

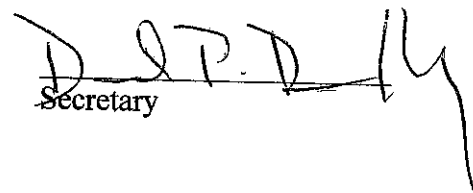
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING GOING INTO EXECUTIVE SESSION TO
DISCUSS CERTAIN MATTERS**

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 :pending litigation, potential litigation and personnel; and

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

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


Secretary

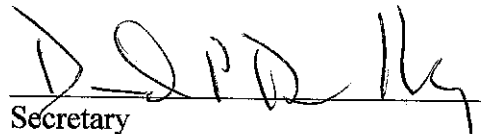
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated November 21, 2017.

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

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

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated October 17, 2017 for their review and approval.

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


Secretary

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

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE SESSION OF
THE REGULAR MEETING OF OCTOBER 17, 2017**

WHEREAS, the Board of Commissioners approved going into closed session at their meeting of October 17, 2017 ; and

WHEREAS, the following issues were discussed: 1) pending litigation

2) contract negotiation

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 October be approved as presented.

[Signature]
Secretary

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

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT No. 17-01-DJ3 WITH GLUCK WALRATH, LLP FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-WIDE

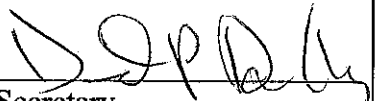
WHEREAS, the Jersey City Redevelopment Agency requires the service of a Law Firm as Special Counsel, pursuant to certain requirements of N.J.S.A. 40A:12a-1 et. seq.; and

WHEREAS, at its meeting dated January 17, 2017, the Board of Commissioners of the Jersey City Redevelopment Agency authorized the Agency to enter into agreement No.17-01-DJ3 with the Law Firm of Gluck Walrath, LLP, a professional services agreement within the purview of N.J.S.A. 40A:11-5(1)(a)(I),; and

WHEREAS, the Parties are desirous of amending agreement No. 17-01-DJ3, in the amount of \$20,000.00 for a new total contract amount of \$70,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: the above recitations are incorporated herein as if set forth at length; authorization be and is hereby given to the Agency to enter into an Amendment of professional services agreement No. 17-01-DJ3 with the Law Firm of Gluck Walrath, LLP.

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 November 21, 2017

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF CONTRACT NO. 17-11-BD8 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC. FOR EXTRAORDINARY AND UNSPECIFIABLE ENVIRONMENTAL 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, the Agency desires to conduct various professional environmental services, including strategic planning, grant writing and management, technical oversight, and other services in support of the JCRA's brownfield programs throughout the City; and

WHEREAS, Brownfield Redevelopment Solutions, Inc., who responded to the Request for Qualifications for Professional Environmental Services which the Agency published on July 21, 2017 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 September 19, 2017, by Resolution of the Board of Commissioners; and

WHEREAS, Brownfield Redevelopment Solutions, Inc. has submitted a proposal for environmental services dated November 6, 2017; and

WHEREAS, said contract will be in the amount not to exceed \$99,999.00 and for a term not to exceed (1) one year; and

WHEREAS, Brownfield Redevelopment Solutions, Inc. will conduct services only when authorized to do so on a task order basis and said services will be paid out of a combination of grants, developer fees, and Agency funds, depending on the specific task assigned; and

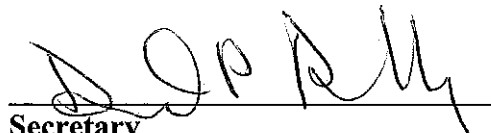
WHEREAS, the said scope of services are of a specialized and qualitative nature requiring expertise, extensive training and proven reputation in the field of endeavor as to come within the purview of N.J.S.A. 40A:11-5(1)(a)(ii) as being a contract for rendition of extraordinary

unspecifiable services that do not require public bidding as certified to in the annexed declaration;
and

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 EUS Contract No.17-11-BD8 with Brownfield Redevelopment Solutions, Inc. in an amount not to exceed \$99,999.00 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 November 21, 2017.

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



November 06, 2017

Mr. Benjamin Delisle
Director of Development
Jersey City Redevelopment Agency
66 York Street, 3rd Floor
Jersey City, New Jersey 07302

Via Email: DelisleB@jcnj.org

RE: PROFESSIONAL ENVIRONMENTAL SERVICES PROPOSAL 2018

Dear Mr. Delisle:

As requested Brownfield Redevelopment Solutions, Inc (BRS) is pleased to submit this proposal to the Jersey City Redevelopment Agency's (JCRA) for continuation of environmental support services.

BRS is a certified WBE and SBE consulting firm headquartered in Medford, New Jersey. BRS specializes in assisting public entities like the JCRA with establishing sustainable brownfield redevelopment programs, and obtaining and administering grants that support their redevelopment programs.

We have a well-deserved reputation for finding creative solutions for the multitude of community, regulatory, and funding issues that often plague public sector initiatives. In fact, BRS has secured over \$120 million in EPA, USDOT/HUD, and state grants for the JCRA.

The following summarizes the anticipated work assignments:

1. EPA Grand Jersey Site Specific Assessment Grant Management
2. EPA Assessment Grant Management: Hazardous Substances
3. EPA Assessment Grant Management: Petroleum
4. EPA Grant Management: Revolving Loan Fund
5. Ash Street Remediation Owners Representative
6. General Economic Development Support
7. General HDSRF Grant Applications and Support
8. Green Acres Diversion
9. EPA Grant Application Preparation

10. EPA Cooperative Agreement Preparation

11. Other environmental and brownfield support activities as mutually agreed upon.

Scope of services includes:

- A. Grant Management to ensure compliance with funder programmatic requirements to include:
 - Comply with EPA reporting requirements by preparing submission ready quarterly reports, grant drawdown requests, site specific reporting into EPA's ACRES database, MBE/WBE utilization reports, and others as necessary;
 - Assist with eligibility determinations;
 - Assist with preparation and submission of EPA grant drawdown requests (at no charge);
 - Comply with EPA technical document requirements by preparing site specific Analysis of Brownfield Cleanup Alternatives and Decision Memo documents;
- B. Community Outreach tasks to include:
 - Develop outreach materials;
 - Attend stakeholder meetings;
 - Develop Community Involvement Plans.
- C. On-Scene Coordination and Owner Representation to ensure and confirm cleanups are protective, compliant with regulatory approvals, including the following services:
 - Preparation and attendance at project Kick Off Meeting.
 - Contract management and contractor oversight for JCRA-contracted firms.
 - Coordination with Site Developer and oversight of Developer-contracted firms.
 - Review of remediation related project permits, deliverables and regulatory submittals.
 - Review and approval of remediated related project applications for payment.
 - Site inspections during periods of active field work and attendance at project meetings.
- D. Compliance oversight of Federal (Davis-Bacon) and New Jersey prevailing wage and labor standard requirements, including:
 - On-site confirmation of work force and completion of required Davis-Bacon interviews with site workers (as required).
 - Review and approval of weekly certified payroll reports.
 - Conduct violation investigations and provide oversight of enforcement actions, as necessary



- E. Support the JCRA RLF program, including:
- Develop a user friendly model loan and/or sub-grant application(s) to include information aimed at determining EPA site eligibility (previously completed);
 - Provide fund management assistance with loan applications, loan agreement development, and related processes;
 - Coordinate with borrowers/sub-grantees to make sure their project is going smoothly and connect them to additional resources and technical assistance as necessary to ensure the project is fully funded and ultimately successful;
- F. Serve as a liaison between the USEPA, NJDEP and various other Federal, State and local agencies as necessary to further the JCRA's brownfield redevelopment objectives;
- G. Develop Request for Proposal Documents and /or bid specifications to assist with procurement needs; and
- H. Other support related activities as mutually agreed upon.

Costs for these services are proposed for \$99,999 using the following BRS fee schedule:

Position	Personnel	Hourly Rate
Principal	Michele Christina Leah Yasenchak	\$ 140
LSRP	Kevin McAllister Charles Metzger	\$ 140
Professional Engineer	Matthew Brenner	\$ 125
Professional Geologist / Senior Project Manager	Kevin McAllister (non-LSRP) Charles Metzger (non-LSRP)	\$ 120
Landscape Architect	Randy Baum	\$120
Project Manager	Alicia Flammia	\$ 110
Professional Planner	Katie – Rose Imbriano	\$ 110
Grant Writer	Laura Burnham	\$ 95
Grant Manager	Beth Henriques	\$ 85
Grant Specialist	Alisa Goren	\$ 75
Support Staff	Claire Juhlmann Susan Kolich	No Charge

Notes:

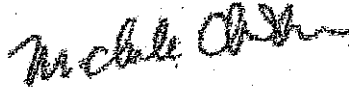
1. Costs for grant preparation services will be quoted on a lump sum basis, commensurate with the level of effort needed to prepare the specific grant application.
2. Actual number of hours invoiced for services provided on a time and materials basis will be based upon actual hours worked and level of effort associated with performance of client requested activities.



3. Sub-consultants are not expected to be needed for the scope of work. In the event that additional activities are performed which would require subcontractors, subcontractor costs would contain a 10% markup.
4. Rates provided include routine telephone, copying and postage rates.
5. Significant direct costs such as travel, overnight shipping, bulk copying, etc. are not included in the hourly rates and will be invoiced as pass through costs with no markup.
6. BRS shall be entitled to use, for promotional purposes, JCRA's name, a general description of the services performed, and a general description of the project, unless requested by the JCRA not to do so.

If this proposal is acceptable, please sign below and return one copy. If you have any questions, please do not hesitate to call me 856-964-6456, ext 1.

Very Truly Yours,



Michele Christina
BRS, Inc.

AUTHORIZATION:

Signature: _____

Date: _____

Cc: Susan Kolich, BRS
Beth Henriques, BRS



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY DESIGNATING BATES REDEVELOPMENT, LLC
AS REDEVELOPER FOR PROPERTY WITHIN THE BATES STREET
REDEVELOPMENT AREA**

WHEREAS, Bates Redevelopment, LLC (Sanford Weiss and Alex Wright) (hereinafter referred to as "Redeveloper") made a formal presentation to the Jersey City Redevelopment Agency for the construction of a mixed use development containing approximately 870 residential rental units and ground floor retail space; and

WHEREAS, the site is located at Blocks 13801, 13802, 13803 and 13805 in the Bates Street Redevelopment Plan; and

WHEREAS, the newly constructed project will design buildings to complement the Van Vorst Park Historic District with the base of the project being three story brownstones that will replicate the brownstones seen in Van Vorst Park; and; and

WHEREAS, Redeveloper anticipates extensive reconstruction of infrastructure including but not limited to water lines, sewer lines and roads; and

WHEREAS, the Redeveloper will comply with the zoning requirements as well as the Bates Street Redevelopment Plan; and

WHEREAS, Bates Redevelopment, LLC has requested designation as the Redeveloper for this site; and

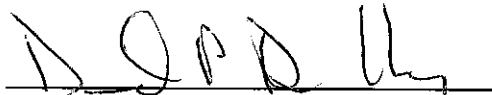
WHEREAS, staff has reviewed the application submitted and found it acceptable; and

WHEREAS, Redeveloper will comply with all requirements from a design and construction standpoint as indicted on the plan.

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

- 1) Bates Redevelopment, LLC is hereby designated Redeveloper for the development of property located at Block 13801, 13802, 13803 and 13805 in the Bates Street Redevelopment Area.
- 2) The designation is contingent upon: (i) Redeveloper being responsible for and assuming all costs incurred by the Agency, including, but not limited to appraisal, title, environmental, legal, property maintenance, etc. for the proposed project; (ii) negotiation of a redevelopment agreement.
- 3) The designation granted herein is for a 120 day period to expire on February 28, 2018 which period may be extended for a period of sixty (60) days if necessary at the sole discretion of the Agency's Executive Director.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman, Secretary and/or Executive Director 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 November 21, 2017.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING CONTRACT NO. 11-11-MPN12 WITH
AMEC FOSTER WHEELER ENVIRONMENT &
INFRASTRUCTURE, INC. FOR PRE-DEMOLITION
SURVEYING SERVICES AT THE JCMUA
ADMINISTRATION BUILDING IN THE BAYFRONT I
REDEVELOPMENT AREA**

WHEREAS, on May 12, 2008 the Jersey City Redevelopment Agency entered into a Redevelopment Agreement with Bayfront Redevelopment LLC for construction of a mixed use project in the Bayfront I Redevelopment Area; and

WHEREAS, the project is an approximate 100 acre site located in Block 24601 (formerly Block 1290.1) and encompasses privately owned parcels as well as City owned parcels of land; and

WHEREAS, several City offices have relocated from the site and structures have been demolished; and

WHEREAS, the JCMUA Administration Building is currently occupied and employees will be relocating to another facility and demolition of this structure is scheduled to occur so that site preparation can continue; and

WHEREAS, the Agency requires the services of a consulting firm to complete a Pre-Demolition Hazardous Building Materials survey to identify those materials that may be encountered or impacted during demolition of the JCMUA Administration Building; and

WHEREAS, the proposal also provides for the consultant to prepare an engineer's estimate for the cost of demolition of the Administration building; and

WHEREAS, the Agency has received a proposal from AMEC Foster Wheeler Environment and Infrastructure, Inc. (hereinafter AMEC) in the amount of \$31,000.00 for preparation of a hazardous building materials survey and provide a written report including a summary of findings, conclusion and recommendations; and

WHEREAS, Agency staff has determined there is a need for these services prior to commencement of demolition of the JCMUA Administration Building; and

WHEREAS, Agency staff has also determined that the October 17, 2017 proposal from AMEC Foster Wheeler Environment and Infrastructure, Inc. is a fair and equitable price for the services required and recommends that the Board of Commissioners award a contract to AMEC Foster Wheeler Environment and Infrastructure, Inc.; and

WHEREAS, at its Board of Commissioners meeting of September 19, 2017, AMEC Foster Wheeler Environmental & Infrastructure, Inc. was qualified to enter into a Professional Services Agreement with the Agency; and

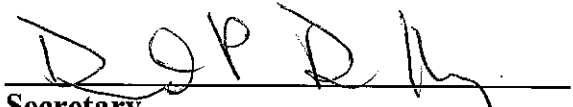
WHEREAS, pursuant to the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq. these services are professional services and therefore exempt from public bidding.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that: 1) the above recitals are incorporated herein as if set forth at length; 2) the October 17, 2017 proposal of AMEC Foster Wheeler Environment and Infrastructure, Inc. is attached hereto and incorporated herein; 3) a Contract in the amount of \$31,000.00 is hereby awarded to AMEC Foster Wheeler Environment and Infrastructure, Inc.

contingent upon the Agency's receipt of funds from the City of Jersey City's Site Preparation Escrow Fund.

