

**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 :potential and current 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

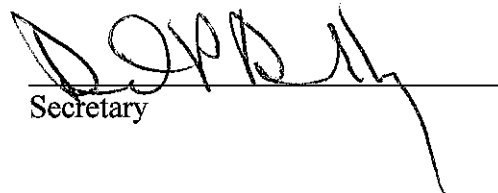
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated February 21, 2017.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF THE REGULAR MEETING
DATED JANUARY 17, 2017**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated January 17, 2017 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 February 21, 2017.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NUMBER 17-02-PAO2 WITH BARNES
CONTRACTOR CONSTRUCTION MANAGEMENT FOR LOT
CLEANUP SERVICES WITHIN ALL REDEVELOPMENT
AREAS.**

WHEREAS, in order to properly maintain the attached list of Agency owned properties citywide, the Agency requires the services of a lot cleanup company for services to be performed including but are not limited removing debris, cutting grass, and related services that the Agency will need during the term of the contract.; and

WHEREAS, a proposal to provide lot cleanup services February 21, 2017 through February 21, 2018 was received from Barnes Contractor Construction Management (hereinafter "Contractor") in the amount not to exceed \$40,000.00; and

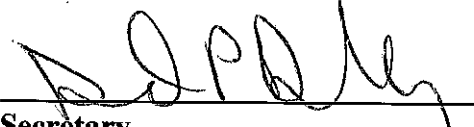
WHEREAS, the Contractor will perform the required duties as outlined in the attached proposal dated February 8, 2017, in a workmanlike manner during emergency and non-emergency instances to provide lot cleanup services; and

WHEREAS, Agency staff has reviewed said proposal and found it acceptable; and

WHEREAS, the amount of the contract is under the bid threshold of \$40,000.00 and does not require competitive bidding [N.J.S.A. 40A:11-5(1)(a)(I)].

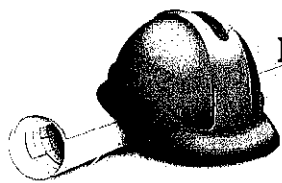
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute Contract No. 17-02-PAO2 in the not to exceed amount of \$40,000.00 with for

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 February 21, 2017

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			



BARNES CONTRACTOR CONSTRUCTION MANAGEMENT LLC
138 WILKINSON AVENUE • JERSEY CITY NJ 07305 • (201) 743-8803
EMAIL: BARNESCONSTRUCTION81@YAHOO.COM

PROPOSAL

February 8, 2017

Mr. Phil Orphanidis

JCRA

Re: 152 MLK Drive

Lot Clean-ups

Jersey City, N.J. 07305

philo@jcnj.org

201 667 8603

Summary of work to be completed:

- Repair FRONT steel gate.....

UPSTAIRS: 1600 sq. ft.

- Repair holes in walls.....
- Spackle, tape, sand prime and paint (owner's choice of color/s).....

BASEMENT: 1600 sq. ft.

- Clean out ALL debris.....
- Install NEW ½" MOLD RESISTANT SHEETROCK.....

TOTAL COST\$ 17,500.00

- **CHECK PLUMBING FOR PROPER WATER FLOW (REPAIR ANY LEAKS AS NEEDED) PRICE SUBJECT TO CHANGE**

LOT CLEAN –UPS:

1. Small Lot/s.....\$3,600.00
2. Medium Lot/s.....\$6,700.00
3. Large Lot/s.....\$15,000.00

(prices to VARY depending upon debris in lots)

***OWNER RESPONSIBLE FOR ANY/ALL PERMITS/BLEU PRINTS/ARCHITECT
DRAWINGS IF NEEDED***

Fully Licensed and Insured #13VH06322800

138 Wilkerson Avenue*Jersey City, New Jersey 07305* Tel:201-743-8803



NAT-F113931-1

*** Email: barnesconstruction81@yahoo.com**

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH PPG INDUSTRIES, INC. FOR ENTRY AGENCY OWNED PROPERTY AT BLOCK 18901, LOTS 7-10 AND 12 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, the Agency is the owner of certain property at Block 18901, Lots 7-10 (1054-1060 Garfield Avenue) and Lot 12 (1068 Garfield Avenue) within the Morris Canal Redevelopment (collectively the "Properties"); and

WHEREAS, PPG Industries, Inc. a Pennsylvania Corporation (PPG), whose address is 1 PPG Place, Pittsburgh, Pennsylvania 15272, enter into an Administrative Consent Order (ACO) with the New Jersey Department of Environmental Protection (DEP), pursuant to which PPG would be required to perform certain testing, soil borings, groundwater testing and monitoring and remedial work; and

WHEREAS, PPG has requested the Agency's permission to access the Properties for the purpose of performing an environmental Preliminary Assessment, and if necessary, further soil and groundwater sampling and testing; and

WHEREAS, the Agency desires to execute a License Agreement for a term of one year with PPG to access the Properties for the aforementioned purposes.

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

- 1) The above recitals are set forth as if in length.
- 2) PPG, its contractors, and agents are authorized to enter the Properties for the purpose of performing the activities described in the License Agreement.

2) The License Agreement shall be for a term of one year subject to the discretion of the Executive Director.

BE IT FURTHER RESOLVED, 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 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 February 21, 2017.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
ENTERING INTO A COOPERATION AGREEMENT WITH THE
CITY OF JERSEY CITY FOR THE DEVELOPMENT OF BERRY
LANE PARK**

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 undertake various redevelopment projects within the City of Jersey City; and

WHEREAS, the Morris Canal Redevelopment Plan contemplates the development of Berry Lane Park; and

WHEREAS, the City of Jersey City has received a Green Acres grant for the development of Berry Lane Park from the New Jersey Department of Environmental Protection in the amount of \$1.1 Million; and

WHEREAS, the Agency and the City of Jersey City are desirous of entering into a Cooperation Agreement to enable the Agency to facilitate the further development of Berry Lane Park.

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

- 1) The above recitations are incorporated herein.
- 2) The Agency is authorized to enter into a Cooperation Agreement with the City of Jersey City and to accept Green Acres funding for the development costs associated with Berry Lane Park.

3) The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.


SECRETARY

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioner at their Meeting dated February 21, 2007.

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera	✓			✓
Darwin R. Ona	✓			

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND PH URBAN RENEWAL LLC FOR PROPERTY WITHIN THE PAULUS HOOK REDEVELOPMENT AREA

WHEREAS, on December 27, 2016, the Jersey City Redevelopment Agency (the “Agency”) entered into a redevelopment agreement (the “Redevelopment Agreement”) with PH Urban Renewal LLC governing the redevelopment of 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”) with a redevelopment project (as described more fully within the Redevelopment Agreement, the “Project”); and

WHEREAS, the Redevelopment Agreement requires, among other things, that PH Urban Renewal LLC make certain improvements (as described more fully within the Redevelopment Agreement, the “Montgomery Street Improvements”) to an existing residential building located at 100 Montgomery Street, Jersey City and identified on the City’s tax map as Block 13102, Lot 1.01 (the “Montgomery Street Property”); and

WHEREAS, the Redevelopment Agreement requires PH Urban Renewal LLC to make a good faith effort to provide that the workforce engaged in the construction of the Project consist of Jersey City residents and that the contractors/subcontractors for the Project shall consist of companies with their principal place of business located in Jersey City; and

WHEREAS, the parties inadvertently failed to include a similar requirement in the Redevelopment Agreement for PH Urban Renewal LLC to make the same good faith effort with regard to the construction of the Montgomery Street Improvements; and

WHEREAS, the Agency and PH Urban Renewal LLC wish to amend the Redevelopment Agreement in order to require PH Urban Renewal LLC to make a good faith effort to provide that the workforce engaged in the construction of the Montgomery Street Improvements also consist of Jersey City residents and that the contractors/subcontractors for the Montgomery Street Improvements shall consist of companies with their principal place of business located in Jersey City; and

