

**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 matters; 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

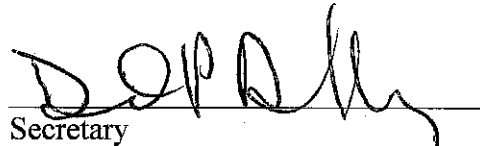
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated April 18, 2017.

<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 MINUTES OF THE REGULAR MEETING
DATED MARCH 21, 2017**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated March 21, 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 April 18, 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 MINUTES OF EXECUTIVE SESSION OF
THE REGULAR MEETING OF MARCH 21, 2017**

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

WHEREAS, the following issues were discussed: 1) litigation, 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 March 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 April 18, 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				✓

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
ENTERING INTO CONTRACT NO. 17-04-MPN5 WITH MATHUSEK
SPORTS FLOORS FOR REFINISHING THE GYMNASIUM FLOOR
AT THE BETZ-CERC FACILITY**

WHEREAS, in order to properly maintain the property of the BETZ-CERC, the Agency requires the services of a contractor to provide for the maintenance of the gymnasium floor; and

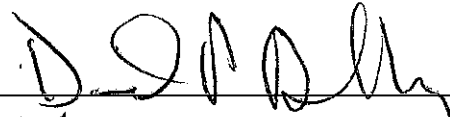
WHEREAS, in accordance with the Local Public Contracts Law N.J.S.A. 40A:11-2 et seq. contracts under \$21,000.00 do not require competitive bidding; and

WHEREAS, the Agency received a proposal to scrub, screen, clean and apply two coats of MFMA certified 350 V.O.C. compliant oil-modified polyurethane to the gymnasium floor at the Betz-Cerc facility from Mathusek Sports Floors in the amount of \$3,950.00; and

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

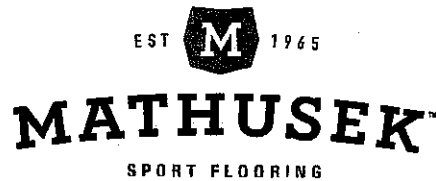
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute Contract No. 17-04-MPN5 in the amount of \$3,950.00 with Mathusek Sports Floors for the reconditioning of the gymnasium floor as stated above at the Betz-Cerc facility.

BE IT FURTHER RESOLVED, that the 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 April 18, 2017.

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



April 05, 2017

Jersey City Redevelopment Agency
66 York Street, Jersey City, NJ, NJ 07302
ATTENTION: Mary Pat Noonan

CERC Gym Floor - Screen/Refinish

Scope of Work:

- Screen the entire floor with screen disks using gym floor buffing machines.
- Clean the surface by vacuuming and tacking with damp towels.
- Apply **TWO (2) COATS** of **MFMA certified 350 VOC oil-modified polyurethane**.

Total Price: \$3,950.00

Payment terms: 100% upon completion.

Prevailing wages must be paid in order to do this work.

NOTES:

- The price is based upon using the facility dumpsters.
- The owner is responsible for cleaning the walls, surrounding area, etc.
- Work will be performed during normal work hours.
- The MFMA does not recommend the use of any kind of tape on the surface of a finished maple floor.

Sincerely,

Fred Mathusek
Vice President, Finishing and Maintenance Division
C: 201-954-3718 | E: fred@mathusek.com

Acceptance of proposal:

11/18

Signature,

Title

Fri 11/17 @ 10am + 2pm Coat application + Sat

Start Date Requested

Print name and title

Purchase Order Number

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

WHEREAS, on or about March 4, 2014 the Agency entered into a Redevelopment Agreement with 28 Liberty Manor Development, LLC ("Redeveloper") for property located at Block 14106, Lot 38 in the Bright Street Redevelopment Area; and

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

WHEREAS, the Maturity date of this Mortgage and Note was November 5, 2016; and

WHEREAS, at its meeting of October 18, 2016 the Board of Commissioners authorized an Amendment which granted a new payment schedule and extension of the term until June 30, 2017; and

WHEREAS, at the time of execution of the First Amendment Redeveloper remitted a lump sum payment of Two Hundred Thousand (\$200,000.00) dollars toward the principal leaving a new balance of \$478,125.00 plus interest; and

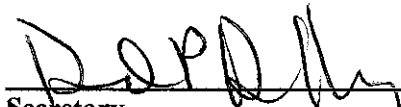
WHEREAS, Redeveloper has requested and Agency staff recommends amending the Mortgage and Note to reflect a new payment schedule and extension of the term until December 31, 2017; and

WHEREAS, under the proposed Second Amendment, the Redeveloper agrees to capitalize the accrued interest amount owed (\$31,963.20) and enter into a new Note recast at a higher amount (\$478,125.00 + \$31,973.20) for a new principal amount of \$510,010.20 with a 5½% interest rate due and payable on December 31, 2017; and

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) authorization to execute a Second Amendment to the Mortgage and Note to amend the terms of the loan to reflect a new payment schedule, payment amount and extension of the term until December 31, 2017 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 Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 18, 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 AWARD OF A PROFESSIONAL
SERVICES CONTRACT NUMBER 17-04-BD1 WITH
ENGENUITY INFRASTRUCTURE, LLC FOR
PROFESSIONAL ENGINEERING SERVICES IN THE CANAL
CROSSING REDEVELOPMENT AREA**

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 requires the services of a professional consulting company from time to time; and

WHEREAS, the Agency desires to evaluate the environmental remediation and site restoration plans being prepared by PPG for the remediation of property within the Canal Crossing Redevelopment Area; and

WHEREAS, the Agency has a need to acquire professional engineering services pursuant to the provisions of N.J.S.A. 19:44A-20.4 et seq.; and,

WHEREAS, the Executive Director has determined and certified in writing that the value of the acquisition will exceed \$17,500; and

WHEREAS, the anticipated term of this contract is one (1) year and may be extended as approved by this governing body; and

WHEREAS, Engenuity Infrastructure LLC has submitted a qualification statement and is uniquely qualified to provide these services based on their knowledge of the Canal Crossing Infrastructure Plans; and

WHEREAS, Engenuity Infrastructure LLC has completed and submitted a Business Entity Disclosure Certification which certifies that Engenuity Infrastructure LLC has not made any reportable contributions to a political candidate committee of the elected Commissioners of the Jersey City Redevelopment Agency in the previous one-year and the contract will prohibit the firm of Engenuity Infrastructure LLC from making any reportable contributions through the term of the contract; and

WHEREAS, Agency staff recommend a not to exceed contract amount of \$30,000 to provide the requisite engineering support services; and

WHEREAS, pursuant to the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) These services are professional services, exempt from public bidding, awarded through a non-fair and open process.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency authorizes entering into contract no. 17-04-BD1 with Engenuity Infrastructure LLC as described herein.

BE IT FURTHER RESOLVED, that such contract may be contingent upon receipt of funds or other evidence of the availability of funds and that limited notices to proceed with the Work may be issued by Agency staff.

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 the Business Disclosure Entity Certification and the determination of value be placed on file with this Resolution.

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).


SECRETARY

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 18, 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 EXTENDING THE DESIGNATION OF MGLLC JOURNAL SQUARE JERSEY CITY LLC AS REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 9403, LOT 16 IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

WHEREAS, at its meeting of October 18, 2016 the Jersey City Redevelopment Agency Board of Commissioners designated MGLLC Journal Square Jersey City LLC as Redeveloper for property located within the Journal Square 2060 Redevelopment Area; and

WHEREAS, said designation was for the construction of a mixed use project on property owned by them; and

WHEREAS, the project is slated to include retail and/or restaurant uses on the ground floor and lower lobby level, office use on floors 2-5 and residential rental apartments on floors 6-25; and

WHEREAS, Redeveloper has requested an extension of its designation so that it may continue its studies as relates to the construction of the project as well as negotiate the terms of the Redevelopment Agreement; and

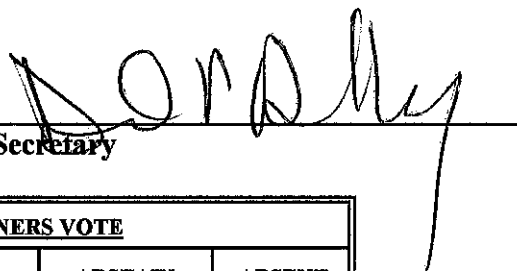
WHEREAS, staff deems it appropriate to extend the designation for a period of 120 days to expire on August 30, 2017 with an additional 60 day extension at the sole discretion of the Agency's Executive Director.

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

- 1) the above recitations are incorporated herein as if set forth at length;

- 2) The designation of MGLLC Journal Square Jersey City LLC as Redeveloper for property owned by them located at Block 9403 Lot 16 is hereby extended until August 30, 2017 with an additional 60 day extension at the sole discretion of the Agency's Executive Director.

