>		<u>\$425,831.89</u>
AWT ENVIRONMENTAL SERVICES, INC.								
AWT ENVIRONMENTAL SERVICES, INC.	9/20/2016	9/12/2016	Appli. #004	Site Remediation at Dwight Street & Ocean Ave	\$30,387.27	\$0.00		\$30,387.27
				Totals for AWT ENVIRONMENTAL SERVICES, INC.:	<u>\$30,387.27</u>	<u>\$0.00</u>		<u>\$30,387.27</u>
BARBARA A. AMATO								
BARBARA A. AMATO	9/20/2016	9/13/2016	Reimbursement	Dental Expenses for Spouse 9/13/16	\$195.00	\$0.00		\$195.00
				Totals for BARBARA A. AMATO:	<u>\$195.00</u>	<u>\$0.00</u>		<u>\$195.00</u>
BLACKBAUD FUNDWARE								
BLACKBAUD FUNDWARE	9/20/2016	8/30/2016	91123150	Renewal Period 9/26/16 - 9/28/17 Customer #	\$5,688.00	\$0.00		\$5,688.00
				Totals for BLACKBAUD FUNDWARE:	<u>\$5,688.00</u>	<u>\$0.00</u>		<u>\$5,688.00</u>
BOUQUETS & BASKETS								
BOUQUETS & BASKETS	9/20/2016	9/1/2016	41440/1 & 41416/1	Get Well - Kopcha & Sympathy - Amoroso	\$196.08	\$0.00		\$196.08

Jersey City Redevelopment Agency Cash Requirements Report September Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
BROWNFIELD REDEVELOPMENT SOLUT								
BROWNFIELD REDEVELOPMENT S	9/20/2016	8/15/2016	3105	Totals for <i>BOUQUETS & BASKETS</i> :	\$196.08	\$0.00		\$196.08
BROWNFIELD REDEVELOPMENT S	9/20/2016	8/15/2016	3088	On-Call Env. Consulting - Maser - WA 12 As	\$4,567.50	\$0.00		\$4,567.50
BROWNFIELD REDEVELOPMENT S	9/20/2016	8/15/2016	3089	EPA Grant Mgmt - Hazardous Substance Gra	\$202.00	\$0.00		\$202.00
BROWNFIELD REDEVELOPMENT S	9/20/2016	8/15/2016	3091	EPA Grant Mgmt - Petroleum Grant	\$441.75	\$0.00		\$441.75
BROWNFIELD REDEVELOPMENT S	9/20/2016	8/15/2016	3090	Site Remediation at Twilight Street & Ocean A	\$1,738.50	\$0.00		\$1,738.50
BROWNFIELD REDEVELOPMENT S	9/20/2016	8/15/2016	3106	EPA Grant Mgmt - Grand Jersey Assessment C	\$132.25	\$0.00		\$132.25
BROWNFIELD REDEVELOPMENT S	9/20/2016	8/15/2016	3016	Owners Representative Svcs for EPA RLF (A	\$2,154.25	\$0.00		\$2,154.25
BROWNFIELD REDEVELOPMENT S	9/20/2016	8/24/2016	3016	On-Call Env. Consulting - Maser - WA 16 DB	\$604.74	\$0.00		\$604.74
BROWNFIELD REDEVELOPMENT S	9/20/2016	8/15/2016	3087	EPA Grant Mgmt - RLF	\$380.75	\$0.00		\$380.75