WHEREAS, the Redevelopment Agreement also requires the Redeveloper to cause the owner of the Montgomery Street Property to sign and deliver to the Agency a deed restriction, in a form attached as Exhibit D to the Redevelopment Agreement, in favor of the Agency extending the restriction on the use of no less than one hundred sixty-three (163) of the housing units in the Montgomery Street Property as Affordable Housing Units (as such term is defined in the Redevelopment Agreement) for a specified term; and

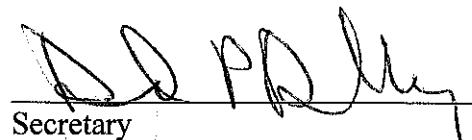
WHEREAS, the Parties wish to amend the Redevelopment Agreement and Exhibit D to the Redevelopment Agreement to clarify and amend the term for this extension to those affordability restrictions; and

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency has determined that it is appropriate to authorize the Executive Director to execute a First Amendment to the Redevelopment Agreement on behalf of the Agency in substantially the form attached hereto in order to memorialize these revisions to the Redevelopment Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey

City Redevelopment Agency hereby authorizes the Executive Director to execute a First Amendment to the Redevelopment Agreement on behalf of the Agency with PH Urban Renewal LLC in substantially the form attached hereto; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby directed to provide a certified copy of this resolution along with the executed First Amendment to the Redevelopment Agreement to the Agency's redevelopment counsel, David A. Clark,, Esq., at Gluck Walrath, LLP, 428 River View Plaza, Trenton NJ 08611 and to the attorney for PH Urban Renewal LLC, Charles J. Harrington III, Esq., at Connell Foley LLP, Harborside 5, 185 Hudson Street, Suite 2510, Jersey City, NJ 07311.


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 February 21, 2017.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING AGENCY TO ISSUE NOT TO EXCEED
\$1,000,000 REDEVELOPMENT AREA TAXABLE BONDS (PH
URBAN RENEWAL LLC PROJECT), SERIES 2017 AND
DETERMINING OTHER MATTERS RELATED THERETO
FOR PROPERTY IN THE PAULUS HOOK
REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) as amended and supplemented (the "Redevelopment Law") promotes the social and economic improvement of the State of New Jersey (the "State") and its several municipalities, in part, by providing a process for the redevelopment, rehabilitation and improvement of commercial and industrial facilities; and

WHEREAS, the Jersey City Redevelopment Agency (the "Agency") was established as an instrumentality of the City of Jersey City (the "City") pursuant to the provisions of the Redevelopment Law with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, the Agency, to accomplish the purposes of the Redevelopment Law, is empowered to extend credit to such employment promoting enterprises in the name of the Agency, on such terms and conditions and such manner as it may deem proper for such consideration and upon such terms and conditions as the Agency may determine to be reasonable; and

WHEREAS, the City, in accordance with the criteria set forth in the Redevelopment Law, has heretofore established a portion of the City as an area in need of redevelopment, known as the Paulus Hook Redevelopment Area (the "Redevelopment Area"); and

WHEREAS, the Redevelopment Area includes Block 13102, Lot 1.02 (the "Project Premises"), which Project Premises is governed by the Paulus Hook Redevelopment Plan, as supplemented by the Block 13102 Redevelopment Plan (collectively, the "Redevelopment Plan"), copies of which, as constituted as of November 22, 2016 have been filed in the Office of the Clerk of the City, located at City Hall, 280 Grove Street, Jersey City, New Jersey; and

WHEREAS, the Redevelopment Law authorizes the Agency to arrange or contract with a redeveloper for the planning, construction or undertaking of any project or redevelopment work in an area designated as an area in need of redevelopment; and

WHEREAS, PH Urban Renewal LLC (the “Redeveloper”), acquired an option to purchase the Project Premises, and as the contract purchaser of the Project Premises, made application to the Agency to be designated as the redeveloper to redevelop the Project Premises; and

WHEREAS, on December 20, 2016 the Agency authorized a Redevelopment Agreement with the Redeveloper for the redevelopment of the Project Premises (the “Redevelopment Agreement”), which has been executed and delivered by the parties thereto; and

WHEREAS, the Redeveloper intends to undertake a redevelopment project on the Project Premises, which is expected to consist of construction of (i) a residential tower consisting of up to 750 residential units, of which five percent (5%) of the revenue generating units will be deed restricted for a twenty (20) year term for use as housing for moderate income households (i.e., households which earn 80% or less of area mean income and which qualify as income eligible for such housing under HUD guidelines), (ii) approximately 18,464 square feet of 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 by the Redeveloper, will be conveyed to the JCBOE for nominal consideration, (iv) a parking garage containing approximately 419 parking spaces, (v) an open space plaza fronting Christopher Columbus Drive to be constructed and maintained by the Redeveloper for public, passive use/open space and (vi) other amenities (collectively, the “Redevelopment Project”); and

WHEREAS, in order to enhance the viability of the Redevelopment Project, the City has granted a long-term exemption pursuant to N.J.S.A. 40A:20-1 et seq., as amended (the “Tax Exemption Law”), and has authorized the execution and delivery of a Financial Agreement with the Redeveloper (the “Financial Agreement”), governing payments made to the City in lieu of real estate taxes on the Redevelopment Project; and

WHEREAS, the Financial Agreement will provide for the payment by the Redeveloper of, among other things, a Base Annual Service Charge (as defined in the Financial Agreement, the “Base Annual Service Charge”) and a Pledged Annual Service Charge (as defined in the Financial Agreement, and as the same may be amended, revised or recalculated from time-to-time pursuant to the terms thereof, the “Pledged Annual Service Charge”); and

WHEREAS, pursuant to the Redevelopment Law, the Redevelopment Project is a redevelopment project in a redevelopment area, within the meaning of such law, and the Agency has agreed in the Redevelopment Agreement to issue the Bonds pursuant to the Redevelopment Area Bond Financing Law, as amended and supplemented, N.J.S.A. 40A:12A-64 et seq. (the “RAB Law”), to finance a portion of the costs of the Redevelopment Project; and

WHEREAS, pursuant to the Redevelopment Law and the RAB Law, the Agency has determined to issue its Redevelopment Area Taxable Bonds (PH Urban Renewal LLC Project), Series 2017 (the “Bonds”), in the aggregate principal amount of not to exceed \$1,000,000, which may be issued in one or more series, to: (i) fund certain of the costs of the Redevelopment Project and (ii) pay certain costs incidental to the issuance and sale of the Bonds, together with other costs permitted by the Redevelopment Law (collectively, the “Project”); and

WHEREAS, following the issuance of the Bonds, the proceeds will be deposited under a Trust Indenture (the “Indenture”) to be entered into between the Agency and the Trustee, and will be applied in accordance with a Funding Agreement (the “Funding Agreement”) to be entered into

by and among the Agency, the Redeveloper and the Trustee, to fund a grant by the City to the Redeveloper to pay costs of the Project; and

WHEREAS, the Financial Agreement provides at Section 4.1.iii., that: (i) as security for the Bonds, the City agrees to and thereby assigns all of its interest in each Pledged Annual Service Charge to the Trustee to pay, and secure the payment of, the Bonds; (ii) the City's pledge of the Pledged Annual Service Charge shall be absolute; (iii) the Pledged Annual Service Charge shall not be included in the general funds of the City; and (iv) the City's obligation to pay the Pledged Annual Service Charge to the Trustee shall be a limited obligation of the City, payable by it only to the extent of payments of Pledged Annual Service Charges received from the Redeveloper, and shall not constitute a general obligation of the City; and

WHEREAS, the Agency, the City and the Trustee will enter into a Pledge and Assignment Agreement (the "Pledge and Assignment Agreement") to further memorialize the pledge and assignment of the Pledged Annual Service Charges to the Trustee as security for the Bonds;

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

Section 1. The Bonds and the Project; Security for the Bonds. The Agency hereby approves the issuance of the Bonds to finance the Project. The Bonds shall be issued in a negotiated transaction with a Purchaser (defined below). The Bonds shall be secured by the Pledged Annual Service Charges. In addition, to the extent deemed necessary or desirable by the Purchaser, the Bonds may also be secured by a guaranty by the Redeveloper or an affiliate thereof.