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

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 November 21, 2017.

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



October 17, 2017

Ms. Mary Pat Noonan
Jersey City Redevelopment Agency
66 York Street, 2nd Floor
Jersey City, New Jersey 07302

**Subject: Proposal for Hazardous Building Materials Survey
and Engineers Estimate of Cost
Jersey City Municipal Utilities Authority Administration Building
Jersey City, New Jersey**

Dear Ms. Noonan:

Amec Foster Wheeler Environmental & Infrastructure, Inc. (Amec Foster Wheeler) is pleased to submit this proposal to the Jersey City Redevelopment Agency (JCRA) to complete a Pre-Demolition Hazardous Materials survey and Engineers Estimate of Cost for the above-grade demolition of the Jersey City Municipal Utilities Authority (JCMUA) Administration Building located at 550 Route 440, in Jersey City, New Jersey. The proposal is based upon Amec Foster Wheeler's experience with projects of similar size and scope. Amec Foster Wheeler's services will be provided in accordance with this written proposal and the terms and conditions of the current Services Agreement between Amec Foster Wheeler and JCRA. This proposal includes an outline of the project information, the scope of the proposed services, Amec Foster Wheeler's fees and proposed schedule.

PROJECT INFORMATION

Amec Foster Wheeler is providing this proposal to JCRA to perform an assessment to identify potential hazardous building materials within the Administration Building that may be encountered or impacted during demolition of the building. The proposal will also include the preparation of an Engineers Estimate of Cost for demolition. The remaining structures are not part of this proposal. The assessment will be performed through a site survey, with a report subsequently issued to JCRA.

Correspondence:
Amec Foster Wheeler Environment and
Infrastructure, Inc.
200 American Metro Blvd, Suite 113
Hamilton, NJ 08619
Tel 609-689-2829
Fax 609-689-2838

amecfw.com

PROPOSED SCOPE OF SERVICES

Task 1 - Hazardous Materials Survey and Reporting

The hazardous material survey will consist of surveying building materials in the Administration Building that potentially have asbestos-containing materials (ACM), lead-containing surface coatings (LCSC), polychlorinated biphenyls (PCBs) containing fluorescent light ballasts, mercury containing equipment, and other miscellaneous hazardous materials. Specific material component surveys are described below.

Asbestos-Containing Material Survey

An Amec Foster Wheeler asbestos inspector will conduct a survey of readily accessible portions of the interior and exterior of the building to identify suspect ACM. The survey will be conducted by an asbestos inspector accredited in accordance with the EPA Model Accreditation Plan and will be conducted in general accordance with EPA Standard 40 CFR 61, Subpart M, National Emission Standards for Hazardous Air Pollutants (NESHAP) and 40 CFR 763, Asbestos Hazard Emergency Response Act (AHERA) sampling protocol. Amec Foster Wheeler will inventory and collect representative bulk samples from suspect homogeneous areas and submit the samples for analysis at a standard turn-around time (TAT) of 5 working days. We estimate that we will collect and analyze up to 130 bulk samples for asbestos analysis. The bulk asbestos samples will be submitted under chain of custody to a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory and analyzed by New Jersey State asbestos sampling guidelines and regulations. The approximate location and quantity of identified ACM will be described in the final report.

Lead-Containing Surface Coating Screening Survey

A qualified lead inspector licensed in the State of New Jersey will conduct a limited lead-containing surface coating (LCSC) screening survey. The qualified lead inspector will conduct a walkthrough of the areas to determine where suspect lead-containing surface coatings may be present. Representative suspect surfaces will be tested for the presence of lead for facilitating contractor compliance with Occupational Safety and Health Administration (OSHA) Standard 29 CFR 1926.62, Lead in Construction.

The purpose of our screening survey is to provide information pertaining to the presence/absence of LCSC on interior surfaces such as ceilings, walls, floors, window and door components, etc that are impacted by the demolition of the building. Actual testing locations will be determined in

the field. The testing will be performed using an X-Ray Fluorescence (XRF) spectrum analyzer field instrument. The XRF has the ability to analyze painted surfaces in the field as well as detect lead that may be covered with paint that is not lead containing. Amec Foster Wheeler will collect up to 15 confirmatory paint chip samples from inconclusive readings and analyzed by a National Lead Laboratory Accreditation Program (NLLAP) accredited laboratory. The samples will be submitted under chain of custody and analyzed on a standard TAT of 5 working days. The approximate location of identified LCSC will be described in the final report.

PCB Containing Equipment

The PCB survey will consist of a visual reconnaissance for major fluid-containing electrical devices (i.e., transformers, capacitor banks, switching devices, and fluorescent lighting fixtures). The general physical condition of these devices will be noted, especially evidence of leakage. A visual survey of a representative number of the fluorescent lighting fixtures (approximately 10%), transformers, and hydraulic fluid-containing equipment within the building will be conducted to identify PCB markings. The collection and laboratory analysis of suspect PCB fluids is not part of this scope of work.

Mercury Containing Equipment

A visual survey of the project area will be conducted to observe and document the presence, location, and condition of suspect mercury containing equipment. This may include fluorescent, mercury-vapor, and high intensity discharge (HID) lamps, as well as liquid mercury-containing equipment such as switches, thermostats, and other temperature control and heating, ventilation and air conditioning (HVAC) devices. The collection and laboratory analysis of suspect mercury-vapor equipment is not part of our scope of work.

Chlorofluorocarbon (CFC) Refrigerants

A visual screening survey of equipment within the project area will be conducted to observe and document the presence and location of equipment which may contain CFC refrigerants. Examples of such equipment include air conditioning units, refrigerators, and chiller units. Amec Foster Wheeler will visually inspect the equipment for external labels indicating CFC content and serial numbers. Amec Foster Wheeler's scope does not include dismantling, opening any equipment or sampling and laboratory analysis of suspect CFC materials.

Other Miscellaneous Hazardous Materials

Amec Foster Wheeler will endeavor to take an inventory of other readily accessible and easily observable potentially hazardous building materials in the project area. The collection and laboratory analysis of these materials is not part of the scope of work. The materials may include but are not limited to:

- Containers of known/unknown hazardous chemicals
- Lead Acid/Nickel Cadmium Batteries
- Suspect Radioactive Sources

Following the completion of the survey field work and receipt of laboratory reports, Amec Foster Wheeler will provide a written hazardous materials survey report including a summary of Amec Foster Wheeler's findings, conclusions, and recommendations. The report will also include a summary table including types, approximate locations, and quantities of identified hazardous materials as well as drawings indicating general locations of identified hazardous materials.

Task 2 – Engineers Estimate of Cost

Amec Foster Wheeler will prepare an engineer's estimate of cost for the demolition of the JCMUA Administration Building. This engineer estimate of cost will be reflective of current costs and does will not include an escalation factor for out-year or phased demolition. The unit rates are composite rates that account for a number of factors such as equipment, supporting systems, and sub-contractor mark-up.

COST

Amec Foster Wheeler will perform the scope of services described in Tasks 1 and Task 2 herein for the Not to Exceed cost of \$31,000. Charges will be invoiced on a Time and Materials basis.

SCHEDULE

Amec Foster Wheeler will commence work within ten business days of authorization to proceed. A draft hazardous building materials survey report will be available for JCRA review within six weeks of authorizations to proceed.

QUALIFICATIONS AND LIMITATIONS

Unless expressly noted otherwise within Amec Foster Wheeler's report, the survey will be performed by observing readily accessible and easily observable areas in the interior of the facility project area, utilizing non-destructive sampling methods. "Readily accessible" areas are defined as areas that can be observed without requiring destructive testing or presenting an unacceptable health or safety risk to the Amec Foster Wheeler representatives and where entry is not prohibited by security or other institutional restrictions. "Destructive testing" is defined as inspection procedures that necessarily involve objectionable or noticeable damage to building surfaces, or require penetration of a surface such as a wall, ceiling, chase or shaft, mechanical or process equipment to gain access to a concealed space. Lifting a suspended lay-in or drop-in ceiling tile or opening an unlocked, operable access panel is not considered destructive testing. "Easily observable" is defined as items, components, and building systems that are conspicuous, patent, and that can be observed visually without intrusion, removal of materials, and exploratory probing.

For the purposes of this project, examples of readily accessible areas would include: common areas such as hallways, foyers, stairwells, break rooms, and restrooms; unlocked offices and rooms; reception areas; unlocked open warehouse/storage areas; accessible mechanical rooms, and other unsecured rooms. Areas not in Amec Foster Wheeler's scope of work include locked areas/rooms, closed/sealed wall cavities or other finishing/structural/architectural materials, spaces above fixed ceiling systems (unless existing access panels, penetrations or portions are missing providing observation from the floor and/or ladder), spaces under raised and primary flooring systems, inside equipment, systems, or manufacturing/production equipment (i. e. boilers, air handling units, ductwork, etc.) and areas that are determined to be unsafe to access by the onsite Amec Foster Wheeler representatives (including excessive heights, confined spaces, etc.).

No inspection method can completely eliminate the possibility of obtaining partial, imprecise, or incomplete information. Thus, the report does not warranty, guaranty, or represent that the inspections completely defined the locations, quantities, and/or condition of any hazardous materials. Any materials found during demolition and/or renovation activities which differ from materials sampled as part of this survey should be assumed to be hazardous (e.g., asbestos-containing, lead-containing, PCB-containing, etc.) until inspected by a properly trained individual that are also accredited and/or licensed by the EPA and/or state in which the work was performed and determined otherwise.

Ms. Noonan
Jersey City Redevelopment Agency
Hazardous Building Materials Survey
October 17, 2017

CLOSING

Amec Foster Wheeler looks forward to working with JCRA once again and we are enthusiastic about providing service to you on this particular project. Following your review of this proposal, should you have any questions, or if you require any modifications or adjustments to our proposal, please do not hesitate to contact us.

Sincerely,

Amec Foster Wheeler Environmental & Infrastructure, Inc.



Andrew G. Shust
Senior Associate



David Ambrose
Senior 1 Construction Manager

cc: William Hague - Honeywell
Joseph Clifford - Amec Foster Wheeler

Authorizing Signature and Title: _____

Print name /Title _____

Date of Authorization: _____

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A
REDEVELOPMENT AGREEMENT WITH JOHNSTON VIEW OWNER
URBANRENEWAL COMPANY LLC FOR THE REDEVELOPMENT OF
CERTAIN REAL PROPERTY IN THE GRAND JERSEY
REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended and supplemented (the “**Act**”), provides a process for municipalities to participate in the redevelopment and improvement of areas designated by the municipality as in need of redevelopment; and

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

WHEREAS, in accordance with the criteria set forth in the Act, the City established an area in need of redevelopment commonly known as the Grand Jersey Redevelopment Area (the “**Redevelopment Area**”) and adopted and subsequently amended a redevelopment plan for the area entitled the Grand Jersey Redevelopment Plan as may be further amended, as contemplated herein, and supplemented from time to time (the “**Redevelopment Plan**”); and

WHEREAS, Block 15801, Lots 66, 74, 75, 76, 79 and 80 are owned by the Johnston View Owner LLC (the “**Redeveloper Parcels**”); and

WHEREAS, Block 15801, Lots 73 and 77 are [owned by the City] (the “**City Parcels**” together with the Redeveloper Parcels, the “**Property**”); and

WHEREAS, the Property is within the Redevelopment Area; and

WHEREAS, Johnston View Owner Urban Renewal LLC (the “**Redeveloper**”) may make certain improvements to the City Parcels; and

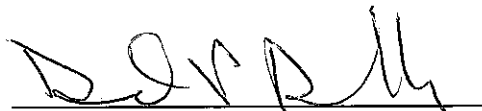
WHEREAS, the Redeveloper is a limited liability company, qualified as an urban renewal entity in the State of New Jersey, with resources and a team of experts in planning, redevelopment, law, engineering, environmental issues, architecture, design, finance, and real estate development necessary to effectuate the redevelopment of the Property in accordance with the Redevelopment Plan.