				Totals for BROWNFIELD REDEVELOPMENT SOLUT :	\$10,221.74	\$0.00		\$10,221.74
BROWNFIELD SCIENCE & TECHNOLOGY								
BROWNFIELD SCIENCE & TECHNO	9/20/2016	8/31/2016	647-08.16	Environmental Services - Ocean Ave & Dwigh	\$8,261.15	\$0.00		\$8,261.15
				Totals for BROWNFIELD SCIENCE & TECHNOLOGY :	\$8,261.15	\$0.00		\$8,261.15
CENTRAL PARKING SYSTEM								
CENTRAL PARKING SYSTEM	9/20/2016	9/14/2016	October 2016	Parking for 11 Spaces at Harborside 4A @ \$1	\$1,300.00	\$0.00		\$1,300.00
				Totals for CENTRAL PARKING SYSTEM :	\$1,300.00	\$0.00		\$1,300.00
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	9/20/2016	9/12/2016	Account # 102	Monthly Maintenance Fee - October 2016	\$136.21	\$0.00		\$136.21
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC. :	\$136.21	\$0.00		\$136.21
CUMMING CONSTRUCTION MANAGEMENT, INC.								
CUMMING CONSTRUCTION MANA	9/20/2016	8/31/2016	47237	Construction Mgmt Svcs - 665 Ocean Avenue	\$20,452.00	\$0.00		\$20,452.00
				Totals for CUMMING CONSTRUCTION MANAGEMENT, INC. :	\$20,452.00	\$0.00		\$20,452.00
DAVISON, EASTMAN & MUNOZ, PA								
DAVISON, EASTMAN & MUNOZ, PA	9/20/2016	9/6/2016	337951	Professional Services - Barnabas Health Throu	\$940.95	\$0.00		\$940.95
DAVISON, EASTMAN & MUNOZ, PA	9/20/2016	9/6/2016	337950	Professional Services - Bayfront Redevelopme	\$2,831.50	\$0.00		\$2,831.50
				Totals for DAVISON, EASTMAN & MUNOZ, PA :	\$3,772.45	\$0.00		\$3,772.45
ENVIROTECTICS								
ENVIROTECTICS	9/20/2016	9/15/2016	9326, 9140, 9074	Remedial Investigation at Ash Street	\$62,476.25	\$0.00		\$62,476.25
				Totals for ENVIROTECTICS :	\$62,476.25	\$0.00		\$62,476.25
ERIC M. BERNSTEIN & ASSOCIATES, LLC								
ERIC M. BERNSTEIN & ASSOCIATES	9/20/2016	8/2/2016	42370	Professional Services Rendered - Legal 7/13/1	\$105.00	\$0.00		\$105.00
ERIC M. BERNSTEIN & ASSOCIATES	9/20/2016	8/2/2016	42420	Professional Services Rendered - Legal 7/26 &	\$600.00	\$0.00		\$600.00
ERIC M. BERNSTEIN & ASSOCIATES	9/20/2016	9/6/2016	42788	Professional Services Rendered - Legal 8/2/16	\$1,935.00	\$0.00		\$1,935.00
				Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC :	\$2,640.00	\$0.00		\$2,640.00
F & G MECHANICAL								