Section 2. Authorization of Bonds. (a) The Agency hereby authorizes the issuance of the Bonds in an aggregate principal amount of not to exceed \$1,000,000, in one or more series, for the purpose of funding costs of the Project. As provided in the Indenture, the Bonds shall accrete interest, compounded quarterly, at such rate or rates and to such date (the "Current Interest Commencement Date") as shall be set forth in the Indenture, and from and after the Current Interest Commencement Date the accreted value of the Bonds as of such Current Interest Commencement Date (the "Accreted Value") shall bear interest at such rate or rates as shall be set forth in the Indenture.

(b) The Bonds shall be initially issued in fully-registered form and as described in the Indenture between the Agency and the Trustee, registerable at the designated office of the Trustee, as bond registrar (the "Bond Registrar"), and shall be numbered with such identifying prefixes and suffixes as the Bond Registrar may determine. The Bonds shall be dated the date of their authentication and delivery to the holders thereof and shall bear interest from such date. Interest on the Bonds shall be payable on the dates as described in the Indenture.

(c) The Bonds shall mature no later than thirty (30) years from the date of issuance. The Bonds shall be issued on a federally taxable basis and shall (i) prior to the Current Interest Commencement Date, the Bonds shall accrete interest, and (ii) from and after the Current Interest Commencement Date, the Accreted Value thereof shall bear interest, at a rate or rates of interest as the case may be, which in each case shall not exceed eight percent (8%) per annum. The Bonds may be issued with such original issue premium or discount as shall be negotiated by the Purchaser and the Agency.

(d) The Chairman, Vice-Chairman or Executive Director (each an "Authorized Officer") of the Agency are each hereby authorized to execute and deliver on behalf of the Agency a bond purchase/placement agreement, if applicable, for the purchase or placement of the Bonds (a "Bond Purchase/Placement Agreement") by or with an entity designated by the Redeveloper, which may be an entity related to the Redeveloper (the "Purchaser"), the approval thereof to be evidenced by such Authorized Officer's execution thereof, for the purchase of all, but not less than all, of the Bonds of such series being sold. A copy of the Bond Purchase/Placement Agreement, if applicable, shall be filed upon execution with the records of the Agency.

Section 3. Terms and Provisions of Bonds. The terms and provisions of the Bonds, including dates of maturity, redemption provisions and interest rates, shall be as set forth herein and as set forth in the Indenture.

Section 4. Form of Bonds. The Bonds shall be in substantially the form set forth in the Indenture with such insertions, omissions or variations as may be necessary or appropriate.

Section 5. Execution and Authentication. The Bonds shall be executed and authenticated in accordance with the Indenture and shall be issued in registered form qualifying for book entry registration.

Section 6. Delivery of Bonds. Following execution of the Bonds, the Authorized Officers are each hereby authorized to deliver the Bonds to the Trustee for authentication and, after authentication, to deliver the Bonds to the Purchaser against receipt of the purchase price or unpaid balance thereof.

Section 7. Approval of Financing Documents. (a) The Indenture, the Funding Agreement and the Pledge and Assignment Agreement in substantially the forms attached hereto as Exhibits A, B and C, respectively, with such changes as may be approved by an Authorized Officer, are hereby approved. The Authorized Officers are hereby authorized to approve, execute, acknowledge and consent to and/or deliver such other documents (including, but not limited to, one or more Bond Purchase/Placement Agreements and Guaranty Agreements and any disclosure documents) which may be used in connection with the initial placement and sale of the Bonds, and any other such documents, certificates, instruments or agreements as may be necessary or appropriate in connection with the issuance of the Bonds, each in such form and substance as is customary for transactions of this nature (collectively with the Indenture, the Funding Agreement and the Pledge and Assignment Agreement, the "Financing Documents").

(b) No further action need be taken by the Agency, and the execution of the Financing Documents by an Authorized Officer shall be conclusively presumed to evidence any necessary approvals.

Section 8. Appointment of Certain Parties. (a) GluckWalrath LLP is hereby appointed as bond counsel to the Agency for the Bonds.

(b) Manufacturers and Traders Trust Company shall serve as bond trustee, paying agent and registrar for the Bonds.

Section 9. Bond Issuance Fee. The Agency shall receive a bond issuance fee payable upon closing in the amount of one thousand two hundred fifty dollars (\$1,250.00).

Section 10. Incidental Action. The Authorized Officers are hereby authorized to execute and deliver such other documents and to take such other action as may be necessary or appropriate in order to effectuate the execution and delivery of the Indenture and the issuance and sale of the Bonds, as described in the recitals hereto, all in accordance with the foregoing sections hereof.

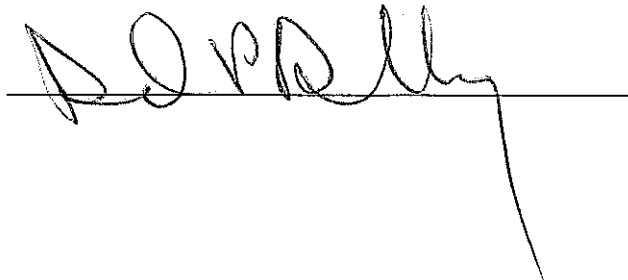
Section 11. Ratification of Prior Actions. All acts previously undertaken by the Agency in connection with the Redevelopment Project and the authorization, sale and issuance of the Bonds are hereby ratified and approved in all respects.

Section 12. Effective Date. This Resolution shall take effect immediately upon adoption.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			

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 February 21, 2017.

SECRETARY



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING THE DISCHARGE OF THE LIS PENDENS
PLACED UPON 80 BOWERS STREET DESIGNATED
UNDER ABANDONED PROPERTY REHABILITATION ACT**

WHEREAS, the New Jersey Legislature adopted the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et. seq. (the "APRA") to assist local governments, local community organizations, citizens, and residents, to address the problem of nuisance, abandoned properties, that create a wide range of problems including fostering criminal activity, creating public health problems, and otherwise diminishing the quality of life for residents and businesses in affected areas; and

WHEREAS, the City of Jersey City recognized the need to address abandoned properties throughout Jersey City with the use of APRA; and

WHEREAS, the Uniformed Shared Services Consolidation Act, N.J.S.A. 40A:65-1 et seq., authorizes agreements between municipality and an autonomous agency of the municipality to provide services to each other; and

WHEREAS, City of Jersey City Ordinance 06-125 established the Abandoned Properties List and authorized an officer of the municipal government to designate properties as "abandoned"; and

WHEREAS, the City designated its Director of Housing Code Enforcement, Edward Coleman as the "Public Officer" pursuant to APRA to place properties throughout Jersey City on the Abandoned Property List; and

WHEREAS, Notice of Placement of Property on the Abandoned Property List, N.J.S.A. 55:19-81, ("Notice") occurred on March 19, 2012 for 80 Bowers Street, Block 2205, Lot 45 ("Property"); and

WHEREAS, pursuant to N.J.S.A. 55:19-55(d) a Lis Pendens for the Property located at Block 2205, Lot 45 was recorded on May 25, 2016 with the Hudson County Register of Deeds; and


WHEREAS, the property owner and contract purchaser have requested the Agency discharge the Lis Pendens to facilitate a closing on the Property and subsequent rehabilitation of the Premises; and

WHEREAS, the Agency executive staff is recommending the Board of Commissioners' approval of the authorization to discharge of the Lis Pendens, subject to certain contingencies which shall include but not be limited to the contract purchaser's submission and approval of a submitted Rehabilitation Plan as defined by N.J.S.A. 55:19-87(b) and other contingencies deemed necessary and appropriate to effectuate compliance with the APRA law; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY, that:

1. The above recitals are incorporated herein as if set forth at length.
2. Approval of the authorization to discharge the Lis Pendens, for the Property located at Block 2205, Lot 45, subject to the fulfillment of certain contingencies deemed necessary and appropriate to effectuate compliance with the APRA law is hereby granted.

