

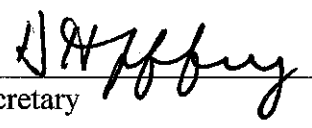
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING GOING INTO EXECUTIVE SESSION TO
DISCUSS CERTAIN MATTERS**

WHEREAS, there are certain matters that need to be discussed by the Board of Commissioners of the Jersey City Redevelopment Agency in Executive Session; and

WHEREAS, the matters to be discussed are : litigation, contract negotiation 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

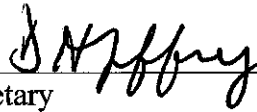
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated April 17, 2018.

<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	✓			
Erna D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF THE REGULAR MEETING
DATED MARCH 20, 2018**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Minutes from the Regular Meeting dated March 20, 2018 for their review and approval.

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


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated April 17, 2018.

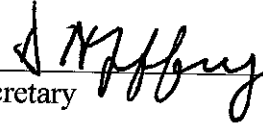
<u>RECORD OF COMMISSIONERS VOTE</u>				
<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma D. Greene	✓			
Rolando R. Lavarro, Jr.				✓
Daniel Rivera				✓
Darwin R. Ona	✓			

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE MINUTES OF EXECUTIVE SESSION OF
THE REGULAR MEETING OF MARCH 20, 2018**

WHEREAS, the Board of Commissioners approved going into closed session at their meeting of March 20, 2018 and;

WHEREAS, the following issues were discussed: 1) litigation,
2) contract negotiation
3) personnel

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the minutes of the Executive Session of the Regular Meeting of March 20, 2018 be approved as presented.

Secretary 

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their meeting dated April 17, 2018

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
ENTERING INTO CONTRACT NO. 18-04-MPN2 WITH MATHUSEK
SPORTS FLOORS FOR REFINISHING THE GYMNASIUM FLOOR
AT THE BETZ-CERC FACILITY**

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

WHEREAS, in accordance with the Local Public Contracts Law N.J.S.A. 40A:11-3 et seq. contracts under \$40,000.00 do not require competitive bidding; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Chairman, Vice Chairman and/or Secretary are hereby authorized to execute Contract No. 18-04-MPN2 in the amount of \$3,950.00 with Mathusek Sports Floors for the reconditioning of the gymnasium floor as stated above at the Betz-Cerc facility.

Resolution No. 18-04-

4

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

Secretary

[Signature]

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 17, 2018.

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

**RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF
A FIRST SUPPLEMENTAL TRUST INDENTURE IN CONNECTION
THE JERSEY CITY REDEVELOPMENT AGENCY \$10,000,000
REDEVELOPMENT AREA TAXABLE BONDS (JOURNAL SQUARED
PROJECT), SERIES 2016 AND DETERMINING OTHER MATTERS
RELATED THERETO**

WHEREAS, on January 28, 2016, pursuant to the Local Redevelopment and Housing Law, constituting Chapter 79 of the Pamphlet Laws of 1992 of the State of New Jersey, and the acts amendatory thereof and supplemental thereto (the "Redevelopment Law", as codified by N.J.S.A. 40A:12A-1 et seq.), the Jersey City Redevelopment Agency (the "Agency") has heretofore issued its \$10,000,000 Redevelopment Area Taxable Bonds (Journal Squared Project) (the "Bonds") to: (1) fund certain of the costs (including the acquisition of land) of the Redevelopment Project (as defined in the hereinafter-defined Trust Indenture) located in the Journal Square section of Jersey City, New Jersey (the "City"); (2) fund capitalized interest on the Bonds, and (3) pay certain costs incidental to the issuance and sale of the Bonds, together with other costs permitted by the Redevelopment Law; and

WHEREAS, the Bonds were authorized by (i) a resolution of the Agency adopted on August 14, 2014 entitled "BOND RESOLUTION AUTHORIZING THE JERSEY CITY REDEVELOPMENT AGENCY TO ISSUE NOT TO EXCEED \$10,000,000 REDEVELOPMENT AREA TAXABLE BONDS (JOURNAL SQUARED PROJECT), SERIES 2014 AND DETERMINING OTHER MATTERS RELATED THERETO", as amended by a resolution of the Agency adopted on January 19, 2016 entitled "RESOLUTION AMENDING BOND RESOLUTION ADOPTED AUGUST 14, 2014 AUTHORIZING THE JERSEY CITY REDEVELOPMENT AGENCY TO ISSUE NOT TO EXCEED \$10,000,000 REDEVELOPMENT AREA TAXABLE BONDS (JOURNAL SQUARED PROJECT) AND DETERMINING OTHER MATTERS RELATED THERETO" (collectively, the "Original Resolution"), and (ii) the Trust Indenture dated as of January 28, 2016 (the "Trust Indenture") between the Authority and Manufacturers and Traders Trust Company, as Trustee (the "Trustee"); and

