

**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 :personnel, litigation and contract negotiations, 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

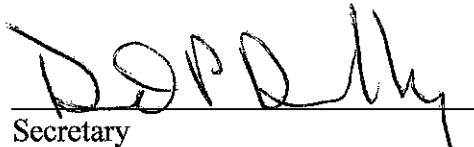
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated December 20, 2016.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF THE REGULAR MEETING
DATED NOVEMBER 14, 2016**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated November 14, 2016 for their review and approval.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that these Minutes be approved as presented.


Secretary

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

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE SESSION OF
THE REGULAR MEETING OF NOVEMBER 14, 2016**

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

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

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 November 14, 2016 be approved as presented.


Secretary

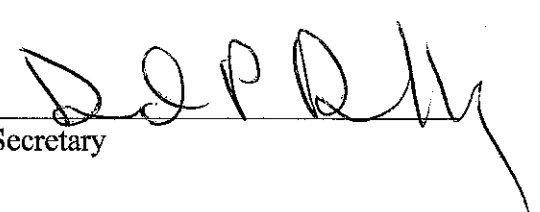
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated December 20, 2016

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF THE SPECIAL MEETING
DATED DECEMBER 12, 2016**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Special Meeting dated December 12, 2016 for their review and approval.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that these Minutes be approved as presented.


Secretary

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

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FAIR AND OPEN CONTRACT NUMBER 16-12-PAO2 WITH COONEY BOVASSO REALTY ADVISORS, LLC FOR APPRAISAL SERVICES IN ALL REDEVELOPMENT AREAS

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, Cooney Bovasso Realty Advisors, LLC, who responded to the Request for Qualifications for Appraisal Services which the Agency published on April 18, 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 May 17, 2016, by Resolution of the Board of Commissioners; and

WHEREAS, Cooney Bovasso Realty Advisors, LLC has submitted a proposal for professional appraisal services dated December 14, 2016 in the amount not to exceed \$ \$75,000.00 (attached); and

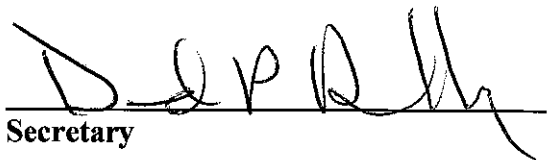
WHEREAS, said contract will be for a term not to exceed (1) one year; and

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Services Contract No.16-12-PAO2 with Cooney Bovasso Realty Advisors, LLC in an amount not to exceed \$75,000.00 be awarded in accordance with N.J.S.A 40A:20.4 et seq. pursuant to Fair and Open Contracts.

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


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 20 2016.

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

Cooney Bovasso Realty Advisors, Inc.

www.cbrealtyadvisors.com

Real Property Valuation & Consultation

71 Union Avenue, Suite 205

Rutherford, NJ 07070

K. Sean Cooney, MAI

Robert J. Bovasso, Jr., MAI

(201) 935-7600 Voice

(201) 935-7650 Fax

December 14, 2016

David P. Donnelly
Executive Director
Jersey City Redevelopment Agency
66 York Street
Jersey City, NJ 07302

RE: *Proposal for Professional Appraisal Services*
Cooney Bovasso Realty Advisors, Inc.

Dear Mr. Donnelly:

In response to your request, this proposal is prepared with reference to providing real estate appraisal services for the Jersey City Redevelopment Agency (JCRA). I have been actively appraising real estate in New Jersey for the past 30+ years, with a focus on Hudson County and more specifically Jersey City for the past 20+ years. I have been providing real estate appraisal services for the JCRA for the past 20+ years. My company profile and resume are attached to this letter.

While it is difficult to quote an exact fee for each appraisal assignment since the complexity and scope of each assignment will vary from property-to-property, the majority of our appraisal fees are in the \$2,500 - \$7,500 range. Our hourly billing rate is \$250/hour.

I have attached my company profile to this letter for additional information about myself and my company. Kindly call should you have any questions.

Very truly yours,

COONEY BOVASSO REALTY ADVISORS, INC.



Robert J. Bovasso, Jr., MAI
Vice President

Cooney Bovasso Realty Advisors, Inc.
Real Property Valuation & Consultation

**Qualifications &
Partial List of Clients**

Executive Summary

Overview

Cooney Bovasso Realty Advisors, Inc. specializes in real property commercial valuation throughout Northern New Jersey. There are two MAI designated appraisers on staff.

Counties Covered

While assignments have been undertaken in several counties throughout New Jersey, the bulk of the firm's work has been concentrated in Hudson, Essex, Bergen, Passaic, Union, Morris, Middlesex and Monmouth Counties. Consideration would be given to New Jersey assignments beyond these counties as well.

Property Types

Property types emphasized include all commercial property types exclusive of 1- to 4-family residences.

Clients

Include PNC Bank, Bank of America, Wells Fargo, TD Bank, Capital One Bank, JPMorgan Chase Bank, The Provident Bank, Sovereign Bank, Valley National Bank, and Investors Savings Bank to name a few.

Appraisers

K. Sean Cooney, MAI is the past President of the Metro NJ Chapter of the Appraisal Institute. He has been active in appraising commercial property since his graduation from the University of Notre Dame in 1983. Mr. Cooney has written articles which have been published in *The Appraisal Journal* of the Appraisal Institute. He is certified in the state of New Jersey.

Robert J. Bovasso, Jr., MAI has been active in both the commercial appraisal and review appraisal fields since his graduation from St. Peter's University in 1986. He is also a member of the Appraisal Institute and he is a certified real estate appraiser in the State of New Jersey. Mr. Bovasso currently serves as the President of the Metro NJ Chapter of the Appraisal Institute.

Anthony J. DeMauro is a certified general real estate appraiser. He has been active in appraising and/or analyzing commercial property since 1998. He is a candidate for designation in the Appraisal Institute.

Scott Dembeck is a certified general real estate appraiser. He has been active in real estate appraisal for 28+ years.

References

Included herein.

Partial List of References

Institutional Clients

Amy Donow, VP
Appraisal Services Group
JPMorgan Chase
(212) 648-0817

Rick Carias
Appraisal Department
Capital One, N.A.
(212) 834-1337

Charles Beyer, Vice President
Investors Bank
(973) 924-2922

Lisa Naimi, Vice President
Appraisal Division
TD Bank, N.A.
(201) 574-4890

Mario Silvestri, Vice President
Appraisal Division
Wells Fargo RETECHS
(908) 598-3681

Qualifications of K. Sean Cooney, MAI

Educational Background

Received Bachelor of Business Administration degree in 1983 from the University of Notre Dame, Notre Dame, Indiana.

In addition to successfully completing all educational and experience requirements for MAI membership, numerous real estate appraisal seminars and courses have been attended.

Memberships

Admitted to MAI membership in the Appraisal Institute on April 10, 1991. MAI Member Number 8832.

2004. President of the Metro New Jersey Chapter of the Appraisal Institute.

2002-2004- Chapter Representative for Region VI.

1994-Present Member of the Board of Directors of the Metro New Jersey Chapter of the Appraisal Institute.

1995 Committee Chairman - Metro New Jersey Chapter of the Appraisal Institute.

1992 & 1993 Chairman of the Metro New Jersey Chapter's Candidate Guidance Committee of the Appraisal Institute.

Member of the Board of Directors of the 1991 New Jersey Chapter of the Appraisal Institute as a candidate liaison.

State Certified General Real Estate Appraiser (SCGRE) - (42RG00024300), New Jersey.

Certified Tax Assessor (C.T.A.)

Authorship

Author of *The Proper Treatment of Leasing Commissions and Tenant Improvements*. Article published in *The Appraisal Journal* in October, 1998.

Author of *Adjusting Overall Cap Rates And Gross Income Multipliers*. Article published in *The Appraisal Journal* in October, 1993.

Experience

Active in appraisal and real estate consultation since 1983 throughout northern New Jersey. President in the firm of Cooney Bovasso Realty Advisors, Inc., located at 71 Union Avenue, Suite 205, New Jersey. Formerly an associate in the firm of Love, Wanser & Cooney Co., Inc., of Jersey City, New Jersey from 1986 to 1992 specializing primarily in the appraisal of a variety of property types throughout northeastern New Jersey with particular emphasis on Hudson County. Formerly employed by two Hackensack based commercial appraisal firms from 1983 through 1985. Assignments included a broad variety of commercial valuation assignments throughout New Jersey.

Appraisal practice concentration includes industrial, office, retail, multi-family, mixed use, and special purpose properties. Assignments have involved valuations for mortgage, acquisition, condemnation, inheritance and property tax purposes. Extensive litigation experience including testimony before the Superior Court of New Jersey, the Tax Court of New Jersey, several County Boards of Taxation and Boards of Adjustments.

BACKGROUND AND MULTIPLE SECURITY FEATURES. PLEASE VERIFY AUTHENTICITY.

**State Of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs**

THIS IS TO CERTIFY THAT THE
Real Estate Appraisers Board

HAS CERTIFIED

**K. S. COONEY
46 GERDES AVENUE
Verona, NJ 07044**

FOR PRACTICE IN NEW JERSEY AS A(N): Certified General Appraiser

**11/09/2016 TO 12/31/2017
VALID**


Signature of Licensee/Registrant/Certificate Holder

42RG00024300
LICENSE/REGISTRATION/CERTIFICATION #

ACTING DIRECTOR

Qualifications of Robert J. Bovasso, Jr., MAI, CTA, SCGREA

**MAI Member of the Appraisal Institute
Certified Tax Assessor, State of New Jersey
Certified General Real Estate Appraiser, State of New Jersey**

EDUCATIONAL BACKGROUND

Saint Peter's University, Jersey City, New Jersey
School of Business Administration
Bachelor of Science Degree, 1986 - Marketing/Economics

In addition to completing all educational and experience requirements for MAI membership, numerous real estate appraisal seminars and courses have been taken through the Appraisal Institute and New York University School of Continuing Education.

PROFESSIONAL AFFILIATIONS

- MAI Member of the Appraisal Institute, Chicago, Illinois. Admitted to membership in November 2000 - MAI Member Number 11,658.
- Certified General Real Estate Appraiser, State of New Jersey (SCGREA) #42RG00023600, 1992
- Certified Tax Assessor (CTA), State of New Jersey, 1989
- 2015 President of the Metro New Jersey Chapter of the Appraisal Institute
- Member of the 2000, 2001, 2003, 2006-2012 Princeton Conference Committee - Metro New Jersey Chapter of the Appraisal Institute.
- Princeton Conference Committee Chairman 2004 & 2012 Metro New Jersey Chapter of the Appraisal Institute.
- Program Committee Chairman 2002 - Metro New Jersey Chapter of the Appraisal Institute.
- Member of the 2002-2004 Board of Directors - Metro New Jersey Chapter of the Appraisal Institute.

PROFESSIONAL EXPERIENCE

Active in real estate appraisal and consultation since 1986 throughout New Jersey. Vice President, senior real estate appraiser and consultant with the firm of Cooney Bovasso Realty Advisors, Inc., located at 71 Union Avenue in Rutherford, NJ. Formerly employed as a senior real estate appraiser and analyst with Midlantic Bank, NA, Edison, NJ. Also employed as a senior appraiser with The Howard Savings Bank, Livingston NJ, and as a staff appraiser with the firm Appraisal Consultants Corp., Livingston, NJ.

Appraisal experience includes office, retail, motels, industrial, multi-family, mixed-use, 1-4 family residential and special purpose properties. Assignments have involved market analysis, feasibility studies, as well as market valuations for mortgage, condemnation, acquisition, estate planning and property tax purposes.