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 February 21, 2017.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			

SEE SHEET 15

SEE SHEET 18

SEE SHEET 16

SEE SHEET 29

SEE SHEET 23

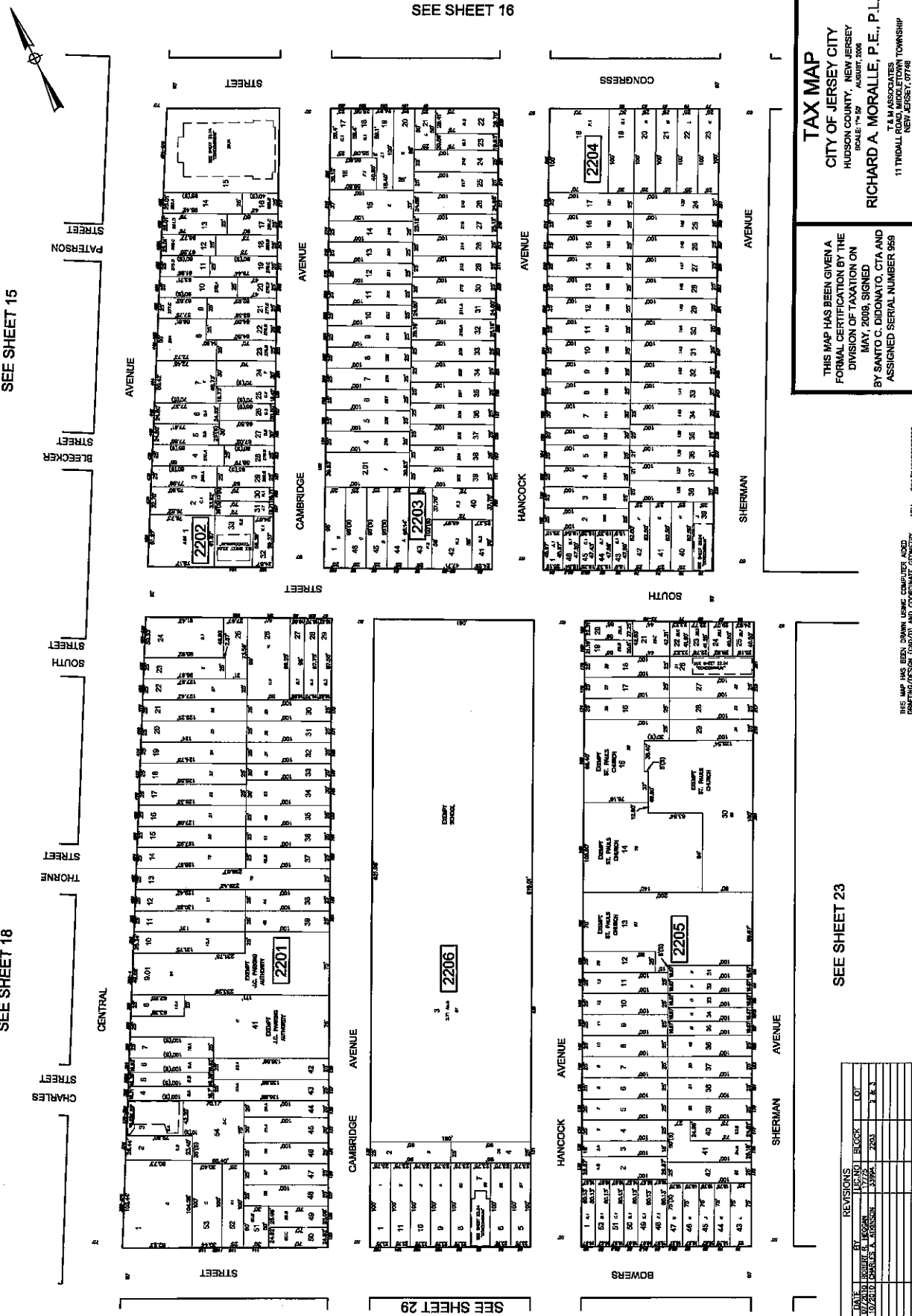
TAX MAP

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

RICHARD A. MORALLE, P.E., P.L.S.
ISSUE: 1st 50 AUGUST, 2006

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2008, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 959

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
SURFACING/DESIGN (CAD/7D) AND COORDINATE GEOMETRY.



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY CANCELLING
PRIOR PERIOD DEVELOPER PROJECT
DEPOSIT/PERFORMANCE GUARANTEES**

WHEREAS, the Jersey City Redevelopment Agency's financial accounting and reporting system reflects prior period developer project deposits/performance guarantees payable (escrow) balances in the total net amount of \$798,306.87; and

WHEREAS, the Agency desires to cancel said balances to net position effective February 21, 2017; and

WHEREAS, the balances on deposit as listed for prior periods have been inactive and the Agency has performed procedures in order to make proper determination and disposition; and

WHEREAS, the listing of the above referenced is as follows:

<u>Project</u>	<u>Amount</u>
Imperial Properties	\$15,000.00
Winograd	15,000.00
Schomberg	2,500.00
Claremont Industrial Park	8,130.84
Gendom Construction	9,250.00
Gargant	144,375.00
Whiton Street	67,177.25
Property Acquisition	350,500.00
Property Transaction	125,000.00
Unexpended Receipts	36,373.78
Hudson Exchange	<u>25,000.00</u>
TOTAL	\$798,306.87

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Chairman and Commissioners hereby authorize the net amount of \$798,306.87 be cancelled as referenced above.

BE IT FURTHER RESOLVED that the Agency may take appropriate action pending future request by developers pursuant to adequate supportive documentation and as such verified by the Agency.


Secretary

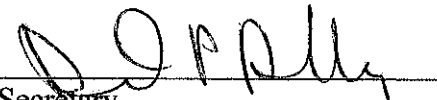
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of February 21, 2017

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF FEBRUARY 21, 2017**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of February 21, 2017.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of February 21, 2017 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 February 21, 2017.

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			

Jersey City Redevelopment Agency

Cash Requirements Report

February 2017 Bd Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CITY TREASURER OF JERSEY CITY								
CITY TREASURER OF JERSEY CITY	2/7/2017	2/7/2017	665 Ocean Ave	Certificate of Occupancy for the Hon. Jamie V	\$100.00	\$0.00		\$100.00
				Totals for CITY TREASURER OF JERSEY CITY:	\$100.00	\$0.00		\$100.00
				GRAND TOTALS:	\$100.00	\$0.00		\$100.00

Jersey City Redevelopment Agency
Cash Requirements Report
February 2017 Bd Meeting

Report name: February 2017
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 Statuses
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

February 2017 Bd Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
METLIFE								
METLIFE	2/7/2017	2/7/2017	2/10/17	Deferred Salary Per Attached	\$400.00	\$0.00		\$400.00
METLIFE	2/7/2017	2/7/2017	2/24/17	Salary Per Attached	\$400.00	\$0.00		\$400.00
				Totals for METLIFE:	\$800.00	\$0.00		\$800.00
PINNACLE DEVELOPMENT GROUP, INC.								
PINNACLE DEVELOPMENT GROUP, 2/7/2017	2/7/2017	2/7/2017	WorkOr. #038	Rehab of 665 Ocean Avenue	\$58,186.17	\$0.00		\$58,186.17
				Totals for PINNACLE DEVELOPMENT GROUP, INC.:	\$58,186.17	\$0.00		\$58,186.17
				GRAND TOTALS:	\$58,986.17	\$0.00		\$58,986.17