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

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				✓

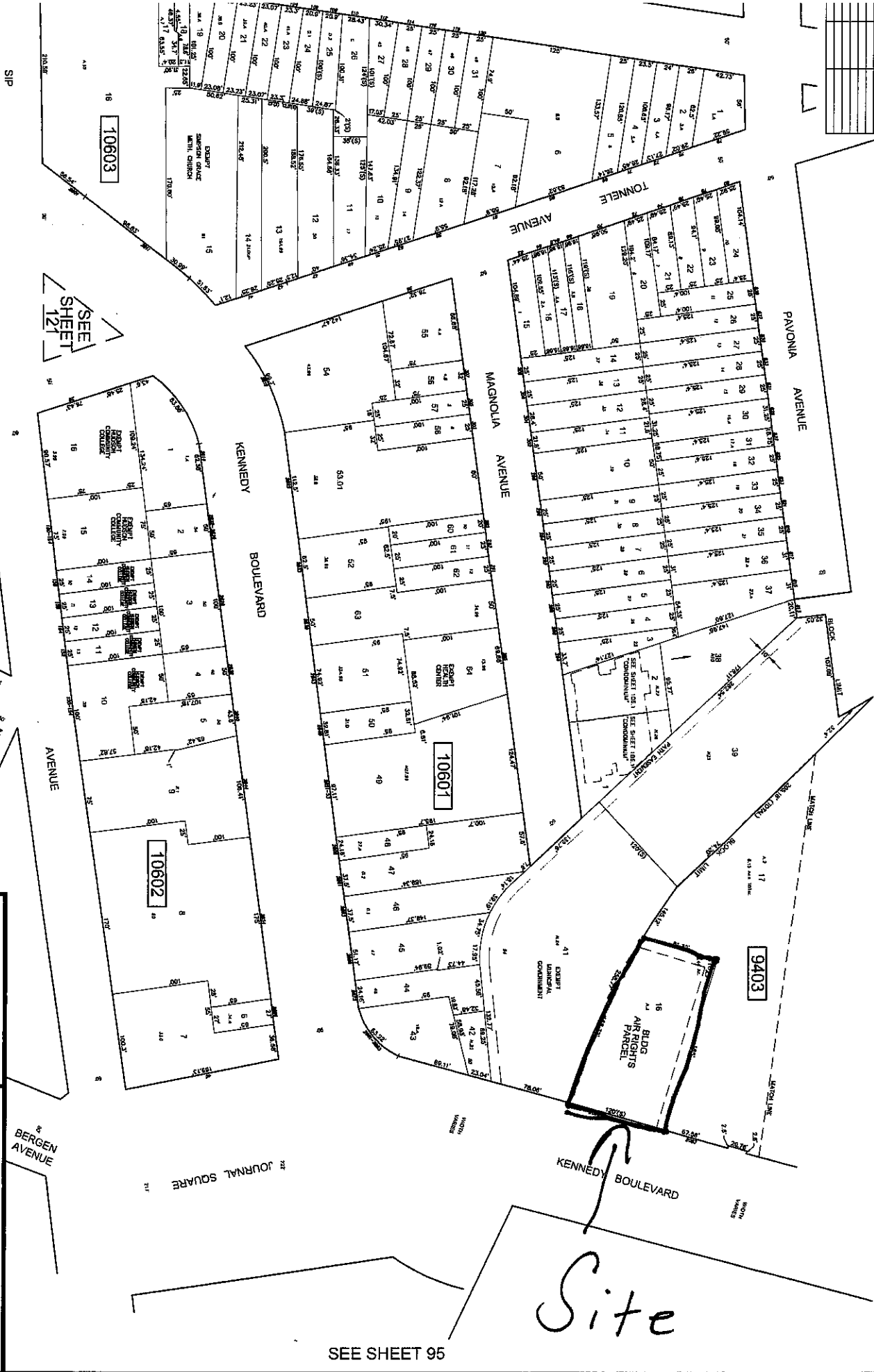
Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 18, 2017.

H:\WPDOCS\MP\JournalSq\CH Martin\MGLLC extension reso.wpd

NO.	BLOCK	LOT
100	10000	101
101	10000	102
102	10000	103
103	10000	104
104	10000	105
105	10000	106
106	10000	107
107	10000	108
108	10000	109
109	10000	110

SEE SHEET 94

100



SEE SHEET 95

SHEET 120

KENNEDY BOULEVARD

SEE SHEET 121

VAN REYPEN AVENUE

NEWARK AVENUE

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
MAY, 2009, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 969

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1"=40' AUGUST, 2008
RICHARD A. MORALLE, P.E., P.L.S.
T.M. ASSOCIATES
11 TRINIDAD ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY 07748

106

ITEM
#7
WITHDRAWN

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
SECOND AMENDMENT TO CONTRACT NUMBER 15-10-BD11
WITH POTOMAC-HUDSON ENVIRONMENTAL FOR
PROFESSIONAL ENVIRONMENTAL SERVICES WITHIN THE
LIBERTY HARBOR REDEVELOPMENT AREA.**

WHEREAS, at its meeting of October 20, 2015, as amended May 17, 2016, the Board of Commissioners authorized Contract No. 15-10-BD11 with Potomac-Hudson Environmental; and

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, additional services are necessary to complete the environmental investigation on Block 21504, Lots 4 - 7 (MUA/Auto Pound) within the Liberty Harbor Redevelopment Area; and

WHEREAS, PHE has submitted a proposal for additional work dated April 6, 2017 (attached); and

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

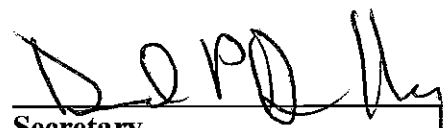
WHEREAS, funds for the work will be provided by a Hazardous Discharge Site Remediation Fund grant, awarded to the Agency; and

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.15-10-BD11 with PHE be extended and amended for 1 year.

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 April 18, 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				✓



POTOMAC-HUDSON ENVIRONMENTAL, INC.

6 April 2017

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

Re: SciScity
Preparation of Remedial Action Workplan
Professional Services Contract #15-10-BD11

Dear Ben:

As we have discussed, Potomac-Hudson Environmental, Inc. (PHEnv) submitted a 12 May 2016 Proposal for Continued Environmental Services that included the scope and cost associated with the preparation of the subject RAW. At the time the proposal was submitted, we had just completed the SI and were embarking on the RI. The RI was focused on the delineation of two AOCs and it was unclear at that time what portion of the budget would be consumed by these actions and whether adequate funding would remain for preparation of the RAW.

Please accept this letter as confirmation that adequate funds remain in the contract for preparation of the RAW.

Also, in accordance with your request, I have attached three signed copies of the First Amendment to Contract No. 15-10-BD11. This amendment extends the contract date to 20 May 2017, which should be a sufficient timeframe to complete the document.

Please call me should you have any questions regarding the foregoing.

Thank you.

Sincerely,

David R. Draper, LSRP

Scientists • Planners • Engineers

P.O. Box 7, 207 S. Stevens Avenue, South Amboy, New Jersey 08879 • Phone: 732-525-3100 • Fax: 732-525-9254
P.O. Box 1206, 136 W. 16th Street, New York, New York 10011 • Phone: 212-243-3574 • Fax: 212-645-4634
16-4 Chapel Avenue, Jersey City, New Jersey 07305 • Phone: 201-413-0990 • Fax: 201-413-0960

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY AUTHORIZING A FOURTH AMENDMENT TO
THE REDEVELOPMENT AGREEMENT WITH ASH URBAN DEVELOPMENT,
LLC FOR BLOCK 17502, LOTS 1-12 LOCATED WITHIN THE MORRIS
CANAL REDEVELOPMENT AREA**

WHEREAS, Ash Urban Development, LLC is the Agency's designated Redeveloper under a Redevelopment Agreement dated December 24, 2014 for the construction of a new six story residential building to be constructed on Block 17502 (map attached) within the Morris Canal Redevelopment Area; and

WHEREAS, on March 30, 2015, the Agency and the Redeveloper entered into a First Amendment extending the environmental due diligence period to two hundred ten (210) days from the effective date of the RDA with an additional sixty (60) days extension option; and

WHEREAS, on October 20, 2015, the Agency approved a Second Amendment to extend the time line for environmental due diligence in Schedule C; and

WHEREAS, on or about August 16, 2016, the Board of Commissioner approved a Third Amendment increasing the unit count to 93 units from 84 units and reducing parking spaces from 74 to 65 spaces, as contained in site plan as approved by the Planning Board; and

WHEREAS, the property was therefore conveyed to the redeveloper pursuant to the RDA and a Purchase and Sale Agreement negotiated by the parties, at a Closing held on Monday, April 3, 2017; and

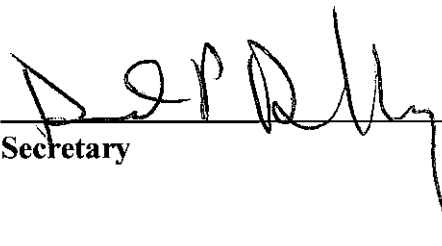
WHEREAS, pursuant to the terms of a Purchase and Sale Agreement, the parties agreed the payment schedule for the purchase price of \$1.26 million shall be \$630,000.00 due at closing, and the second payment of \$630,000.00 less the \$300,000.00 credit, found in Section 2.06(c),

shall be made on or before thirty (30) months of the date of Closing in accordance with the terms and conditions of a Mortgage and Promissory Note; and

WHEREAS, Board approval is sought to amend Section 2.06(c), of the RDA to incorporate the payment schedule found in the Purchase and Sale Agreement; and

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 execute a Fourth Amendment to the Redevelopment Agreement 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

17-04-10

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 on April 18, 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				✓

Regular Meeting
April 18, 2017

A G E N D A

Morris Canal Redevelopment Area

- Board authorization is requested to extend Contract No. 16-04-MPN6

with Phillips, Preiss, Grygiel, LLC (hereinafter "Consultant") for an additional 12 month period. This will allow for the continuation of consulting services as relates to the relocation of residential tenants located at 239 Suydam Avenue. The Consultant will prepare the required Workable Relocation Assistance Plan (WRAP) among other tasks. The contract amount of \$12,200.00 remains unchanged.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY
CITY REDEVELOPMENT AGENCY AUTHORIZING EXTENDING
PROFESSIONAL SERVICES AGREEMENT 16-04-MPN6 WITH PHILLIPS
PREISS GRYGIEL, LLC FOR RELOCATION SERVICES IN THE MORRIS
CANAL REDEVELOPMENT AREA**

Mary Patricia Noonan

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXTENDING PROFESSIONAL SERVICES AGREEMENT 16-04-MPN6 WITH PHILLIPS, PREISS, GRYGIEL, LLC FOR RELOCATION SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, in order to properly carry out the Morris Canal Redevelopment Project, the Jersey City Redevelopment Agency entered into Contract No. 16-04-MPN6 dated April 25, 2016, with Phillips, Preiss, Grygiel, LLC (hereinafter "Consultant") for professional consulting services as relates to the relocation of residential tenants located at 239 Suydam Avenue; and

WHEREAS, the time frame for the existing contract is due to expire and both parties are desirous of extending the term for an additional 12 month period; and

WHEREAS, there remains a balance of \$12,200.00 on the contract; and

WHEREAS, the Consultant will continue to assist with the preparation of the required Workable Relocation Assistance Plan, conduct interviews with tenants to obtain information needed to provide effective relocation assistance, evaluate relocation claims, among other things; and

WHEREAS, there is no increase in the total amount of the contract; and

WHEREAS, the proposed agreement is for professional services and is therefore exempt from competitive bidding under the Local Public Contracts Law.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitals are incorporated herein as if set forth at length; 2) the term of the Contract with Phillips Preiss Grygiel, LLC is hereby extended for an additional 12 month period; and 3) the Contract amount remains unchanged.