QUALIFIED EXPERT WITNESS

- Superior Court of New Jersey
- Tax Court of New Jersey
- Various Condemnation Authorities
- Various County Boards of Taxation

APPOINTMENTS

Voting Member - Township of Cranford, New Jersey - Zoning Board of Adjustment (2012-2019); Vice Chairman Cranford Zoning Board of Adjustment, 2015 & 2016.

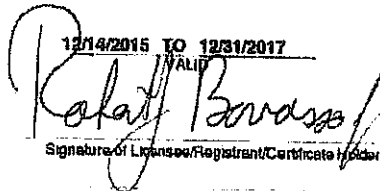
**State Of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs**

THIS IS TO CERTIFY THAT THE
Real Estate Appraisers Board

HAS CERTIFIED

ROBERT J. BOVASSO JR
205 BALMIERE RD N
CRANFORD NJ 07016-1804

FOR PRACTICE IN NEW JERSEY AS A(N): Certified General Appraiser

12/14/2015 TO 12/31/2017
VALID

Signature of Licensee/Registrant/Certificate holder

42RG00023600
LICENSE/REGISTRATION/CERTIFICATION #

ACTING DIRECTOR

Qualifications of Anthony DeMauro

PROFESSIONAL CERTIFICATIONS

NJ State Certified General Real Estate Appraiser #42RG00213200
Appraisal Institute, Candidate for Designation

EDUCATION HISTORY

Professional:

Rutgers University, New Brunswick, NJ
B.S., Anthropology / Administration of Justice - 1997

Appraisal Institute Courses:

Real Estate Appraisal Principles (Course 110)
Appraisal Procedures (Course 120)
Basic Income Capitalization (Course 310)
General Applications (Course 320)
General Appraiser Report Writing and Case Studies
Advanced Income Capitalization (Course 510)
Advanced Sales Comparison and Cost Approach (Course 530)
USPAP

EXPERIENCE

Types of Properties Appraised:

- | | |
|---------------------------|----------------------------------|
| ♦ Apartment Buildings | ♦ Restaurants |
| ♦ Automobile Dealerships | ♦ Retail Properties |
| ♦ Industrial Buildings | ♦ Shopping Centers |
| ♦ Mixed-Use Properties | ♦ Vacant Commercial Land |
| ♦ Self Storage Facilities | ♦ Vacant Residential Land |
| ♦ Office Buildings | ♦ Various Special Use Properties |

EMPLOYMENT HISTORY

2014 – Present - Cooney Bovasso Realty Advisors

COMMERCIAL REAL ESTATE APPRAISER - Specializing in real estate appraisals and planning consulting. Responsibilities include analysis, consultation and due diligence services to the real estate investment and financial community of investment and non-investment grade commercial real estate throughout New Jersey.

2003 - 2014 – Appraisal Group International, West Orange, NJ

COMMERCIAL REAL ESTATE APPRAISER - Specializing in real estate appraisals and planning consulting. Responsibilities include analysis, consultation and due diligence services to the real estate investment and financial community of investment and non-investment grade commercial real estate throughout New Jersey.

2002 - Originators Resource Group New York, NY

COMMERCIAL REAL ESTATE APPRAISER Assessment and evaluation of investment - and non-investment grade commercial real estate throughout New Jersey and New York City. Complete responsibility for preparation of full narrative and market analysis reports and conclusions.

2000 to 2002 - Holiday Fenoglio Fowler, L.P., Edison, NJ

COMMERCIAL REAL ESTATE ANALYST - Specializing in preparing investment packages. Responsibilities include underwriting deals with preliminary submissions and fielding lender quotes.

1998 - 2000 - Appraisal Group International, West Orange, NJ

JUNIOR REAL ESTATE APPRAISER - Specializing in real estate appraisals. Valuations of investment and non-investment grade commercial real estate throughout the United States. Complete responsibility for preparation of full narrative and market analysis reports and conclusions.

BACKGROUND AND MULTIPLE SECURITY FEATURES PLEASE VERIFY AUTHENTICITY

**State Of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs**

THIS IS TO CERTIFY THAT THE
Real Estate Appraisers Board

HAS CERTIFIED

**Anthony J. DeMauro
1 Channing Drive
Ringwood NJ 07456**

FOR PRACTICE IN NEW JERSEY AS A(N): Certified General Appraiser

11/28/2015 TO 12/31/2017
VALID


Signature of Licensee/Registrant/Certificate Holder

42RG00213200
LICENSE/REGISTRATION/CERTIFICATION #


ACTING DIRECTOR

**QUALIFICATIONS OF
SCOTT J. DEMBECK, SCGREA**

APPRAISER QUALIFICATIONS & EXPERIENCE

The appraiser has been appraising real estate for 30+ years and is currently a staff appraiser with Cooney Bovasso Realty Advisors, Inc. - Real Property Valuation & Consultation. He is currently a N.J. State Certified General Real Estate Appraiser and an Appraisal Institute Associate Member of the Metro N.J. Chapter of the Appraisal Institute. The appraiser participates in the valuation of all facets of real property on a full-time basis, i.e. appraisal assignments consisting of commercial, industrial, residential, new construction, apartment buildings, garden apartments, multi-family dwellings, historical properties, golf courses, warehouses, factories, trucking terminals, refrigerated buildings, office buildings, office condominiums, showrooms, hotels, motels, rooming houses, gasoline service stations, car washes, restaurants, commercial retail, parking lots and all types of vacant land, municipal tax appeal representation, assessment consultations, etc.

GENERAL EDUCATION & REQUIREMENTS

- | | |
|---|------------------------------------|
| • Various Real Estate Seminars | |
| • 2016-2017 National USPAP Update Course | December 2015, Appraisal Institute |
| • 2014-2015 National USPAP Update Course | December 2013, Appraisal Institute |
| • 2012-2013 National USPAP Update Course | December 2011, McKissock |
| • Business Practices and Ethics | March 2010, Appraisal Institute |
| • Standards of Professional Practice | February 2010, McKissock |
| • Standards of Professional Practice | January 2008, McKissock |
| • Standards of Professional Practice | December 2005, McKissock |
| • Standards of Professional Practice, Part C | May 2001, Appraisal Institute |
| • Standards of Professional Practice, Parts A & B | October 1997, Appraisal Institute |
| • Advanced Income Capitalization | May 1994, Appraisal Institute |
| • Basic Income Capitalization | October 1993, Appraisal Institute |
| • Basic Valuation Procedures | May 1992, Appraisal Institute |
| • Standards of Professional Practice | October 1990, Appraisal Institute |
| • Real Estate Appraisal Principles | April 1989, Appraisal Institute |
| • University of Delaware | Fall 1983 - Spring 1985 |
| • Ramapo State College (N.J.)
Bachelor of Science in Business Administration | Fall 1985 - Spring 1988 |

PROFESSIONAL AFFILIATIONS

- Appraisal Institute Associate Member, 1997 - present
- Certified General Real Estate Appraiser, State of New Jersey (SCGREA) #RG01400

OTHER EXPERIENCE

- Elizabeth High School, Varsity Baseball 1982 & 1983, Varsity Bowling 1980-1983
- Ramapo State College, Varsity Baseball 1985-1988, Captain 1988

PARTIAL LIST OF CLIENTS OF COONEY BOVASSO REALTY ADVISORS, INC.

Banks, Financial Services & Insurance Companies

Bank of America
Bank Asiana
Capital One, N.A.
Cathay Bank
Columbia Bank
Eastern Savings Bank
EQ Services, Denver (Affiliate of Equitable Real Estate)
Equitable Life Assurance Society of U.S.
Fireman's Fund Insurance Co.
First Hope Bank
Flushing Savings Bank
G.E. Capital Corporation
Greater Alliance Federal Credit Union
Habib American Bank
Huntington National Bank
Investors Bank
Jones Lang LaSalle
JP Morgan Chase Bank
Lakeland Bank
Midwest Federal
Morgan Stanley
Nara Bank
National Loan Investors, Oklahoma City
NorCrown Bank
North Jersey Federal Credit Union
Northern Valley Savings & Loan Association
Oritani Bank
Pamrapo Savings, SLA
PNC Bank
The Provident Bank
Shinhan Bank
Signature Bank
Sovereign Bank
Spencer Savings Bank
State Farm Bank
Statewide Savings Bank
Sun National Bank
TD Bank, N.A.
U.S. Property & Appraisal Services Corp.
Valley National Bank
Wells Fargo RETECHS
Woori America Bank
Zions Bank

Hospitals, Religious & Educational

Christ Hospital
St. Francis Hospital
Hudson County Community College
St. Michael's R.C. Church, Jersey City
St. Peter's College, Jersey City
St. Peter's Preparatory School, Jersey City
Union City Board of Education
Yeshiva of Hudson County

Corporate

Bellmead
Colgate Palmolive Company
Corte & Company
Federal Express
Ideal Aluminum Company
Midas Realty Corporation
New Jersey Realty
Polk's Hobby Shop
Rite-Aid Corporation
Scott Printing Company
W.R. Grace

Municipalities and Governmental Agencies

Association for Retarded Citizens
Borough of Lodi
City of Bayonne
City of Elizabeth
City of Jersey City
County of Hudson
Hudson County Law Department
Hudson County Improvement Authority
Jersey City Housing Authority
Jersey City Law Department
Jersey City Municipal Utilities Authority
Jersey City Redevelopment Agency
New Jersey Department of Transportation
New Jersey Economic Development Authority
New Jersey Housing Finance and Mortgage Agency
New Jersey Schools Development Authority
Passaic Redevelopment Agency
Town of Guttenberg
Town of Secaucus
Union City Redevelopment Agency
West New York Housing Authority

**APPRAISAL AND VALUATION
PROFESSIONAL LIABILITY INSURANCE POLICY**



Named Insured: COONEY BOVASSO REALTY
ADVISORS, INC.

Policy Number: AAI000421-02
Effective Date: 05/17/2016
Customer ID: 117282/dd

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

SPLIT LIMIT ENDORSEMENT

In consideration of the additional premium of \$333.00 + \$2.00 NJPLIGA Surcharge, it is agreed that the coverage provided by this Policy is amended as follows:

Item 6 of the Declarations is deleted and replaced with the following:

6. LIMITS OF LIABILITY:

\$1,000,000	Each Claim	For Wrongful Acts
\$1,000,000	Aggregate	committed in whole or in part
on or after:	05/12/1993 and;	
prior to:	05/17/2016	
\$1,000,000	Each Claim	For Wrongful Acts
\$2,000,000	Aggregate	committed in whole or in part
on or after:	05/17/2016	

It is further agreed that **CONDITION (D)** of the Policy, Limits of Liability, is deleted and replaced with the following:

(D) LIMITS OF LIABILITY

The Company's maximum liability for all **Damages and Claims Expenses** resulting from "Each Claim" shall be the applicable Limit of Liability for "Each Claim" set forth in Item 6 of the Declarations. The Company's maximum aggregate liability for all **Damages and Claims Expenses** resulting from all **Claims** covered by this Policy shall not exceed the higher of the applicable "Aggregate" Limits of Liability set forth in Item 6 of the Declarations.

Two or more **Claims** based upon, attributable to or arising out of: (i) the same or related **Wrongful Act(s)**; or (ii) multiple appraisals or other work product concerning the same property, for the same or related client(s), or relating to the same or related borrower(s) or owner(s) shall be treated as a single **Claim** regardless of whether made against one or more than one **Insured**. All **Claims** based upon, attributable to or arising out of: (i) the same or related **Wrongful Act(s)**; or (ii) multiple appraisals or other work product concerning the same property, for the same or related client(s), or relating to the same or related borrower(s) or owner(s) shall be considered first made within the **Policy Period** in which the earliest of such **Claims** was first made, or deemed to be made pursuant to **Conditions (A)** of this Policy, and all such **Claims** shall be subject to the one applicable Limit of Liability set forth for "Each Claim" in Item 6 of the Declarations for the applicable **Policy Period**. No coverage shall exist by virtue of this paragraph for any **Claim** which would not otherwise have been covered by a policy issued by the Company.