Jersey City Redevelopment Agency

Cash Requirements Report

February 2017 Bd Meeting

Report name: February 2017

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 Statuses

Include all Invoices

Include all Vendors

Include all Banks

Include all Invoice Attributes

Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

February 2017 Bd Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
JC MUNICIPAL UTILITIES AUTHORITY								
JC MUNICIPAL UTILITIES AUTHORITY	1/26/2017	1/13/2017	30306348340000	665 Ocean Ave - Water & Sewer	\$178.35	\$0.00		\$178.35
Totals for JC MUNICIPAL UTILITIES AUTHORITY:					\$178.35	\$0.00		\$178.35
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	1/26/2017	1/1/2017	Various	Public Services Bill for 665 Ocean Ave	\$1,311.34	\$0.00		\$1,311.34
Totals for PUBLIC SERVICE ELECTRIC & GAS:					\$1,311.34	\$0.00		\$1,311.34
GRAND TOTALS:					\$1,489.69	\$0.00		\$1,489.69

Jersey City Redevelopment Agency

Cash Requirements Report

February 2017 Bd Meeting

Report name: February 2017

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 Statuses

Include all Invoices

Include all Vendors

Include all Banks

Include all Invoice Attributes

Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

February 2017 Bd Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
LIBERTY HARBOR HOLDING LLC	1/24/2017	1/23/2017	KERRIGAN	Print of Rent Overage from Warren George	\$500,000.00	\$0.00		\$500,000.00
LIBERTY HARBOR HOLDING LLC				Totals for LIBERTY HARBOR HOLDING LLC:	\$500,000.00	\$0.00		\$500,000.00
METLIFE								
METLIFE	1/24/2017	1/24/2017	Payroll 1/27/17	Deferred Salary Per Attached	\$400.00	\$0.00		\$400.00
				Totals for METLIFE:	\$400.00	\$0.00		\$400.00
				GRAND TOTALS:	\$500,400.00	\$0.00		\$500,400.00

Jersey City Redevelopment Agency

Cash Requirements Report

February 2017 Bd Meeting

Report name: New Cash Requirements Report

Show invoices open as of today

Do not include invoices scheduled to be generated

Calculate discounts as of today

Include all invoice dates

Include all post dates

Include all due dates

Include all Post Statuses

Include all Invoices

Include all Vendors

Include all Banks

Include all Invoice Attributes

Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

February 2017 Bd Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
66 YORK STREET, LLC								
66 YORK STREET, LLC	2/21/2017	2/8/2017	March 2017	Electric Utility Pymt	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	2/21/2017	2/8/2017	March 2017	Monthly Operating Expense	\$172.14	\$0.00		\$172.14
66 YORK STREET, LLC	2/21/2017	1/25/2017	March 2017	Rent Pymt - March 2017	\$9,616.09	\$0.00		\$9,616.09
				Totals for 66 YORK STREET, LLC:	\$10,436.75	\$0.00		\$10,436.75
ABLE EQUIPMENT RENTAL								
ABLE EQUIPMENT RENTAL	2/21/2017	1/25/2017	183181	Equipment Rental for 665 Ocean Ave	\$1,249.00	\$0.00		\$1,249.00
				Totals for ABLE EQUIPMENT RENTAL:	\$1,249.00	\$0.00		\$1,249.00
ADMIRAL INSURANCE COMPANY								
ADMIRAL INSURANCE COMPANY	2/21/2017	1/13/2017	C165381001	Helen v. JCRA - 8th Payment Deductible	\$569.99	\$0.00		\$569.99
ADMIRAL INSURANCE COMPANY	2/21/2017	1/13/2017	1st Pymt	Willie McKenzie v. JCRA Deductible Pymt	\$1,331.72	\$0.00		\$1,331.72
				Totals for ADMIRAL INSURANCE COMPANY:	\$1,901.71	\$0.00		\$1,901.71
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	2/21/2017	12/31/2016	4071648	Legal Services - FDAD Maple	\$3,990.00	\$0.00		\$3,990.00
ARCHER & GREINER, P.C.	2/21/2017	1/5/2017	4071646	Legal Services - Green On Pine LLC	\$612.50	\$0.00		\$612.50
				Totals for ARCHER & GREINER, P.C.:	\$4,602.50	\$0.00		\$4,602.50
ASH URBAN DEVELOPMENT, LLC								
ASH URBAN DEVELOPMENT, LLC	2/21/2017	12/7/2016	Appli. #3	Environmentl Remediation - Ash Street	\$92,185.00	\$0.00		\$92,185.00
				Totals for ASH URBAN DEVELOPMENT, LLC:	\$92,185.00	\$0.00		\$92,185.00
BARBARA A. AMATO								
BARBARA A. AMATO	2/21/2017	2/8/2017	Dental	Reimbursement for Dental Expense 2/6/17	\$185.00	\$0.00		\$185.00
BARBARA A. AMATO	2/21/2017	2/20/2017	Dental	Dental Expense Reimbursement	\$190.00	\$0.00		\$190.00
				Totals for BARBARA A. AMATO:	\$375.00	\$0.00		\$375.00
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	2/21/2017	1/20/2017	3271	Environmental Svcs - RLF	\$642.00	\$0.00		\$642.00
BROWNFIELD REDEVELOPMENT S	2/21/2017	1/12/2017	3277	Environmental Svcs - RLF	\$2,455.53	\$0.00		\$2,455.53
BROWNFIELD REDEVELOPMENT S	2/21/2017	1/20/2017	3274	Environmental Svcs - Grand Jersey	\$852.75	\$0.00		\$852.75
BROWNFIELD REDEVELOPMENT S	2/21/2017	1/20/2017	3270	Environmental Svcs - Petro	\$598.50	\$0.00		\$598.50
BROWNFIELD REDEVELOPMENT S	2/21/2017	1/20/2017	3272	Environmental Svcs - Haz Sub	\$563.50	\$0.00		\$563.50
BROWNFIELD REDEVELOPMENT S	2/21/2017	1/20/2017	3273	Environmental Svcs - Dwight & Ocean	\$3,621.00	\$0.00		\$3,621.00
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$8,733.28	\$0.00		\$8,733.28
BROWNFIELD SCIENCE & TECHNOLOGY								
BROWNFIELD SCIENCE & TECHNO	2/21/2017	1/31/2017	746-01.17	Turnkey Red. Area - Ocean & Dwight St Prop	\$3,942.95	\$0.00		\$3,942.95
BROWNFIELD SCIENCE & TECHNO	2/21/2017	12/31/2016	764-12.16	Environmental Svcs - Turnkey - Ocean & Dwi	\$1,405.00	\$0.00		\$1,405.00
				Totals for BROWNFIELD SCIENCE & TECHNOLOGY:	\$5,347.95	\$0.00		\$5,347.95
CENTRAL PARKING SYSTEM								
CENTRAL PARKING SYSTEM	2/21/2017	2/8/2017	March 2017	Parking for 11 spaces at Harborside 4A	\$1,375.00	\$0.00		\$1,375.00