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 April 18, 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 AUTHORIZING AMENDMENT NO. 1 TO CONTRACT NO. 16-06-BD4 WITH MODSPACE TO CONTINUE RENTING CONSTRUCTION TRAILERS AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, on June 21, 2016, the Jersey City Redevelopment Agency and Board Of Commissioners authorized to entered into Contract No. 16-06-BD4 with Modspace for rental of construction trailers at Berry Lane Park in the Morris Canal Redevelopment Area; and

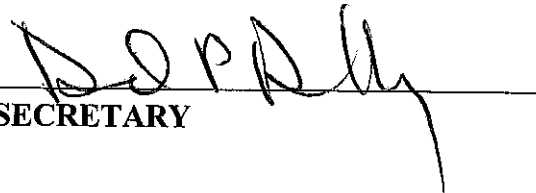
WHEREAS, in order to provide temporary office space for park staff and to support the construction of the pavilion, the Agency deems it necessary to continue to rent construction trailers from Modspace for an additional six month period for an amount of \$2,677.50 for a new total contract amount of \$9,365.95; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency: 1) that the above recitations are incorporated herein as if set forth at length, 2) Contract No. 16-06-BD4 is extended for an additional six month period for a new contract amount of \$9,365.95, with Modspace of Woodbridge, New Jersey for the rental of a construction trailer at Berry Lane Park is hereby approved.

17-04-12

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 April 18, 2017.

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
RENTING TEMPORARY BATHROOM FACILITIES FROM JOHNNY
ON THE SPOT, LLC FOR BERRY LANE PARK WITHIN THE
MORRIS CANAL REDEVELOPMENT AREA**

WHEREAS, The Agency finds it necessary to rent temporary restrooms for the general public at Berry Lane Park until the pavilion is constructed and opened; and

WHEREAS, the temporary bathroom facilities are needed for up to one year period;
and

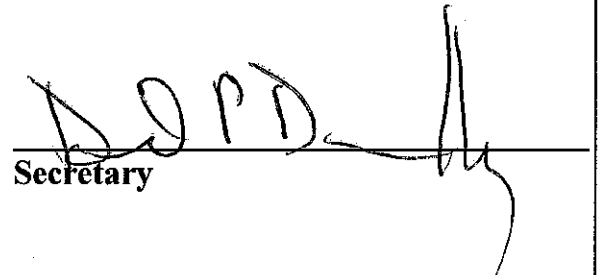
WHEREAS, Agency staff received a proposal from Johnny On The Spot, LLC for rental and installation of portable restrooms for a total amount of \$16,000; and

WHEREAS, Agency staff has determined that the proposal from Johnny On The Spot, LLC is a fair price for the services and recommends that the Board award a contract to Johnny On The Spot, LLC; and

WHEREAS, the Jersey City Redevelopment Agency has determined and certified in writing that the value of the services provided will not exceed \$17,500.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the above recitations are incorporated herein as if set forth at length; authorization to award purchase order number 6001 to Johnny On The Spot LLC. in the amount of \$16,000.00 for temporary bathroom facilities at Berry Lane Park 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 April 18, 2017.

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
AWARD OF EMERGENCY CONTRACT NO. 17-04-PAO3 FOR WORK
AT THE POWERHOUSE PROPERTY BLOCK 11609, LOT 2.**

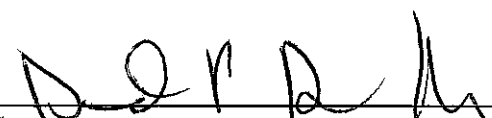
WHEREAS, the agency has found it necessary to instal 350 sq ft of new fence for the purpose of securing the area adjacent to Greene Street ; and

WHEREAS, the agency has requested a quote from 31 Contracting LLC; and

WHEREAS, 21 Contracting LLC will install an industrial fence, 8 feet high, with a gate and an industrial lock set; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the above recitations are incorporated herein as if set forth at length; authorization to award Emergency Contract No. 17-04-PAO3 to 21 Contracting LLC. in the amount of \$14,770.00 for installing 350 feet of 8 foot high fence on the property line adjacent to Greene Street is hereby granted.

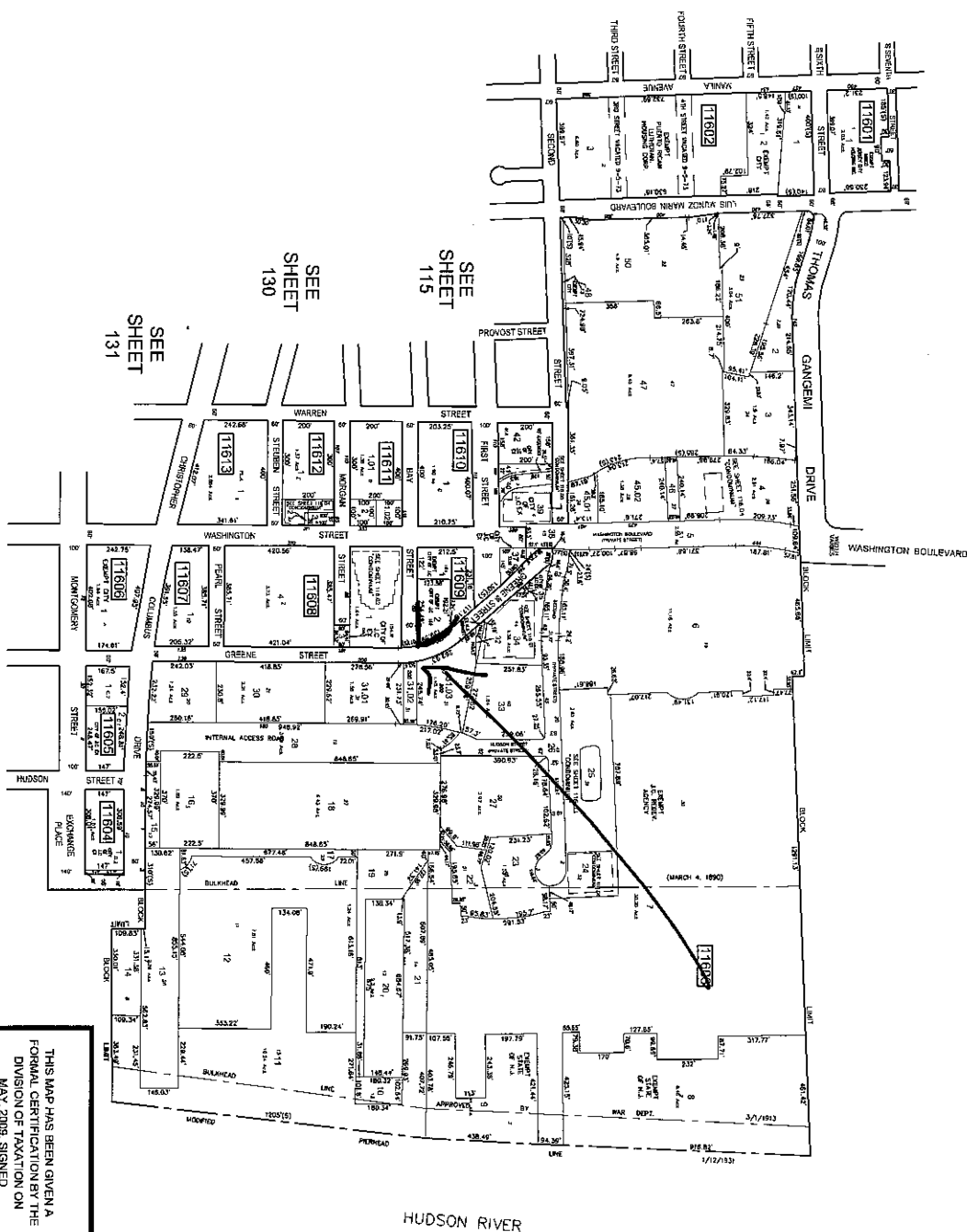
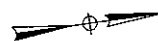
BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.


 Secretary

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

116

[illegible]

HUDSON RIVER

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

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE 1"=200' AUGUST, 2008
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TRIDELL ROAD, MIDDLEBROWN TOWNSHIP
NEW JERSEY, 07748

ARJ1 - C04f24CA27973304

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

INVOICE

INVOICE #00201
04/16/2017

FOR:

201-207 Greene st., Fence Installation
P.O. # A201

Make all checks payable to 21 CONTRACTING LLC
Total due in 15 days. Overdue accounts subject to a service charge of 1% per month.

THANK YOU FOR YOUR BUSINESS!