The Limits of Liability of the Company for the **Extended Reporting Period**, if applicable, shall be part of, and not in addition to, the applicable Limits of Liability of the Company for the **Policy Period**.

Any payment of **Damages** and / or **Claims Expenses** by the Company shall reduce the Limits of Liability.

Claims made against more than one **Insured** under this Policy shall not operate to increase the limit of the Company's liability.

Aspen American Insurance Company

Page 1 of 2

LLA021 (10/14)
5/17/2016

Cooney Bovasso Realty Advisors, Inc.



LIA Administrators & Insurance Services

**APPRAISAL AND VALUATION
PROFESSIONAL LIABILITY INSURANCE POLICY**

DECLARATIONS



ASPEN

ASPEN AMERICAN INSURANCE COMPANY

(A stock insurance company herein called the "Company")

175 Capitol Blvd. Suite 100

Rocky Hill, CT 06067

Date Issued	Policy Number	Previous Policy Number
04/13/2016	AAI000421-02	AAI000421-01

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

Item

1. Customer ID: 117282 Named Insured: COONEY BOVASSO REALTY ADVISORS, INC. 71 Union Avenue, Suite 205 Rutherford, NJ 07070	
2. Policy Period: From: 05/12/2016 To: 05/12/2017 12:01 A.M. Standard Time at the address stated in 1 above.	
3. Deductible: \$1,000 Each Claim	
4. Retroactive Date: 05/12/1993	
5. Inception Date: 05/12/2015	
6. Limits of Liability: A. \$1,000,000 Each Claim B. \$1,000,000 Aggregate	
7. Mail all notices, including notice of Claim, to: LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652	
8. Annual Premium: \$2,895.00 + \$20.00 NJPLIGA Surcharge	
9. Forms attached at issue: LIA002 (12/14) ASPCO002 0110 LIA NJ (11/14) LIA012 (12/14) LIA013 (10/14) LIA018 (10/14) LIA025A (11/14)	

This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

04/13/2016

Date

LIA-001 (12/14)

By

Authorized Signature

Aspen American Insurance Company

Cooney Bovasso Realty Advisors, Inc.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NUMBER 16-11-EV2 WITH ZUCCARO, INC. FOR
SNOW REMOVAL 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 snow removal company for services to be performed including but are not limited salting sidewalks, clearing walkways, and all necessary snow removal related services that the Agency will need during the term of the contract.; and

WHEREAS, a proposal to provide snow removal services December 21, 2016 through November 30, 2017 was received from Zuccaro, Inc. (hereinafter "Contractor") in the amount not to exceed \$34,450.00; and

WHEREAS, the Contractor will perform the required duties as outlined in the attached proposal dated December 8, 2016, in a workmanlike manner during emergency and non-emergency snow falls/storms to provide snow removal 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. 16-11-EV2 in the not to exceed amount of \$34,450.00 with for snow removal services at Agency owned properties citywide.

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 December 20, 2016.

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



Inc.

64 Commerce St. Garfield, NJ 07026

(973) 472-9554 Fax (973) 472-9653

ZUCCAROWC@GMAIL.COM

12/08/2016

City of Jersey City
Jersey City Redevelopment Agency
66 York St., 3rd Floor
Jersey City, NJ 07302
Attention: Miss Elizabeth Garcia-Vasquez, Supervising Fiscal Officer

Reference: Snow Shoveling Services, 2016-2017 Snow Season

Dear Miss Garcia-Vasquez,

Please find our proposal for the Snow Shoveling and clearing of the sidewalks at various different City owned properties in the City of Jersey City. We propose to shovel and clear sidewalks at the approximate 22 locations provided by your office. Our pricing is based on a One-Time service, after each snow fall has completely stopped.

Ice Control can also be requested by your office at an additional charge. As every storm is different, we have broken up ice control separately, to afford you the opportunity to request ice control either upon completion of the snow shoveling, or completely independent of any shoveling services.

Snow shoveling will clear pathways to the maximum safe passage way of all walkways, driveways, handicap ramps, drive lanes, fire lanes for pedestrian passage at each individual location. If you would require excessive snow to be loaded and transported off site, additional charges would occur, and you would have to provide a location where to dump. Our price does not include the Snow Plowing of large fenced in parking lots, or cleared lots, but remains for the walkways of city streets for pedestrians.

Our prices to Shovel all 22 locations provided, on a per storm basis is broken down into various snowfall amounts. For 0"- 4", our price will be \$4,850.00, 5" - 8" \$6,062.50, and 9" - 12" \$ 7,275.00. Each additional inch is \$ 485.00 per inch over 12" of snow, as reported by NJ.com/Hudson. Installation of Rock Salt will be \$ 1,700.00 per service.

Based upon the 2015-2016 snow season, Zuccaro Inc. was requested out by the State of New Jersey Department of Transportation, for 4 Snow Occurrences.

0" - 4" Shoveling	\$ 4,850.00	4 Storms	\$ 19,400.00
Salting	\$ 1,700.00	5 Storms	\$ 8,500.00
Allowance for an Additional Storm	\$ 6,550.00	1 Storm	\$ 6,550.00
		TOTAL:	\$ 34,450.00

Please review our proposal, and let me know if you have any questions.

Sincerely,



Sal Zuccaro
Zuccaro Inc.

ZUCCARO INC.
64 COMMERCE ST.
GARFIELD, NJ 07026

SNOW SHOVELING/SALTING SERVICES
PROPOSAL 2016-2017 WINTER SEASON
SIDEWALK AREAS

11/10/2016

ADDRESS	SNOW SHOVELING 0"-4"	SNOW SHOVELING 5"-8"	SNOW SHOVELING 9"-12"	EACH ADDITIONAL INCH	SALT/CALCIUM CHLORIDE PER OCCURRENCE
268 VARICK ST	\$ 300.00	\$ 375.00	\$ 450.00	\$ 30.00	\$ 50.00
52-54 MAPLE ST.	\$ 450.00	\$ 562.50	\$ 675.00	\$ 45.00	\$ 150.00
408-410 COMMUNIPAW AVE	\$ 150.00	\$ 187.50	\$ 225.00	\$ 15.00	\$ 50.00
412 COMMUNIPAW AVE	\$ 150.00	\$ 187.50	\$ 225.00	\$ 15.00	\$ 50.00
416B COMMUNIPAW AVE	\$ 150.00	\$ 187.50	\$ 225.00	\$ 15.00	\$ 50.00
418B COMMUNIPAW AVE	\$ 150.00	\$ 187.50	\$ 225.00	\$ 15.00	\$ 50.00
420 COMMUNIPAW AVE	\$ 150.00	\$ 187.50	\$ 225.00	\$ 15.00	\$ 50.00
25 CLINTON AVE	\$ 150.00	\$ 187.50	\$ 225.00	\$ 15.00	\$ 50.00
24 MONTICELLO AVE	\$ 250.00	\$ 312.50	\$ 375.00	\$ 25.00	\$ 100.00
421 MLK DRIVE	\$ 150.00	\$ 187.50	\$ 225.00	\$ 15.00	\$ 50.00
423 MLK DRIVE	\$ 100.00	\$ 125.00	\$ 150.00	\$ 10.00	\$ 50.00
292 MLK DRIVE	\$ 100.00	\$ 125.00	\$ 150.00	\$ 10.00	\$ 50.00
284 MLK DRIVE	\$ 200.00	\$ 250.00	\$ 300.00	\$ 20.00	\$ 50.00
326-330 MLK DRIVE	\$ 100.00	\$ 125.00	\$ 150.00	\$ 10.00	\$ 50.00
350-352 MLK DRIVE	\$ 450.00	\$ 562.50	\$ 675.00	\$ 45.00	\$ 150.00
314 MLK DRIVE	\$ 100.00	\$ 125.00	\$ 150.00	\$ 10.00	\$ 50.00
204 STEGMAN ST	\$ 450.00	\$ 562.50	\$ 675.00	\$ 45.00	\$ 150.00
474 OCEAN AVE	\$ 100.00	\$ 125.00	\$ 150.00	\$ 10.00	\$ 50.00
480 OCEAN AVE	\$ 100.00	\$ 125.00	\$ 150.00	\$ 10.00	\$ 50.00
441 OCEAN AVE	\$ 450.00	\$ 562.50	\$ 675.00	\$ 45.00	\$ 150.00
445 OCEAN AVE	\$ 450.00	\$ 562.50	\$ 675.00	\$ 45.00	\$ 150.00
185 DWIGHT ST	\$ 200.00	\$ 250.00	\$ 300.00	\$ 20.00	\$ 100.00
TOTAL:	\$ 4,850.00	\$ 6,062.50	\$ 7,275.00	\$ 485.00	\$ 1,700.00

Jersey City Redevelopment Agency
66 York Street, 3rd floor
Jersey City, NJ 07302

Elizabeth Garcia-Vasquez, Supervising Fiscal Officer
Tel: 201-761-0824
Fax: 201-761-0831

THEJCRA.ORG

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING AN AMENDMENT TO PROFESSIONAL
SERVICES AGREEMENT No. 15-11-BA8 WITH
McMANIMON, SCOTLAND & BAUMANN, LLC FOR
SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS
REDEVELOPMENT AREAS CITY-WIDE**

WHEREAS, the Jersey City Redevelopment Agency requires the service of a Law Firm as Special Counsel, pursuant to certain requirements of N.J.S.A. 40A:12a-1 et. seq.; and

WHEREAS, at its meeting dated November 17, 2015, the Board of Commissioners of the Jersey City Redevelopment Agency authorized the Agency to enter into agreement No. 15-11-BA8 with the Law Firm of McManimon, Scotland & Baumann, LLC, a professional services agreement within the purview of N.J.S.A. 40A:11-5(1)(a)(I); and

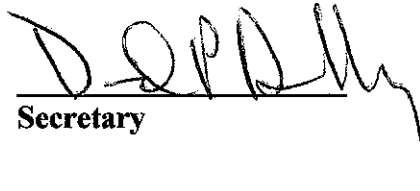
WHEREAS, on May 17, 2016, the Board of Commissioner, by Resolution, authorized an amendment to Contract No. 15-11-BA8 for an increase in legal fees when paid by Redeveloper; and

WHEREAS, the Parties are desirous of amending agreement No. 15-11-BA8, in the amount of \$200,295.92 for a new total contract amount of \$\$250,295.92.

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 be and is hereby given to the Agency to enter into an Amendment of professional services agreement No. 15-11-BA8 with the Law Firm of McManimon, Scotland & Baumann, LLC.

16-12-7

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 December 20, 2016

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIFTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND G & S GRAND STREET, LLC FOR PROPERTY IN THE GRAND JERSEY REDEVELOPMENT AREA

WHEREAS, G & S Grand Street, LLC is the Agency's designated Redeveloper under a Redevelopment Agreement dated March 16, 2010 for the construction of a new retail/commercial facility together with all infrastructure improvements for property located at Block 15702 (formerly known as Block 375) within the Grand Jersey Redevelopment Area; and

WHEREAS, the Agency and G & S Grand Street, LLC have amended the Agreement from time to time for purposes of revising Schedule C - completion dates for certain tasks;

WHEREAS, environmental activities are currently being undertaken i.e. soil investigations and testings at the site; and

WHEREAS, the Redeveloper has requested an extension of the time lines set forth in Schedule C to allow for continued environmental activities as well as the possible acquisition of Block 15702, Lot 31 which Agency staff has deemed acceptable; and

WHEREAS, should the Redeveloper be unable to acquire the property through private negotiations they will request the Agency to acquire the specific parcel.