Jersey City Redevelopment Agency

Cash Requirements Report
February 2017 Bd Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
CHRISTOPHER FIORE				Totals for CENTRAL PARKING SYSTEM:	\$1,375.00	\$0.00		\$1,375.00
CHRISTOPHER FIORE	2/21/2017	2/21/2017	January	Travel Expense	\$158.36	\$0.00		\$158.36
CHRISTOPHER FIORE	2/21/2017	2/21/2017	Reimbursement	Dental & Eye Examination Reimbursement	\$452.00	\$0.00		\$452.00
				Totals for CHRISTOPHER FIORE:	\$610.36	\$0.00		\$610.36
CME ASSOCIATES								
CME ASSOCIATES	2/21/2017	1/31/2017	0201705	Professional Svcs - Morris Canal Greenway St	\$3,226.50	\$0.00		\$3,226.50
				Totals for CME ASSOCIATES:	\$3,226.50	\$0.00		\$3,226.50
COMCAST								
COMCAST	2/21/2017	1/16/2017	January	Phone & Internet - 665 Ocean Ave	\$130.58	\$0.00		\$130.58
				Totals for COMCAST:	\$130.58	\$0.00		\$130.58
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	2/21/2017	2/8/2017	March 2017	Monthly Maintenance Fee	\$145.88	\$0.00		\$145.88
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$145.88	\$0.00		\$145.88
DAVID P. DONNELLY								
DAVID P. DONNELLY	2/21/2017	2/21/2017	January	Travel Expense	\$185.81	\$0.00		\$185.81
				Totals for DAVID P. DONNELLY:	\$185.81	\$0.00		\$185.81
DAVISON, EASTMAN & MUNOZ, PA								
DAVISON, EASTMAN & MUNOZ, PA	2/21/2017	1/9/2017	341300	Legal Svcs - Barnabas Health	\$7,592.74	\$0.00		\$7,592.74
				Totals for DAVISON, EASTMAN & MUNOZ, PA:	\$7,592.74	\$0.00		\$7,592.74
DIANA JEFFREY								
DIANA JEFFREY	2/21/2017	2/14/2017	Dental	Reimbursement of Dental Expenses 2/14/17	\$107.00	\$0.00		\$107.00
				Totals for DIANA JEFFREY:	\$107.00	\$0.00		\$107.00
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGMT	2/21/2017	1/9/2017	02435	Surveying Svcs - Grand Jersey	\$34,714.58	\$0.00		\$34,714.58
DRESDNER ROBIN ENVIRON MGMT	2/21/2017	9/30/2016	02063	Surveying Svcs - Grand Jersey	\$16,733.75	\$0.00		\$16,733.75
				Totals for DRESDNER ROBIN ENVIRON MGMT:	\$51,448.33	\$0.00		\$51,448.33
ELIZABETH VASQUEZ								
ELIZABETH VASQUEZ	2/21/2017	2/14/2017	Tuition	Reimbursement of College Tuition - Spring 2	\$4,000.00	\$0.00		\$4,000.00
				Totals for ELIZABETH VASQUEZ:	\$4,000.00	\$0.00		\$4,000.00
ERIC M. BERNSTEIN & ASSOCIATES, LLC								
ERIC M. BERNSTEIN & ASSOCIATES	2/21/2017	2/6/2017	45441	Legal Svcs - Janet Hanna	\$717.50	\$0.00		\$717.50
				Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC:	\$717.50	\$0.00		\$717.50
FEDERAL EXPRESS								
FEDERAL EXPRESS	2/21/2017	2/13/2017	5-705-86802	Overnight Deliveries	\$69.25	\$0.00		\$69.25

Jersey City Redevelopment Agency

Cash Requirements Report

February 2017 Bd Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
FLORIO KENNY RAVAL, LLP				Totals for FEDERAL EXPRESS:	\$69.25	\$0.00		\$69.25
FLORIO KENNY RAVAL, LLP	2/21/2017	12/31/2016	103656 ✓	Legal Services - Beloved Community Charter ;	\$105.00 ✓	\$0.00		\$105.00
				Totals for FLORIO KENNY RAVAL, LLP:	\$105.00	\$0.00		\$105.00
GLUCK WALRATH LLP				Totals for GLUCK WALRATH LLP:	\$4,810.00	\$0.00		\$4,810.00
GLUCK WALRATH LLP	2/21/2017	1/6/2017	36398 ✓	Legal Services - 248 Grove St	\$1,102.50 ✓	\$0.00		\$1,102.50
GLUCK WALRATH LLP	2/21/2017	2/7/2017	36702 ✓	Legal Services - Sip Jones	\$1,207.50 ✓	\$0.00		\$1,207.50
GLUCK WALRATH LLP	2/21/2017	1/6/2017	36397 ✓	Legal Services - Sip Jones	\$1,764.92 ✓	\$0.00		\$1,764.92
GLUCK WALRATH LLP	2/21/2017	1/6/2017	36396 ✓	Legal Services - 142 Boyd Avenue	\$735.08 ✓	\$0.00		\$735.08
GOVERNANCE & FISCAL AFFAIRS, LLC				Totals for GOVERNANCE & FISCAL AFFAIRS, LLC:	\$1,350.00	\$0.00		\$1,350.00
GOVERNANCE & FISCAL AFFAIRS, LLC	2/21/2017	2/2/2017	February 2017	Purchasing Consulting Svcs	\$1,350.00	\$0.00		\$1,350.00
HODULIK & MORRISON, PA				Totals for HODULIK & MORRISON, PA:	\$15,500.00	\$0.00		\$15,500.00
HODULIK & MORRISON, PA	2/21/2017	1/25/2017	4th Qtr	Accounting Svcs & CFO/Controller Svcs	\$15,500.00	\$0.00		\$15,500.00
HOME DEPOT CREDIT SERVICES				Totals for HOME DEPOT CREDIT SERVICES:	\$1,194.50	\$0.00		\$1,194.50
HOME DEPOT CREDIT SERVICES	2/21/2017	1/20/2017	Various Invoices	Bldg Supplies at 665 Ocean Ave	\$1,194.50	\$0.00		\$1,194.50
HUDSON REALTY ABSTRACT CO.				Totals for HUDSON REALTY ABSTRACT CO.:	\$167.00	\$0.00		\$167.00
HUDSON REALTY ABSTRACT CO.	2/21/2017	1/30/2017	HR31911	Title Work - 142 Boyd Ave	\$167.00	\$0.00		\$167.00
HUDSON REPORTER ASSOC. LP				Totals for HUDSON REPORTER ASSOC. LP:	\$220.50	\$0.00		\$220.50
HUDSON REPORTER ASSOC. LP	2/21/2017	1/31/2017	1695	Legal Ad - Public Notice	\$220.50	\$0.00		\$220.50
IN-LINE AIR CONDITIONING CO.,				Totals for IN-LINE AIR CONDITIONING CO.:	\$1,240.00	\$0.00		\$1,240.00
IN-LINE AIR CONDITIONING CO.,	2/21/2017	1/6/2017	0000043627	Betz-Cerc Install New Valve & Actuator Run 3	\$1,240.00	\$0.00		\$1,240.00
IN-LINE AIR CONDITIONING CO.,	2/21/2017	1/13/2017	0000043625	Betz-Cerc Furnish & Install New Ignition For 1	\$745.00	\$0.00		\$745.00
				Totals for IN-LINE AIR CONDITIONING CO.:	\$1,985.00	\$0.00		\$1,985.00
Jesamili Suazo				Totals for Jesamili Suazo:	\$80.00	\$0.00		\$80.00
Jesamili Suazo	2/21/2017	2/8/2017	Dental	Reimbursement of Dental Expenses	\$80.00	\$0.00		\$80.00
JM SORGE, INC.				Totals for JM SORGE, INC.:	\$7,470.00	\$0.00		\$7,470.00
JM SORGE, INC.	2/21/2017	2/7/2017	33215	Environmental Consulting - JCRA Grand St	\$7,470.00	\$0.00		\$7,470.00
				Totals for JM SORGE, INC.:	\$7,470.00	\$0.00		\$7,470.00