Jersey City Redevelopment Agency

Cash Requirements Report

September Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount Expires On	Net Amount Due
F & G MECHANICAL	9/20/2016	9/8/2016	00150676 & 0015067	HVAC & Plumbing - 665 Ocean Ave	\$114,399.85	\$0.00	\$114,399.85
				<i>Totals for F & G MECHANICAL:</i>	<i>\$114,399.85</i>	<i>\$0.00</i>	<i>\$114,399.85</i>
FEDERAL EXPRESS	9/20/2016	9/12/2016	5-542-45882	Overnight Deliveries	\$20.06	\$0.00	\$20.06
				<i>Totals for FEDERAL EXPRESS:</i>	<i>\$20.06</i>	<i>\$0.00</i>	<i>\$20.06</i>
FLANAGAN CONTRACTING GROUP, INC.	9/20/2016	9/1/2016	Application #18	Berry Lane Park Phase IV	\$148,563.62	\$0.00	\$148,563.62
				<i>Totals for FLANAGAN CONTRACTING GROUP, INC.:</i>	<i>\$148,563.62</i>	<i>\$0.00</i>	<i>\$148,563.62</i>
FLORIO KENNY RAVAL, LLP	9/20/2016	7/28/2016	10176	Legal Services - 125 Monitor Street	\$87.50	\$0.00	\$87.50
FLORIO KENNY RAVAL, LLP	9/20/2016	7/31/2016	101798	Legal Services - Beloved Charter School	\$1,925.00	\$0.00	\$1,925.00
FLORIO KENNY RAVAL, LLP	9/20/2016	7/31/2016	101799	Legal Services - JCRA to Bayonne MUA	\$437.50	\$0.00	\$437.50
FLORIO KENNY RAVAL, LLP	9/20/2016	7/31/2016	101800	Legal Services - 21-25 Clinton Ave (Alliance	\$315.00	\$0.00	\$315.00
				<i>Totals for FLORIO KENNY RAVAL, LLP:</i>	<i>\$2,765.00</i>	<i>\$0.00</i>	<i>\$2,765.00</i>
FUSION CREATIVE	9/20/2016	9/8/2016	2811 and 2816	BLP Tee Shirts and New Website	\$9,565.00	\$0.00	\$9,565.00
				<i>Totals for FUSION CREATIVE:</i>	<i>\$9,565.00</i>	<i>\$0.00</i>	<i>\$9,565.00</i>
GLUCK WALRATH LLP	9/20/2016	8/4/2016	35500	Legal Services - 9 Myrtle Avenue	\$87.50	\$0.00	\$87.50
GLUCK WALRATH LLP	9/20/2016	8/4/2016	35503	Legal Services - 142 Boyd Ave	\$245.00	\$0.00	\$245.00
GLUCK WALRATH LLP	9/20/2016	8/4/2016	35501	Legal Services - 80 Bowers	\$175.00	\$0.00	\$175.00
GLUCK WALRATH LLP	9/20/2016	8/4/2016	35498	Legal Services - 332 Whiton Avenue	\$437.50	\$0.00	\$437.50
GLUCK WALRATH LLP	9/20/2016	8/25/2016	35553	Legal Services - 671 Palisade Avenue	\$13,401.96	\$0.00	\$13,401.96
GLUCK WALRATH LLP	9/20/2016	8/4/2016	35497	Legal Services - 671 Palisade and APRA	\$2,449.86	\$0.00	\$2,449.86
GLUCK WALRATH LLP	9/20/2016	8/4/2016	35496	Legal Services - L & M Paulus Hook	\$402.50	\$0.00	\$402.50
GLUCK WALRATH LLP	9/20/2016	8/4/2016	35499	Legal Services - The Roxy	\$2,504.92	\$0.00	\$2,504.92
GLUCK WALRATH LLP	9/20/2016	8/4/2016	35502	Legal Services - The Roxy	\$857.00	\$0.00	\$857.00
				<i>Totals for GLUCK WALRATH LLP:</i>	<i>\$20,561.24</i>	<i>\$0.00</i>	<i>\$20,561.24</i>
GRO ARCHITECTS	9/20/2016	8/10/2016	081016	Engineering Services for 665 Ocean Avenue	\$8,814.50	\$0.00	\$8,814.50
				<i>Totals for GRO ARCHITECTS:</i>	<i>\$8,814.50</i>	<i>\$0.00</i>	<i>\$8,814.50</i>
HECHT TRAILER, LLC	9/20/2016	9/9/2016	Office Trailer Rent	Container Rental - 665 Ocean Avenue	\$553.75	\$0.00	\$553.75
				<i>Totals for HECHT TRAILER, LLC:</i>	<i>\$553.75</i>	<i>\$0.00</i>	<i>\$553.75</i>
HELENA RUMAN ARCHITECTS	9/20/2016	9/2/2016	2	Bidding & Construction Admin. Powerhouse	\$2,100.00	\$0.00	\$2,100.00
				<i>Totals for HELENA RUMAN ARCHITECTS:</i>	<i>\$2,100.00</i>	<i>\$0.00</i>	<i>\$2,100.00</i>