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 Fifth Amendment to the Redevelopment Agreement executed between the Agency and G & S Grand Street,

LLC for the purposes set forth above in such form and such content as is acceptable and approved by the Agency's Executive Director and Agency Counsel.

3. The Chairman, Vice Chairman and/or Secretary be and are hereby authorized to execute any and all documents required in connection with this Resolution.


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 20, 2016.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
ENTERING INTO A LICENSE AGREEMENT WITH PSE&G FOR
ENTRY ONTO AGENCY-OWNED PROPERTY AT BLOCK 11603,
LOT 38 WITHIN THE HARSIMUS COVE STATION
REDEVELOPMENT AREA.**

WHEREAS, the Jersey City Redevelopment Agency is the owner of certain property located at Block 11603, Lot 38 (Washington Street) within the Harsimus Cove Station Redevelopment Area (map attached); and

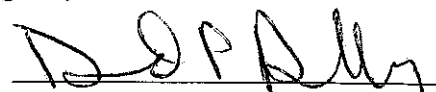
WHEREAS, PSE&G requires access to the properties for purposes of conducting pre-staging activities for work to be done off site including parking vehicles and equipment on site; and

WHEREAS, the Agency will split \$3,000 with the City of Jersey City as a license agreement fee; and

WHEREAS, said license will be for a term of six (6) months from the date of execution of the License Agreement.

NOW, THEREFORE, BE IT RESOLVED, By the Board of Commissioners of the Jersey City Redevelopment Agency that authorization be and is hereby given to execute a License Agreement with PSE&G , or its assigns to access the referenced Agency owned property located within the Harsimus Cove Station Redevelopment Area for a period of six (6) months.

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 December 20, 2016.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE FIRST AMENDMENT TO THE REDEVELOPMENT
AGREEMENT BETWEEN THE AGENCY AND 100 HOBOKEN
AVENUE PARTNERS URBAN RENEWAL, LLC**

WHEREAS, the Jersey City Redevelopment Agency (hereinafter the "Agency") and 100 Hoboken Avenue Partners Urban Renewal, L.L.C., (hereinafter the "Redeveloper") entered into a redevelopment agreement dated June 21, 2016 for private development in the Hoboken Avenue Redevelopment Area (hereinafter the "Agreement"); and

WHEREAS, the Agreement set forth various deadlines and completion dates for, among other things, environmental due diligence, remediation, payment for the property and closing of title to the property; and

WHEREAS, the Agency and the Redeveloper negotiated additional revisions to the Agreement and subsequently drafted an amendment to the Agreement (the "First Amendment") to describe and memorialize the revisions; and

WHEREAS, the Agency and the Redeveloper executed the First Amendment, a copy of which is annexed hereto, for consideration and determination by the Agency Commissioners, the effectiveness of which is expressly contingent upon the approval and authorization of the Agency Commissioners and immediately retroactive to the date of execution upon receipt of such authorization and approval; and

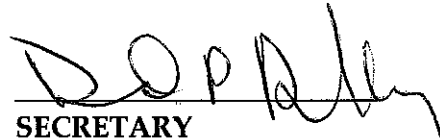
WHEREAS, it is requested that the Agency Commissioners approve and authorize the Agency's execution of the First Amendment.

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

- 1) The recitations above are incorporated herein as if set forth at length.
- 2) The First amendment to the Redevelopment Agreement between the Agency and 100 Hoboken Avenue Partners Urban Renewal, L.L.C., is hereby approve and authorized.
- 3) Except as specifically set forth in the First Amendment, all terms, conditions, provisions, and definitions of the Agreement shall remain in full force and effect and shall be binding upon the Agency and the Redeveloper.

- 4) In the event that the terms of the First Amendment conflict with the terms of the Agreement, the terms of the First Amendment shall govern.

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 December 20, 2016

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

**FIRST AMENDMENT TO
THE REDEVELOPMENT AGREEMENT
BY AND BETWEEN
THE JERSEY CITY REDEVELOPMENT AGENCY
AND
100 HOBOKEN AVENUE PARTNERS URBAN RENEWAL, LLC**

Dated December __, 2016

FIRST AMENDMENT MADE THIS ____ DAY OF DECEMBER, 2016 ("FIRST AMENDMENT") TO THE REDEVELOPMENT AGREEMENT dated June 21, 2016 (the "**Original Agreement**") by and between

THE JERSEY CITY REDEVELOPMENT AGENCY, a body corporate and politic of the State of New Jersey (which, together with any successor public body or officer hereinafter designated by or pursuant to law, is hereinafter referred to as the "**Agency**"), having its offices at 66 York Street, 3rd Floor, Jersey City, New Jersey, 07302

AND

100 HOBOKEN AVENUE PARTNERS URBAN RENEWAL, LLC, a New Jersey limited liability company, having its offices at 16 Microlab Road, Livingston, New Jersey 07039 (hereinafter referred to as the "**Redeveloper**").

WITNESSETH:

WHEREAS, the Agency and the Redeveloper have determined to enter into the First Amendment for the purpose of revising Section 1.04 of the Original Agreement; and

WHEREAS, the Agency and the Redeveloper have determined to enter into the First Amendment for the purpose of revising the definition of Environmental Remediation Cost.

NOW, THEREFORE, in consideration of the promises and mutual covenants herein contained, the parties hereto do hereby covenant and agree with each other as follows:

Section 1. Section 1.04 of the Original Agreement is amended to read as follows:

"Section 1.04 Closing. The closing of title to the Agency Parcel (hereinafter the "Closing") shall take place prior to the earlier of February 1, 2018 (the "Outside Closing Date"), and within thirty (30) days after the Redeveloper receives the Required Project Entitlements, which Redeveloper shall pursue at its sole cost and expense in accordance with the timetable set forth in Schedule C, attached hereto and incorporated herein by reference, subject to the provisions of this Agreement. The closing shall occur at a mutually agreeable time at the principal offices of the Agency identified in the recitals of this Agreement or at such other location as shall be mutually agreeable to the Agency and Redeveloper. If any Government Approval is obtained and is subsequently the subject of an appeal, the Outside Closing Date shall be tolled on a day-for-day basis until the challenged Governmental Approval is a Final Approval.

Within the earlier of five (5) days of receipt by Redeveloper of preliminary and final site plan approval for the proposed Project, or the date of April 1, 2017, regardless of whether or not the Redeveloper has obtained final site plan approval, the Redeveloper shall remit to the Agency a deposit (the "Deposit") towards the Purchase Price of One Million Dollars (\$1,000,000). The

Deposit shall be applied against the Purchase Price at Closing. One half of the Deposit, Five Hundred Thousand Dollars (\$500,000), is **non-refundable** and the Agency shall retain such amount immediately upon payment thereof. The balance of the Deposit (Five Hundred Thousand Dollars (\$500,000)) shall also be nonrefundable except upon an event of force majeure, including but not limited to the Redeveloper's inability to secure, in spite of good faith efforts in pursuit, Final Approval from the Jersey City Municipal Utilities Authority, Passaic Valley Sewerage Commission, or NJ Department of Environmental Protection for construction or use permits relating to water or sewer usage or a material breach by the Agency if such remains uncured for a reasonable period after receipt of written notice, or as agreed upon herein. Any challenge to or appeal of Governmental Approval shall not affect the Redeveloper's obligation to make the nonrefundable Deposit and shall not enlarge the herein stated timeframe.

The Agency may, in its sole and absolute discretion, extend the Outside Closing Date in the event the Redeveloper is denied any of the Required Project Entitlements, provided that the Redeveloper has diligently pursued and prosecuted the Governmental Applications (as defined in Section 2.10) necessary to implement the Project. If, in spite of Redeveloper's good faith efforts, Redeveloper is unable to secure the Required Project Entitlements prior to the Outside Closing Date and the Redeveloper declines to complete the Closing, and the Agency declines to extend the Outside Closing date, this Agreement shall terminate, and the Agency shall retain remaining fifty (50%) percent (Five Hundred Thousand Dollars (\$500,000) of the Deposit. In the event of termination, the parties shall have no further rights or obligations to each other."

Section 2. The definition of Environmental Remediation Cost is amended to read as follows:

"Environmental Remediation Cost: The cost of environmental remediation work necessary to remediate hazardous materials on, at, beneath or migrating from the Project Premises as established in the RAWP and/or required by Applicable Laws, shall cost One Million Five Hundred Thousand Dollars (\$1,500,000), and which cost the parties agree shall be applied as a credit against the Purchase Price, subject to the approval of the Agency Board of Commissioners. Absent agreement or Board approval, either party may terminate this Agreement; provided, however, Redeveloper may negate any such attempted termination by the Agency by agreeing to the lowest calculation of such costs proffered by the Agency."

Section 3. **Counterparts.** This First Amendment may be executed in counterparts. All such counterparts shall be deemed to be originals and together shall constitute but one and the same instrument.

Section 4. **Effective Date.** Anything herein contained to the contrary notwithstanding, the effective date of this First Amendment shall be the date first written above.

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be properly executed and their corporate seals affixed and attested as of the date first written above.

JERSEY CITY REDEVELOPMENT AGENCY

By: _____

Attest:

Seal:

100 HOBOKEN AVENUE PARTNERS URBAN RENEWAL, LLC

By: _____

Jonathan Schwartz, Member

Attest:

Seal:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF UNITED CLERGY TASK FORCE, INC./COMMUNITY OUTREACH TEAM INC. AS THE REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 27001 AND BLOCK 27002 IN THE JACKSON HILL REDEVELOPMENT AREA

WHEREAS, at its August 16th, 2016 Board of Commissioners meeting, the Agency authorized the designation of the United Clergy Task Force, Inc./Community Outreach Team, Inc. as Redeveloper of Agency-owned property located at Block 27001, Lots 9-13 and Block 27002, Lots 14-20 within the Jackson Hill Redevelopment Area; and

WHEREAS, Block 27001, Lots 9, 11, 12 are owned by Heavenly Temple Church of God, an affiliate of the applicant; and

WHEREAS, Block 27001, Lots 10 and 13 and Block 27002, Lots 15-20 are privately owned; and

WHEREAS, upon review of the Redeveloper's application and proposal, the Agency's executive staff recommends the designation of United Clergy Task Force, Inc./Community Outreach Team, Inc. as the Redeveloper; and

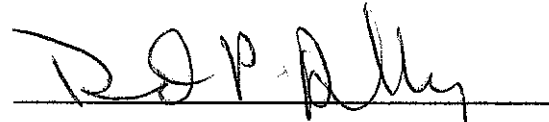
WHEREAS, said designation requires an extension of 120 days in order for the parties to negotiate the terms of a Redevelopment Agreement; and

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

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

- 1) The recitations above are incorporated herein as if set forth in length.
- 2) The designation of United Clergy Task Force, Inc./Community Outreach Team, Inc. for property located at Block 27001, Lots 9-13 and Block 27002, Lots 14-20 within the Jackson Hill Redevelopment Area is hereby extended for a one hundred twenty (120) day period from the date of this resolution and the Agency's Executive Director may extend for an additional thirty (30) days at his sole discretion.