WHEREAS, in anticipation of this Agreement, the Parties have previously entered into a certain Escrow Agreement (the "**Escrow Agreement**"), dated September 30, 2016, regarding Pre-Development Activities (as defined therein).


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

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Commissioners hereby authorize the Redevelopment Agreement between the Redeveloper and the Agency for the redevelopment of the Property.
3. The Executive Director is hereby authorized to execute the Redevelopment Agreement, together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to effectuate the same.
4. The Chairman, Vice Chairman, Executive Director, Secretary and other necessary Agency Officials are hereby authorized to undertake all actions necessary to effectuate this Resolution.
5. The Executive Director is hereby authorized to purchase the City Parcels and to execute the Purchase and Sale Agreement, and any other necessary agreements, between the City and the Agency, and the Agency and the Redeveloper, together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to effectuate same, to purchase the City Parcels and Redeveloper Parcels respectively.
6. 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.
7. A copy of this resolution shall be available for public inspection at the offices of the Agency.

8. This resolution shall take effect immediately,


Secretary

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


Secretary

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

Site

SHEET 157

SEE SHEET 140

SEE SHEET 140

SEE
P. 114

SEE SHEET 158.04

SEE
HEET
175

GARABRANT
ST.

M.S. CONRAIL
FORMERLY L.V.R.R. CO.)
NATIONAL DOCKS BR.

15802

15801

15904

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NUMBER 6 TO CONTRACT NO 14-01-FO1 WITH BEE'S CONSTRUCTION, LLC FOR PHASE II REHABILITATION OF PROPERTY LOCATED AT BLOCK 23202, LOT 79 IN THE JACKSON HILL REDEVELOPMENT AREA.

WHEREAS, at its February 18th, 2014 meeting, the Board of Commissioners authorized Contract Number 14-01-FO1 with SZ Construction, LLC for Phase II rehabilitation of Agency owned property located at 292 Martin Luther King Drive (Block 23202, Lot 79) in the Jackson Hill Redevelopment Area; and (see map attached)

WHEREAS, after commencing performance, SZ Construction was determined to be unable to complete the Project and has become insolvent and abandoned the Project; and

WHEREAS, Bee's Construction, LLC agreed to complete Phase II Rehabilitation of 292 Martin Luther King Drive and was by Resolution 17-05-10, adopted on May 16, 2017, assigned and assumed the contract; and

WHEREAS, additional work is required to redo and finish sprinkler work that was previously improperly installed; and

WHEREAS, Bee's Construction, LLC submitted a proposal for additional work totaled \$29,610.00 (copy attached); and

WHEREAS, as a result of quantity adjustments for the above items of work the contract price increased by \$29,610.00 for a new total contract amount of \$437,634.00; and

WHEREAS, Agency staff and LWDMMR Architects deem the above revisions and amounts appropriate and acceptable; and

WHEREAS, the additional work will be paid for from Agency funds; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that 1) the above recitals are incorporated herein as if set forth at length; 2) Change Order No. 6 increasing the amount of the contract by \$29,610.00 with Bee's Construction, LLC is hereby authorized and approved; and 3) Change Order No. 6 increases the contract from \$408,024.00 to \$437,634.00.

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


Secretary

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of November 21, 2017.

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

SEE SHEET 226

SEE SHEET 233

SEE SHEET 236

TAX MAP

CITY OF JERSEY CITY

ON COUNTY, NEW JERSEY
SCALE: 1"= 50' AUGUST, 2006

RICHARD A. MORALLE, P.E., P.L.S.

T & M ASSOCIATES
111 TINDALL ROAD, MIDDLETOWN TOWNSHIP
NEWARK, OHIO 43055

TO STATE* CONDITIONS AS OF JUNE 2004

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

SEE SHEET 235

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

[illegible]

SEE SHEET 231



May 23, 2017
Revised, 10-03-17

Proposal for:

Bernard Shivers

Bee's Construction

349 Ocean Avenue Jersey City, NJ 07305

O. 201-885-2051 – F. 551-222-4751

bconstruction30@yahoo.com

Project:

Phase 2- Rehab & Build-out

292 Martin Luther King Drive

Jersey City, NJ

Dear Robert:

We wish to present our proposal of **\$26,410.00** plus tax to perform the following maintenance/repair work at your facility.

Scope of work:

Install a new 4" riser assembly with backflow preventer per JCMUA requirement.

Install 4" black pipe schedule 10 to feed first, second and third floor per plan.

Provide glycol anti-freeze loop system to protect the rear extension of first floor.

Provide glycol anti-freeze loop system to protect the of 3rd floor

Install missing heads at 2nd and 3rd floor apt bathrooms.

Install a missing head at basement as required (adjacent to HVAC duct)

Adjust sprinkler heads lower and high with the ceiling as required.

Open and close ceiling, wall patching and painting by others.

Drawings, as build and permit fee are not included,

Target is not responsible for any underground test, if required test by others.

Target is not responsible if any damage occurs at the time perform the water test.

This work is based on prevailing wage rate.

Target will perform backflow certification.

Payments: 10% when signed the proposal, 50% when start the work, 30% when finish the work and revised by contractor and 10% for final inspection.

All the scope of work is based on FP-1 of 2 drawings, dated 04-22-14 supply C&M Design.

Add & Alternate: 3,200.00 update drawings and calculation with current water flow

Office 855 852 2860 - Office 973-396-8599 - Fax 973-396-8596

321 Changebridge Road Pine Brook, NJ 07058- 821 Resica Falls Road East Stroudsburg, PA

WWW.targetfireprotection.com



This price will include labor and material to make said installation, which will conform to the standard of the National Fire Protection Association. Permit fees to be paid by the buyer.

Should you have any questions regarding this proposal please feel free to call our office at your convenience, and thank you for considering TARGET FIRE PROTECTION for your fire protection needs.

Sincerely,

Marcos Leite

Estimator

Accepted By: _____

Title: _____

Print Name: _____

Date: _____

Target Fire Protection, Inc accepts Credit Cards (Visa, MasterCard, American Express, and Discover). Please be advised that a Processing Fee of 3.5% will be added to the invoice.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF [REVENUE BONDS, SERIES 2017 (TAX-EXEMPT) (PATHSIDE REDEVELOPMENT PROJECT) (CITY GUARANTEED)], FOR THE ACQUISITION OF BLOCK 9501, LOT 22 (25 PATHSIDE), THE EXECUTION OF A TRUST INDENTURE TO SECURE THE BONDS, AND DETERMINING OTHER MATTERS RELATED THERETO.

WHEREAS, pursuant to the Local Redevelopment and Housing Law, constituting Chapter 79 of the Pamphlet Laws of the State of New Jersey of 1992, as amended and supplemented (the "Act"), the Jersey City Redevelopment Agency (the "Agency") has heretofore been created by the City, and is a public body politic and corporate of the State of New Jersey organized and existing under the Act, and the designated redevelopment entity for, among other redevelopment areas, the Journal Square Redevelopment Area; and

WHEREAS, the City desires to aid and assist the Agency with the acquisition, operation, maintenance, management, financing, construction and/or improvement of the Journal Square Redevelopment Area in accordance with the Journal Square 2060 Redevelopment Plan, adopted by the City on July 14, 2010; and

WHEREAS, Hudson County Community College (the "College") owns certain property commonly known as 84 Sip Avenue/25 Journal Square, a/k/a, 25 Pathside, Jersey City, New Jersey, being Lot 22, Block 9501 (formerly Lot 27.C, Block 1866) in the City of Jersey City, Hudson County, New Jersey (the "Property"); and

WHEREAS, the Agency desires to acquire the Property and the College has agreed to sell and convey the Property to the Agency in accordance with a certain Purchase and Sale Agreement; and

WHEREAS, the Agency has determined to pay for the acquisition of the Property through the issuance of its REVENUE BONDS, SERIES 2017 (TAX-EXEMPT) (PATHSIDE REDEVELOPMENT PROJECT) (CITY GUARANTEED), and any notes to be issued in anticipation thereof, to be issued in an amount not to exceed \$10,000,000 which bonds may be sold as tax-exempt obligations (collectively, the bonds and notes are the "Bonds") pursuant to the terms and conditions set forth in that certain Indenture of Trust (the "Indenture") to be entered into by the Agency and a banking institution with corporate trust offices in New Jersey, as trustee (the "Trustee"); and

WHEREAS, the City and the Agency have determined that it will be economical and otherwise advantageous to them and to the residents of the City for the City and the Agency to enter into an agreement providing for and relating to, among other things, an obligation of the City to pay to the Agency such sums of money as are necessary to secure the Bonds (the "Subsidy Agreement"), provided that said amounts subsequently shall be repaid to the City upon the terms described in such agreement;

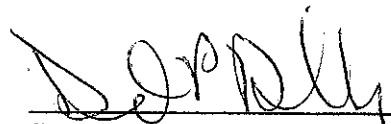
"Subsidy Agreement"), provided that said amounts subsequently shall be repaid to the City upon the terms described in such agreement;

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

1. The terms and conditions with respect to the Bonds, are set forth in the attached Indenture of Trust in the form attached hereto as Exhibit A, together with such changes and modifications as approved by the Authorized Agency Representative of the Agency, in consultation with McManimon. Scotland & Baumann, LLC, as bond counsel to the Agency, are hereby approved and made a part of this resolution.

2. The Authorized Agency Representative or a duly appointed Agency designee is hereby authorized to have prepared and release a preliminary official statement, an official statement, and to execute such other agreements, documents, certificates, opinions and other instruments, including but not limited to the Indenture, Subsidy Agreement, a bond purchase contract and a continuing disclosure agreement as the same are necessary and may be reasonably required by the Agency in connection with the issuance of the Bonds

3. This resolution shall take effect immediately and the Secretary shall cause a copy to be filed for public inspection in the offices of the Agency and with the Clerk of the City of Jersey City, State of New Jersey.


Secretary

The foregoing is a true and complete copy of a resolution of the Jersey City Redevelopment Agency adopted at a meeting thereof duly called and held on November 21, 2017.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE DESIGNATION OF ASH STREET PROPERTY, LLC AS REDEVELOPER FOR PROPERTY LOCATED AT 17-19 ASH STREET WITHIN THE LAFAYETTE PARK REDEVELOPMENT AREA

WHEREAS, Ash Street Property, LLC (hereinafter referred to as "Redeveloper") made a formal presentation to the Jersey City Redevelopment Agency for the construction of a mixed use residential building at 17-19 Ash Street; and

WHEREAS, the site is located in Blocks 17506, Lot 2 in the Lafayette Park Redevelopment Area; and

WHEREAS, fifteen percent (15%) of the units are targeted to be affordable; and

WHEREAS, Ash Street Property, LLC is the owner of the property and has requested designation as the Redeveloper for the site; and

WHEREAS, staff has reviewed the application submitted and found it acceptable; and

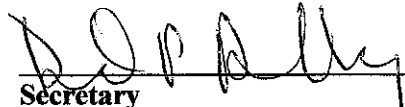
WHEREAS, Redeveloper will comply with all requirements from a design and construction standpoint as indicted in the Lafayette Park Redevelopment Plan.

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) Ash Street Property, LLC is hereby designated Redeveloper for the development of property located at Block 17506, Lot 2 for the purpose of negotiating a Redevelopment Agreement.