Jersey City Redevelopment Agency

Cash Requirements Report

September Board Meeting

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HODULIK & MORRISON, PA								
HODULIK & MORRISON, PA	9/20/2016	8/18/2016	Accounting/Financial	Agency Financial Svcs -2nd & Bayfront -1st & Totals for HODULIK & MORRISON, PA:	\$19,500.00 \$19,500.00	\$0.00 \$0.00		\$19,500.00 \$19,500.00
HOME DEPOT CREDIT SERVICES								
HOME DEPOT CREDIT SERVICES	9/20/2016	8/21/2016	July & August Exp.	Equipment and Materials - 665 Ocean Ave Totals for HOME DEPOT CREDIT SERVICES:	\$7,867.12 \$7,867.12	\$0.00 \$0.00		\$7,867.12 \$7,867.12
HUDSON REALTY ABSTRACT CO.								
HUDSON REALTY ABSTRACT CO.	9/20/2016	8/26/2016	HR 31524	239 Suydam Avenue, BLock 20304, Lot 39	\$272.00	\$0.00		\$272.00
HUDSON REALTY ABSTRACT CO.	9/20/2016	8/23/2016	Search Fee	Search of Records - Various Properties	\$4,680.00	\$0.00		\$4,680.00
HUDSON REALTY ABSTRACT CO.	9/20/2016	8/9/2016	HR 31,505	Title Search 663 Ocean Ave	\$301.00	\$0.00		\$301.00
HUDSON REALTY ABSTRACT CO.	9/20/2016	8/3/2016	Contract #13-06-CF3	Morris Canal Park Properties - Adjacent Rout Totals for HUDSON REALTY ABSTRACT CO.:	\$300.00 \$5,553.00	\$0.00 \$0.00		\$300.00 \$5,553.00
HUDSON REPORTER ASSOC. LP								
HUDSON REPORTER ASSOC. LP	9/20/2016	8/31/2016	Client #1695	Legal Ad - Dated 8/28/16 Totals for HUDSON REPORTER ASSOC. LP:	\$235.20 \$235.20	\$0.00 \$0.00		\$235.20 \$235.20
IN-LINE AIR CONDITIONING CO.,								
IN-LINE AIR CONDITIONING CO.,	9/20/2016	7/19/2016	41944	Betz-Cerc Services Rendered for No Cooling i	\$1,441.20	\$0.00		\$1,441.20
IN-LINE AIR CONDITIONING CO.,	9/20/2016	8/25/2016	42256	Betz-Cerc Services Rendered for Drain Crack	\$280.90	\$0.00		\$280.90
IN-LINE AIR CONDITIONING CO.,	9/20/2016	7/22/2016	42087	Betz-Cerc Services Rendered for Leak Test 7 F	\$1,745.00	\$0.00		\$1,745.00
IN-LINE AIR CONDITIONING CO.,	9/20/2016	8/1/2016	42088	Betz-Cerc Services Rendered for Leak Test & I	\$1,980.00	\$0.00		\$1,980.00
IN-LINE AIR CONDITIONING CO.,	9/20/2016	7/21/2016	42162	Betz-Cerc Services Rendered for Furnish & I Totals for IN-LINE AIR CONDITIONING CO.,:	\$4,720.00 \$10,167.10	\$0.00 \$0.00		\$4,720.00 \$10,167.10
J & B LANDSCAPE, INC.								
J & B LANDSCAPE, INC.	9/20/2016	8/23/2016	25036	Landscaping Services - Betz-Cerc Monthly Ma Totals for J & B LANDSCAPE, INC.,:	\$1,097.50 \$1,097.50	\$0.00 \$0.00		\$1,097.50 \$1,097.50
JM SORGE, INC.								
JM SORGE, INC.	9/20/2016	8/11/2016	32521	Environmental Consulting for JCRA Grand St	\$4,603.85	\$0.00		\$4,603.85
JM SORGE, INC.	9/20/2016	6/8/2016	32294	Environmental Consulting for Soil Investig	\$3,676.21	\$0.00		\$3,676.21
JM SORGE, INC.	9/20/2016	5/9/2016	32208	Environmental Consulting for Soil Investig	\$800.00	\$0.00		\$800.00
JM SORGE, INC.	9/20/2016	8/1/2016	32639	Soil Investigation at 423 Grand Street Totals for JM SORGE, INC.,:	\$14,172.63 \$23,252.69	\$0.00 \$0.00		\$14,172.63 \$23,252.69
JOHN TO GO								
JOHN TO GO	9/20/2016	8/18/2016	A39151	Monthly Rental Fee for Site Toilets - 665 Oc Totals for JOHN TO GO:	\$400.00 \$400.00	\$0.00 \$0.00		\$400.00 \$400.00
JOHNNY ON THE SPOT, LLC								
JOHNNY ON THE SPOT, LLC	9/20/2016	9/9/2016	215968	Berry Lane Park - 1000 Garfield Ave on 9/9/1	\$477.09	\$0.00		\$477.09
JOHNNY ON THE SPOT, LLC	9/20/2016	8/12/2016	205009	Berry Lane Park - 1000 Garfield Ave on 8/12/1	\$463.20	\$0.00		\$463.20