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



Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 20, 2016.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH 101 NEWKIRK STREET, LLC IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

WHEREAS, by Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") dated June 21, 2015, 101 Newkirk Street, LLC was designated as Redeveloper ("Redeveloper") for the construction of a 50-story building consisting of 35 stories of residential rental units, 10 stories of condominium units and 2 stories of amenities in the Journal Square 2060 Redevelopment Area in Block 12204, Lots 8-10; and

WHEREAS, at its meeting of September 20, 2016, the Board authorized entering into an Escrow Agreement with 101 Newkirk Street, LLC for pre-development activities; and

WHEREAS, 101 Newkirk Street, LLC is the owner of Block 12204, Lots 8-10; and

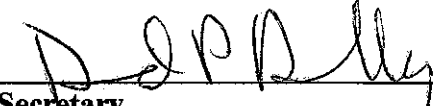
WHEREAS, the execution of a Redevelopment Agreement with 101 Newkirk Street, LLC and any related LLC is required in order to implement the project; and

WHEREAS, the project will be constructed in accordance with the terms and conditions of the Redevelopment Agreement and the Journal Square 2060 Redevelopment Plan.

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

- 1) the above recitations are incorporated herein as if set forth at length; and
- 2) authorization to execute a Redevelopment Agreement and/or any related documents with 101 Newkirk Street, LLC is hereby granted; and
- 3) The Executive Director is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the terms of this Resolution; and

- 5) The Chairman, Vice Chairman and/or Secretary are hereby authorized to execute any and all documents necessary to effectuate this resolution subject to the review of Agency Counsel.


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 20, 2016

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING A REDEVELOPMENT AGREEMENT
WITH GREEN ON PINE, LLC AS REDEVELOPER FOR
PROPERTY WITHIN THE MORRIS CANAL
REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1, et seq., as amended and supplemented ("LRHL"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment with a designated private Redeveloper; and

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

WHEREAS, pursuant to N.J.S.A. 40A:12A-5, the City designated a delineated area as an area in need of redevelopment known as the Morris Canal Redevelopment Area ("Redevelopment Area") and adopted, as last amended on June 15, 2016, the Morris Canal Redevelopment Plan ("Redevelopment Plan"), which is on file with the Office of the City Clerk; and

WHEREAS, on June 21, 2005, the JCRA entered into a redevelopment agreement with a former redeveloper for a portion of the Redevelopment Area identified as Block 17505, Lots 1, 2, 3, 19, 20, 21, 22, and 23 as currently shown on the official tax map of the City; and

WHEREAS, Green on Pine, LLC (the "Redeveloper"), a newly formed redevelopment entity with significantly unique ownership interests, has made an application to the JCRA to become the newly designated Redeveloper associated with a portion of the Redevelopment Area contained within Block 17505, Lots 1, 2, 3, 21, 22 and 23 as currently shown on the official tax map of the City ("the Property"); and

WHEREAS, the application of the Redeveloper calls for the construction of approximately 99 market rate rental units with parking and associated amenities ("the Project"); and

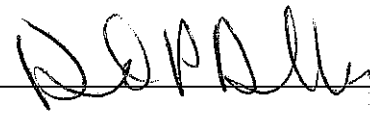
WHEREAS, the JCRA has reviewed the application of the Redeveloper and its qualifications and capabilities to design and construct the Project upon the Property; and

WHEREAS, the JCRA and the Redeveloper have engaged in negotiations and the JCRA has determined that the Redeveloper is a qualified entity, and the Project achieves the objectives of the Redevelopment Plan, and is therefore, in the JCRA's best interests to enter into a new Redevelopment Agreement (the "Redevelopment Agreement") with the Redeveloper for the Project; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-9, it is the intention of the JCRA and Redeveloper to enter into a new Redevelopment Agreement, which shall further define and memorialize the respective obligations of the parties hereto with regard to proceeding with the redevelopment of the Property pursuant to the requirements of the Redevelopment Plan.

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

1. The above recitals are incorporated herein as if fully set forth at length.
2. Green on Pine, LLC is hereby designated as a redeveloper of the Property in accordance with the LRHL.
3. The Chairman is hereby authorized and directed to execute a Redevelopment Agreement and the Executive Director is authorized to attest to the same, a form of which is attached hereto and made part hereof as Exhibit A, together with such non-substantive or technical additions, deletions, and modifications as are necessary and desirable to be made in consultation with counsel.
4. The Chairman, Vice Chairman, General Counsel, Executive Director, Secretary, and other necessary Agency Officials are hereby authorized to undertake all actions necessary to effectuate this Resolution.
5. 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.
6. A copy of this Resolution shall be available for public inspection at the offices of the Agency.
7. 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 their meeting of December 20, 2016

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF CONTRACT NO. 16-12-MPN12 WITH POTOMAC HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA

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

WHEREAS, the Agency is in need of professional environmental services relating the rehabilitation of the structure and surrounding premises located at 125 Monitor Street; and

WHEREAS, Potomac Hudson Environmental, Inc. 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, Potomac Hudson Environmental, Inc. has submitted a proposal for professional environmental services dated December 13, 2016 in the amount not to exceed \$115,875.00 (attached); and

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

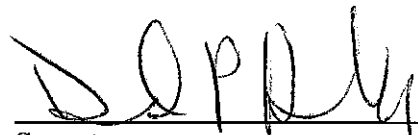
WHEREAS, the cost for the services will be paid by Graffiti 125, LLC, the designated Redeveloper for the property; and

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that Professional Services Contract No.16-12-MPN12 with Potomac Hudson Environmental, Inc. in an amount not to exceed \$115,875.00 be awarded in accordance with N.J.S.A. 40A:20.4 et seq. pursuant to Fair and Open Contracts.

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


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 20, 2016.

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



POTOMAC-HUDSON ENVIRONMENTAL, INC.

13 December 2016

Transmit via Electronic Mail

Christopher Fiore
Jersey City Redevelopment Agency
66 York Street - Floor 2
Jersey City, NJ 07302

Mary Pat Noonan
Jersey City Redevelopment Agency
66 York Street - Floor 2
Jersey City, NJ 07302

Re: Proposal for a Preliminary Assessment/Phase I Environmental Site Assessment
and Site Investigation
125 Monitor Street
Jersey City, New Jersey

Dear Mr. Fiore and Ms. Noonan :

On behalf of Potomac-Hudson Environmental, Inc. (PHEnv), I am pleased to submit this proposal to provide environmental services to the Jersey City Redevelopment Agency (JCRA) (the "Client") for the referenced property located at 125 Monitor Street in Jersey City, New Jersey (the Site).

BACKGROUND HISTORY

Based on a review of the NJDEP Geoweb and Dataminer databases, the following was found:

- A Deed Notice and cap are present on the former J&D Transportation Equipment Repair portion of the Site (address 330 Pine Street) (PI#000015580, ISRA #93664). Metals were found in the Site soils to a depth of 9+ feet below ground surface, and were capped with asphalt driveway and sidewalk.
- PI# G000015580 lists eight ISRA cases for the site that are closed, and one that is active. The Site is also listed under Hudson Urban Redevelopment as having applied to NJDEP for an MOA in 2006, but the application was subsequently withdrawn and administratively closed in 2013.
- A 6,000 gallon UST was removed from the Site (Case# 0260084) and a Closure Report submitted to NJDEP.
- A Site Remediation Case was also indicated at Ash and Pine Street for containers located on that location (PI# 162026). No other information was available online.
- A&R Sewing Company, an industry previously located at 125 Monitor Street, was also listed in the NJDEP Site Remediation Program (PI# 026008) and Right To Know program (PI#82243400000).
- Hudson United Bank and Washington Savings Bank were both listed as hazardous waste generators for 125 Monitor Street (NJD981561194 and NJC876064528).

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

Based on the reports and correspondence provided by others, there were several investigations conducted and remedial actions taken at the Site since approximately 1993. Reports were submitted to NJDEP and the latest NJDEP comment letter dated December 1, 2005 indicate that there remain a number of outstanding issues relating to work that was described in a 2004 Remedial Investigation Report (RIR) (Tapash, 2004). It would appear that much of the basis of Tapash's work was questioned by NJDEP. Critical known remedial items that still remain unresolved are (i) elevated metals in the soils outside of the existing Deed Notice, (ii) residual free product in the eastern portion of the rear yard, and (iii) a chlorinated hydrocarbon plume in the northeast portion of the rear yard. Additional investigation and remediation will be required for these known areas. A Deed Notice is in place for metals in the soil for a portion of the Site, but based on the previous investigations, will most likely be required for the entire site. In addition, a Classification Exception Area (CEA) for the metals in groundwater and possibly chlorinated hydrocarbons will be required. Unknown subsurface structures in the area of the free product and volatile organic contamination also require additional investigation. A Baseline Ecological Evaluation (BEE) was apparently not completed as of the December 1, 2005 NJDEP letter. Vapor intrusion investigation in accordance with the current NJDEP requirements may also not have been conducted for off-site structures. Comparison of the existing site data needs to be made to the current NJDEP Soil Remediation Standards (SRS) and Groundwater Quality Standards (GWQS) since, based on the limited information provided, it appears that an approved Remedial Action Workplan (RAW) is not in place for the Site. Any future work conducted for the Site must be done under a Licensed Site Remediation Professional (LSRP). In addition, since there were a number of tenants previously operating in the building, there may be ISRA cases that were not completed prior to a sale of the building.

Clearly the first step is the completion of a NJDEP file review and PA/Phase I ESA. Based on the results of the PA/ESA, a Site Investigation (SI) will be conducted. Assumptions and preliminary costs to conduct a SI are included in this proposal. These may need to be adjusted after completion of the PA/ESA if additional areas of concern are discovered.

This proposal covers the scope of work and cost estimates for conduct of a PA/ESA and Site Investigation.

ASSUMPTIONS FOR PA/PHASE I

Based on information provided by Client, PHEnv understands the following assumptions to be facts upon which we will base our services:

- The Site is occupied by a six-story abandoned industrial warehouse building.
- The Client wishes to conduct a Preliminary Assessment/Phase I Environmental Site Assessment (PA/ESA) in order to identify any potential environmental issues at the Site prior redevelopment.
- Since there are previous NJDEP cases identified for the Site, a file review at NJDEP has already been conducted in 2015.
- If additional environmental areas of concern are identified during the PA/ESA, PHEnv will provide the Client with a proposal to conduct additional Site Investigation (SI) behind the



scope of work described below for the SI. Note that the work is also subject to the notification requirements found in the Spill Compensation and Control Act (N.J.S.A. 58:10-23.11.). Please note that if a discharge is discovered, it will require reporting to the New Jersey Department of Environmental Protection (NJDEP).

- Based on the previous reports, a Deed Notice is present on a portion of the Site and redevelopment of the Site will require institutional and engineering controls at a minimum, including a Deed Notice and Remedial Action Permit for Soils. As such, due to the presence of the Deed Notice and historic fill, a groundwater investigation must also be conducted to determine if the groundwater at the Site has been impacted by the historic fill contaminants or, alternatively, historic fill contamination of the groundwater could be assumed and, in either case, a CEA for the historic fill groundwater contaminants would be required.

SCOPE OF WORK

Based on PHEnv's understanding as outlined above, the following tasks represent the proposed scope of work for the project. PHEnv will conduct its services in accordance with the New Jersey Department of Environmental Protection (NJDEP) requirements as found in the Administrative Requirements for the Remediation of Contaminated Sites (ARRCS, N.J.A.C. 7:26C), the Technical Requirements for Site Remediation (TRSR, N.J.A.C. 7:26E) and ASTM Standard E 1527-13, Standard Practice for Environmental Site Assessments and 40 CFR Part 312, Innocent Landowners, Standards for Conducting All Appropriate Inquiries (the All Appropriate Inquiries [AAI] Rule). Note that the work is also subject to the notification requirements found in the Spill Compensation and Control Act (N.J.S.A. 58:10-23.11).