WHEREAS, the Redevelopment Project consists generally of (i) a 54-story building having approximately 540 market-rate residential rental units, approximately 4,000 square feet of leasing space and a parking garage (the "Phase I Project"), (ii) a 70-story building having approximately 700 market-rate residential rental units, approximately 18,000 square feet of leasing space and a parking garage (the "Phase II Project") and (iii) a 60-story building having approximately 600 market-rate residential rental units, approximately 14,000 square feet of leasing space and a parking garage (the "Phase III Project"); and

WHEREAS, each of the Phase I Project, the Phase II Project and the Phase III Project has been granted a long-term tax exemption pursuant to a separate Financial Agreement entered into by the City and the respective urban renewal entity responsible for such project; and

WHEREAS, the Bonds are currently secured by a pledge of the PILOT payments to be made from time to time by the respective urban renewal entity to the City under each such Financial Agreement; and

WHEREAS, the owner of the Bonds (an affiliate of each of the urban renewal entities) has requested that the bond documents be amended in order to provide that, as and when each project is completed (and the related PILOT payments begin), a portion of the Bonds allocable to such project be secured solely from the PILOT payments derived from such project, such that, upon completion of all three projects, the \$10,000,000 in Bonds would effectively be replaced by (i) a subseries of \$2,935,000 secured solely by PILOT payments derived from the Phase I Project, (ii) a subseries of \$3,805,000 secured solely by PILOT payments derived from the Phase II Project and (iii) a subseries of \$3,260,000 secured solely by PILOT payments derived from the Phase III Project; and

WHEREAS, certain provisions of the Trust Indenture must be amended in order to provide for the foregoing changes, including the bond exchange contemplated thereby, to be effected through the execution and delivery of a First Supplemental Trust Indenture between the Authority and the Trustee (the "First Supplemental Indenture");

NOW THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The First Supplemental Indenture, in substantially such form as attached hereto as Exhibit A, with such changes as may be approved by an Authorized Officer, is hereby approved, and the Authorized Officers (as defined in the Original Resolution) are hereby authorized to execute and deliver the First Supplemental Indenture. The Authorized Officers are further authorized to cause new Bonds (in the amounts and bearing the designations set forth in the First Supplemental Indenture) to be executed, authenticated and delivered to the holder thereof in exchange for the original Bond, and to cause the original Bond to be thereupon canceled by the Trustee, all as more fully described in the First Supplemental Indenture. The Authorized Officers are further authorized to approve, execute, acknowledge and consent to and/or deliver such other documents, certificates, instruments or agreements as may be necessary or appropriate in connection therewith, each in such form and substance as may be approved by such Authorized Officers.

Section 2. The Authorized Officers are hereby authorized to execute and deliver such other documents and to take such other action as may be necessary or appropriate in order to effectuate the execution and delivery of the First Supplemental Indenture, and the transactions contemplated thereby, as described in the recitals hereto, all in accordance with the foregoing sections hereof.

Section 3. All acts previously undertaken by the Agency in connection with the Redevelopment Project and the authorization, sale and issuance of the Bonds are hereby ratified and approved in all respects.

Section 4. This Resolution shall take effect immediately upon adoption.

Exhibit A
First Supplemental Indenture

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 17, 2018.


 Acting Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF JOURNAL
SQUARE RAMP, LLC AS REDEVELOPER FOR PROPERTY LOCATED AT 808
PAVONIA AVENUE (SQUARE RAMP PARKING LOT) IN THE JOURNAL
SQUARE 2060 REDEVELOPMENT AREA**

WHEREAS, Journal Square Ramp, LLC (hereinafter "Redeveloper") has submitted a proposal and made a formal presentation to the Jersey City Redevelopment Agency for the construction of a mixed-use project located at 808 Pavonia Avenue (Block 9404, Lots 34, 35 & 41 and Block 10601, Lots 38 & 39) within the Journal Square 2060 Redevelopment Area; and

WHEREAS, the Project consists of four (4) residential buildings with a retail/commercial use on the ground floor along with parking and public space; and

WHEREAS, Journal Square Ramp, LLC owns the site to be developed and no property acquisition is required; and

WHEREAS, staff deems it appropriate to grant an extension in order for the parties to negotiate the terms of a Redevelopment Agreement; and

WHEREAS, Agency's staff recommends extending the developer's designation for 120 days with an additional 30 day extension at the Executive Director's sole discretion; and

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

- 1) the above recitations are incorporated herein as if set forth at length;
- 2) Journal Square Ramp, LLC designation for property located on Block 9404, Lot 34, 35 & 41 and Block 10601, Lots 38 & 39 (808 Pavonia Avenue) in the Journal Square 2060 Redevelopment Area is hereby extended for 120 days ending on August 15, 2018, with a 30 day extension at the sole

discretion of the Executive Director for the sole purposes of negotiating a Redevelopment Agreement.