- 3) The designation is contingent upon: (i) Redeveloper being responsible for and assuming all costs incurred by the Agency, including, but not limited to appraisal, title, environmental, legal, property maintenance, etc. for the proposed project; and
- 4) The designation granted herein is for a 120 day period to expire on March 20, 2018 which period may be extended for a period of thirty (30) days if necessary at the sole discretion of the Agency's Executive Director.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman, Secretary and/or Executive Director 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 November 21, 2017.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER INTO TWO SEPARATE REDEVELOPMENT AGREEMENTS WITH GRAND LHN III URBAN RENEWAL, LLC AND GRAND LHN IV URBAN RENEWAL, LLC FOR PROPERTY LOCATED WITHIN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

WHEREAS, the Agency and Grand LHN III Urban Renewal LLC ("Redeveloper") entered into a Redevelopment and Land Disposition Agreement (collectively the "Agreement") on January 15, 2013 for redevelopment of Property in the Liberty Harbor North Redevelopment Area; and

WHEREAS, the project consists of two Phases, Phase I being a mixed-use building known as Proposed Lot 1.01 in Block 15901 on the subdivision map recorded on March 25, 2013 (now known as Block 15906, Lot 3), and Phase II being a residential building known as Proposed Lot 2.01 in Block 15901 on the subdivision plat (now known as Block 15906, Lot 1); and

WHEREAS, on May 2, 2013 the Redeveloper assigned all its rights, title and interest in the Phase II portion of the project known in the Agreement as the "Supplemental Parcel", to Grand LHN IV Urban Renewal, LLC ("Transferee Redeveloper"), whereby the Transferee Redeveloper assumed the obligations of the Redeveloper under the Agreement with respect to Phase II or the "Supplemental Parcel"; and

WHEREAS, the Agency consented to this transfer and entered into an Assignment and Assumption Agreement with the Redeveloper and the Transferee Redeveloper, which clarified that both the Redeveloper and Transferee Redeveloper remain parties to the Agreement, albeit the Redeveloper for the Phase I project and the Transferee Redeveloper for the Phase II or Supplemental Parcel; and

WHEREAS, on August 15, 2017, the Board of Commissioners adopted Resolution 17-08-24, approving omnibus amendments to the Agreement, including: (1) accelerating the payment schedule; (2) reducing the purchase price from \$1,150,000 to \$665,000 based on the net present value of the accelerated

payment schedule; (3) reducing the Letter of Credit in the original amount of \$1,650,000, to \$665,000 to reflect the reduction in the balance of Agency Purchase Price by replacement with a new Letter of Credit in the Amount of \$665,000; (4) amending Schedule C to grant the Redeveloper an extension of time to complete construction on Phase I and Phase II; (5) amending Schedule B to affirm the Redeveloper's commitment to construct a park at the location more commonly known as Morris Square, and complete street and sidewalk improvements to the sections of Grove Street, Regent Street and Sussex Street adjacent to the Project and Morris Square; and (6) affirming that the Agency has agreed to use its best efforts to facilitate the contribution by property owners in the Redevelopment Area which will benefit from the improvements enumerating in Schedule B; all of which are incorporated herein by reference; and

WHEREAS, the Agency also recognized a Permitted Transfer under Section 7.03 of the Agreement, as the members of the Phase I Redeveloper a/k/a Grand LHN III Urban Renewal, LLC (Applied Liberty Harbor III L.L.C.) ("Applied") and KRE Grand Associates LLC ("KRE") have contributed its respective 50% membership interest in the Phase I Redeveloper to 235 Grand Street Holdings LLC ("Holdings"), which has also admitted NYIF Grand, LLC, a New York limited liability company, as a preferred equity member of Holdings, and assigned the membership interests of Applied and KRE in Holdings to 235 Grand Street Holdings Parent LLC ("Parent"), which is now owned 50% by Applied and 50% by KRE; and

WHEREAS, the parties now wish to terminate the existing Agreement, and enter into to separate and distinct redevelopment agreements with the Agency, so that the Agency will have one RDA with Grand LHN III Urban Renewal LLC (now 235 Grand Street Holdings Parent LLC pursuant to the Permitted Transfer) for what is know in the Agreement as the Phase I project, and one RDA with Grand LHN IV Urban Renewal LLC for what is known in the Agreement as the Phase II project, a/k/a/ Supplemental Parcel; and

WHEREAS, the existing Agreement shall not terminate until each of the entities have entered into a fully executed RDA with the Agency; and

WHEREAS, as of the date of the adoption of this herein Resolution, the Agency can confirm that neither the Redeveloper nor the Transferee Redeveloper are in default of the Agreement; and

WHEREAS, the amendments approved by Resolution 17-08-24, the recognized Permitted Transfer, as well as the herein amendment to Section 10.03 clarifying the intention of the parties regarding cross-defaults, shall be incorporated as applicable to each of the two new Redevelopment Agreements.

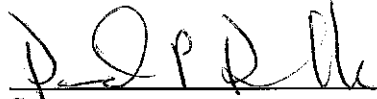
NOW, THEREFORE, BE IT RESOLVED, in consideration of the mutual promises, covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the parties:

1. The recitals above are incorporated herein as if set forth at length.
2. The changes contained in Resolution 17-08-24, adopted on August 15, 2017, as well as the acknowledgment of the Permitted Transfer, shall be incorporated herein by reference.
3. Each party to the Agreement, Grand LHN III Urban Renewal LC (now 235 Grand Street Holdings Parent LLC) and Grand LHN IV Urban Renewal LLC shall each enter into a separate and distinct Redevelopment Agreement with the Agency for their respective projects.
4. The Phase I Property and Phase II Property a/k/a Supplemental Parcel, shall only be severed or released from the terms and conditions of the existing Agreement, and the existing Agreement shall terminate upon the execution of a new Redevelopment Agreement between the Agency and Grand LHN III Urban Renewal LLC (now "Parent") and a new Redevelopment Agreement with Grand LHN IV Urban Renewal LLC. Until such time, the existing Agreement shall remain in force and effect.
5. 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 until each entity shall enter into its own fully executed Redevelopment Agreement with the Agency.

6. The separate and distinct RDAs may be executed in counterparts. If so executed, each of such counterparts shall be deemed an original for all purposes and all counterparts shall collectively constitute the RDA.

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman, Secretary and/or Executive Director 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.

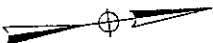

Secretary

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 November 21, 2017.

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

H:\WPDOCS\MP\LHN\Grand LHN III\Auth RDA with Grand III and IV reso.wpd

SEE ST



RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AFFIRMING AND EXTENDING THE DESIGNATION OF 37-39 CORNEL LLC AS REDEVELOPER FOR PROPERTY LOCATED AT 37-39 CORNELISON AVE. BLOCK 17102 LOTS 15 AND 16 WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

WHEREAS, 37-39 Cornel LLC (Taraprasad Gurnani & William Melms) (hereinafter referred to as "Developer") made a formal presentation to the Jersey City Redevelopment Agency for the development of property located within the Morris Canal Redevelopment Area; and

WHEREAS, by Resolution of the Board of Commissioners dated January 17, 2017, the Developer was designated as Redeveloper for the site; and

WHEREAS, Agency counsel and counsel for the developer are negotiating the Redevelopment Agreement; and

WHEREAS, by Resolution of the Board of Commissioners dated July 18, 2017, the Developer was affirmed and extended for ninety (90) days to expire on October 16, 2017 with the option to extend the designation for an additional 30 days at the sole discretion of the Agency's Executive Director.

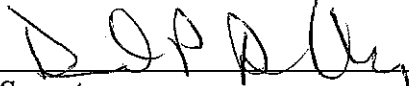
WHEREAS, on October 16, 2017 the Agency's Executive Director extended the designation for thirty (30) days to expire on November 15, 2017; and

WHEREAS, the parties find it necessary to affirm and extend the designation for an additional ninety (90) days, beginning November 15, 2017 to expire on February 21, 2018 with the option to extend the designation for an additional 30 days at the sole discretion of the Agency's Executive Director.

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

- 1) the above recitations are incorporated herein as if set forth at length; and
- 2) the designation of 37-39 Cornel LLC is hereby extended beginning November 15, 2017 through February 21, 2018 with the option for the Executive Director to extend the designation for an additional thirty (30) days, at his sole discretion; and
- 3) Redeveloper is responsible for and assumes all costs incurred by the Agency, including, but not limited to appraisal, title, environmental, legal, property maintenance, etc. for the proposed project.

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 November 21, 2017.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND 160 LAFAYETTE ASSOCIATES, L.P. IN ACCORDANCE WITH THE MORRIS CANAL REDEVELOPMENT PLAN

WHEREAS, by Resolution 16-02-23 of the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") dated January 17th, 2017, RPM Development, L.L.C. was conditionally designated as Redeveloper ("Redeveloper") of property located at 160 Lafayette Street, identified on the City's official tax map as Block 17301, Lot 12 (commonly known as Whitlock Mills) within the Morris Canal Redevelopment Area (the "Property"); and

WHEREAS, at its July 18th, 2017 Board of Commissioners Meeting, the Agency reaffirmed and extended the designation of RPM Development, L.L.C. as Redeveloper of property located at 160 Lafayette Street (Block 17301, Lot 12) in the Morris Canal Redevelopment Area for a period of up to one hundred twenty (120) days, or November 21st, 2017 (whichever is later), to complete negotiations; and

WHEREAS, on or about August, 2017, the Redeveloper requested the Agency's consent to enter into a Redevelopment Agreement with its affiliate, 160 Lafayette Associates, L.P., an entity wholly owned by the Redeveloper as the general partner and its principal member as the limited partner; and

WHEREAS, by Resolution 17-08-15, the Board of Commissioners authorized the Agency to enter into a Redevelopment Agreement ("Agreement") with 160 Lafayette Associates, L.P., hereinafter referred to as Redeveloper; and

WHEREAS, the Redeveloper has proposed to redevelop the Property by undertaking the development of (i) a residential apartment complex which will include approximately 336,549 square feet of rental units, with 230 of 330 units to be low and moderate income affordable units, and the remaining 100 units to be market-rate units; (ii) an amenities/recreational area; and (iii) a parking garage of approximately 70, 572 square feet (the "Project"); and

WHEREAS, the Agreement set forth various deadlines for, among other things, construction commencement, construction completion, and closing of title; and

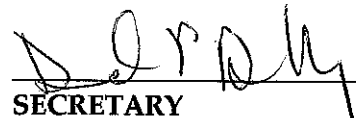
WHEREAS, the Redeveloper has requested a change in construction commencement and construction completion deadlines, as well as a change in the deadline for closing of title, which is simultaneous with the date of construction commencement; and

WHEREAS, it is requested that the Agency Commissioners approve and authorize the Agency to enter into the First Amendment with the Redeveloper.

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) Approval of the First Amendment to the existing Redevelopment Agreement with 160 Lafayette Associates, L.P. and authorization to execute such Amendment is hereby granted; and
- 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 Executive Director, 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 November 21st, 2017.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND TERZETTO NJ, LLC IN ACCORDANCE WITH THE OCEAN BAYVIEW REDEVELOPMENT PLAN

WHEREAS, by Resolution 16-02-23 of the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") dated February 16th, 2016, Terzetto NJ, LLC was designated as Redeveloper ("Redeveloper") to undertake a Project to build veteran's affordable housing with a minimum of 10% of the overall units for homeless veterans and with the remaining 90% of the units maintaining an occupancy preference for veterans (the "Project") located at 524-530 Ocean Avenue within the Ocean Bayview Redevelopment Area; and

WHEREAS, by Resolution 16-06-22 of the Board of Commissioners of the Agency, the Agency was authorized to enter into a Redevelopment Agreement ("Agreement") with the Redeveloper, which was subsequently executed by the parties on July 6, 2016; and

WHEREAS, the Agreement set forth various deadlines and completion dates for, among other things, environmental due diligence, affordability controls, and payment for the property; and

WHEREAS, thereafter, the Agency and the Redeveloper negotiated a First Amendment to the Agreement, which changed the scope of the project to include the provision that, of the twenty (20) total units in the Project, six (6) will be deed-restricted as affordable to households with incomes at 50%-80% Area Median Income ("AMI") as defined by the U.S. Department of Housing and Urban Development ("HUD") for Hudson County, and three (3) units reserved for homeless veterans; a reduction in the purchase price to accommodate the affordable nature of the project; an additional Administrative fee in the amount of \$25,000; and a provision concerning the Agency's assistance with the cost of environmental remediation, which was approved and authorized by Resolution 17-03-13 of the Board of Commissioners of the Jersey City Redevelopment Agency dated March 21st, 2017; and

WHEREAS, the Agency and the Redeveloper have since determined that it is necessary to include further detail regarding the affordability controls and use of ground floor commercial space in the Agreement, and have negotiated an amendment to the Agreement (the "Second Amendment") to describe and memorialize the amendments; and

WHEREAS, the Second Amendment includes the following additions: defines "Homeless Veteran" and "Affordable Housing Unit;" clarifies in Schedule B that the three (3) units reserved for homeless veterans shall be deed restricted as affordable to very low income households, as defined by HUD for Hudson County; amends Article II to include a section called "Affordability Controls," which sets forth restrictions on the Affordable Housing Units, including maximum resale prices, dispute resolution and use of deed restrictions and disposition covenants; amends Article II and Schedule B, Project Description, to include a provision defining the use of the ground floor commercial space; modifies Section 8.01, Events of Default, to include a paragraph stipulating that the failure to create, manage, operate, restrict the sale and/or rental of Affordable Housing Units in accordance with the Affordability Controls established in Section 2.08 is an Event of Default; and

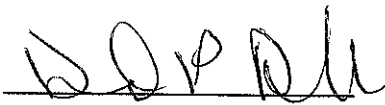
amends Section 6.02 to include a provision that the Affordability Controls in Article II must be included in the Declaration of Covenants and Restrictions recorded with the Deed; and

WHEREAS, it is requested that the Agency Commissioners approve and authorize the Agency to enter into the Second Amendment with the Redeveloper.

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) Approval of the Second Amendment to the existing Redevelopment Agreement with Terzetto NJ, LLC and authorization to execute such Amendment is hereby granted; and
- 3) Except as specifically set forth in the Second 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 Second Amendment conflict with the terms of the Agreement, the terms of the Second Amendment shall govern.

BE IT FURTHER RESOLVED, that the Executive Director, 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 November 21st, 2017.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY RENEWING CONTRACT NUMBER 16-09-BD5 WITH BROWNFIELD SCIENCE & TECHNOLOGY INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN THE TURNKEY REDEVELOPMENT AREA.