1.0 PRELIMINARY ASSESSMENT/PHASE I ESA

PHEnv will conduct a Preliminary Assessment / Phase I Environmental Site Assessment (PA/ESA) in order to identify, to the extent feasible, evidence of an Area of Concern (AOC), a Recognized Environmental Condition (REC) or a discharge of hazardous substances that could impact the Site.

PHEnv will review all available records for the Site. Records to be reviewed include a database search of federal, state and local agency records, historical documents such as Sanborn Fire Insurance Maps, industrial directories, environmental liens, site plans and facility as-built drawings, Title and Deed, maps and/or aerial photographs, local street directories and local building, health and zoning department records. In accordance with the ASTM standard, an environmental lien search and review will also be conducted.

Additionally, the ASTM standard has an affirmative requirement of the environmental professional to review any available government records regarding potential environmental concerns for the Site and nearby properties that may impact the Site. Please note that the cost to conduct any file reviews is not included in the base pricing provided herein.



PHEnv submitted an Open Public Records Act (OPRA) request to NJDEP for any environmental records pertaining to the Site in October 2015 and a file review was conducted for the Site. These records will be summarized in the PA/ESA. A new OPRA request will not be submitted since the property is a vacant, abandoned warehouse and no operations have been conducted at the Site since October 2015. PHEnv will submit OPRA requests to county and municipal agencies for current records pertaining to the Site. If any such records are identified and are determined by PHEnv to be potentially relevant, PHEnv will conduct a review of the records to identify relevant information. The findings of the file review will be included in the PA/ESA as appropriate.

This proposal assumes that Client will provide access to the Site and persons knowledgeable of the Site (owners and occupants) so that PHEnv can conduct a site reconnaissance and interviews of said persons. The proposal further assumes that Client will provide PHEnv with a current tax map, if available, and any available current and historic site plans.

In accordance with the AAI rule and ASTM Standard, PHEnv will also conduct an evaluation of the VI pathway using known information about nearby contaminated properties, assumed information about subsurface conditions and an online screening tool. Note that the results of VI screening are not conclusive, as the presence or absence of a vapor hazard can only be determined through sampling and analysis of the interior building space and that sampling and analysis is not included in the scope of work.

Based on the above, PHEnv will conduct an evaluation and prepare a written report for the Site which will examine potential site-specific AOCs such as underground storage tanks; the use, generation, storage and/or disposal of hazardous materials; and the possible deposition of fill with regard to the potential for site contamination. We will also seek to identify any uses of the Site and properties immediately adjoining the Site that have the potential to generate or contain hazardous materials. If potentially significant AOCs are encountered at any point during our assessment of the property, PHEnv will notify Client immediately.

The PA/ESA Report will be prepared based solely upon the Site visit, literature/document review and interviews. The PA/ESA Report will not include the sampling of soil, surface water, groundwater, air, building materials (asbestos or lead-based paint), vapors or other media, tank integrity testing or an evaluation of naturally occurring materials which may be hazardous, such as radon or methane. The report will identify recommendations for further investigation (Site Investigation), if necessary. PHEnv will provide an electronic copy and up to one bound hard copy of the PA/ESA Report, if required.

2.0 ISRA COMPLIANCE

As part of the PA process we will attempt to identify whether there are outstanding Industrial Site Recovery Act (ISRA) issues that must be complied with. If ISRA subject tenants were previously located on the Site and were not covered under the prior ISRA submissions and No Further Actions (NFA), then ISRA may have been triggered and will require immediate addressing through the submission of a General Information Notice (GIN). Determination of ISRA compliance will



require assistance and information from the most recent owners, and PHEnv requests that the Client assist PHEnv in this data collection task. Documentation on the tenants located at the Site after the previous NFA's were issued is required, and whether or not they were subject to ISRA when they ceased operations at the Site.

3.0 ASBESTOS SURVEY

During a previous Site Visit in June 2016, observations of several types of potential asbestos-containing materials were noted, including ceiling tiles and mastic, roofing materials and mastic, window caulking, several types of masonry materials or mortars. The boiler room in the basement was inaccessible due to flooding, but based on historical knowledge of the Site, there may be potential asbestos-containing boiler insulation, pipe insulation and elbow joint compound materials in the basement and boiler room. If the building were to be renovated or demolished, an asbestos sampling survey should be conducted in accordance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP).

For the asbestos survey, PHEnv will conduct a walk-through inspection of the building during which ducts, pipes, tanks, and other structures will be visibly evaluated for the presence of asbestos-containing materials (ACMs) such as corrugated paper, fibrous chalky mixtures, or other plaster-like coatings. Walls, ceilings, floor decking, and beams will be accessed to the extent possible to evaluate the presence of friable ACMs that may have been applied for fireproofing, acoustical, or insulation purposes. The building would also be evaluated for the presence of other miscellaneous potential ACMs, including ceiling and floor tiles, and other structural materials such as transite board. The roof of the building will also be accessed, if possible, and sampled accordingly.

During the walk-through inspection, characterization of the asbestos-content of the application would be performed and materials making up an apparently homogeneous material would be treated as a single material type. The physical condition of potential ACMs would be evaluated and reported as good, fair, or poor.

Based on the survey, qualified PHEnv personnel will collect a set of three asbestos bulk samples from each suspected homogeneous ACM area depending on the size of the homogeneous area. Since the building will most likely be renovated, any damage to building materials will not be repaired, unless that damage could result in either additional friability or secondary problems (e.g., roof leakage). For purposes of this proposal, we have assumed that up to 237 asbestos bulk samples will be taken from the building from 79 locations. The actual number of samples cannot be accurately determined until the materials are accessed and samples are collected. Where there are individual layers of a material, such as several layers of roofing shingles, each layer must be analyzed as a separate sample. The actual number of samples may be more or less based on the conditions encountered at the Site (presence of only one layer of floor or roof materials, number of different pipe insulations and elbows, etc.).



The samples will be submitted to a certified laboratory for PLM analysis (polarized light microscopy, EPA 600/R-93/116 Method). The laboratory will analyze each sample in the set of three, but stop after the first positive result is found. In accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP), for those friable samples that contain less than ten percent asbestos by PLM, the sample will immediately be analyzed by point count method (EPA Method 600/R-93/116, 400 point). In addition, for non-organically bound materials (NOB), such as roofing shingles, floor tiles, and mastics, mortar, where asbestos is not detected or less than one percent, the sample is required to be re-analyzed by Transmission Electron Microscopy (TEM) via EPA 600/R-93/116 Section 2.5.5.1 in order to confirm the result as negative in accordance with NESHAPS regulations. However, for the purposes of cost estimating, PHEnv has assumed that all NOBs will go directly to TEM analysis in order to potentially save the cost of the additional analyses if samples are Not Detected. For budgeting purposes PHEnv has assumed that up to 129 PLM analyses, 64 Point Count analyses and 108 TEM analyses may be required.

Laboratory results of the bulk samples will be tabulated along with a description of the materials, location, and characterization.

Upon completion of the laboratory analysis, a report will be prepared that details the results of the asbestos investigation. This proposal assumes that site plans will be available in order to obtain measurements of areas that are positive for asbestos-containing materials. If asbestos-containing materials are found, then the Client must contract an asbestos abatement and monitoring firm in order to conduct the asbestos abatement. Please note that there may be some pipe runs located within the walls or in tunnels in the basement that cannot be accessed or sampled without destruction of these areas. Therefore, the actual quantities of some materials may be higher than indicated, and will only be able to be discovered during the abatement process.

4.0 SITE INVESTIGATION

Prior historic uses and environmental investigations at the Site indicate that soil and groundwater contamination is present and that limited remedial actions have been conducted. With the last investigation conducted at the Site over a decade ago current soil and groundwater quality data are needed to determine the nature and extent of any future remediation to be conducted at the Site. Further, the Site inspection conducted as part of the above described PA will assist in determining if any new conditions exist at the Site that may warrant additional investigation. As a result a detailed sampling and analysis plan is difficult to prepare at this time. Conceptually, we envision that the following tasks would be conducted. A cost estimate to conduct these tasks is provided in this proposal. The scope of work may change based on the initial PA/ESA and site investigation tasks. PHEnv will notify JCRA immediately and will provide a supplemental scope and cost estimate for any additional work that might be required. A SI Report will be prepared upon completion of the field investigation activities.



4.1 Geophysical Survey

A geophysical survey will be conducted to look for potential sources of chlorinated VOs and free product (tanks, piping, etc. in the area behind the 6-story building where several smaller buildings were demolished in 2006).

4.2 Soil and Groundwater Investigation

PHEnv will conduct geoprobe soil sampling throughout the rear yard area, with a focus towards the former incinerator area, to see what concentrations of chlorinated VOs and EPH remain in the soil. For the purpose of this proposal, we have assumed that 12 soil borings will be conducted and up to 24 soil samples will be collected for analysis of VOs, EPH, with contingency analyses of PCBs, Semi-VOs, and metals. Six unsaturated zone soil samples will also be analyzed for VOs, Semi-VOs, PCBs and metals using the Synthetic Precipitation Leaching Procedure (SPLP) for use in determining an Impact to Groundwater Soil Standard.

During the soil sampling program, if former groundwater monitoring wells are not present and/or not useable, groundwater samples will initially be obtained from temporary well points. This proposal assumes that eight temporary well points will be installed and sampled for VOs. If the existing monitor wells have been damaged, and based on the results of the soil sample and groundwater sampling, new monitor wells will be installed and sampled to investigate the potential for free product to still be present, obtain data for groundwater flow direction, and continue the evaluation of the dissolved phase chlorinated VO plume. This proposal assumes that five new monitoring wells will be installed and sampled for VOs, PAH and metals. Sampling will be done on two occasions. PHEnv will also determine the potential for the plume to be migrating off-site through the evaluation of dissolved phase groundwater sample data and flow direction data. There were previously exceedances at the presumed up-gradient property boundary on the southeastern portion of Site along Monitor Street. Groundwater flow was previously indicated to be to the west.

Based on the geoprobe results, PHEnv will also conduct test pits in area of brick structures and subsurface concrete pad. The brick structures and concrete pad may need to be removed in order to assist in remediation of the free product, if present, and dissolved chlorinated plume. This proposal assumes that six test pits will be conducted in the area for investigatory purposes. Six soil samples are budgeted to be collected and analyzed for VOs, PAH, EPH, PCBs and metals if field conditions note potential visible contamination.

The former welder's leasehold in the northwest portion of the front yard should be evaluated for potential impacts through additional borings. This proposal assumes that 24 soil samples will be collected. Sample analyses in this area will be limited to PAHs and metals.

4.3 Concrete Sampling and Analysis

PHEnv will conduct preliminary concrete sampling of building materials to determine if it is contaminated. This task is necessary if the building will be reused or torn down. Sampling will also be conducted on any demolition debris or concrete structures that are identified to be present



by other Tasks to be conducted. Depending upon conditions inside the building, we anticipate that up to 24 samples would be collected and analyzed for PAH, PCBs and possibly other contaminants such as EPH and metals based on the findings of the PA and site reconnaissance.

4.4 Receptor Evaluation

Since contamination has been previously identified at the Site and it is likely that some form of contamination is still present at the Site, an NJDEP compliant Receptor Evaluation (RE) will be completed. The RE results will be used as part of the determination of the nature and extent of potential remedial actions to be taken at the Site.

SCHEDULE

PHEnv will initiate the scope of work promptly upon receiving written authorization from Client. The PA/ESA Report will be issued within four weeks of PHEnv's receipt of authorization to proceed, provided that all necessary information is obtainable within this time period. The Site Investigation tasks will begin upon completion of the PA/ESA and will take up to 14-weeks to complete. An SI report will be prepared upon completion of the field activities.