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE SETTLEMENT AGREEMENT RESOLVING THE LITIGATION ENTITLED "DAVID SLURZBERG, Plaintiff, vs. LAWRENCE PETRACCO, Defendant/Third Party Plaintiff vs. JERSEY CITY REDEVELOPMENT AGENCY, Third-Party Defendant" REGARDING PROPERTY LOCATED AT 233-237 NEWARK AVENUE IN THE VILLAGE REDEVELOPMENT AREA

WHEREAS, the Jersey City Redevelopment Agency ("JCRA") entered into a Redevelopment Agreement with Lawrence Petracco, D.C., (hereinafter "Redeveloper") on May 16, 2002 for property located in the Village Redevelopment Area; and

WHEREAS, the Redevelopment Agreement related to the development of properties known as Block 11110, Lot 12 (233 Newark Avenue), a privately owned parcel which the Agency acquired on behalf of the Redeveloper (the "JCRA Parcel") and Block 11110, Lot 11 (235-237 Newark Avenue), a parcel owned by the Redeveloper (the "Redeveloper Parcel"); and

WHEREAS, the Redevelopment Agreement provided for the development of the JCRA Parcel and the Redeveloper Parcel (the "Project"); and

WHEREAS, the Redeveloper failed to construct the Project as outlined in the Redevelopment Agreement and subsequently undertook efforts to sell the JCRA Parcel in direct violation of the provisions of the Redevelopment Agreement; and

WHEREAS, the Agency retained Kara Kaczynski of the law firm of McNally, Yaros, Kaczynski & Lime, LLC ("Special Counsel") to pursue and exercise the JCRA's rights under the Redevelopment Agreement and represent its interests in the litigation entitled "DAVID SLURZBERG, Plaintiff, vs. LAWRENCE PETRACCO, Defendant/Third Party Plaintiff vs. JERSEY CITY REDEVELOPMENT AGENCY, Third-Party Defendant" and bearing Docket No. HUD-C-139-15 (the "Litigation"); and

WHEREAS, in order to avoid additional litigation and related costs, and as a result of mediation, the JCRA and its Counsel reached a settlement of the Litigation whereby, among other things, the Redeveloper agreed to make payment to the JCRA in the amount of \$110,000.00 (the "Settlement Agreement"); and

WHEREAS, a copy of the Settlement Agreement is annexed hereto; and

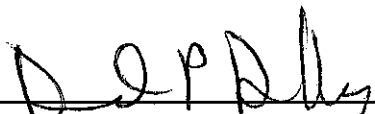
WHEREAS, the approval of the Settlement Agreement and the execution of the mutual General Releases referenced therein, is conditioned upon the payment of the \$110,000 by the Redeveloper; and

WHEREAS, the approval of the Settlement Agreement and payment of the \$110,000 will formally terminate the Redevelopment Agreement between the JCRA and the Redeveloper to the extent not previously terminated.

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 below; 2) approval to execute the Settlement Agreement annexed hereto and to complete the action noted therein is hereby granted; and 3) the amount of

\$110,000.00 is deemed a fair and equitable payment to resolve the default of the Redeveloper and for the Redeveloper to be released from his obligations under the Redevelopment Agreement and transferring 233 Newark Avenue to the successor Redeveloper.

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 April 18, 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 AUTHORIZING A
FIRST AMENDMENT TO CONTRACT NUMBER 15-10-BD1
WITH CME ASSOCIATES FOR EXTRAORDINARY AND
UNSPECIFIABLE ENVIRONMENTAL SERVICES.**

WHEREAS, the Agency desires to conduct an environmental Preliminary Assessment/Phase 1 Environmental Site Assessment on Block 26704, Lot 5, Block 26704, Lot 4, Block 27804 Lot 13, Block 28401, Lot 40 as part of the Morris Canal Greenway section through Country Village; and

WHEREAS, CME Associates (CME), 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, CME submitted a proposal for environmental services dated April 5, 2017 in the amount not to exceed \$3,500.00 (attached); and

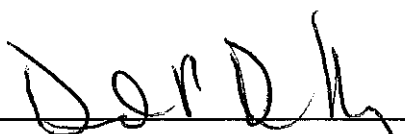
WHEREAS, CME has requested that the Jersey City Redevelopment Agency (JCRA) amend the April 19, 2016 contract so as to undertake a Preliminary Assessment/Phase 1 Environmental Site Assessment;

WHEREAS, funds for the work will be provided by a Brownfields Assessment grant awarded to the Agency by the US Environmental Protection Agency; and

WHEREAS, the said scope of services are of a specialized and qualitative nature requiring expertise, extensive training, and proven reputation in the field of endeavor as to come within the purview of N.J.S.A. 40A:11-5(1)(a)(ii) as being a contract for rendition of extraordinary unspecifiable services that do not require public bidding as certified to in the annexed declaration; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Extraordinary and Unspecifiable Services Contract No.15-10-BD1 be amended with CME Associates in an amount not to exceed \$3,500.00.

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


Secretary

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



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME

April 5, 2017

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

**Re: Proposal for Environmental Services
Preliminary Assessment/Phase I Environmental Site Assessment
Morris Canal Greenway
Block 26704, Lots 4 & 5; Block 27804, Lot 13; and Block 28401, Lot 40
City of Jersey City, Hudson County, New Jersey**

Dear Mr. Delisle:

CME Associates (CME) is pleased to submit for your consideration this proposal for environmental consulting services related to the preparation of a Preliminary Assessment/Phase I Environmental Site Assessment (PA/Phase I) Report for the above-referenced property (Site). It is CME's understanding that the JCRA has been awarded USEPA Brownfields Assessment Grant monies for the assessment and investigation of various properties, including the Site, and this work constitutes part of a due diligence inquiry into environmental conditions at the Site. No Licensed Site Remediation Professional (LSRP) services are proposed at this time. However, the PA/Phase I Report can be used as a basis for any further site remediation activities, if needed.

SCOPE OF SERVICES

Preliminary Assessment/Phase I Environmental Site Assessment

A Preliminary Assessment/Phase I Environmental Site Assessment (PA/Phase I) will be conducted in accordance with the Standard Practice for Environmental Site Assessments (ASTM Practice E 1527-13), the Standards and Practices for All Appropriate Inquiries Final Rule (40 CFR Part 312), the Technical Requirements for Site Remediation (N.J.A.C. 7:26E-3.1 & 3.2), and applicable NJDEP guidance documents. The objective of a preliminary assessment is to evaluate the presence of potentially contaminated Areas of Concern (N.J.A.C. 7:26E-1.8) on a site. This task includes the following activities:

- A review of Federal, State, and local environmental records in accordance with ASTM Standard E 1527-13, where reasonably available after diligent inquiry;



Mr. Benjamin Delisle
JCRA, Director of Development
Re: PA/Phase I ESA Proposal
Morris Canal Greenway, Jersey City, NJ

April 5, 2017
Page 2 of 3

- A review of reasonably ascertainable documents and records related to any site assessments and/or site remediation activities previously conducted by others;
- A review of historical information including historical aerial photography, USGS topographic maps, Sanborn Fire Insurance Maps, and other sources where reasonably available after diligent inquiry;
- A review of reasonably available physical setting sources and information related to site conditions;
- Interview(s) with the current landowner/operator/occupants (if available) with regard to site operations and environmental conditions on the site;
- A review of chain-of-title property owner information to identify previous owners/occupants of the property in question, and an environmental lien search;
- A site reconnaissance (property inspection) to identify indicators of the potential presence of hazardous materials or petroleum products on the property; adjoining properties will be viewed to the extent possible to evaluate potential off-site impacts on the subject property;
- Evaluation of potentially contaminated areas of concern on the site; and
- Report preparation documenting the methods and findings of the assessment, including appropriate maps and plans as required; the report will present findings and recommendations with regard to additional investigation where required.

It is assumed that full access to the site, including interior spaces, will be available as required to complete the preliminary assessment. It is also assumed that the JCRA will provide any pertinent background information on the property that they might possess.

A preliminary assessment is not a comprehensive property evaluation. Please note that the Scope of Services for the preliminary assessment is limited to the tasks outlined above and does not include specific inquiry with respect to wetlands, ecological constraints, radon, asbestos-containing building materials, lead-based paint, toxic mold, or building structural conditions.

PROPOSED BUDGET

The proposed budget to complete the scope of work is **\$3,500**. The budget contained in this proposal is the firm's best estimate of the effort required to carry out the project as outlined in



Mr. Benjamin Delisle
JCRA, Director of Development
Re: PA/Phase I ESA Proposal
Morris Canal Greenway, Jersey City, NJ

April 5, 2017
Page 3 of 3

the Scope of Services. The JCRA will be billed for the actual effort expended to implement the proposed Scope of Services on a time and material basis in accordance with the attached hourly billing rates and other expenses associated with the project. CME will not exceed the approved budget without obtaining prior approval of the JCRA.

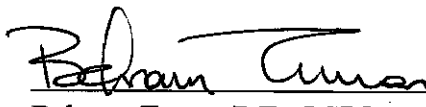
LIMITATIONS

CME assumes the Client will secure written consent of the property owner(s) to access the site, including interior spaces, and conduct the activities proposed herein. This proposal does not include costs associated with additional investigation/remediation services beyond the Scope of Services presented herein. The work is limited to a due diligence assessment of site environmental conditions. Based on the findings of the proposed preliminary assessment, further investigation and/or remediation may be required pursuant to N.J.A.C. 7:26C and N.J.A.C. 7:26E, which is beyond the scope of this proposal. No follow-up investigation of any identified areas of concern is proposed at this time. This proposal does not include Licensed Site Remediation Professional (LSRP) services or issuance of a Response Action Outcome (RAO). If additional tasks are required to complete this project in accordance with applicable regulations, CME Associates will prepare separate proposals to further assist the JCRA.

We appreciate the opportunity to serve the JCRA and look forward to assisting you in this project. Should you have any questions or require clarification, please do not hesitate to contact me at (732) 951-2101, extension 103.