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

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

WHEREAS, services will be directed and overseen by a Licensed Site Remediation Professional; and

WHEREAS, Brownfield Science & Technology, Inc., responded to the Request for Qualifications for Professional Environmental Services published by the Agency on March 23, 2016. The Agency qualified Brownfield Science & Technology, Inc. to provide professional services on April 19, 2016 by Resolution of the Board of Commissioners; and

WHEREAS, the Agency entered into contract 16-09-BD5, dated September 20, 2016 with Brownfield Science & Technology, Inc., in the amount not to exceed \$211,778.000; and

WHEREAS, said contract was amended on November 14, 2016 by Resolution of the Board of Commissioners, increasing \$22,500 for a new contract amount not to exceed \$234,278.00; and

WHEREAS, the parties find it necessary to renew the contract for an additional 12 months to continue the work; and

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

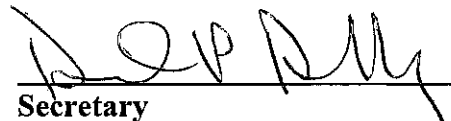
WHEREAS, said services are of a professional nature as to come within the purview of N.J.S.A. 40A:11-5(1)(a)(ias being a contract for rendition of professional services that do not

require competitive bidding; and

WHEREAS, notice of the award of this agreement 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 Contract No.16-09-BD5 with Brownfield Science & Technology, Inc., be renewed through November 21, 2018.

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 November 21, 2017.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
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

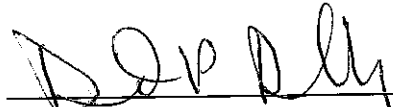
WHEREAS, the project will be developed in conjunction with Block 20403, Lot 1 and will contain a mixed use development of approximately 120 residential units and ground floor commercial; and

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 90 days to expire on February 28, 2018 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 90 days to expire on February 28, 2018; 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.

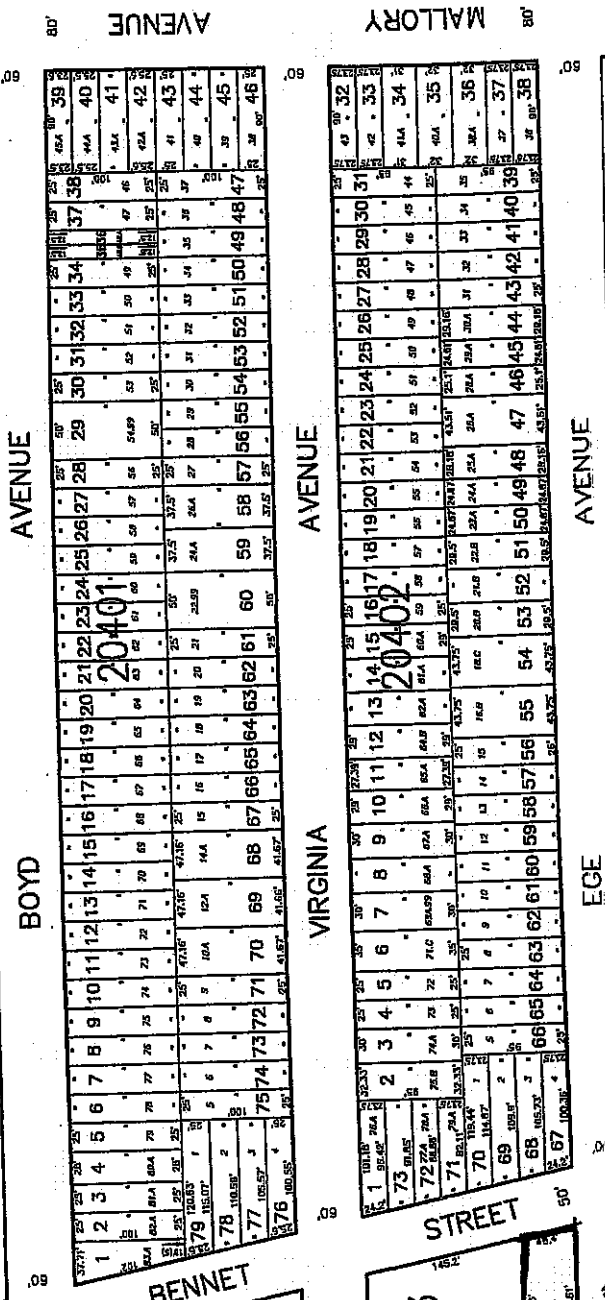

Secretary

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 November 21, 2017.

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

SEE SHEET 191

DATE	REVISIONS	BY	FOR



NEW JERSEY STATE HIGHWAY ROUTE No. 440

SEE SHEET 160

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
SCALE: 1" = 50'
AUGUST 2005
RICHARD A. MORALLE, P.E.,
T & M ASSOCIATES
11 TINDALL ROAD, MIDDLETOWN TOW
NEW JERSEY, 07748



SEE SHEET 207

THIS MAP HAS BEEN DRAWN, REVISION, AND
DRAFTED/ISSUED (DATE) AND CORRECTIVE CORRECTION.
REV - CORRECTION/REVISION

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
CONTRACT NUMBER 17-11-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 to 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 November 22, 2017 through October 31, 2018 was received from Zuccaro, Inc. (hereinafter "Contractor") in the amount not to exceed \$38,550.00; and

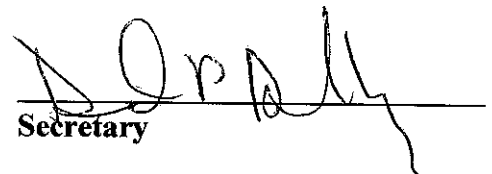
WHEREAS, the Contractor will perform the required duties as outlined in the attached proposal dated November 9, 2017, in a workmanlike manner during emergency and non-emergency snow falls/storms to provide snow removal services; and

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)].

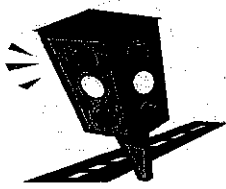
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Jersey City Redevelopment Agency that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute Contract No. 17-11-EV2 in the not to exceed amount of \$38,550.00 with for snow removal services at Agency owned properties 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 November 21, 2017.

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



Inc.

64 Commerce St. Garfield, NJ 07026

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

ZUCCAROINC@GMAIL.COM

11/9/2017

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, 2017-2018 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 23 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 23 locations provided, on a per storm basis is broken down into various snowfall amounts. For 0" - 4", our price will be \$4,875.00, 5" - 8" \$6,093.75, and 9" - 12" \$ 7,312.50. Each additional inch is \$ 487.50 per inch over 12" of snow, as reported by NJ.com/Hudson. Installation of Rock Salt will be \$ 1,860.00 per service.

Based upon the 2016-2017 snow season, Zuccaro Inc. was requested out by the State of New Jersey Department of Transportation, for 5 Snow Occurrences.

0" – 4" Shoveling	\$ 4,875.00	5 Storms	\$ 24,375.00
Salting	\$ 1,860.00	5 Storms	\$ 9,300.00
Allowance for an Additional Storm	\$ 4,875.00	1 Storm	\$ 4,875.00
		TOTAL:	\$ 38,550.00

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

Sincerely,

Sal Zuccaro

Sal Zuccaro
Zuccaro Inc.

ZUCCARO INC.
64 COMMERCE ST.
GARFIELD, NJ 07026

SNOW SHOVELING/SALTING SERVICES
PROPOSAL 2017-2018 WINTER SEASON
SIDEWALK AREAS

11/9/2017

ADDRESS	SNOW SHOVELING 0"-4"	SNOW SHOVELING 5"-8"	SNOW SHOVELING 9"-12"	EACH ADDITIONAL INCH	SALT/CALCIUM CHLORIDE PER OCCURRENCE
142 BOYD AVE.	\$ 315.00	\$ 393.75	\$ 472.50	\$ 50.00	\$ 120.00
268 VARICK ST	\$ 315.00	\$ 393.75	\$ 472.50	\$ 31.50	\$ 60.00
408-410 COMMUNIPAW AVE	\$ 160.00	\$ 200.00	\$ 240.00	\$ 16.00	\$ 60.00
412 COMMUNIPAW AVE	\$ 160.00	\$ 200.00	\$ 240.00	\$ 16.00	\$ 60.00
4188 COMMUNIPAW AVE	\$ 160.00	\$ 200.00	\$ 240.00	\$ 16.00	\$ 60.00
4188 COMMUNIPAW AVE	\$ 160.00	\$ 200.00	\$ 240.00	\$ 16.00	\$ 60.00
420 COMMUNIPAW AVE	\$ 160.00	\$ 200.00	\$ 240.00	\$ 16.00	\$ 60.00
25 CLINTON AVE	\$ 160.00	\$ 200.00	\$ 240.00	\$ 16.00	\$ 60.00
24 MONTICELLO AVE	\$ 275.00	\$ 343.75	\$ 412.50	\$ 27.50	\$ 120.00
152 MLK DRIVE	\$ 160.00	\$ 200.00	\$ 240.00	\$ 16.00	\$ 60.00
421 MLK DRIVE	\$ 160.00	\$ 200.00	\$ 240.00	\$ 16.00	\$ 60.00
423 MLK DRIVE	\$ 110.00	\$ 137.50	\$ 165.00	\$ 11.00	\$ 60.00
292 MLK DRIVE	\$ 110.00	\$ 137.50	\$ 165.00	\$ 11.00	\$ 60.00
284 MLK DRIVE	\$ 220.00	\$ 275.00	\$ 330.00	\$ 22.00	\$ 60.00
326-330 MLK DRIVE	\$ 110.00	\$ 137.50	\$ 165.00	\$ 11.00	\$ 60.00
350-352 MLK DRIVE	\$ 475.00	\$ 593.75	\$ 712.50	\$ 47.50	\$ 165.00
314 MLK DRIVE	\$ 110.00	\$ 137.50	\$ 165.00	\$ 11.00	\$ 60.00
204 STEGMAN ST	\$ 475.00	\$ 593.75	\$ 712.50	\$ 47.50	\$ 165.00
474 OCEAN AVE	\$ 110.00	\$ 137.50	\$ 165.00	\$ 11.00	\$ 60.00
480 OCEAN AVE	\$ 110.00	\$ 137.50	\$ 165.00	\$ 11.00	\$ 60.00
441 OCEAN AVE	\$ 475.00	\$ 593.75	\$ 712.50	\$ 47.50	\$ 165.00
665 OCEAN AVE	\$ 475.00	\$ 593.75	\$ 712.50	\$ 47.50	\$ 165.00
185 DWIGHT ST	\$ 225.00	\$ 281.25	\$ 337.50	\$ 22.50	\$ 120.00
TOTAL:	\$ 4,875.00	\$ 6,093.75	\$ 7,312.50	\$ 487.50	\$ 1,860.00

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

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN
AMENDMENT AND CLOSE OUT OF CONTRACT NO. 16-11-EV2
WITH ZUCCARO, INC. FOR SNOW REMOVAL SERVICES**

WHEREAS, the Agency entered into agreement No. 16-11-EV2 for snow removal services with Zuccarro, Inc.; and

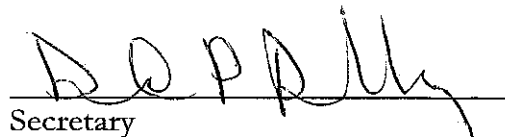
WHEREAS, the original contract was in the amount of \$34,450.00 which was exceeded by \$5,837.50; and

WHEREAS, it is necessary to amend the contract in the amount of \$5,837.50; and

WHEREAS, this will close out agreement No. 16-11-EV2; and

WHEREAS, the original amount of the contract is under the bid threshold of \$40,00.00 and did 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 Contract No. 16-11-EV2 be closed out.


Secretary

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

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

2018 AUTHORITY BUDGET RESOLUTION

Jersey City Redevelopment Agency

(Name)

FISCAL YEAR: FROM: January 1, 2018 TO: December 31, 2018

WHEREAS, the Annual Budget for the Jersey City Redevelopment Agency for the fiscal year beginning, January 1, 2018 and ending, December 31, 2018 has been presented before the governing body of the Jersey City Redevelopment Agency at its open public meeting of November 21, 2017; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 8,400,000, Total Appropriations, including any Accumulated Deficit if any, of \$ 9,300,000 and Total Unrestricted Net Position utilized of \$900,000; and

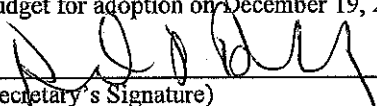
WHEREAS, there are no anticipated Capital Projects, therefore no Capital Budget is presented; and

WHEREAS, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Jersey City Redevelopment Agency, at an open public meeting held on November 21, 2017 that the Annual Budget, including all related schedules of the Jersey City Redevelopment Agency for the fiscal year beginning, January 1, 2018 and ending, December 31, 2018 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Jersey City Redevelopment Agency will consider the Annual Budget for adoption on December 19, 2017.