Jersey City Redevelopment Agency

Cash Requirements Report

February 2017 Bd Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
JOHNNY ON THE SPOT, LLC								
JOHNNY ON THE SPOT, LLC	2/21/2017	1/27/2017	0000265691	Berry Lane Park - 1000 Garfield Ave	\$559.64	\$0.00		\$559.64
				Totals for JOHNNY ON THE SPOT, LLC:	\$559.64	\$0.00		\$559.64
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	2/21/2017	1/31/2017	145002	Legal Svcs - 125 Monitor Street	\$7,187.77	\$0.00		\$7,187.77
MCMANIMON, SCOTLAND & BAU	2/21/2017	12/31/2016	145004	Legal Svcs - 101 Newkirk	\$7,380.79	\$0.00		\$7,380.79
MCMANIMON, SCOTLAND & BAU	2/21/2017	12/31/2016	145104	Legal Svcs - Whitlock Mills	\$165.00	\$0.00		\$165.00
MCMANIMON, SCOTLAND & BAU	2/21/2017	12/31/2016	145100 ✓	Legal Services - NJCU	\$1,512.50	\$0.00		\$1,512.50
MCMANIMON, SCOTLAND & BAU	2/21/2017	12/31/2016	145008 ✓	Legal Services - Hartwood Project	\$2,522.48	\$0.00		\$2,522.48
MCMANIMON, SCOTLAND & BAU	2/21/2017	12/31/2016	145101 ✓	Legal Services - One Journal Sq	\$5,439.61	\$0.00		\$5,439.61
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$24,208.15	\$0.00		\$24,208.15
METLIFE								
METLIFE	2/21/2017	1/26/2017	3/10/17	Deferred Salary per Attached	\$400.00	\$0.00		\$400.00
METLIFE	2/21/2017	1/26/2017	3/24/17	Deferred Salary per Attached	\$400.00	\$0.00		\$400.00
				Totals for METLIFE:	\$800.00	\$0.00		\$800.00
MLK Urban Renewal JV Partnership								
MLK Urban Renewal JV Partnership	2/21/2017	1/27/2017	Various Invoices	HUB Rent Pymt for City of Jersey City	\$13,655.58	\$0.00		\$13,655.58
				Totals for MLK Urban Renewal JV Partnership:	\$13,655.58	\$0.00		\$13,655.58
MODULAR SPACE CORPORATION								
MODULAR SPACE CORPORATION	2/21/2017	1/18/2017	501889624	Trailer Rental - BLP	\$569.50	\$0.00		\$569.50
				Totals for MODULAR SPACE CORPORATION:	\$569.50	\$0.00		\$569.50
MOISHE'S MOVING SYSTEMS								
MOISHE'S MOVING SYSTEMS	2/21/2017	2/8/2017	March 2017	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	2/21/2017	1/1/2017	236	Legal Svcs - Kerrigan/Mocco	\$525.00	\$0.00		\$525.00
				Totals for MYKL, LLC:	\$525.00	\$0.00		\$525.00
NELCO								
NELCO	2/21/2017	1/9/2017	5368388	W-2/1099 Filing Guide	\$33.60	\$0.00		\$33.60
				Totals for NELCO:	\$33.60	\$0.00		\$33.60
NJ ADVANCE MEDIA, LLC								
NJ ADVANCE MEDIA, LLC	2/21/2017	1/25/2017	XJERS4747218	Legal Ad - Arango Condemnation	\$186.10	\$0.00		\$186.10
				Totals for NJ ADVANCE MEDIA, LLC:	\$186.10	\$0.00		\$186.10
NW FINANCIAL GROUP, LLC								
NW FINANCIAL GROUP, LLC	2/21/2017	12/31/2016	22833 ✓	Financial Advisory Services - NJCU	\$1,340.00	\$0.00		\$1,340.00
NW FINANCIAL GROUP, LLC	2/21/2017	12/31/2016	22834 ✓	Financial Advisory Services - One Journal Sq	\$4,241.25	\$0.00		\$4,241.25

Jersey City Redevelopment Agency

Cash Requirements Report

February 2017 Bd Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
PETROCCI AGENCY, LLC				Totals for NW FINANCIAL GROUP, LLC:	\$5,581.25	\$0.00		\$5,581.25
PETROCCI AGENCY, LLC	2/21/2017	1/6/2017	CA000011185.10	Additional Properties to Liability	\$5,721.78	\$0.00		\$5,721.78
				Totals for PETROCCI AGENCY, LLC:	\$5,721.78	\$0.00		\$5,721.78
PITNEY BOWES CREDIT CORPORATIO				QTR				
PITNEY BOWES CREDIT CORPORAT	2/21/2017	2/8/2017		Lease Pymt for Stamp Machine	\$342.00	\$0.00		\$342.00
				Totals for PITNEY BOWES CREDIT CORPORATIO:	\$342.00	\$0.00		\$342.00
THE EVENING JOURNAL ASSOCIATIO				January 2017				
THE EVENING JOURNAL ASSOCIAT	2/21/2017	1/31/2017		Public Notice - Legal Ads	\$184.43	\$0.00		\$184.43
				Totals for THE EVENING JOURNAL ASSOCIATIO:	\$184.43	\$0.00		\$184.43
The LandTek Group Inc								
The LandTek Group Inc	2/21/2017	1/16/2017	17382	Bench Removal & Repairs to Synthetic Turf -	\$3,875.00	\$0.00		\$3,875.00
				Totals for The LandTek Group Inc:	\$3,875.00	\$0.00		\$3,875.00
TOSHIBA FINANCIAL SERVICES				Monthly lease pymt - Copier				
TOSHIBA FINANCIAL SERVICES	2/21/2017	2/5/2017	66386417		\$1,235.00	\$0.00		\$1,235.00
				Totals for TOSHIBA FINANCIAL SERVICES:	\$1,235.00	\$0.00		\$1,235.00
TREASURER - STATE OF NEW JERSEY				Site Remediation - Permit Fee - Greenville Yrc				
TREASURER - STATE OF NEW JER	2/21/2017	1/8/2017	170036470		\$255.00	\$0.00		\$255.00
				Totals for TREASURER - STATE OF NEW JERSEY:	\$255.00	\$0.00		\$255.00
TWIN ROCKS SPRING WATER				Water - Cooler Rental				
TWIN ROCKS SPRING WATER	2/21/2017	1/26/2017	974874		\$38.30	\$0.00		\$38.30
				Water - Cooler Rental				
TWIN ROCKS SPRING WATER	2/21/2017	2/9/2017	976678		\$31.80	\$0.00		\$31.80
				Totals for TWIN ROCKS SPRING WATER:	\$70.10	\$0.00		\$70.10
URBAN LAND INSTITUTE - LB				Registration - 2017 ULI - Seattle, WA				
URBAN LAND INSTITUTE - LB	2/21/2017	2/8/2017	Spring 2017		\$625.00	\$0.00		\$625.00
				Totals for URBAN LAND INSTITUTE - LB:	\$625.00	\$0.00		\$625.00
VERIZON				Agency Cellphones				
VERIZON	2/21/2017	1/23/2017	9779284257		\$314.98	\$0.00		\$314.98
				Totals for VERIZON:	\$314.98	\$0.00		\$314.98
W. B. MASON CO., INC.				Office Supplies				
W. B. MASON CO., INC.	2/21/2017	2/8/2017	141630924		\$373.20	\$0.00		\$373.20
				Office Supplies				
W. B. MASON CO., INC.	2/21/2017	1/12/2017	2 Invoices		\$1,528.11	\$0.00		\$1,528.11
				Totals for W. B. MASON CO., INC.:	\$1,901.31	\$0.00		\$1,901.31
WCD CONSULTANTS				Environmental Svcs - 100 Hoboken Ave				
WCD CONSULTANTS	2/21/2017	12/31/2016	1216179		\$3,205.00	\$0.00		\$3,205.00

Jersey City Redevelopment Agency

Cash Requirements Report

February 2017 Bd Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
WORKZONE, LLC WORKZONE, LLC	2/21/2017	12/19/2016	25438	Totals for WCD CONSULTANTS:	\$3,205.00	\$0.00		\$3,205.00
				License & housing fee 1/24/17 to 4/23/17	\$900.00	\$0.00		\$900.00
				Totals for WORKZONE, LLC:	\$900.00	\$0.00		\$900.00
				GRAND TOTALS:	\$292,770.56	\$0.00		\$292,770.56

Jersey City Redevelopment Agency
Cash Requirements Report
February 2017 Bd Meeting

Report name: February 2017
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 Statuses
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

February 2017 Bd Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
New Jersey Community Capital								
New Jersey Community Capital	2/21/2017	2/21/2017	Settlement	Settlement Payment for 671 Palisade Ave	\$40,000.00	\$0.00		\$40,000.00
				<i>Totals for New Jersey Community Capital:</i>	<u>\$40,000.00</u>	<u>\$0.00</u>		<u>\$40,000.00</u>
				GRAND TOTALS:	\$40,000.00	\$0.00		\$40,000.00

Jersey City Redevelopment Agency

Cash Requirements Report

February 2017 Bd Meeting

Report name: February 2017

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 Statuses

Include all Invoices

Include all Vendors

Include all Banks

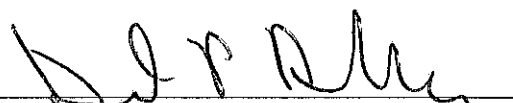
Include all Invoice Attributes

Include all Vendor Attributes

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE PERSONNEL LIST AS OF
FEBRUARY 21, 2017**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency
have received copies of the Personnel List as of February 21, 2017

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the
Jersey City Redevelopment Agency that the Personnel List as of February 21, 2017 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 February 21, 2017.