Very truly yours,

CME Associates


Behram Turan, P.E., LSRP – Principal
Director of Environmental Services

Enclosure



**ENVIRONMENTAL ENGINEERING AND LSRP SERVICES
GENERAL CONDITIONS AND HOURLY RATE SCHEDULE TO JANUARY 1, 2018**

Senior Project Manager.....	\$181.00 Per Hour
Project Manager.....	\$175.00 Per Hour
Project Leader.....	\$173.00 Per Hour
Professional Engineer.....	\$169.00 Per Hour
Senior Project Engineer.....	\$161.00 Per Hour
Senior Project Scientist.....	\$160.00 Per Hour
Project Engineer/Scientist I.....	\$160.00 Per Hour
Project Engineer/Scientist II.....	\$148.00 Per Hour
Project Engineer.....	\$145.00 Per Hour
Project Engineer/Scientist III.....	\$142.00 Per Hour
Project Scientist.....	\$142.00 Per Hour
Project Engineer/Scientist IV.....	\$129.00 Per Hour
Senior Design Engineer.....	\$147.00 Per Hour
Staff Scientist.....	\$118.00 Per Hour
Senior Field Engineer/Geologist.....	\$146.00 Per Hour
Field Engineer/Geologist.....	\$129.00 Per Hour
Staff Geologist.....	\$118.00 Per Hour
Design Engineer.....	\$116.00 Per Hour
Senior Engineering Technician.....	\$107.00 Per Hour
Environmental Technician.....	\$ 99.00 Per Hour
Engineering Technician/Management Information Systems Technician.....	\$103.00 Per Hour
Professional Land Surveyor.....	\$159.00 Per Hour
Land Surveyor.....	\$137.00 Per Hour
Robotic Total Station.....	\$ 63.00 Per Hour
Party Chief.....	\$116.00 Per Hour
Survey Technician.....	\$ 91.00 Per Hour
Resident Engineer.....	\$138.00 Per Hour
Chief Construction Engineer.....	\$129.00 Per Hour
Senior Construction Engineer.....	\$108.00 Per Hour
Construction Engineer.....	\$105.00 Per Hour
Chief Construction Technician.....	\$ 90.00 Per Hour
Senior Construction Technician.....	\$ 81.00 Per Hour
Construction Technician.....	\$ 75.00 Per Hour
Technical Assistant.....	\$ 83.00 Per Hour
Senior CADD Technician.....	\$115.00 Per Hour
Licensed Landscape Architect.....	\$154.00 Per Hour
Senior Landscape Designer.....	\$138.00 Per Hour
Certified Tree Expert.....	\$123.00 Per Hour
Landscape Designer.....	\$110.00 Per Hour
Director of Planning.....	\$163.00 Per Hour
Professional Planner.....	\$161.00 Per Hour
Project Planner.....	\$138.00 Per Hour
Planning Technician.....	\$114.00 Per Hour
Partner.....	\$201.00 Per Hour
Principal/Environmental.....	\$201.00 Per Hour
Managing Partner/Administrative Partner.....	\$211.00 Per Hour

Invoices - CME Associates (CME) will submit invoices to Client monthly and a final invoice upon completion of services. Payment is due upon presentation of invoice and is past due thirty days from invoice date. Client agrees to pay a finance charge of one and one-half percent per month, or the maximum rate allowed by law, on past due accounts. In the event that the invoice is not paid voluntarily and promptly, and must therefore be referred to an attorney or agency for collection, the Client agrees to pay a collection fee equal to the actual attorney or agency collection fee incurred by CME. Overtime rates are applicable after eight hours Monday through Friday, and all day Saturday and Sunday, and charged at one and one-half times the quoted rate. Holidays are charged at two times the quoted rate. Expenses incurred for reproduction, postage handling, photographs and for services including subconsultants equipment and facilities not furnished by CME are charged to the Client at cost plus fifteen percent.





Automobile travel may be charged at the current rate per mile allowed by the Internal Revenue Service.

Standard of Care - Services performed by CME under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. NO OTHER WARRANTY, EXPRESSED OR IMPLIED, IS MADE.

Contaminated Material - It is understood that CME is not, and has no responsibility as a handler, generator, operator, treater or storer, transporter or disposer of hazardous or toxic substances found or identified at any site. Client shall undertake or arrange for, either directly or indirectly through other contractors, the handling, removal, treatment, storage, transportation and disposal of hazardous substances or constituents found or identified at any site.

Utilities - In the execution of the work, CME will take all reasonable precautions to avoid damage or injury to subterranean structures or utilities. The Client agrees to hold CME harmless for any damages to subterranean structures which are not called to CME's attention and/or not correctly shown on the plans furnished.

Right of Entry/Worksite - Client will provide for right of entry for CME personnel and equipment necessary to complete the work. While CME will take all reasonable precautions to minimize any damage to the property it is understood by Client that in the normal course of some damage may occur, the correction of which is not part of this agreement.

Client shall furnish or cause to be furnished to CME all documents and information known to Client that relate to the identity, location, quantity, nature or characteristics of any hazardous or toxic substances at, on or under the site. In addition, Client will furnish or cause to be furnished such other information on surface and subsurface site conditions required by CME for proper performance of its services. CME shall be entitled to rely on Client provided documents and information in performing the services required under this Agreement; however, CME assumes no responsibility or liability for their accuracy or completeness.

CME will not direct, supervise or control the work of contractors or their subcontractors. CME services will not include a review or evaluation of the contractor's (or subcontractor's) safety measures.

CME shall be responsible only for its activities and that of its employees on any site. Neither the professional activities nor the presence of CME or its employees or subcontractors on a site shall imply that CME controls the operations of others, nor shall this be construed to be an acceptance by CME of any responsibility for jobsite safety.

Indemnification - To the full extent permitted by law, Client shall indemnify, defend and hold harmless CME and its subcontractors, consultants, agents, officers, directors and employees (herein collectively referred to as Engineer) from and against all claims, damages, losses and expenses, whether direct, indirect or consequential, including but not limited to fees and charges of attorneys and court and arbitration costs, arising out of or resulting from any claims against Engineer arising from the acts, omissions of work of others, unless it is proven in a court of competent jurisdiction that the Engineer is guilty of negligence or willful misconduct in connection with the services and such negligence or willful misconduct was the sole cause of the damages, claims and liabilities.

Limitations of Liability - In no event shall CME be liable for consequential damages, including, without limitation, loss of use or loss of profits, incurred by Client or their subsidiaries or successors, regardless of whether such claim is based upon alleged breach of contract, willful misconduct, or negligent act or omission.

Professional services rendered for a Client shall be provided for that Client. The Client is responsible for the proper operation and use of the subject facilities and/or report and nothing herein shall provide any rights to any third party. The Client, in authorizing CME to proceed, acknowledges that the professional responsibility is limited.

Termination - This Agreement may be terminated by either party upon fourteen (14) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination by Client, CME shall be paid for services performed to the termination notice date plus reasonable termination expenses.

Assigns - The Client may not delegate, assign, sublet or transfer his duties or interests in this Agreement without the written consent of CME with respect to unpaid services.

This agreement shall not create any rights or benefits to parties other than the Client and CME, except such other rights as may be specifically called for herein.



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY
CITY REDEVELOPMENT AGENCY DECLARING CERTAIN AGENCY
EQUIPMENT SURPLUS**

WHEREAS, the Jersey City Redevelopment Agency has determined that the Toshiba E-Studio 2830C, serial number CXF024414 is surplus in that it cannot be repaired and will be replaced with an upgraded model.

WHEREAS, Stewart/Xerox is willing to take a trade in on this machine "as is" and use it towards the lease price of a replacement copier; and

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

1. The Chairman, Vice Chairman and/or Secretary are authorized to dispose of the equipment in the manner set forth in the above recitals which are incorporated herein as if fully set forth.
2. The Agency hereby declares the aforesaid equipment surplus and authorizes the Executive Director to dispose of same in accordance with N.J.S.A. 40A:11-36.
3. This Resolution shall take effect immediately.
4. Notice of this Resolution shall be published as required by law.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated April 18, 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 A 60 MONTH LEASE OF A XEROX DIGITAL
COLOR COPYING SYSTEM**

WHEREAS, the Jersey City Redevelopment Agency presently has an Toshiba E-Studio 2830C copier/scanner, which needs to be replaced; and

WHEREAS, a proposal was made by Stewart/Xerox, a certified Xerox dealer on the New Jersey State Contract vendor's list; and

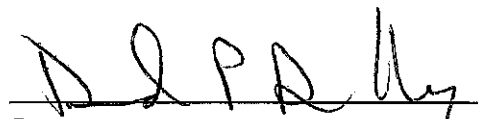
WHEREAS, the proposal includes a trade-in on the Toshiba machine, for which parts are no longer available; and

WHEREAS, it would be extremely cost effective to lease the Xerox W7835P at a monthly cost of only \$191.27 which covers the cost of all toner, parts and service; and

WHEREAS, Stewart/Xerox is a known supplier of copying machines and the Agency has found them to be more than satisfactory.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that it hereby approves a sixty (60) month lease for a Xerox W7835P color copying/scanning system.

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 purpose 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 the Resolution adopted by the Board of Commissioners at its meeting of April 18, 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				✓

Lease Pricing PROPOSAL



Presented to JERSEY CITY REDEVELOPMENT AGENCY

By DAN MACARTHUR, MAJOR ACCT EXEC

On 3/29/2017

STATE OF NEW JERSEY

TEAM CONTRACT G2075

XEROX CORP AWRAD #A40469

State or Local Government Negotiated Contract : 072736000

Solution

Item	Product Description	Agreement Information		Trade Information	Requested Install Date
1. W7835P (W7835P PRNTR 3TRAY)	- Ck1.5 - 1 Line Fax - Customer Ed - Analyst Services	Lease Term:	60 months	- Toshiba E-studio3510c Trade-In to Xerox	4/28/2017
		Purchase Option:	FMV		

Monthly Pricing

Item	Lease	Print Charges			Maintenance Plan Features
	Minimum Payment	Meter	Volume Band	Per Print Rate	
1. W7835P	\$191.27	1: Black and White Impressions	1 - 1,000 1,001+	Included \$0.0078	- Consumable Supplies Included for all prints - Pricing Fixed for Term
		2: Color Impressions	1 - 750 751+	Included \$0.0728	
Total	\$191.27	Minimum Payments (Excluding Applicable Taxes)			

All information in this proposal is considered confidential and is for the sole use of JERSEY CITY REDEVELOPMENT AGENCY. If you would like to acquire the solution described in this proposal, we would be happy to offer a Xerox order agreement. Pricing is subject to credit approval and is valid until 4/28/2017.

For any questions, please contact me at (800)322-5584



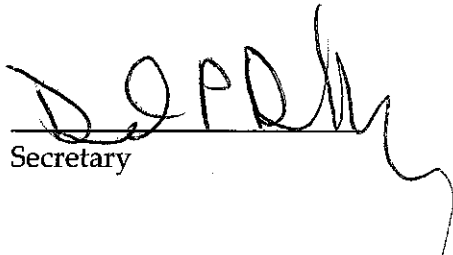
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING DAVID P. DONNELLY AND BENJAMIN
DELISLE TO ATTEND THE ULI SPRING MEETING IN
SEATTLE, WA MAY 1 TO 5, 2017**

WHEREAS, the 2017 ULI Spring Meeting will be held on May 1 through 5, 2017 at the Washington State Convention Center; and

WHEREAS, David Donnelly and Benjamin Delisle have requested to attend the ULI Spring Meeting; and

WHEREAS, the registration cost of the conference for both is \$1,450 and included will be overnight accommodations, meals, travel, etc.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that it here by approves David P. Donnelly and Benjamin Delisle to attend the ULI Spring Meeting in Seattle, WA May 1 to 5, 2017.