COST ESTIMATE

The time and materials not to exceed cost estimate to conduct the scope of work described above is \$115,875.00. If additional work is required based upon the performance of the work, PHEnv will notify the JCRA. A breakdown of the cost estimate is as follows:

TASK	ASSUMPTIONS	ESTIMATED COST
PA/ESA	Any additional file reviews will be billed on a time and expense basis and are not included in this cost	\$ 4,600
ISRA Compliance Evaluation		\$ 1,000
Asbestos Survey		
Labor	1 and ½ days @ 2 people, includes coordination	\$ 4,300
Laboratory	129 PLM, 64 Pt Ct Analyses & 108 TEM Analyses	\$ 9,800
Reporting		\$ 2,300
Site Investigation (SI)		
Geophysical Survey	1 day	\$ 3,000
Soil Borings/Temporary Well Points/Wells	24 soil borings; 12 temp well points; 5 wells, 2 days soil borings and temp wells, 2 days	\$ 33,500



TASK	ASSUMPTIONS	ESTIMATED COST
	well installation, 2 sampling events for wells (includes equipment), well survey	
	30 samples EPH, 66 samples VOs, 44 samples PAH, 12 samples Semi-VOs, 18 samples PCBs, 56 samples metals	\$ 23,500
Test Pits	6 samples, EPH, VOs, PAH, PCBs, Metals	\$ 6,075
Concrete Sampling and Analysis	24 samples for PCBs PAH 10 contingency for EPH, metals	\$ 11,300
Receptor Evaluation		\$ 2,100
SI Reporting		\$ 14,400
	TOTAL COST ESTIMATE	\$115,875

PHEnv will conduct the work on a time and expense basis in accordance with our standard fee schedule (attached). All invoices are due and payable within 30 days of the invoice date. We will not exceed the budget without authorization and will promptly notify you of any unanticipated conditions that could impact the budget. If additional investigation/sampling required, PHEnv will provide a separate proposal to conduct the additional scope of work.

LIMITATIONS

Client is responsible for obtaining access to the Site for PHEnv to complete an inspection and sampling activities.

This proposal assumes that no potential AOCs or REC's are identified that require additional investigation. If additional investigation is required, PHEnv will provide a proposal to complete the additional work at Client's request.

This Proposal is valid for sixty (60) days from the date first set forth above. PHEnv may, in its sole discretion, either extend the period of validity or withdraw the Proposal at any time by providing written notification to Client.

We are very pleased to have this opportunity to provide our proposal to you. Should you have any questions regarding the foregoing, please call me. Should you find the terms of this proposal

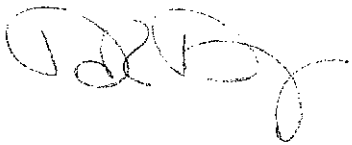


Christopher Fiore & Mary Pat Noonan
13 December 2016
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acceptable, please indicate your acceptance by signing below and returning a signed copy to PHEnv.

Sincerely,

Potomac-Hudson Environmental, Inc.



David R. Draper, LSRP

Enclosures

The undersigned hereby authorizes Potomac-Hudson Environmental, Inc. to provide the services described in this Proposal in accordance with the provisions of this Proposal and the Terms and Conditions.

Signature

Date

Name (Printed)

Client



POTOMAC-HUDSON ENVIRONMENTAL, INC.

FEE SCHEDULE
Effective January 1, 2013

<u>PROFESSIONAL SERVICES</u>	<u>HOURLY RATE</u>
Principal	\$200
Director	\$170
Licensed Site Remediation Professional	\$165
Senior Project Manager	\$160
Project Manager	\$150
Senior Environmental Scientist/Engineer 3	\$145
Senior Environmental Scientist/Engineer 2	\$140
Senior Environmental Scientist/Engineer 1	\$130
Environmental Scientist/Engineer 2	\$120
Environmental Scientist/Engineer 1	\$110
Junior Environmental Scientist/Engineer 2	\$100
Junior Environmental Scientist/Engineer 1	\$ 90
Technician	\$ 82
Draftsperson	\$ 68
Word Processing/Clerical	\$ 55

SUBCONTRACTOR AND DIRECT COSTS

Subcontractor services and the costs associated with the purchase or rental of parts or specialized equipment will be billed at cost plus 15 percent. All direct charges (e.g., rental vehicles and equipment, meals, air/rail travel and lodging) and outside delivery and reproduction costs will be billed at cost plus 15 percent.

TRAVEL AND EQUIPMENT

Charges for company owned equipment and expendable supplies will be billed according to Potomac-Hudson Environmental, Inc.'s schedule of charges for equipment and supplies. Where applicable, the use of personal vehicles for travel will be charged at the current federal rate.



Mary Noonan

From: Mary Noonan
Sent: Wednesday, December 14, 2016 10:15 AM
To: Josh Wuestneck
Cc: Chris Fiore; David Donnelly
Subject: 125 Monitor Street
Attachments: PHE Proposal.pdf

Hi Josh:

Yesterday the Agency received a proposal from Dave Draper of Potomac-Hudson Environmental Inc. for a Preliminary Assessment/Phase I Environmental Site Assessment and Site Investigation. The total amount for these services is \$115,875.00. Please reply to this email confirming Ironstate's obligation to reimburse the Agency for the amount of the contract pursuant to the Redevelopment Agreement between the parties. A copy of the proposal is attached. We intend to award the contract at our December 20th, Board meeting. Thank you.

*Mary Pat Noonan
Project Manager
Jersey City Redevelopment Agency
66 York Street, 3rd Floor
Jersey City, New Jersey 07302
201-761-0828
MaryPat@icnj.org*

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF TEAM WALKER AS REDEVELOPER FOR 379 COMMUNIPAW AVE. IN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, Team Walker was designated as Redeveloper for property located at 379 Communipaw Ave. (Block 20102, Lot 40), at the Board of Commissioners on August 16, 2016; and

WHEREAS, Team Walker is proposing to construct an adjacent four story addition with class rooms on the upper three floors and commercial retail space will be included on the first floor to continue social programs; and

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

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

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

1. The recitals above are incorporated herein as if set forth at length.
2. Team walker/ Jerry Walker designation as the Redeveloper for Property located at 379 Communipaw Ave., within the Morris Canal Redevelopment Area to negotiate a Redevelopment Agreement for a period of ninety (60) days with an extension of thirty (30) days at the Executive Director's discretion; and

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


SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of November 14, 2016.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING THE AGENCY TO ENTER INTO A REVISED
AND RESTATED REDEVELOPMENT AGREEMENT WITH
FDAD MAPLE, LLC FOR PROPERTIES LOCATED IN BLOCK
19003 (JOHNSTON AVE., MONITOR & PINE STS WITHIN
THE MORRIS CANAL REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1, et seq., as amended and supplemented ("LRHL"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment with a designated private Redeveloper; and

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

WHEREAS, pursuant to N.J.S.A. 40A:12A-5, the City designated a delineated area as an area in need of redevelopment known as the Morris Canal Redevelopment Area ("Redevelopment Area") and adopted, as last amended on June 15, 2016, the Morris Canal Redevelopment Plan ("Redevelopment Plan"), which is on file with the Office of the City Clerk; and

WHEREAS, on November 13, 2006, a former redeveloper ("the Former Redeveloper") entered into a former redevelopment agreement ("the Former Redevelopment Agreement") for a portion of the Redevelopment Area identified as Block 19003, Lots 1-12 and Lots 17-19 as currently shown on the official tax map of the City ("the Property"); and

WHEREAS, on February 22, 2012, the JCRA entered into a First Amendment to the Former Redevelopment Agreement to include the purchase of Block 19003, Lots 13-16 as currently shown on the official tax map of the City, but this designation was later transferred to another redeveloper by separate redevelopment agreement dated April 13, 2016; and

WHEREAS, with the consent of the Former Redeveloper, a new redeveloper, FDAD Maple, LLC ("the Redeveloper") wishes to assume all the rights and responsibilities as a predecessor redeveloper and assignee to the Former Redevelopment Agreement, as amended, to complete the Project; and

WHEREAS, the Redeveloper has submitted an application calling for the construction of approximately 223 market rate rental apartment units and 11 affordable units ("the Project"); and

WHEREAS, the JCRA has reviewed the application of the Redeveloper and its qualifications and capabilities to design and construct the Project upon the Property; and

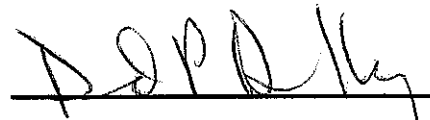
WHEREAS, the JCRA and the Redeveloper have engaged in negotiations and the JCRA has determined that the Redeveloper is a qualified entity, and the Project achieves the objectives of the Redevelopment Plan, and is therefore, in the JCRA's best interests to enter into a new Redevelopment Agreement (the "Redevelopment Agreement") with the Redeveloper for the Project; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-9, it is the intention of the JCRA and Redeveloper to enter into a new Redevelopment Agreement, which shall define and memorialize the respective obligations of the parties hereto with regard to proceeding with the redevelopment of the Property pursuant to the requirements of the Redevelopment Plan.

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

1. The above recitals are incorporated herein as if fully set forth at length.
2. FDAD Maple, LLC is hereby designated as a Redeveloper of the Property in accordance with the LRHL.
3. The Chairman is hereby authorized to execute the Redevelopment Agreement and the Executive Director is authorized to attest to the same, together with such non-substantive or technical additions, deletions, and modifications as are necessary and desirable in consultation with counsel to finalize the same.
4. The Chairman, Vice Chairman, General Counsel, Executive Director, Secretary, and other necessary Agency Officials are hereby authorized to undertake all actions necessary to effectuate this Resolution.

5. 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.
6. A copy of this Resolution shall be available for public inspection at the offices of the Agency.
7. 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 their meeting of December 20, 2016.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING PH URBAN RENEWAL, LLC AS THE REDEVELOPER OF THE PROPERTY LOCATED AT 25 CHRISTOPHER COLUMBUS DRIVE (BLOCK 13102, LOT 1.02) AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN A REDEVELOPMENT AGREEMENT WITH PH URBAN RENEWAL, LLC FOR THE REDEVELOPMENT OF THE PROPERTY

WHEREAS, the City of Jersey City (the "City") designated the Paulus Hook Redevelopment Area as an area in need of redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), and thereafter adopted the Block 13102 Redevelopment Plan in order to establish the zoning requirements within Block 13102 of the redevelopment area; and

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

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

WHEREAS, the Agency was created in 1949 as an autonomous agency to serve as the City's primary vehicle to eliminate blight, to create opportunities and to attract residential, commercial and industrial real estate projects; and

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

WHEREAS, based upon its review of the submissions and presentations made by representatives of PH Urban Renewal, LLC, the Agency has determined that PH Urban Renewal, LLC has the professional experience and financial capabilities to carry out the redevelopment of the Property in accordance with the Redevelopment Plan; and

WHEREAS, the Board of Commissioners wishes to designate PH Urban Renewal, LLC as the redeveloper for the Property and to authorize the Executive Director to execute a redevelopment agreement on behalf of the Agency with PH Urban Renewal, LLC in substantially the form attached hereto.


NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby designates and appoints PH Urban Renewal, LLC to serve as the exclusive redeveloper of the Property in accordance with the LRHL and the terms of the attached Redevelopment Agreement. In connection with this designation and appointment, PH Urban Renewal, LLC has the exclusive right and obligation to perform development and redevelopment activities on the Property in accordance with the terms and conditions of the Redevelopment Agreement, the Redevelopment Plan, and all applicable laws; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to execute a 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 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 redevelopment counsel for PH Urban Renewal, LLC, Charles Harrington, Esq., at Connell Foley LLP, Harborside 5, 185 Hudson Street, Suite 2510, Jersey City NJ 07311.