Jersey City Redevelopment Agency

Cash Requirements Report

September Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
LEEMARK ELECTRIC INC.								
LEEMARK ELECTRIC INC.	9/20/2016	8/22/2016	2969	Totals for JOHNNY ON THE SPOT, LLC:	\$940.29	\$0.00		\$940.29
				Electric Services - 166-199 9th Street	\$4,830.00	\$0.00		\$4,830.00
				Totals for LEEMARK ELECTRIC INC.:	\$4,830.00	\$0.00		\$4,830.00
MARYPAT NOONAN								
MARYPAT NOONAN	9/20/2016	8/23/2016	Reimbursement	Dental - 8/23/16	\$173.00	\$0.00		\$173.00
				Totals for MARYPAT NOONAN:	\$173.00	\$0.00		\$173.00
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	9/20/2016	7/18/2016	141918	Professional Svcs rendered for PPG Redevelop	\$8,906.46	\$0.00		\$8,906.46
MCMANIMON, SCOTLAND & BAU	9/20/2016	8/22/2016	142025	Legal Services - Liberty Science Center/SciTex	\$5,214.84	\$0.00		\$5,214.84
MCMANIMON, SCOTLAND & BAU	9/20/2016	8/22/2016	142026	Legal Services - 125 Monitor Street	\$2,035.00	\$0.00		\$2,035.00
MCMANIMON, SCOTLAND & BAU	9/20/2016	7/18/2016	142357	Legal Services - Berry Lane Park	\$4,574.94	\$0.00		\$4,574.94
MCMANIMON, SCOTLAND & BAU	9/20/2016	8/22/2016	142024	Legal Services - PPG Redevelopment	\$6,193.42	\$0.00		\$6,193.42
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$26,924.66	\$0.00		\$26,924.66
METLIFE								
METLIFE	9/20/2016	9/13/2016	9/23/16	Employee's Deferred Salary Per Attached	\$200.00	\$0.00		\$200.00
METLIFE	9/20/2016	9/13/2016	10/07/16	Employee's Deferred Salary Per Attached	\$200.00	\$0.00		\$200.00
METLIFE	9/20/2016	9/13/2016	10/21/16	Employee's Deferred Salary Per Attached	\$200.00	\$0.00		\$200.00
				Totals for METLIFE:	\$600.00	\$0.00		\$600.00
MODSPACE								
MODSPACE	9/20/2016	8/17/2016	501712753	Berry Lane - Trailer Rental 8/22/16 - 9/21/16	\$569.50	\$0.00		\$569.50
				Totals for MODSPACE:	\$569.50	\$0.00		\$569.50
MOISHE'S MOVING SYSTEMS								
MOISHE'S MOVING SYSTEMS	9/20/2016	9/8/2016	October 2016	Storage Space at Dey Street	\$700.00	\$0.00		\$700.00
				Totals for MOISHE'S MOVING SYSTEMS:	\$700.00	\$0.00		\$700.00
MYKL, LLC								
MYKL, LLC	9/20/2016	7/27/2016	138	480 Ocean Ave - Foreclosure by Wells Fargo	\$52.50	\$0.00		\$52.50
MYKL, LLC	9/20/2016	8/1/2016	141	Legal Services - Liberty Harbor Holding - Ke	\$270.00	\$0.00		\$270.00
MYKL, LLC	9/20/2016	8/1/2016	136	Tax Appeal - 665 Ocean Avenue	\$35.00	\$0.00		\$35.00
MYKL, LLC	9/20/2016	8/1/2016	135	Legal Services - Liberty National	\$980.00	\$0.00		\$980.00
MYKL, LLC	9/20/2016	8/12/2016	137	Legal Services - 233 Newark Ave	\$1,260.00	\$0.00		\$1,260.00
MYKL, LLC	9/20/2016	8/12/2016	140	Legal Services - 323-325 Pine Street	\$35.00	\$0.00		\$35.00
MYKL, LLC	9/20/2016	8/1/2016	139	Legal Services - 975 Garfield Avenue	\$35.00	\$0.00		\$35.00
				Totals for MYKL, LLC:	\$2,667.50	\$0.00		\$2,667.50
NEW JERSEY REALTY ADVISORY GRO								
NEW JERSEY REALTY ADVISORY G	9/20/2016	8/16/2016	783	Title Search for 332 Whiton Street - APRA	\$1,800.00	\$0.00		\$1,800.00
				Totals for NEW JERSEY REALTY ADVISORY GRO:	\$1,800.00	\$0.00		\$1,800.00