Secretary

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

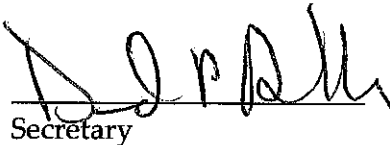
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING ELIZABETH VASQUEZ TO ATTEND THE
47TH ANNUAL RUTGERS UNIVERSITY PUBLIC
PURCHASING EDUCATION FORUM IN ATLANTIC CITY
MAY 3 & 4, 2017**

WHEREAS, the 48th Annual Rutgers University Public Purchasing Education Forum will be held in Atlantic City on May 3 and 4, 2017; and

WHEREAS, Elizabeth Vasquez, a Certified Purchasing Officer, was asked to attend this forum; and

WHEREAS, the registration cost of the conference is \$350 per person also included will be overnight accommodations, meals, travel, etc.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that it here by approves Elizabeth Vasquez attending the Rutgers University Public Purchasing Educational Forum in Atlantic City on May 3 & 4, 2017.


Secretary

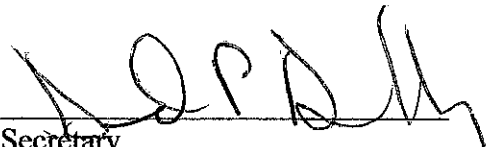
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of April 18, 2017

<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 APRIL 18, 2017**

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

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
PORZIO, BROMBERG & NEWMAN, P.C								
PORZIO, BROMBERG & NEWMAN, P	3/24/2017	3/24/2017	J135-3	Slutzberg vs. Petracco, 233 Newark Avenue, F	\$2,500.00	\$0.00		\$2,500.00
				Totals for PORZIO, BROMBERG & NEWMAN, P.C:	\$2,500.00	\$0.00		\$2,500.00
				GRAND TOTALS:	\$2,500.00	\$0.00		\$2,500.00

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (3/24/2017)
Include all Post Dates
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report BOARD MEETING - APRIL 18, 2017

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	4/18/2017	4/6/2017	May 2017	Monthly Operating Expenses	\$172.14	\$0.00		\$172.14
66 YORK STREET, LLC	4/18/2017	4/6/2017	May 2017	Electric Utility Payment for 66 York St	\$648.52	\$0.00		\$648.52
66 YORK STREET, LLC	4/18/2017	4/6/2017	May 2017	Rent Payment for 66 York St	\$9,616.09	\$0.00		\$9,616.09
				Totals for 66 YORK STREET, LLC:	\$10,436.75	\$0.00		\$10,436.75
ADMIRAL INSURANCE COMPANY								
ADMIRAL INSURANCE COMPANY	4/18/2017	4/6/2017	Deductible	Luz Perez - Pymt #1	\$1,679.20	\$0.00		\$1,679.20
				Totals for ADMIRAL INSURANCE COMPANY:	\$1,679.20	\$0.00		\$1,679.20
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	4/18/2017	4/12/2017	4077957	Professional Svcs - Point Capital/Suydam Ave	\$6,815.00	\$0.00		\$6,815.00
				Totals for ARCHER & GREINER, P.C.:	\$6,815.00	\$0.00		\$6,815.00
BENJAMIN DELISLE								
BENJAMIN DELISLE	4/18/2017	4/6/2017	ULI	Per Diem for Attendance at ULI May 1-5, 201	\$660.00	\$0.00		\$660.00
				Totals for BENJAMIN DELISLE:	\$660.00	\$0.00		\$660.00
BOUQUETS & BASKETS								
BOUQUETS & BASKETS	4/18/2017	4/6/2017	41892/1	Flowers - Maryann Kopcha	\$57.99	\$0.00		\$57.99
				Totals for BOUQUETS & BASKETS:	\$57.99	\$0.00		\$57.99
BROWN - BROWN METRO INC.								
BROWN - BROWN METRO INC.	4/18/2017	3/21/2017	719228	Renewal (Ulca National Ins Group)	\$1,187.00	\$0.00		\$1,187.00
				Totals for BROWN - BROWN METRO INC.:	\$1,187.00	\$0.00		\$1,187.00
CASH								
CASH	4/18/2017	4/7/2017	Cash	Replenishment of Petty Cash	\$252.00	\$0.00		\$252.00
				Totals for CASH:	\$252.00	\$0.00		\$252.00
CENTRAL PARKING SYSTEM								
CENTRAL PARKING SYSTEM	4/18/2017	4/6/2017	May 2017	Parking at Harborside - 11 spaces @125	\$1,375.00	\$0.00		\$1,375.00
				Totals for CENTRAL PARKING SYSTEM:	\$1,375.00	\$0.00		\$1,375.00
CME ASSOCIATES								
CME ASSOCIATES	4/18/2017	3/21/2017	0203809	Professional Svcs - Morris Canal Greenway SI	\$3,531.00	\$0.00		\$3,531.00
				Totals for CME ASSOCIATES:	\$3,531.00	\$0.00		\$3,531.00
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	4/18/2017	4/6/2017	May 2017	Monthly Maintenance Fee	\$133.59	\$0.00		\$133.59
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$133.59	\$0.00		\$133.59
DAVID P. DONNELLY								
DAVID P. DONNELLY	4/18/2017	4/6/2017	ULI	Per Diem for Attendance at ULI May 1-5, 201	\$660.00	\$0.00		\$660.00
				Totals for DAVID P. DONNELLY:	\$660.00	\$0.00		\$660.00

Jersey City Redevelopment Agency

Cash Requirements Report BOARD MEETING - APRIL 18, 2017

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGMT	4/18/2017	1/23/2017	02526	Environmental Services - Mall Creek	\$2,552.77	\$0.00		\$2,552.77
DRESDNER ROBIN ENVIRON MGMT	4/18/2017	2/16/2017	02532	Environmental Services - Berry Lane Park	\$1,798.75	\$0.00		\$1,798.75
				Totals for DRESDNER ROBIN ENVIRON MGMT:	\$4,351.52	\$0.00		\$4,351.52
ELIZABETH VASQUEZ								
ELIZABETH VASQUEZ	4/18/2017	4/10/2017	Per Diem	Public Purchasing Educational Forum	\$330.00	\$0.00		\$330.00
ELIZABETH VASQUEZ	4/18/2017	4/18/2017	Reimbursement	Hotel for Public Purchasing Education Forum	\$212.70	\$0.00		\$212.70
				Totals for ELIZABETH VASQUEZ:	\$542.70	\$0.00		\$542.70
ERIC M. BERNSTEIN & ASSOCIATES, LLC								
ERIC M. BERNSTEIN & ASSOCIATES	4/18/2017	3/7/2017	45765	Legal Svcs - 37-39 Cornel, LLC	\$490.00	\$0.00		\$490.00
ERIC M. BERNSTEIN & ASSOCIATES	4/18/2017	3/7/2017	45766	Legal Svcs - 23 Cornelison (Trappasad Curra	\$455.00	\$0.00		\$455.00
				Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC:	\$945.00	\$0.00		\$945.00
FEDERAL EXPRESS								
FEDERAL EXPRESS	4/18/2017	4/10/2017	5-765-28785	Overnight Deliveries	\$74.81	\$0.00		\$74.81
				Totals for FEDERAL EXPRESS:	\$74.81	\$0.00		\$74.81
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	4/18/2017	2/13/2017	36723	Legal Svcs - L & M Paulus Hook	\$5,638.45	\$0.00		\$5,638.45
GLUCK WALRATH LLP	4/18/2017	4/6/2017	37107	Legal Svcs - 142 Boyd Avenue	\$2,043.00	\$0.00		\$2,043.00
GLUCK WALRATH LLP	4/18/2017	4/6/2017	37109	Legal Svcs - 248 Grove Street	\$665.00	\$0.00		\$665.00
GLUCK WALRATH LLP	4/18/2017	4/6/2017	37102	Legal Svcs - APRA	\$52.50	\$0.00		\$52.50
GLUCK WALRATH LLP	4/18/2017	4/6/2017	37104	Legal Svcs - 332 Whiton St	\$210.00	\$0.00		\$210.00
GLUCK WALRATH LLP	4/18/2017	4/6/2017	37110	Legal Svcs - 671 Palisade Avenue	\$1,173.06	\$0.00		\$1,173.06
GLUCK WALRATH LLP	4/18/2017	4/6/2017	37106	Legal Svcs - The Roxy	\$227.50	\$0.00		\$227.50
GLUCK WALRATH LLP	4/18/2017	4/6/2017	37111	Legal Svcs - 201 New York Ave	\$315.00	\$0.00		\$315.00
GLUCK WALRATH LLP	4/18/2017	4/6/2017	37108	Legal Svcs - Slip Jones	\$1,732.50	\$0.00		\$1,732.50
GLUCK WALRATH LLP	4/18/2017	3/8/2017	36915	Legal Svcs - 671 Palisade Avenue	\$140.00	\$0.00		\$140.00
GLUCK WALRATH LLP	4/18/2017	4/6/2017	37103	Legal Svcs - 671 Palisade Avenue	\$545.05	\$0.00		\$545.05
				Totals for GLUCK WALRATH LLP:	\$12,742.06	\$0.00		\$12,742.06
GOVERNANCE & FISCAL AFFAIRS, LLC								
GOVERNANCE & FISCAL AFFAIRS, LLC	4/18/2017	4/1/2017	1005	Purchasing Consultant- April 2017	\$1,350.00	\$0.00		\$1,350.00
				Totals for GOVERNANCE & FISCAL AFFAIRS, LLC:	\$1,350.00	\$0.00		\$1,350.00
HECHT TRAILER, LLC								
HECHT TRAILER, LLC	4/18/2017	1/18/2017	R1502197	Remove Storage Container - Open Lot	\$190.00	\$0.00		\$190.00
HECHT TRAILER, LLC	4/18/2017	1/18/2017	R1500306	Remove Storage Container - Open Lot	\$312.00	\$0.00		\$312.00
				Totals for HECHT TRAILER, LLC:	\$502.00	\$0.00		\$502.00
HUDSON REALTY ABSTRACT CO.								
HUDSON REALTY ABSTRACT CO.	4/18/2017	4/4/2017	HR32,446	Title Search -627 Grand Street	\$470.00	\$0.00		\$470.00