(Secretary's Signature)

November 21, 2017
(Date)

Governing Body	Recorded Vote			
Member:	Aye	Nay	Abstain	Absent

Rolando R. Lavarro, Jr.
Daniel Rivera
Douglas Carlucci
Darwin Ona
Evelyn Farmer
Erma D. Greene
Donald R. Brown

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THAT THE DIRECTOR OF THE DIVISION OF LOCAL GOVERNMENT SERVICES ACCEPT THE AGENCY'S 2018 BUDGET WHICH WILL BE ADOPTED DECEMBER 19, 2017

WHEREAS, the Jersey City Redevelopment Agency (the "Agency") is required to prepare an operating and capital budget on an annual basis; and

WHEREAS, pursuant to N.J.A.C. 5:31-2.3 said budget is required to be introduced no later than sixty (60) days prior to the commencement of the Agency's fiscal year; and

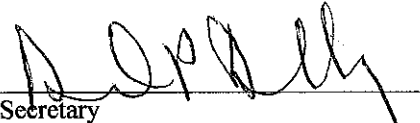
WHEREAS, the Jersey City Redevelopment Agency's budget for the fiscal year 2018 is being introduced on the 21ST day of November which is less than 60 days prior to the beginning of the 2018 fiscal year; and

WHEREAS, the Division of Local Government Services requires that the Agency set forth the reason(s) for any delay in the required budget information

NOW, THEREFORE, BE IT RESOLVED in accordance with the requirements of the Division that the record show that the Agency delayed the introduction of the 2018 Budget for the following reasons:

1. The Agency delayed the introduction of the Budget pending obtaining certain revenue information pertaining to grant allocations. Such information was needed for inclusion in the Agency's 2018 Budget..

BE IT FURTHER RESOLVED, that the Director of the Division of Local Government Services accept the Jersey City Redevelopment Agency's 2018 Budget which was introduced on November 21, 2017


Secretary

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

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

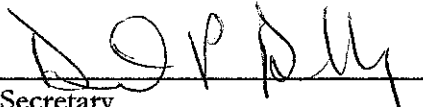
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE FOLLOWING OFFICERS OF THE AGENCY HAVING
SIGNATORY RESPONSIBILITY ON BEHALF OF THE JERSEY
CITY REDEVELOPMENT AGENCY**

WHEREAS, the Jersey City Redevelopment Agency makes various bank related transactions requiring four officers of the Agency to have signatory responsibility on behalf of the Agency.

WHEREAS, in accordance with the By-Laws of the Jersey City Redevelopment Agency, the following officers of the Jersey City Redevelopment Agency have signatory responsibility on behalf of the Agency:

Rolando R. Lavarro, Jr., Chairman
Evelyn Farmer, Vice Chairwoman
David P. Donnelly, Executive Director
Christopher Fiore, Assistant Executive Director

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that it hereby authorizes the preceding officers of the Agency to have signatory responsibility on behalf of the Jersey City Redevelopment Agency.


Secretary

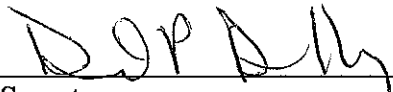
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its special meeting of November 21, 2017

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

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

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

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


Secretary

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

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

Jersey City Redevelopment Agency

Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
SUPERIOR COURT OF NEW JERSEY								
SUPERIOR COURT OF NEW JERSEY	11/20/2017	11/20/2017	Condemnation	Acquisition of 199 Woodward - Block 200011	\$74,000.00	\$0.00		\$74,000.00
			<i>Totals for SUPERIOR COURT OF NEW JERSEY:</i>		<u>\$74,000.00</u>	<u>\$0.00</u>		<u>\$74,000.00</u>
			GRAND TOTALS:		\$74,000.00	\$0.00		\$74,000.00

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (11/20/2017)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

Ed McLaughlin 11/2/17

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
NEW JERSEY COMMUNITY CAPITAL (NJCC)								
NEW JERSEY COMMUNITY CAPTA	11/2/2017	10/31/2017	Settlement	671 Palisade Avenue Project (APRA) - Sett	\$10,000.00	\$0.00		\$10,000.00
			Totals for NEW JERSEY COMMUNITY CAPITAL (NJCC):		\$10,000.00	\$0.00		\$10,000.00
			GRAND TOTALS:		\$10,000.00	\$0.00		\$10,000.00

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (11/2/2017)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

Bd Meeting 11/21/17

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
SUPERIOR COURT OF NEW JERSEY								
SUPERIOR COURT OF NEW JERSEY	11/3/2017	11/3/2017	248	Grave	\$770,000.00	\$0.00		\$770,000.00
				Acquisition for 248 Grove Street				
				Totals for SUPERIOR COURT OF NEW JERSEY:	\$770,000.00	\$0.00		\$770,000.00
				GRAND TOTALS:	\$770,000.00	\$0.00		\$770,000.00

Jersey City Redevelopment Agency Cash Requirements Report

Report name: Invoice Due Today
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: Today (11/3/2017)
Include all Post Statuses
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report
November 21, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
66 YORK STREET, LLC								
66 YORK STREET, LLC	11/21/2017	11/16/2017	December 2017	Rent Payment at 66 York Street	\$9,697.84	\$0.00		\$9,697.84
66 YORK STREET, LLC	11/21/2017	11/8/2017	December 2017	Monthly Operating Expense	\$172.14	\$0.00		\$172.14
66 YORK STREET, LLC	11/21/2017	11/8/2017	December 2017	Electric Utility Payment	\$648.52	\$0.00		\$648.52
				Totals for 66 YORK STREET, LLC:	\$10,518.50	\$0.00		\$10,518.50
ALAIMO GROUP								
ALAIMO GROUP	11/21/2017	9/30/2017	099895	Engineering Planning Services - Jersey City G	\$6,827.50	\$0.00		\$6,827.50
				Totals for ALAIMO GROUP:	\$6,827.50	\$0.00		\$6,827.50
ARCHER & GREINER, P.C.								
ARCHER & GREINER, P.C.	11/21/2017	10/6/2017	4100050	Legal Services - Point Capital/Suydam Avenue	\$5,576.22	\$0.00		\$5,576.22
ARCHER & GREINER, P.C.	11/21/2017	10/6/2017	4100053	Legal Services - LMD #13 Urban Rwnl to FD/	\$3,263.79	\$0.00		\$3,263.79
ARCHER & GREINER, P.C.	11/21/2017	10/6/2017	4100055	Legal Services - MGILLC Journal Sq Jersey Ci	\$682.50	\$0.00		\$682.50
ARCHER & GREINER, P.C.	11/21/2017	10/6/2017	4100057	Legal Services - 199 Woodward	\$2,100.00	\$0.00		\$2,100.00
				Totals for ARCHER & GREINER, P.C.:	\$11,622.51	\$0.00		\$11,622.51
BENJAMIN DELISLE								
BENJAMIN DELISLE	11/21/2017	11/20/2017	Travel	Travel Expense for November	\$443.70	\$0.00		\$443.70
				Totals for BENJAMIN DELISLE:	\$443.70	\$0.00		\$443.70
BOUQUETS & BASKETS								
BOUQUETS & BASKETS	11/21/2017	10/11/2017	42723/1	Get Well Flowers	\$70.00	\$0.00		\$70.00
				Totals for BOUQUETS & BASKETS:	\$70.00	\$0.00		\$70.00
BROWNFIELD REDEVELOPMENT SOLUTIONS								
BROWNFIELD REDEVELOPMENT S	11/21/2017	10/10/2017	3604	Environmental Services - Petro	\$1,157.50	\$0.00		\$1,157.50
BROWNFIELD REDEVELOPMENT S	11/21/2017	10/10/2017	3605	Environmental Services - Dwight/Ocean	\$468.75	\$0.00		\$468.75
BROWNFIELD REDEVELOPMENT S	11/21/2017	10/10/2017	3606	Environmental Services - Haz Sub	\$435.00	\$0.00		\$435.00
BROWNFIELD REDEVELOPMENT S	11/21/2017	10/10/2017	3607	Environmental Services - Grand Jersey	\$396.25	\$0.00		\$396.25
BROWNFIELD REDEVELOPMENT S	11/21/2017	10/17/2017	3633	Environmental Services - Preparation for Phoen	\$2,560.00	\$0.00		\$2,560.00
				Totals for BROWNFIELD REDEVELOPMENT SOLUTIONS:	\$5,017.50	\$0.00		\$5,017.50
BROWNFIELD SCIENCE & TECHNOLOGY								
BROWNFIELD SCIENCE & TECHNO	11/21/2017	10/31/2017	764-10.17	Environmental Services - Turnkey - Dwight/O	\$2,129.75	\$0.00		\$2,129.75
				Totals for BROWNFIELD SCIENCE & TECHNOLOGY:	\$2,129.75	\$0.00		\$2,129.75
CASH								
CASH	11/21/2017	11/8/2017	Petty Cash	Replenishment of Petty Cash Balance	\$307.00	\$0.00		\$307.00
				Totals for CASH:	\$307.00	\$0.00		\$307.00
CENTRAL PARKING SYSTEM								
CENTRAL PARKING SYSTEM	11/21/2017	11/8/2017	December 2017	Parking for 15 Spaces at Harborside 4A	\$371.02	\$0.00		\$371.02
				Totals for CENTRAL PARKING SYSTEM:	\$371.02	\$0.00		\$371.02

Jersey City Redevelopment Agency

Cash Requirements Report

November 21, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Chasan Lamparello Mallon & Cappuzzo, PC								
Chasan Lamparello Mallon & Cappuzzo	11/21/2017	10/31/2017	170366	Legal Services - TRAMZ Inc.	\$622.37	\$0.00		\$622.37
				Totals for Chasan Lamparello Mallon & Cappuzzo, PC:	\$622.37	\$0.00		\$622.37
CHRISTOPHER FIORE								
CHRISTOPHER FIORE	11/21/2017	11/20/2017	Travel	Travel Expense for October	\$445.86	\$0.00		\$445.86
				Totals for CHRISTOPHER FIORE:	\$445.86	\$0.00		\$445.86
CME ASSOCIATES								
CME ASSOCIATES	11/21/2017	10/31/2017	0214655	Redevelopment Planning Services Area in Nee	\$5,407.50	\$0.00		\$5,407.50
				Totals for CME ASSOCIATES:	\$5,407.50	\$0.00		\$5,407.50
COLONIAL LIFE								
COLONIAL LIFE	11/21/2017	11/1/2017	November	Insurance Plan - Accident/BCN: E4830766	\$115.14	\$0.00		\$115.14
				Totals for COLONIAL LIFE:	\$115.14	\$0.00		\$115.14
COMCAST								
COMCAST	11/21/2017	10/16/2017	665 Ocean Avenue	Account No. 8499 05 354 3248876	\$114.85	\$0.00		\$114.85
COMCAST	11/21/2017	10/28/2017	66 York St	Account No. 8499 05 354 3345680	\$144.76	\$0.00		\$144.76
				Totals for COMCAST:	\$259.61	\$0.00		\$259.61
COONEY BOVASSO REALTY ADVISORS								
COONEY BOVASSO REALTY ADVI	11/21/2017	8/22/2017	17-4649	Real Estate Evaluation - 408-420 Communip	\$2,700.00	\$0.00		\$2,700.00
COONEY BOVASSO REALTY ADVI	11/21/2017	4/26/2017	17-4546	Real Estate Evaluation - 408-420 Communip	\$3,000.00	\$0.00		\$3,000.00
				Totals for COONEY BOVASSO REALTY ADVISORS:	\$5,700.00	\$0.00		\$5,700.00
COSTAR REALTY INFORMATION, INC.								
COSTAR REALTY INFORMATION, I	11/21/2017	11/3/2017	105507174	Property Professional Subscription	\$929.82	\$0.00		\$929.82
				Totals for COSTAR REALTY INFORMATION, INC.:	\$929.82	\$0.00		\$929.82
CRYSTAL POINT CONDOMINIUM ASSOC.								
CRYSTAL POINT CONDOMINIUM A	11/21/2017	10/27/2017	138011	Emergency Svcs Condo Fee - Lock & Supply	\$254.00	\$0.00		\$254.00
CRYSTAL POINT CONDOMINIUM A	11/21/2017	11/8/2017	December	Monthly Maintenance Fee	\$145.88	\$0.00		\$145.88
				Totals for CRYSTAL POINT CONDOMINIUM ASSOC.:	\$399.88	\$0.00		\$399.88
DAVID P. DONNELLY								
DAVID P. DONNELLY	11/21/2017	10/23/2017	ULI Event	Reimbursement of Registration for ULI Real E	\$45.00	\$0.00		\$45.00
DAVID P. DONNELLY	11/21/2017	10/24/2017	Reimbursement	Paid Dental Bill for Labron Collins	\$400.00	\$0.00		\$400.00
DAVID P. DONNELLY	11/21/2017	11/20/2017	Travel	Travel Expense for October	\$325.60	\$0.00		\$325.60
				Totals for DAVID P. DONNELLY:	\$770.60	\$0.00		\$770.60
DAVISON, EASTMAN & MUNOZ, PA								
DAVISON, EASTMAN & MUNOZ, PA	11/21/2017	11/9/2017	350215	Legal Services - Barnabas Health	\$130.00	\$0.00		\$130.00
DAVISON, EASTMAN & MUNOZ, PA	11/21/2017	10/11/2017	349456	Legal Services - Barnabas Health	\$1,399.37	\$0.00		\$1,399.37