Jersey City Redevelopment Agency

Cash Requirements Report

September Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
NJ ADVANCE MEDIA, LLC								
NJ ADVANCE MEDIA, LLC	9/20/2016	8/31/2016	Acct #XJERS474721	Legal Ad - Period Ending 8/30/16	\$193.85	\$0.00		\$193.85
				Totals for NJ ADVANCE MEDIA, LLC:	<u>\$193.85</u>	<u>\$0.00</u>		<u>\$193.85</u>
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	9/20/2016	7/31/2016	22480	Financial Advisory Services - NJCU	\$1,796.25	\$0.00		\$1,796.25
				Totals for NW FINANCIAL GROUP, LLC:	<u>\$1,796.25</u>	<u>\$0.00</u>		<u>\$1,796.25</u>
PETROCCI AGENCY, LLC								
PETROCCI AGENCY, LLC	9/20/2016	9/16/2016	PolicyCA000011185-	Additional Endorsement - 308 Whiton Street	\$206.43	\$0.00		\$206.43
				Totals for PETROCCI AGENCY, LLC:	<u>\$206.43</u>	<u>\$0.00</u>		<u>\$206.43</u>
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	9/20/2016	8/15/2016	6	Environmental Svcs for SciTech/MUA Site P	\$12,579.39	\$0.00		\$12,579.39
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	<u>\$12,579.39</u>	<u>\$0.00</u>		<u>\$12,579.39</u>
POWER PLACE, INC.								
POWER PLACE, INC.	9/20/2016	8/25/2016	623261	Electrical Parts and Accessories Sales Order 1	\$1,761.20	\$0.00		\$1,761.20
POWER PLACE, INC.	9/20/2016	8/25/2016	623260	Electrical Parts and Accessories Sales Order 1	\$76,746.00	\$0.00		\$76,746.00
				Totals for POWER PLACE, INC.:	<u>\$78,507.20</u>	<u>\$0.00</u>		<u>\$78,507.20</u>
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	9/20/2016	9/2/2016	Acct#72 357 631 08	292 Martin Luther King Dr. (Flr. 1) Period 7/	\$15.46	\$0.00		\$15.46
PUBLIC SERVICE ELECTRIC & GAS	9/20/2016	9/9/2016	September 2016	Electric & Gas - 407 Ocean Ave Acct #704514	\$116.68	\$0.00		\$116.68
PUBLIC SERVICE ELECTRIC & GAS	9/20/2016	9/9/2016	September 2016	Electric & Gas - 407 Ocean Ave fl 2 Acct #70	\$123.14	\$0.00		\$123.14
PUBLIC SERVICE ELECTRIC & GAS	9/20/2016	9/9/2016	September 2016	Electric & Gas - 407 Ocean Ave fl3 Acct #704	\$7.64	\$0.00		\$7.64
PUBLIC SERVICE ELECTRIC & GAS	9/20/2016	9/9/2016	September 2016	Electric & Gas - 405 Ocean Ave HSE Acct #7	\$119.18	\$0.00		\$119.18
PUBLIC SERVICE ELECTRIC & GAS	9/20/2016	9/9/2016	September 2016	Electric & Gas - 407 Ocean Ave fl3 Acct #704	\$51.10	\$0.00		\$51.10
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	<u>\$433.20</u>	<u>\$0.00</u>		<u>\$433.20</u>
RUTGERS UNIVERSITY								
RUTGERS UNIVERSITY	9/20/2016	9/6/2016	30480	Registration for David Donnelly Training	\$126.00	\$0.00		\$126.00
				Totals for RUTGERS UNIVERSITY:	<u>\$126.00</u>	<u>\$0.00</u>		<u>\$126.00</u>
SAL ELECTRIC COMPANY, INC.								
SAL ELECTRIC COMPANY, INC.	9/20/2016	8/19/2016	16-3123	Work Performed - 665 Ocean Ave	\$13,731.00	\$0.00		\$13,731.00
				Totals for SAL ELECTRIC COMPANY, INC.:	<u>\$13,731.00</u>	<u>\$0.00</u>		<u>\$13,731.00</u>
SARAH GOLDFARB								
SARAH GOLDFARB	9/20/2016	9/20/2016	Sept. 18 & 19 2016	Hotel Reimbursement for Governor's Conferen	\$281.32	\$0.00		\$281.32
				Totals for SARAH GOLDFARB:	<u>\$281.32</u>	<u>\$0.00</u>		<u>\$281.32</u>
SEDITA, CAMPISANO & CAMPISANO, LLC								
SEDITA, CAMPISANO & CAMPISANO	9/20/2016	8/18/2016	7018	Professional Svcs rendered for J.C. MacElroy,	\$367.50	\$0.00		\$367.50