Jersey City Redevelopment Agency

Cash Requirements Report
BOARD MEETING - APRIL 18, 2017

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
HUDSON REPORTER ASSOC. LP				Totals for HUDSON REALTY ABSTRACT CO.:	\$470.00	\$0.00		\$470.00
HUDSON REPORTER ASSOC. LP	4/18/2017	3/31/2017	1695	Display Advertising	\$88.20	\$0.00		\$88.20
				Totals for HUDSON REPORTER ASSOC. LP:	\$88.20	\$0.00		\$88.20
IN-LINE AIR CONDITIONING CO.,				Betz-Cerc / Furnish and Install two Duct Heat	\$4,335.00	\$0.00		\$4,335.00
IN-LINE AIR CONDITIONING CO.,	4/18/2017	2/28/2017	44151	Totals for IN-LINE AIR CONDITIONING CO.,:	\$4,335.00	\$0.00		\$4,335.00
Jameson Medical, Inc.				Nautilus Stairlift - 665 Ocean Ave	\$3,989.00	\$0.00		\$3,989.00
Jameson Medical, Inc.	4/18/2017	3/21/2017	24423	Totals for Jameson Medical, Inc.:	\$3,989.00	\$0.00		\$3,989.00
JIM SORGE, INC.				Professional Services - Grand Street	\$5,400.00	\$0.00		\$5,400.00
JM SORGE, INC.	4/18/2017	4/7/2017	33441	Totals for JIM SORGE, INC.:	\$5,400.00	\$0.00		\$5,400.00
JOHNNY ON THE SPOT, LLC				Berry Lane Park	\$559.64	\$0.00		\$559.64
JOHNNY ON THE SPOT, LLC	4/18/2017	3/24/2017	0000283856	Berry Lane Park	\$484.95	\$0.00		\$484.95
JOHNNY ON THE SPOT, LLC	4/18/2017	4/5/2017	0000288309	Berry Lane Park	\$40.00	\$0.00		\$40.00
				Totals for JOHNNY ON THE SPOT, LLC:	\$1,084.59	\$0.00		\$1,084.59
KINNEY LISOVICZ REILLY & WOLFF PC				Legal Svcs - 311-315 MLK	\$5,794.48	\$0.00		\$5,794.48
KINNEY LISOVICZ REILLY & WOLF	4/18/2017	3/13/2017	1790	Totals for KINNEY LISOVICZ REILLY & WOLFF PC:	\$5,794.48	\$0.00		\$5,794.48
MARY ANN KOPCHA				Reimbursement for Dental Expense	\$190.00	\$0.00		\$190.00
MARY ANN KOPCHA	4/18/2017	3/23/2017	Dental	Totals for MARY ANN KOPCHA:	\$190.00	\$0.00		\$190.00
MARYPAT NOONAN				Dental Reimbursement	\$173.00	\$0.00		\$173.00
MARYPAT NOONAN	4/18/2017	4/4/2017	Dental	Totals for MARYPAT NOONAN:	\$173.00	\$0.00		\$173.00
MCMANIMON, SCOTLAND & BAUMANN, LLC				Legal Svcs - LSC/Seitech City	\$11,073.20	\$0.00		\$11,073.20
MCMANIMON, SCOTLAND & BAU	4/18/2017	2/28/2017	145678	Legal Svcs - Whitlock Mills	\$165.00	\$0.00		\$165.00
MCMANIMON, SCOTLAND & BAU	4/18/2017	1/31/2017	145683	Legal Svcs - PPG Redevelopment	\$6,951.04	\$0.00		\$6,951.04
MCMANIMON, SCOTLAND & BAU	4/18/2017	2/28/2017	145676	Legal Svcs - One Journal Sq	\$2,017.92	\$0.00		\$2,017.92
MCMANIMON, SCOTLAND & BAU	4/18/2017	2/28/2017	145682	Legal Svcs - Slip Jones	\$2,640.00	\$0.00		\$2,640.00
MCMANIMON, SCOTLAND & BAU	4/18/2017	2/28/2017	145688	Legal Svcs - West Campus - KKF 5B	\$137.50	\$0.00		\$137.50
MCMANIMON, SCOTLAND & BAU	4/18/2017	2/28/2017	145690	Legal Svcs - West Campus - Claremont 1	\$357.50	\$0.00		\$357.50
MCMANIMON, SCOTLAND & BAU	4/18/2017	2/28/2017	145689	Legal Svcs - 125 Monitor St	\$1,842.50	\$0.00		\$1,842.50

Jersey City Redevelopment Agency

Cash Requirements Report

BOARD MEETING - APRIL 18, 2017

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MCMANIMON, SCOTLAND & BAU	4/18/2017	2/28/2017	145675	Legal Svcs - West Campus - NICU	\$275.00	\$0.00		\$275.00
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$25,459.66	\$0.00		\$25,459.66
METLIFE	4/18/2017	4/6/2017	5/5/17	Deferred Salary Per Attached	\$650.00	\$0.00		\$650.00
METLIFE	4/18/2017	4/6/2017	5/19/17	Deferred Salary Per Attached	\$650.00	\$0.00		\$650.00
				Totals for METLIFE:	\$1,300.00	\$0.00		\$1,300.00
MODULAR SPACE CORPORATION	4/18/2017	3/17/2017	501956727	Trailer Rental - Berry Lane	\$633.25	\$0.00		\$633.25
				Totals for MODULAR SPACE CORPORATION:	\$633.25	\$0.00		\$633.25
MOISHES MOVING SYSTEMS	4/18/2017	4/6/2017	May 2017	Storage Space at Day Street	\$700.00	\$0.00		\$700.00
				Totals for MOISHES MOVING SYSTEMS:	\$700.00	\$0.00		\$700.00
MYKL, LLC	4/18/2017	3/1/2017	275	Legal Svcs - 323 & 325 Pine St/OPTIS	\$82.50	\$0.00		\$82.50
MYKL, LLC	4/18/2017	3/1/2017	274	Legal Svcs - 233 Newark Ave	\$455.00	\$0.00		\$455.00
MYKL, LLC	4/18/2017	4/1/2017	291	Legal Svcs - WA Golf Liberty National	\$122.50	\$0.00		\$122.50
MYKL, LLC	4/18/2017	3/1/2017	276	Legal Svcs - WA Golf Liberty National	\$55.00	\$0.00		\$55.00
MYKL, LLC	4/18/2017	4/1/2017	290	Legal Svcs - 233 Newark Ave	\$2,170.00	\$0.00		\$2,170.00
MYKL, LLC	4/18/2017	3/1/2017	272	Legal Svcs - 308 Whiton St	\$165.00	\$0.00		\$165.00
				Totals for MYKL, LLC:	\$3,050.00	\$0.00		\$3,050.00
PETROCCI AGENCY, LLC	4/18/2017	3/23/2017	Renewal	2 Second Street Unit #102	\$1,094.10	\$0.00		\$1,094.10
				Totals for PETROCCI AGENCY, LLC:	\$1,094.10	\$0.00		\$1,094.10
PHILLIPS,PREISS GRYGIEL, LLC	4/18/2017	2/28/2017	24029	Relocation Svcs - 239 Suydam Ave	\$202.50	\$0.00		\$202.50
				Totals for PHILLIPS,PREISS GRYGIEL, LLC:	\$202.50	\$0.00		\$202.50
POTOMAC-HUDSON ENVIRONMENTAL I	4/18/2017	3/20/2017	17,0596.11	Remediation Svcs - SciTech/MUA Site	\$2,537.04	\$0.00		\$2,537.04
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$2,537.04	\$0.00		\$2,537.04
PUBLIC EMPLOYEES RETIREMENT SYSTEM	4/18/2017	3/20/2017	Late Fee	Delinquent Notice - October 2016	\$26.40	\$0.00		\$26.40
				Totals for PUBLIC EMPLOYEES RETIREMENT SYSTEM:	\$26.40	\$0.00		\$26.40
PUBLIC SERVICE ELECTRIC & GAS	4/18/2017	4/7/2017	665 Ocean Ave	Electric & Gas	\$3,497.64	\$0.00		\$3,497.64
PUBLIC SERVICE ELECTRIC & GAS	4/18/2017	4/10/2017	152 MLK Dr	Electric & Gas	\$275.76	\$0.00		\$275.76
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$3,773.40	\$0.00		\$3,773.40