RECORD OF COMMISSIONERS VOTE				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown				
Douglas Carlucci				
Evelyn Farmer				
Erma D. Greene				
Rolando R. Lavarro, Jr.				
Daniel Rivera				
Darwin R. Ona				

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE DISCHARGE OF A CONTRACT
FOR SALE OF LAND FOR PRIVATE REDEVELOPMENT WITH J.P. AFFORDABLE
HOUSING HOLDING CO., INC, IN THE MONTICELLO AVENUE
REDEVELOPMENT PLAN AREA, DATED MAY 16, 1991**

WHEREAS, a Contract for Sale of Land for Private Redevelopment and HUD-6209B annexed thereto ("Agreement"), was entered between Jersey City Redevelopment Agency and J.P. Affordable Housing Holding Co., Inc., on May 16, 1991 to convey property for rehabilitation and use as an affordable housing, with aid and assistance from the Community Block Development Grant program ("CDBG") located at 71 Belmont Avenue; and

WHEREAS, the Agreement was subsequently recorded at Book 4398, Page 27 and Book 4398, Page 107; and

WHEREAS, as a condition of the Agreement, the project would remain an affordable housing project for ten (10) years, a restriction that ran with the land; and

WHEREAS, the rehabilitation of the project was substantially completed; and

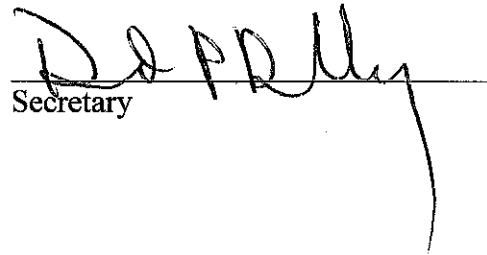
WHEREAS, more than ten (10) years have elapsed since the Agreement was entered into and recorded, satisfying the restrictive covenant in the Agreement; and

WHEREAS, the Agency has received a request from the developer to discharge the Agreement and recommends the Board of Commissioners approve this request.

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

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

2. The Jersey City Redevelopment Agency is authorized to discharge the Contract for Sale of Land for Private Redevelopment dated May 16, 1991;
3. The Chairman, Vice-Chairman and/or Secretary are authorized to execute any and all documents necessary to effectuate this resolution subject to the review and approval of the final form of such documents by the Agency's Executive Director and General Counsel.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Regular Meeting of February 21, 2017

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			

**RESOLUTION AUTHORIZING A FORM OF REDEVELOPMENT
AGREEMENT WITH NEW JERSEY CITY UNIVERSITY FOR THE
REDEVELOPMENT OF A PORTION OF THE WEST CAMPUS
REDEVELOPMENT AREA**

WHEREAS, New Jersey City University (the "University") will undertake certain infrastructure work in the West Campus redevelopment area (as further described in the MOU, defined below, the "Infrastructure Project") as a redevelopment project in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, that certain West Campus redevelopment plan (as adopted by the City of Jersey City on February 9, 2005, as thereafter amended and supplemented from time to time, the "Redevelopment Plan"), and that certain Memorandum of Understanding by and among the City, the Agency, the University, HC West Campus I Urban Renewal, LLC, HC West Campus II Urban Renewal, LLC, KKF Block 1 Urban Renewal, LLC, KKF Block 5B Urban Renewal, LLC dated as of September 29, 2016 (the "MOU"); and

WHEREAS, on November 14, 2016, the Agency adopted Resolution 16-11-17 authorizing the negotiation and execution of a redevelopment agreement by and between the Agency and the University with respect to the Infrastructure Project; and

WHEREAS, the parties have not yet executed a redevelopment agreement for the Infrastructure Project; and

WHEREAS, after further conversations and negotiations between the parties, the Agency now wishes to authorize an updated form of redevelopment agreement with the University with respect to the Infrastructure Project,

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

Section 1. General. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. Execution of Redevelopment Agreement. (a) The designation of the University as a redeveloper of the West Campus Redevelopment Area in accordance with the Redevelopment Law as set forth in Resolution 16-11-17 is hereby reaffirmed.

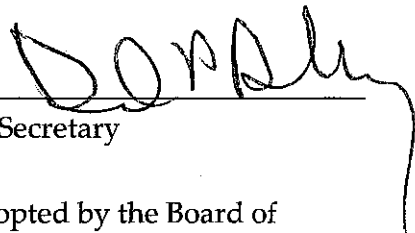
(b) The Chairman of the Agency is hereby authorized to negotiate and execute a Redevelopment Agreement, and the Executive Director is hereby authorized to attest to the same, a form of which is attached hereto as Exhibit A, together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel in order to effectuate the same.

(c) The Chairman, Vice-Chairman, General Counsel, Executive Director, Secretary and all other necessary Agency officials are hereby authorized to undertake all actions necessary to effectuate this Resolution.

Section 3. Severability. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

Section 4. Availability. A copy of this Resolution shall be available for public inspection at the offices of the Agency.

Section 5. Effective Date. This Resolution shall take effect immediately.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of February 21, 2017

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING THE AGENCY TO ENTER INTO AN
AMENDMENT AND RESTATED REDEVELOPMENT
AGREEMENT WITH 308 WHITON STREET LLC, FOR A
PROJECT LOCATED IN THE MORRIS CANAL
REDEVELOPMENT AREA**

WHEREAS, New Jersey Community Capital (hereinafter "Developer") was designated on October 20, 2015 by the Jersey City Redevelopment Agency to construct a 2-family home on Whiton Street; and

WHEREAS, on January 17, 2017, the Board of Commissioners approved Resolution 17-1-11, ratifying the transfer of the project from New Jersey Community Capital to 308 Whiton Street, LLC, pursuant to Section 7.05 of the existing Redevelopment Agreement; and

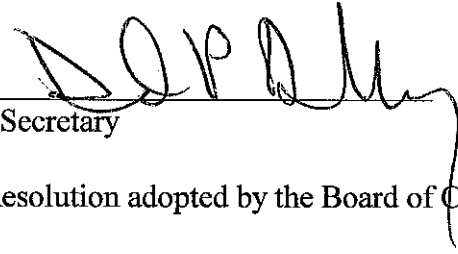
WHEREAS, the parties have negotiated an amendment to the existing Redevelopment Agreement; and

WHEREAS, the Agency staff seek Board approval to enter into the Amended and Restated Redevelopment Agreement with transferee 308 Whiton Street LLC; and .

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

1. The above recitals are incorporated herein as if set forth at length; and
2. The Amended and Restated Redevelopment Agreement between the Agency and 308 Whiton Street, L.L.C., is hereby approve and authorized

BE IT FURTHER RESOLVED, by the Board of Commissioners 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 citing the original scope of services.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of February 21, 2017.

<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci				✓
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			