Jersey City Redevelopment Agency

Cash Requirements Report

September Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
T&M ASSOCIATES				Totals for SEDITA, CAMPISANO & CAMPISANO, LLC:				
T&M ASSOCIATES	9/20/2016	8/19/2016	18	Professional Env. Svcs - LSRP Services & Tec	\$948.54	\$0.00		\$948.54
				Totals for T&M ASSOCIATES:	<u>\$948.54</u>	<u>\$0.00</u>		<u>\$948.54</u>
THE EVENING JOURNAL ASSOCIATIO								
THE EVENING JOURNAL ASSOCIAT	9/20/2016	8/31/2016	August 2016	Public Notice - Articles for the Month of Augu	\$596.31	\$0.00		\$596.31
				Totals for THE EVENING JOURNAL ASSOCIATIO:	<u>\$596.31</u>	<u>\$0.00</u>		<u>\$596.31</u>
THOMSON WEST								
THOMSON WEST	9/20/2016	8/24/2016	834692333	NJ State 40:55c	\$306.00	\$0.00		\$306.00
				Totals for THOMSON WEST:	<u>\$306.00</u>	<u>\$0.00</u>		<u>\$306.00</u>
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	9/20/2016	7/24/2016	65243103	Monthly Lease Payment - Toshiba August & S	\$3,870.11	\$0.00		\$3,870.11
				Totals for TOSHIBA FINANCIAL SERVICES:	<u>\$3,870.11</u>	<u>\$0.00</u>		<u>\$3,870.11</u>
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JER	9/20/2016	8/1/2016	161115930	Annual Site Remediation Fee - Mill Creek Site	\$5,790.00	\$0.00		\$5,790.00
				Totals for TREASURER - STATE OF NEW JERSEY:	<u>\$5,790.00</u>	<u>\$0.00</u>		<u>\$5,790.00</u>
TWIN ROCKS SPRING WATER								
TWIN ROCKS SPRING WATER	9/20/2016	9/8/2016	959162 & 959151	Water, Cooler Rental	\$101.90	\$0.00		\$101.90
				Totals for TWIN ROCKS SPRING WATER:	<u>\$101.90</u>	<u>\$0.00</u>		<u>\$101.90</u>
VERIZON								
VERIZON	9/20/2016	8/23/2016	9770942493	Agency Phones (July 24 - August 26, 2016)	\$315.47	\$0.00		\$315.47
				Totals for VERIZON:	<u>\$315.47</u>	<u>\$0.00</u>		<u>\$315.47</u>
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	9/20/2016	9/8/2016	Office Supplies	Invoices #137119688, #137110749, #1370734	\$2,041.06	\$0.00		\$2,041.06
W. B. MASON CO., INC.	9/20/2016	9/2/2016	137385427	Office Supplies	\$27.85	\$0.00		\$27.85
				Totals for W. B. MASON CO., INC.:	<u>\$2,068.91</u>	<u>\$0.00</u>		<u>\$2,068.91</u>
GRAND TOTALS:					\$1,145,884.78	\$0.00		\$1,145,884.78

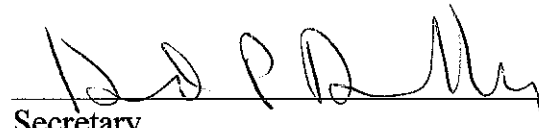
Jersey City Redevelopment Agency
Cash Requirements Report
September Board Meeting

Report name: September Board Meeting List
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 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 PERSONNEL LIST AS OF
SEPTEMBER 20, 2016**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of September 20, 2016

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of September 20, 2016 be approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners adopted at their Meeting dated September 20, 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 AUTHORIZING
THE EXECUTION OF AN ESCROW AGREEMENT WITH
RESPECT TO PRE-DEVELOPMENT ACTIVITIES IN THE
JOURNAL SQUARE 2060 REDEVELOPMENT AREA**

WHEREAS, the City of Jersey City (the "City") has designated that certain area known as the Journal Square 2060 Redevelopment Area as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*; and

WHEREAS, the City has adopted the Journal Square 2060 Redevelopment Plan in order to effectuate the redevelopment of the Journal Square 2060 Redevelopment Area; and