Jersey City Redevelopment Agency

Cash Requirements Report

BOARD MEETING - APRIL 18, 2017

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
ROYAL PRINTING SERVICE								
ROYAL PRINTING SERVICE	4/18/2017	3/29/2017	138493	Time Cards & Contract Cards	\$217.00	\$0.00		\$217.00
				Totals for ROYAL PRINTING SERVICE:	\$217.00	\$0.00		\$217.00
RUTGERS UNIVERSITY								
RUTGERS UNIVERSITY	4/18/2017	4/10/2017	Registration	E. Vasquez - Public Purchasing Forum	\$350.00	\$0.00		\$350.00
				Totals for RUTGERS UNIVERSITY:	\$350.00	\$0.00		\$350.00
SAL ELECTRIC COMPANY, INC.								
SAL ELECTRIC COMPANY, INC.	4/18/2017	4/6/2017	Various	All Electrical Work & Labor for 665 Ocean	\$27,295.57	\$0.00		\$27,295.57
				Totals for SAL ELECTRIC COMPANY, INC.:	\$27,295.57	\$0.00		\$27,295.57
STAPLES, INC								
STAPLES, INC	4/18/2017	4/5/2017	various	Office Supplies	\$946.49	\$0.00		\$946.49
				Totals for STAPLES, INC:	\$946.49	\$0.00		\$946.49
THE EVENING JOURNAL ASSOCIATIO								
THE EVENING JOURNAL ASSOCIAT	4/18/2017	3/31/2017	March 2017	Public Notice - Articles for March	\$51.22	\$0.00		\$51.22
				Totals for THE EVENING JOURNAL ASSOCIATIO:	\$51.22	\$0.00		\$51.22
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	4/18/2017	4/9/2017	66775899	Monthly Lease Pymt	\$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								
TREASURER - STATE OF NEW JER	4/18/2017	4/1/2017	154637300	Tidelands Lichense & Lease Fee - Ash/Whito	\$4,053.00	\$0.00		\$4,053.00
				Totals for TREASURER - STATE OF NEW JERSEY:	\$4,053.00	\$0.00		\$4,053.00
TWIN ROCKS SPRING WATER								
TWIN ROCKS SPRING WATER	4/18/2017	4/6/2017	983692	Water & Cooler Rental	\$6.50	\$0.00		\$6.50
				Totals for TWIN ROCKS SPRING WATER:	\$6.50	\$0.00		\$6.50
URBAN LAND INSTITUTE - LB								
URBAN LAND INSTITUTE - LB	4/18/2017	4/10/2017	Registration	Ben Delisle - May 2-4, 2017	\$1,000.00	\$0.00		\$1,000.00
				Totals for URBAN LAND INSTITUTE - LB:	\$1,000.00	\$0.00		\$1,000.00
VERIZON								
VERIZON	4/18/2017	3/23/2017	9782761792	Agency Phones	\$314.98	\$0.00		\$314.98
				Totals for VERIZON:	\$314.98	\$0.00		\$314.98
W. B. MASON CO., INC.								
W. B. MASON CO., INC.	4/18/2017	3/21/2017	142718334	Office Supplies	\$1,080.97	\$0.00		\$1,080.97
				Totals for W. B. MASON CO., INC.:	\$1,080.97	\$0.00		\$1,080.97
WORKZONE, LLC								

**Jersey City Redevelopment Agency
Cash Requirements Report
BOARD MEETING - APRIL 18, 2017**

WORKZONE, LLC	4/18/2017	3/22/2017	26228	WorkZone License & Hosting Fee	\$900.00	\$0.00	\$900.00
				Totals for WORKZONE, LLC:	\$900.00	\$0.00	\$900.00
				GRAND TOTALS:	\$145,046.97	\$0.00	\$145,046.97

Jersey City Redevelopment Agency
Cash Requirements Report
BOARD MEETING - APRIL 18, 2017

Report name: March 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 these due dates: 4/18/2017 to 4/18/2017
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 AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH SCITECH SCITY LLC FOR THE REDEVELOPMENT OF A PORTION OF THE LIBERTY HARBOR REDEVELOPMENT AREA; AUTHORIZING THE PURCHASE AND SALE AGREEMENT BETWEEN THE JERSEY CITY MUNICIPAL UTILITIES AUTHORITY AND THE JERSEY CITY REDEVELOPMENT AGENCY FOR THE TRANSFER OF A PORTION OF THE LIBERTY HARBOR REDEVELOPMENT AREA; AUTHORIZING THE SALE OF CERTAIN PROPERTY IN THE LIBERTY HARBOR REDEVELOPMENT AREA FROM THE JERSEY CITY REDEVELOPMENT AGENCY TO SCITECH SCITY LLC; AND AUTHORIZING THE PURCHASE AND SALE AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND SCITECH SCITY LLC FOR THE TRANSFER OF A PORTION OF THE LIBERTY HARBOR REDEVELOPMENT AREA AND RATIFYING AND APPROVING ALL ACTIONS RELATED THERETO

WHEREAS, pursuant to the Local Redevelopment and Housing Law (*N.J.S.A. 40A:12A-1 et seq.*) (the "**Act**"), the City Council (the "**City Council**") of the City of Jersey City (the "**City**"), acting by resolution, determined that the Liberty Harbor Redevelopment Area (the "**Redevelopment Area**") was an "area in need of redevelopment" in accordance with *N.J.S.A. 40A:12A-5*; and

WHEREAS, the City Council adopted, at its meeting in March 1973, an ordinance approving a redevelopment plan for the Liberty Harbor Redevelopment Area (as amended and supplemented from time to time, including on January 26, 2011 and February 13, 2013, the "**Redevelopment Plan**"); and

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

WHEREAS, the Agency has the responsibility of acquiring certain property at Block 21504, Lot 6, on the tax map of the City (the "**City Parcel**"), from the City, within the Redevelopment Area to effectuate the redevelopment and revitalization of the Redevelopment Area to accomplish the objectives of the Redevelopment Plan; and

WHEREAS, the Agency intends to further transfer the City Parcel to the designated redeveloper, in connection with the proposed Scitech Scity Redevelopment Project (the "**Project**") to be undertaken by a non-profit affiliate of the Liberty Science Center, Scitech Scity LLC (the "**Redeveloper**", together with the Agency, the "**Parties**") pursuant to a redevelopment agreement (the "**Redevelopment Agreement**") to be entered by and between the Agency and the Redeveloper; and

WHEREAS, pursuant to the provisions of the Act, the Parties have entered into a Memorandum of Agreement dated September 2, 2015 (the "**MOA**") for the private redevelopment of property located at Block 21504, Lots 2, 3, 4 (excluding the MUA Retained

Portion as defined in the Redevelopment Agreement), 5, 6, 7 as shown on the official tax map of the City, which is located within the Redevelopment Area; and

WHEREAS, the Parties have mutually agreed that Lots 2 and 3 are no longer necessary as part of the Project being proposed by the Redeveloper, and accordingly, are not a part of the Redevelopment Agreement; and

WHEREAS, Block 21504, Lots 4 (portion of) 5 and 7 (the "**MUA Parcels**") are owned by the Jersey City Municipal Utilities Authority (the "**MUA**") and the Agency will acquire the MUA Parcels from the MUA; and

WHEREAS, the MUA operates a pumping facility on a portion of Block 21504, Lot 4, which shall be subdivided from the Property (the "**MUA Retained Portion**"); and

WHEREAS, the Agency will acquire the MUA Parcels (excluding the MUA Retained Portion) from the MUA and the City Parcel from the City; and

WHEREAS, immediately following the Agency's acquisition of the MUA Parcels and the City Parcels (collectively the City Parcel(s) and MUA Parcels shall be referred to as the **Property**"), the Agency intends to sell, and the Redeveloper intends to purchase, the Property, subject to the terms, obligations and conditions which the Parties are setting forth in the Redevelopment Agreement; and

WHEREAS, the Act 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, it is in the Agency's best interests to enter into a Redevelopment Agreement with the Redeveloper for the purpose of setting forth in greater detail their respective undertakings, rights and obligations in connection with the construction of the Project upon the Project premises, all in accordance with any planning approvals, the Redevelopment Plan, Applicable Law and the terms and conditions of the Redevelopment Agreement, the form of which is attached hereto as Exhibit A, hereinafter set forth; and

WHEREAS, the MUA and the Agency desire to enter into a Purchase and Sale Agreement, the form of which is attached hereto as Exhibit B, (the "**MUA Purchase and Sale Agreement**"), to provide for the transfer of Block 21504, Lot 4 (a portion), 5 and 7 to the Agency for the sum of Three Dollars (\$3.00); and

WHEREAS, the Agency desires to transfer the portion of former Block 21504, Lot 4, and Block 21504, Lots 5, 6 and 7 to the Redeveloper pursuant to the Redevelopment Agreement; and

WHEREAS, the Agency and the Redeveloper desire to enter into a Purchase and Sale Agreement, the form of which is attached hereto as Exhibit C, (the "**Redeveloper Purchase and Sale Agreement**"), to provide for the transfer of land identified as Lots 5, 6, 7 in Block 21504 of the City Tax map and a portion of former Lot 4 in Block 21504 for the sum of Ten Dollars (\$10.00); and

WHEREAS, the Agency desires to approve the Redevelopment Agreement, MUA Purchase and Sale Agreement and the Redeveloper Purchase and Sale Agreement and authorize the execution thereof;

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

I. GENERAL

- (a) The aforementioned recitals are incorporated herein as though fully set forth at length.
- (b) This resolution shall supersede all previously adopted resolutions concerning the Project.

II. EXECUTION OF REDEVELOPMENT AGREEMENT

(a) The Executive Director is hereby authorized to execute the Redevelopment Agreement, together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to effectuate the same.

(b) The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency Officials are hereby authorized to undertake all actions necessary to effectuate this Resolution.

III. AUTHORIZATION TO TRANSFER PROERTY

The Executive Director is hereby authorized to transfer the property at former Block 21504, Lot 4 (a portion of), Block 21504, Lots 5, 6 and 7 to the Redeveloper pursuant to the terms of the Redeveloper Purchase and Sale Agreement. The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency Officials are hereby authorized to undertake all actions necessary to effectuate this transfer.

IV. ACQUISITION OF PROPERTY AND EXECUTION OF PURCHASE AND SALE AGREEMENTS

(a) The Executive Director is hereby authorized purchase the City Parcel and to execute the Purchase and Sale Agreement, and any other necessary agreements, between the City and the Agency together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to effectuate same, to purchase the City Parcel.

(b) The Executive Director is hereby authorized to execute the MUA Purchase and Sale Agreement between the Jersey City Municipal Utilities Authority and the Jersey City Redevelopment Agency, together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to effectuate the same.

17-04-22

(c) The Executive Director is hereby authorized to execute the Redeveloper Purchase and Sale Agreement between the Jersey City Redevelopment Agency and Scitech Scity LLC, together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to effectuate the same.

V. **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.

VI. **AVAILABILITY OF THE RESOLUTION**

A copy of this resolution shall be available for public inspection at the offices of the Agency.

VII. **EFFECTIVE DATE**

This Resolution shall take effect immediately.

I HEREBY CERTIFY the foregoing to be a true copy of a resolution adopted by the Board of Commissioners of the Jersey City Redevelopment Agency, at its meeting held on 4-18-17, 2017.


Secretary

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

17-04-22

EXHIBIT A
REDEVELOPMENT AGREEMENT

17-04-22

EXHIBIT B

MUA PURCHASE AND SALE AGREEMENT

EXHIBIT C

17-04-22

REDEVELOPER PURCHASE AND SALE AGREEMENT