Jersey City Redevelopment Agency

Cash Requirements Report

November 21, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
DIANA JEFFREY				Totals for DAVISON, EASTMAN & MUNOZ, PA:	\$1,529.37	\$0.00		\$1,529.37
DIANA JEFFREY	11/21/2017	11/14/2017		Reimbursement	\$1,243.00	\$0.00		\$1,243.00
DIANA JEFFREY	11/21/2017	11/2/2017		Reimbursement	\$251.00	\$0.00		\$251.00
DIANA JEFFREY	11/21/2017	11/16/2017		Reimbursement	\$370.00	\$0.00		\$370.00
				Totals for DIANA JEFFREY:	\$1,864.00	\$0.00		\$1,864.00
DRESDNER ROBIN ENVIRON MGMT								
DRESDNER ROBIN ENVIRON MGMT	11/21/2017	8/28/2017	10837	Environmental Services - 75 Woodward Prope	\$616.00	\$0.00		\$616.00
				Totals for DRESDNER ROBIN ENVIRON MGMT:	\$616.00	\$0.00		\$616.00
ELIZABETH VASQUEZ								
ELIZABETH VASQUEZ	11/21/2017	11/16/2017		Reimbursement	\$100.00	\$0.00		\$100.00
ELIZABETH VASQUEZ	11/21/2017	11/16/2017		Reimbursement for Eye Exam	\$99.00	\$0.00		\$99.00
ELIZABETH VASQUEZ	11/21/2017	11/18/2017		Dental Reimbursement for Spouse	\$465.00	\$0.00		\$465.00
				Totals for ELIZABETH VASQUEZ:	\$664.00	\$0.00		\$664.00
ENGENUITY INFRASTRUCTURE, LLC								
ENGENUITY INFRASTRUCTURE, L	11/21/2017	11/2/2017	5	Engineering Services - Canal Crossing	\$1,480.00	\$0.00		\$1,480.00
				Totals for ENGENUITY INFRASTRUCTURE, LLC:	\$1,480.00	\$0.00		\$1,480.00
ERIC M. BERNSTEIN & ASSOCIATES, LLC								
ERIC M. BERNSTEIN & ASSOCIATES	11/21/2017	11/3/2017	50053	Legal Services - Berry Lane	\$385.00	\$0.00		\$385.00
				Totals for ERIC M. BERNSTEIN & ASSOCIATES, LLC:	\$385.00	\$0.00		\$385.00
FEDERAL EXPRESS								
FEDERAL EXPRESS	11/21/2017	11/12/2017	5-991-80772	Overnight Deliveries	\$276.64	\$0.00		\$276.64
				Totals for FEDERAL EXPRESS:	\$276.64	\$0.00		\$276.64
FITCHBURG MUTUAL								
FITCHBURG MUTUAL	11/21/2017	11/3/2017		Insurance	\$656.92	\$0.00		\$656.92
				Totals for FITCHBURG MUTUAL:	\$656.92	\$0.00		\$656.92
GLUCK WALRATH LLP								
GLUCK WALRATH LLP	11/21/2017	10/11/2017	38402	Legal Services - 142 Boyd Avenue	\$1,330.00	\$0.00		\$1,330.00
GLUCK WALRATH LLP	11/21/2017	10/11/2017	38403	Legal Services - 248 Grove Street	\$1,597.50	\$0.00		\$1,597.50
GLUCK WALRATH LLP	11/21/2017	10/11/2017	38404	Legal Services - 201 New York Avenue	\$1,137.50	\$0.00		\$1,137.50
GLUCK WALRATH LLP	11/21/2017	10/11/2017	38405	Legal Services - 364-366 Palisade Avenue	\$22.50	\$0.00		\$22.50
GLUCK WALRATH LLP	11/21/2017	11/7/2017	38501	Legal Services - 671 Palisade Avenue	\$35.00	\$0.00		\$35.00
GLUCK WALRATH LLP	11/21/2017	11/7/2017	38502	Legal Services - 332 Whiton Street	\$223.12	\$0.00		\$223.12
GLUCK WALRATH LLP	11/21/2017	11/7/2017	38503	Legal Services - 142 Boyd Avenue	\$149.05	\$0.00		\$149.05
GLUCK WALRATH LLP	11/21/2017	11/7/2017	38504	Legal Services - 248 Grove Street	\$951.56	\$0.00		\$951.56
GLUCK WALRATH LLP	11/21/2017	11/7/2017	38505	Legal Services - 364-366 Palisade Avenue	\$437.50	\$0.00		\$437.50
GLUCK WALRATH LLP	11/21/2017	11/7/2017	38506	Legal Services - 201 New York Avenue	\$1,928.63	\$0.00		\$1,928.63

Jersey City Redevelopment Agency

Cash Requirements Report
November 21, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
GLUCK WALRATH LLP	11/21/2017	11/7/2017	38507	Legal Services - 35 Dwight Street Totals for GLUCK WALRATH LLP:	\$17.50 \$7,839.86	\$0.00 \$0.00		\$17.50 \$7,839.86
HODULIK & MORRISON, PA	11/21/2017	10/12/2017	3rd QTR	Accounting Services - Bayfront Redevelopment Totals for HODULIK & MORRISON, PA:	\$4,000.00 \$4,000.00	\$0.00 \$0.00		\$4,000.00 \$4,000.00
HUDSON COUNTY REGISTER	11/21/2017	10/20/2017	1296318	Recording RDA - D2KL/248 Grove Street	\$31.00	\$0.00		\$31.00
HUDSON COUNTY REGISTER	11/21/2017	9/7/2017	1282659	Recording Fee: Newport Associates Dev Co	\$31.00	\$0.00		\$31.00
HUDSON COUNTY REGISTER	11/21/2017	9/26/2017	1288513	Recording Fee: Genesis Ocean Avenue	\$93.00	\$0.00		\$93.00
HUDSON COUNTY REGISTER	11/21/2017	10/16/2017	1294825	Recording Fee: Declaration of Env. Restricti	\$31.00	\$0.00		\$31.00
HUDSON COUNTY REGISTER	11/21/2017	11/1/2017	1299913	Recording Fee: JCRA to JCMUA	\$31.00	\$0.00		\$31.00
HUDSON COUNTY REGISTER	11/21/2017	10/20/2017	1296211	Recording Fee: 108 Stroms Avenue	\$28.00	\$0.00		\$28.00
HUDSON COUNTY REGISTER	11/21/2017	9/26/2017	1288486	Recording Fee: Declaration of Covenants & R	\$31.00	\$0.00		\$31.00
HUDSON COUNTY REGISTER	11/21/2017	11/1/2017	1299917	Recording Fee: RDA, PH Urban Rwnl LLC	\$31.00	\$0.00		\$31.00
HUDSON COUNTY REGISTER	11/21/2017	10/20/2017	1296311	Recording Fee: 201 New York Avenue	\$31.00	\$0.00		\$31.00
				Totals for HUDSON COUNTY REGISTER:	\$338.00	\$0.00		\$338.00
HUDSON REPORTER ASSOC. LP	11/21/2017	10/15/2017	10/15/17	Legal Advertising Totals for HUDSON REPORTER ASSOC. LP:	\$88.20 \$88.20	\$0.00 \$0.00		\$88.20 \$88.20
IN-LINE AIR CONDITIONING CO.,	11/21/2017	10/20/2017	0000046179	Repair Unit Heat Strat Up - 152 MLK Totals for IN-LINE AIR CONDITIONING CO.,:	\$295.20 \$295.20	\$0.00 \$0.00		\$295.20 \$295.20
J & B LANDSCAPE, INC.	11/21/2017	10/19/2017	26586	Betz - Monthly Maintenance Totals for J & B LANDSCAPE, INC.:	\$1,097.50 \$1,097.50	\$0.00 \$0.00		\$1,097.50 \$1,097.50
JC MUNICIPAL UTILITIES AUTHORI	11/21/2017	10/10/2017	665 Ocean Avenue	Water Charges Totals for JC MUNICIPAL UTILITIES AUTHORI:	\$155.70 \$155.70	\$0.00 \$0.00		\$155.70 \$155.70
JERSEY CITY DEPT. OF PUBLIC WORKS	11/21/2017	10/4/2017	314 MLK	Work Completed for Violation at 314 MLK	\$1,203.95	\$0.00		\$1,203.95
JERSEY CITY DEPT. OF PUBLIC WO	11/21/2017	10/11/2017	199 Stegman	Work Completed for Violation at 199 Stegma	\$771.65	\$0.00		\$771.65
				Totals for JERSEY CITY DEPT. OF PUBLIC WORKS:	\$1,975.60	\$0.00		\$1,975.60
Jesamil Suazo	11/21/2017	11/7/2017	Reimbursement	Eye Equipments Totals for Jesamil Suazo:	\$100.00 \$100.00	\$0.00 \$0.00		\$100.00 \$100.00
JOHNNY ON THE SPOT, LLC								

Jersey City Redevelopment Agency

Cash Requirements Report
November 21, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
JOHNNY ON THE SPOT, LLC	11/21/2017	10/6/2017	0000369536	Rentals at Berry Lane Park	\$269.94	\$0.00		\$269.94
JOHNNY ON THE SPOT, LLC	11/21/2017	10/17/2017	0000373630	Rentals at Berry Lane Park	\$685.31	\$0.00		\$685.31
JOHNNY ON THE SPOT, LLC	11/21/2017	11/3/2017	0000381284	Rentals at Berry Lane Park	\$278.89	\$0.00		\$278.89
JOHNNY ON THE SPOT, LLC	11/21/2017	10/25/2017	377237	Rental at Berry Lane Park	\$229.18	\$0.00		\$229.18
				Totals for JOHNNY ON THE SPOT, LLC:	\$1,463.32	\$0.00		\$1,463.32
KINNEY LISOVICZ REILLY & WOLFF PC								
KINNEY LISOVICZ REILLY & WOLF	11/21/2017	9/30/2017	5152	Legal Services - 311-315 MLK	\$1,543.40	\$0.00		\$1,543.40
KINNEY LISOVICZ REILLY & WOLF	11/21/2017	10/31/2017	5815	Legal Services - 311-315 MLK	\$5,050.98	\$0.00		\$5,050.98
KINNEY LISOVICZ REILLY & WOLF	11/21/2017	8/31/2017	5047	Legal Services - Jose Marte v. JCRA	\$450.00	\$0.00		\$450.00
KINNEY LISOVICZ REILLY & WOLF	11/21/2017	9/30/2017	5153	Legal Services - Jose Marte v. JCRA	\$52.50	\$0.00		\$52.50
				Totals for KINNEY LISOVICZ REILLY & WOLFF PC:	\$7,096.88	\$0.00		\$7,096.88
LABRON COLLINS								
LABRON COLLINS	11/21/2017	10/24/2017		Dental Reimbursement	\$150.00	\$0.00		\$150.00
				Totals for LABRON COLLINS:	\$150.00	\$0.00		\$150.00
MARYPAT NOONAN								
MARYPAT NOONAN	11/21/2017	11/1/2017		Dental Reimbursement	\$173.00	\$0.00		\$173.00
				Totals for MARYPAT NOONAN:	\$173.00	\$0.00		\$173.00
MCMANIMON, SCOTLAND & BAUMANN, LLC								
MCMANIMON, SCOTLAND & BAU	11/21/2017	9/28/2017	149589	Legal Services - 405-407 Ocean Avenue	\$5,000.00	\$0.00		\$5,000.00
MCMANIMON, SCOTLAND & BAU	11/21/2017	10/24/2017	150183	Legal Services - Journal Square	\$1,721.50	\$0.00		\$1,721.50
MCMANIMON, SCOTLAND & BAU	11/21/2017	10/24/2017	150186	Legal Services - 125 Monitor Street	\$4,309.33	\$0.00		\$4,309.33
MCMANIMON, SCOTLAND & BAU	11/21/2017	10/24/2017	150187	Legal Services - Argent Venture/Johnston Vie	\$7,716.18	\$0.00		\$7,716.18
MCMANIMON, SCOTLAND & BAU	11/21/2017	10/24/2017	150188	Legal Services - Journal Square RABS	\$1,862.23	\$0.00		\$1,862.23
MCMANIMON, SCOTLAND & BAU	11/21/2017	10/24/2017	150189	Legal Services - Johnston Station	\$969.01	\$0.00		\$969.01
MCMANIMON, SCOTLAND & BAU	11/21/2017	10/24/2017	150191	Legal Services - West Campus - KKF 5B	\$1,815.00	\$0.00		\$1,815.00
MCMANIMON, SCOTLAND & BAU	11/21/2017	10/24/2017	150192	Legal Services - Argent - Aetna	\$3,361.51	\$0.00		\$3,361.51
MCMANIMON, SCOTLAND & BAU	11/21/2017	10/24/2017	150185	Legal Services - G & S Forest City	\$595.40	\$0.00		\$595.40
				Totals for MCMANIMON, SCOTLAND & BAUMANN, LLC:	\$27,350.16	\$0.00		\$27,350.16
METLIFE								
METLIFE	11/21/2017	10/24/2017	12/1/17	Deferred Salary per Attached	\$550.00	\$0.00		\$550.00
METLIFE	11/21/2017	10/24/2017	12/15/17	Deferred Salary per Attached	\$550.00	\$0.00		\$550.00
				Totals for METLIFE:	\$1,100.00	\$0.00		\$1,100.00
MLK Urban Renewal JV Partnership								
MLK Urban Renewal JV Partnership	11/21/2017	10/30/2017	October	HUB Rent Payment for City of Jersey City	\$2,474.46	\$0.00		\$2,474.46
MLK Urban Renewal JV Partnership	11/21/2017	11/17/2017	November	HUB Rent Payment for City of Jersey City	\$2,474.46	\$0.00		\$2,474.46
				Totals for MLK Urban Renewal JV Partnership:	\$4,948.92	\$0.00		\$4,948.92
MODULAR SPACE CORPORATION								
MODULAR SPACE CORPORATION	11/21/2017	10/18/2017	502203317	Rental for Berry Lane Park	\$590.75	\$0.00		\$590.75