WHEREAS, at its meeting of June 16, 2016, the Board of Commissioners designated 101 Newkirk Street, LLC as Redeveloper for property located at 101 Newkirk Street, Block 12204, Lots 8, 9, and 10 to be developed with a 50 story high rise residential building together with a portion of City owned Lot 13 on which a 6 level parking structure will be constructed holding approximately 480 parking spaces; and

WHEREAS, the Redeveloper wishes to undertake certain pre-development activities with respect to the project within the Journal Square 2060 Redevelopment Area, including the exploration of forms of financial assistance and capital financing (the "Pre-Development Activities"); and

WHEREAS, the Agency wishes to enter into one or more escrow agreements with a designated redeveloper, 101 Newkirk Street LLC, in order to defray any costs the Agency may incur until such time as the Redevelopment Agreement is executed by the parties.

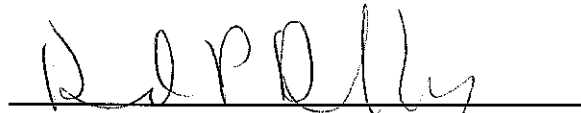
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that:

Section 1. The above recitations are hereby incorporated herein as if set forth at length.

Section 2. The execution of an escrow agreement in substantially the form attached hereto as Exhibit A, subject to additions, deletions, modifications or revisions deemed necessary or desirable by the Agency in consultation with counsel, is hereby approved.

Section 3. The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency Officials are hereby authorized to execute and deliver one or more escrow agreements described herein, and to undertake all actions necessary to effectuate this Resolution.

Section 4. This Resolution shall take effect immediately.


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 20, 2016.

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

EXHIBIT A

Form of Escrow Agreement

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING
NEW JERSEY RE-ENTRY CORPORATION AS THE
REDEVELOPER FOR PROPERTY LOCATED AT 152 MARTIN
LUTHER KING DRIVE IN THE MARTIN LUTHER KING DRIVE
REDEVELOPMENT AREA**

WHEREAS, New Jersey Re-Entry Corporation has submitted a proposal to be designated redeveloper of the property located at 152 Martin Luther King Drive (Block 25101, Lot 51) (hereinafter "Property") within the Martin Luther King Drive Redevelopment Area; and

WHEREAS, the Redeveloper, at the Agency's Board Meeting of August 16, 2016, made presentation to the Board for the development of the Property into two units of housing with ground floor commercial (hereinafter "Project") in accordance with the Martin Luther King Drive Redevelopment Plan, and

WHEREAS, the City of Jersey City transferred title of Block 25101, Lot 51 (152 Martin Luther King Drive) to the Jersey City Redevelopment Agency per Ordinance No. 16-017 dated February 10, 2016; and

WHEREAS, upon review of the Redeveloper's application and proposal, the Agency's staff recommends designation of New Jersey Re-Entry Corporation as the Redeveloper; and

WHEREAS, Redeveloper agrees to comply with any requirements to undertake the Project as set forth in the Martin Luther King Drive Redevelopment Plan and Redevelopment Agreement; and

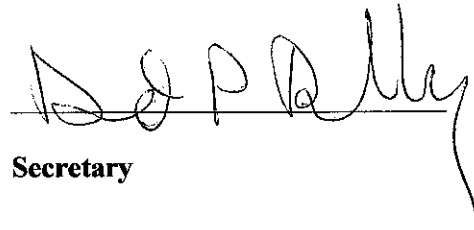
WHEREAS, the Agency executive staff recommends the designation of New Jersey Re-Entry Corp. for a period of ninety (90) days with a thirty (30) day extension at the Executive Director's discretion, to negotiate a Redevelopment Agreement between the parties.

NOW, THEREFORE, BE IT RESOLVED that:

1. The recitals above are incorporated herein as if set forth at length.
2. New Jersey Re-Entry Corporation is designated as Redeveloper for property located at Block 25101, Lot 51 (152 MLK Drive) within the Martin Luther King Drive Redevelopment Area.

3. Redeveloper is responsible for and assumes all costs incurred by the Agency, including, but not limited to appraisal, title, environmental, legal, property maintenance, etc. for the proposed project.
4. The designation shall be for a one ninety (90) day period with an extension of thirty (30) days at the discretion of the Executive Director to negotiate the terms of a Redevelopment Agreement.
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.

6.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of August 16, 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				✓