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

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 20, 2016.


 SECRETARY

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING D2KL ASSOCIATES LLC AS REDEVELOPER FOR PROPERTY AT 248 GROVE STREET, BLOCK 14103, LOT 54 IN THE SCATTER SITE REDEVELOPMENT PLAN

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

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

WHEREAS, D2KL Associates LLC was an approved entity to undertake such work; and

WHEREAS, D2KL Associates LLC was designated as redeveloper for property located at 248 Grove Street (Block 14103, Lot 54) within the Scatter Site Redevelopment Plan; and

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

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

WHEREAS, the Agency's staff is recommending a designation extension of ninety (90) days with an additional thirty (30) days at the Executive Director's discretion to enter into an agreement between the parties

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

1. The above mentioned recitals are incorporated herein as if set forth at length
2. D2KL Associates LLC designation as the Qualified Redevelopment Entity and redeveloper for a property located at 248 Grove Street (Block 14103, Lot 54) within the Scatter Site Redevelopment Plan and in accordance with the Abandoned Properties Rehabilitation Act is extended for a period of ninety (90) days with an extension of thirty (30) days at the Executive Directors discretion.;
and

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


SECRETARY

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of August 16, 2016.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING BGT ENTERPRISES, LLC AS THE REDEVELOPER OF THE ABANDONED PROPERTY LOCATED AT 332 WHITON STREET (BLOCK 19005, LOT 30) AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN A REDEVELOPMENT AGREEMENT WITH BGT ENTERPRISES, LLC FOR THE REDEVELOPMENT OF THE PROPERTY

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

WHEREAS, the NJURA and the APRA authorize municipalities to designate a "public officer" to identify abandoned property (as such term is defined within these statutes) within their borders and to place such property on an abandoned property list pursuant to the procedures contained therein; and

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

WHEREAS, the City of Jersey City (the "City") has designated the City's Director of Housing Code Enforcement, Edward Coleman, as the public officer under the NJURA and the APRA; and

WHEREAS, the City's Director of Housing Code Enforcement has identified and placed certain abandoned property on the City's abandoned property list in accordance with the procedures set forth within Ordinance 06-135, the NJURA, and the APRA; and

WHEREAS, the property located at 332 Whiton Street, Jersey City, New Jersey and identified on the City's official tax map as Block 19005, Lot 30 (the "Property") has been placed upon the City's abandoned property list in accordance with the requirements of the NJURA and the APRA; and

WHEREAS, the Property is also located within the Scattered Sites

Redevelopment Area and is included within the City's Scatter Sites Redevelopment Plan (the "Redevelopment Plan"); and

WHEREAS, the Agency was created in 1949 as an autonomous agency to serve as the City's primary vehicle to eliminate blight, to create opportunities and to attract residential, commercial and industrial real estate projects; and

WHEREAS, the Agency is authorized under the NJURA, the APRA, and the LRHL to acquire abandoned property located within redevelopment areas governed by redevelopment plans and to contract with redevelopers to redevelop such property; and

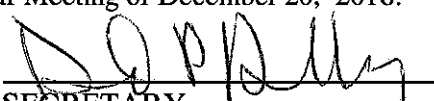
WHEREAS, in addition to its statutory powers, the Agency has also entered into a contract with the City in which the City has authorized the Agency to take responsibility for acquiring abandoned property included on the City's abandoned property list and in contracting with redevelopers to redevelop such property; and

WHEREAS, based upon its review of the submissions and presentations made by representatives of BGT Enterprises, LLC, the Agency has determined that the BGT Enterprises, LLC has the professional experience and financial capabilities to carry out the redevelopment of the Property in accordance with the Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby designates and appoints BGT Enterprises, LLC to serve as the exclusive redeveloper of the Property and authorizes the Executive Director to execute a Redevelopment Agreement on behalf of the Agency with BGT Enterprises, 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 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 redevelopment counsel for BGT Enterprises, LLC, Charles Harrington, Esq., at Connell Foley LLP, Harborside 5, 185 Hudson Street, Suite 2510, Jersey City NJ 07311.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of December 20, 2016.


SECRETARY

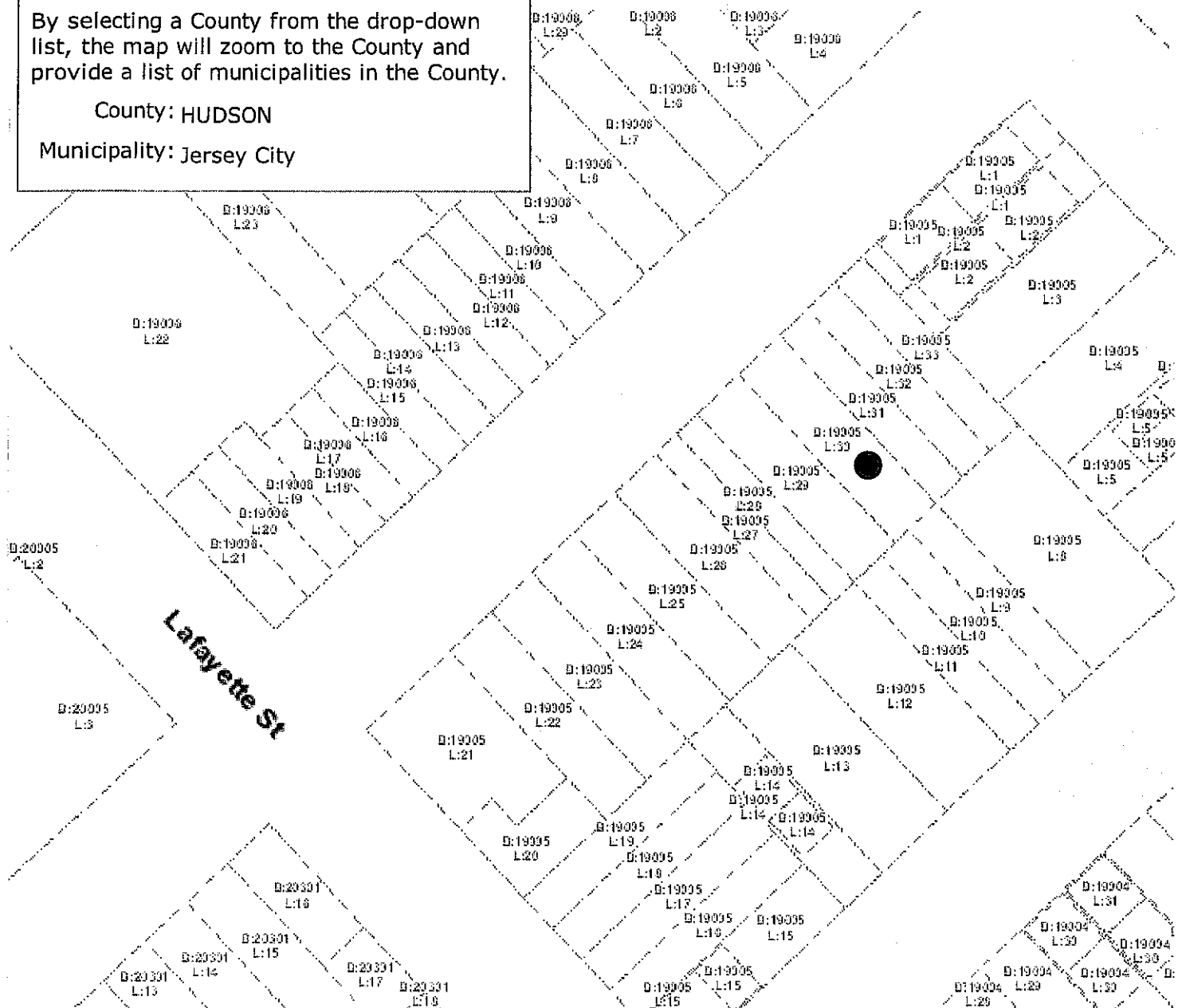
RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Samuel Berman	✓			
Donald Brown	✓			
Diane Coleman				✓
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.	✓			
Russel Verducci				✓


Choose County/Municipality

By selecting a County from the drop-down list, the map will zoom to the County and provide a list of municipalities in the County.

County: HUDSON

Municipality: Jersey City



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Trenton, NJ 08625

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

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

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

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

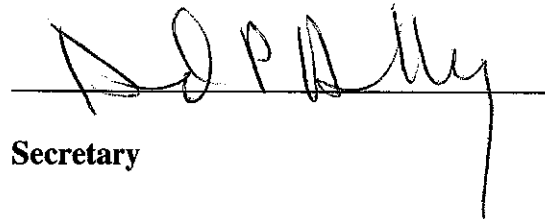
WHEREAS, the Redeveloper shall comply with all requirements from a design and construction standpoint as indicated within the Scatter Site Redevelopment Plan and as may be required by the Jersey City Planning Board and Agency staff.

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

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

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

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


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 20, 2016.


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

Choose County/Municipality

By selecting a County from the drop-down list, the map will zoom to the County and provide a list of municipalities in the County.

County: HUDSON

Municipality: Jersey City


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P.O. Box 002
Trenton, NJ 08625

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
EXTENDING THE DESIGNATION OF MYNENI
PROPERTIES, LLC AS REDEVELOPER OF PROPERTY
LOCATED IN THE WATER STREET REDEVELOPMENT
AREA**

WHEREAS, at its meeting of August 15, 2015 the Board of Commissioners designated Myneni Properties, Inc. (Mr. Mohan Myneni) as Redeveloper of property in the Water Street Redevelopment Area which designation has been subsequently extended; and

WHEREAS, said designation was for Block 20403, Lot 2 a/k/a 11 Bennett Street; and

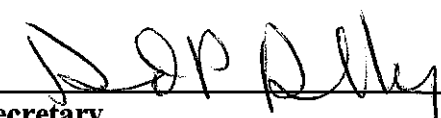
WHEREAS, the project will be developed in conjunction with Block 20403, Lot 1 and will contain a mixed use development of approximately 120 residential units and ground floor commercial; and

WHEREAS, Agency Counsel and Counsel for Myneni Properties have been working diligently on the terms to be incorporated into the Redevelopment Agreement; and

WHEREAS, Agency Counsel and staff deem it appropriate to extend the designation for a period of 150 days to expire on May 31, 2017 with an additional 30 day extension at the sole discretion of the Agency's Executive Director.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitals are incorporated herein as if set forth at length; 2) the designation of Myneni Properties, LLC for property located at Block 20403, Lot 2 be and is hereby extended for 150 days to expire on May 31, 2017; and 3) the Executive Director is hereby authorized to extend the designation herein granted for an additional 30 day period.

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



 Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of December 20, 2016.

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

SEE SHEET 191



DATE	REVISIONS	BY	CHKD

BOYD AVENUE
MALLORY AVENUE

BOYD AVENUE
VIRGINIA AVENUE
ECE AVENUE

BOYD AVENUE
VIRGINIA AVENUE
ECE AVENUE

BENNET STREET

NEW JERSEY STATE HIGHWAY 112 ROUTE No. 440

SEE SHEET 160

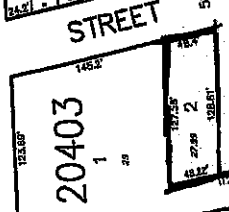
TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SHEET 1 OF 20
RICHARD A. MORALLE, P.E.,
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOW
NEW JERSEY, 07743



THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED
DRAWING/DESIGN (CADD) AND DIGITIZED CONTENT.

Site

20403



12.50'
12.50'