Jersey City Redevelopment Agency

Cash Requirements Report

November 21, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
MOISHE'S MOVING SYSTEMS								
MOISHE'S MOVING SYSTEMS	11/21/2017	11/8/2017	December	Storage Space at Day Street	\$700.00	\$0.00		\$700.00
				Totals for MOISHE'S MOVING SYSTEMS:	\$700.00	\$0.00		\$700.00
PHILLIP A. ORPHANIDIS								
PHILLIP A. ORPHANIDIS	11/21/2017	11/2/2017	Reimbursement	Reimbursement Registration for ULI Real Est	\$35.00	\$0.00		\$35.00
				Totals for PHILLIP A. ORPHANIDIS:	\$35.00	\$0.00		\$35.00
PHILLIPS,PREISS GRYGIEL, LLC								
PHILLIPS,PREISS GRYGIEL, LLC	11/21/2017	9/30/2017	25231	Relocation Assistance Svcs - 239 Suydam Ave	\$202.50	\$0.00		\$202.50
				Totals for PHILLIPS,PREISS GRYGIEL, LLC:	\$202.50	\$0.00		\$202.50
PINNACLE DEVELOPMENT GROUP, INC.								
PINNACLE DEVELOPMENT GROUP, INC.	11/21/2017	10/31/2017	170911	DCA Required Work for Repairs at 665 Ocean	\$13,495.00	\$0.00		\$13,495.00
				Totals for PINNACLE DEVELOPMENT GROUP, INC.:	\$13,495.00	\$0.00		\$13,495.00
PITNEY BOWES CREDIT CORPORATIO								
PITNEY BOWES CREDIT CORPORAT	11/21/2017	11/8/2017	Quarterly	Quarterly Lease Payment for Stamp Machine	\$342.00	\$0.00		\$342.00
				Totals for PITNEY BOWES CREDIT CORPORATIO:	\$342.00	\$0.00		\$342.00
POTOMAC-HUDSON ENVIRONMENTAL I								
POTOMAC-HUDSON ENVIRONMEN	11/21/2017	10/10/2017	PHEnv 17.0597.07	Environmental Services - 125 Monitor Street	\$20,086.27	\$0.00		\$20,086.27
				Totals for POTOMAC-HUDSON ENVIRONMENTAL I:	\$20,086.27	\$0.00		\$20,086.27
PUBLIC SERVICE ELECTRIC & GAS								
PUBLIC SERVICE ELECTRIC & GAS	11/21/2017	10/31/2017	665 Ocean Ave	Gas & Electric for 665 Ocean Ave - HSE	\$252.11	\$0.00		\$252.11
PUBLIC SERVICE ELECTRIC & GAS	11/21/2017	10/31/2017	665 Ocean Ave	Gas & Electric for 665 Ocean Ave - Office A	\$299.45	\$0.00		\$299.45
PUBLIC SERVICE ELECTRIC & GAS	11/21/2017	10/31/2017	665 Ocean Ave	Gas & Electric for 665 Ocean Ave - Office B	\$301.73	\$0.00		\$301.73
PUBLIC SERVICE ELECTRIC & GAS	11/21/2017	10/31/2017	665 Ocean Ave	Gas & Electric for 665 Ocean Ave - Apt 2A	\$86.99	\$0.00		\$86.99
PUBLIC SERVICE ELECTRIC & GAS	11/21/2017	10/31/2017	665 Ocean Ave	Gas & Electric for 665 Ocean Ave - Apt 2B	\$14.33	\$0.00		\$14.33
PUBLIC SERVICE ELECTRIC & GAS	11/21/2017	10/31/2017	665 Ocean Ave	Gas & Electric for 665 Ocean Ave - Apt 2D	\$31.63	\$0.00		\$31.63
PUBLIC SERVICE ELECTRIC & GAS	11/21/2017	10/31/2017	665 Ocean Ave	Gas & Electric for 665 Ocean Ave - Apt 3A	\$35.63	\$0.00		\$35.63
PUBLIC SERVICE ELECTRIC & GAS	11/21/2017	10/31/2017	665 Ocean Ave	Gas & Electric for 665 Ocean Ave - Apt 3B	\$23.40	\$0.00		\$23.40
PUBLIC SERVICE ELECTRIC & GAS	11/21/2017	10/31/2017	665 Ocean Ave	Gas & Electric for 665 Ocean Ave - Apt 3C	\$12.99	\$0.00		\$12.99
PUBLIC SERVICE ELECTRIC & GAS	11/21/2017	10/31/2017	665 Ocean Ave	Gas & Electric for 665 Ocean Ave - Apt 3D	\$33.78	\$0.00		\$33.78
PUBLIC SERVICE ELECTRIC & GAS	11/21/2017	10/31/2017	405 Ocean Ave	Gas & Electric for 405 Ocean Ave - Office	\$12.44	\$0.00		\$12.44
PUBLIC SERVICE ELECTRIC & GAS	11/21/2017	10/31/2017	405 Ocean Ave	Gas & Electric for 405 Ocean Ave - HSE	\$24.23	\$0.00		\$24.23
PUBLIC SERVICE ELECTRIC & GAS	11/21/2017	10/31/2017	407 Ocean Ave	Gas & Electric for 407 Ocean Ave - HSE	\$44.58	\$0.00		\$44.58
PUBLIC SERVICE ELECTRIC & GAS	11/21/2017	10/31/2017	152 MLK DR	Gas & Electric for 152 MLK DR - Office	\$120.98	\$0.00		\$120.98
PUBLIC SERVICE ELECTRIC & GAS	11/21/2017	10/31/2017	152 MLK DR	Gas & Electric for 152 MLK DR - HS	\$16.62	\$0.00		\$16.62
PUBLIC SERVICE ELECTRIC & GAS	11/21/2017	10/31/2017	152 MLK DR	Gas & Electric for 152 MLK DR	\$104.46	\$0.00		\$104.46
				Totals for PUBLIC SERVICE ELECTRIC & GAS:	\$1,415.35	\$0.00		\$1,415.35

Jersey City Redevelopment Agency

Cash Requirements Report
November 21, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
STAPLES CREDIT PLAN								
STAPLES CREDIT PLAN	11/21/2017	11/14/2017	Various	Office Supplies	\$166.48	\$0.00		\$166.48
				Totals for STAPLES CREDIT PLAN:	\$166.48	\$0.00		\$166.48
TECTONIC ENGINEERING & SURVEYING CONSULTANTS, PC								
TECTONIC ENGINEERING & SURVE	11/21/2017	10/19/2017	341010	Professional Services - JCRA Betz Brewery	\$790.00	\$0.00		\$790.00
				Totals for TECTONIC ENGINEERING & SURVEYING CONSULTANTS, PC:	\$790.00	\$0.00		\$790.00
THE EVENING JOURNAL ASSOCIATIO								
THE EVENING JOURNAL ASSOCIAT	11/21/2017	10/31/2017	October	Legal Ad - Public Notice	\$158.25	\$0.00		\$158.25
				Totals for THE EVENING JOURNAL ASSOCIATIO:	\$158.25	\$0.00		\$158.25
The Law Offices of Wanda Chin Monahan, LLC								
The Law Offices of Wanda Chin Monahan	11/21/2017	11/3/2017	249	Legal Services - JC MacElroy	\$35.00	\$0.00		\$35.00
The Law Offices of Wanda Chin Monahan	11/21/2017	10/9/2017	211	Legal Services - JC MacElroy Inc	\$210.00	\$0.00		\$210.00
				Totals for The Law Offices of Wanda Chin Monahan, LLC:	\$245.00	\$0.00		\$245.00
TOSHIBA FINANCIAL SERVICES								
TOSHIBA FINANCIAL SERVICES	11/21/2017	10/8/2017	67613505	Monthly Lease Pymt - Toshiba Copier	\$1,235.00	\$0.00		\$1,235.00
				Totals for TOSHIBA FINANCIAL SERVICES:	\$1,235.00	\$0.00		\$1,235.00
TREASURER - STATE OF NEW JERSEY								
TREASURER - STATE OF NEW JER	11/21/2017	10/18/2017	171725300	Site Remediation - Permit Fee - Droyers Point	\$320.00	\$0.00		\$320.00
TREASURER - STATE OF NEW JER	11/21/2017	10/16/2017	2242079	Inspection and Lead Fees for 665 Ocean Ave	\$670.00	\$0.00		\$670.00
TREASURER - STATE OF NEW JER	11/21/2017	11/5/2017	171826680	Site Remediation - Permit Fee - 511-519 Luis	\$320.00	\$0.00		\$320.00
				Totals for TREASURER - STATE OF NEW JERSEY:	\$1,310.00	\$0.00		\$1,310.00
TWIN ROCKS SPRING WATER								
TWIN ROCKS SPRING WATER	11/21/2017	10/19/2017	1105945	Water & Cooler Rental	\$147.25	\$0.00		\$147.25
				Totals for TWIN ROCKS SPRING WATER:	\$147.25	\$0.00		\$147.25
UNITED WAY OF HUDSON COUNTY								
UNITED WAY OF HUDSON COUNT	11/21/2017	11/1/2017	November	Professional Mgmt of Social Services Progra	\$3,040.00	\$0.00		\$3,040.00
				Totals for UNITED WAY OF HUDSON COUNTY:	\$3,040.00	\$0.00		\$3,040.00
URBAN LAND INSTITUTE - LB								
URBAN LAND INSTITUTE - LB	11/21/2017	11/14/2017	2463466	Registration for Diana Jeffrey and Chris Fiore	\$105.00	\$0.00		\$105.00
				Totals for URBAN LAND INSTITUTE - LB:	\$105.00	\$0.00		\$105.00
US POSTAL SERVICE								
US POSTAL SERVICE	11/21/2017	11/8/2017	Meter	Postage Refill for Pitney Bowes Meter	\$600.00	\$0.00		\$600.00
				Totals for US POSTAL SERVICE:	\$600.00	\$0.00		\$600.00
VALUE RESEARCH GROUP, LLC								
VALUE RESEARCH GROUP, LLC	11/21/2017	10/17/2017	18776	Real Estate Appraisal - 35 Dwight Street	\$4,300.00	\$0.00		\$4,300.00

Jersey City Redevelopment Agency

Cash Requirements Report

November 21, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
VERIZON				Totals for VALUE RESEARCH GROUP, LLC:	\$4,300.00	\$0.00		\$4,300.00
VERIZON	11/21/2017	11/18/2017	9795137089	Agency's Cell Phones	\$365.25	\$0.00		\$365.25
				Totals for VERIZON:	\$365.25	\$0.00		\$365.25
XEROX CORPORATION								
XEROX CORPORATION	11/21/2017	11/8/2017	090921077/09099247	Meter Usage/Printer	\$416.75	\$0.00		\$416.75
				Totals for XEROX CORPORATION:	\$416.75	\$0.00		\$416.75
				GRAND TOTALS:	\$167,368.38	\$0.00		\$167,368.38

Jersey City Redevelopment Agency

Cash Requirements Report

November 21, 2017 Board Meeting

Report name: November Bd Meeting

Show invoices open as of today

Do not include invoices scheduled to be generated

Calculate discounts as of today

Include all invoice dates

Include all post dates

Include these due dates: 11/21/2017 to 11/21/2017

Include all Post Statuses

Include all Invoices

Include all Vendors

Include all Banks

Include all Invoice Attributes

Include all Vendor Attributes

Jersey City Redevelopment Agency

Cash Requirements Report

November 21, 2017 Board Meeting

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
BENJAMIN DELISLE								
BENJAMIN DELISLE	11/21/2017	11/21/2017	Per Diem	Per Diem for EPA Conference - Pitsburg, PA	\$660.00	\$0.00		\$660.00
				Totals for BENJAMIN DELISLE:	\$660.00	\$0.00		\$660.00
				GRAND TOTALS:	\$660.00	\$0.00		\$660.00


Jersey City Redevelopment Agency
Cash Requirements Report
November 21, 2017 Board Meeting

Report name: November Bd Meeting
Show invoices open as of today
Do not include invoices scheduled to be generated
Calculate discounts as of today
Include all invoice dates
Include all post dates
Include these due dates: 11/21/2017 to 11/21/2017
Include all Post Statuses
Include all Invoices
Include all Vendors
Include all Banks
Include all Invoice Attributes
Include all Vendor Attributes

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

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

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


Secretary

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

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