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 August 15, 2018

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

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

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

WHEREAS, the Agency is desirous of conducting environmental investigation of Block 21504, Lots 4 - 7 (MUA/Auto Pound) within the Liberty Harbor Redevelopment Area for redevelopment purposes; and

WHEREAS, at its meeting of October 20, 2015 the Board of Commissioners authorized Contract No. 15-10-BD11 with Potomac-Hudson Environmental ("PHE") for an amount not to exceed \$150,178.00; and

WHEREAS, at its meeting of May 17, 2016 the Board of Commissioners authorized a First Amendment to the contract to extend the term of the contract for an additional term of one year to expire on May 20, 2017, with no change to the original contract amount of \$150,178.00; and

WHEREAS, at its meeting of April 18, 2017 the Board of Commissioners authorized a Second Amendment to the contract to extend the term of the contract for an additional term of one year to expire on May 20, 2018, with no change to the original contract amount of \$150,178.00;

WHEREAS, additional services are necessary to complete the environmental investigation of Block 21504, Lots 4 - 7 (MUA/Auto Pound); and

WHEREAS, PHE has submitted a proposal for continued environmental services, dated February 26, 2018, herein attached; and

WHEREAS, the Agency recommends a Third Amendment to the contract to extend the term for an additional one (1) year term to expire on April 2019, with no change to the original contract amount; and

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

WHEREAS, 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 that:

1. The above recitals are incorporated herein as if set forth at length;
2. Authorization is hereby given to amend contract number 15-10-BD11 with PHE to extend the term for one (1) year, with no change to said contract amount, per the attach proposal;
3. 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.

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 May 17, 2018.


Acting Secretary

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



POTOMAC-HUDSON ENVIRONMENTAL, INC.

February 26, 2018

Transmit via Electronic Mail

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

Re: Proposal for Continued Environmental Services
Jersey City Auto Pound/Jersey City STP (SciScity Expansion)
Block 21504, Lots 4-7
Jersey City, Hudson County, New Jersey

Dear Mr. Delisle:

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

Both Client and PHEnv acknowledge and agree that the attached Terms and Conditions (the "Terms and Conditions") will govern the relationship between the parties. Unless otherwise set forth herein, in the event of a conflict or inconsistency between the Terms and Conditions and any provision set forth in this Proposal, the Terms and Conditions shall take precedence, govern, and control. The Terms and Conditions are incorporated herein by reference, as if fully set forth at length herein.

SCOPE OF WORK

PHEnv proposes to conduct the following tasks to address the contamination identified in previous investigations at the Site. The specific tasks to be conducted are:

1. Obtain a Program Interest (PI) number from the New Jersey Department of Environmental Protection (NJDEP) subsequent to the submission of a Confirmed Discharge Notification form to NJDEP.
2. Retain David Draper of PHEnv as the Licensed Site Remediation Professional (LSRP) on behalf of the Jersey City Redevelopment Agency (JCRA) for the Site.
3. Finalize the Preliminary Assessment (PA), Site Investigation (SI), Remedial Investigation (RI) and Remedial Action Workplan (RAW) that have already been prepared for the Site for submission to NJDEP under the LSRP retained by JCRA.
4. Prepare a Case Inventory Document (CID) for submission to NJDEP.
5. Prepare the Receptor Evaluation.

Scientists • Planners • Engineers

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

6. Complete the online authorization form for JCRA to allow submission of the reports to NJDEP.
7. Submit all reports to NJDEP online.
8. Project Management
9. Dismiss the LSRP on behalf of JCRA.

The proposed Remedial Action of excavation of soil containing elevated concentrations of PCBs and dieldrin is not included in this proposal. The site-wide PAH and metals concentrations would be addressed through engineering and institutional controls. Crushed concrete from the sedimentation basins containing PAHs could be reused on Site and also addressed through engineering and institutional controls.

Since Liberty Science Center is now the owner of the subject property, a separate proposal addressing the remedial excavation, post-excavation soil sampling and appropriate reports would be submitted to the Liberty Science Center.

COST ESTIMATE

The total estimated cost of the work described above is **\$10,150.00**. This cost is broken down in the table below.

Task	Cost
1. Submit Discharge Notification Form and Obtain PI#	\$ 450
2. Retain LSRP	\$ 450
3. Finalize PA, SI, RI and RAW	\$ 2,500
4. Prepare CID	\$1,200
5. Prepare RE	\$1,000
6. Complete online authorization form	\$ 450
7. Submit all reports to NJDEP online	\$ 1,900
8. Dismiss LSRP on behalf of JCRA	\$ 200
9. Project Management/Meeting	\$ 2,000
Total Cost	\$10,150

SCHEDULE

PHEnv will initiate the scope of work promptly upon receiving authorization from Client.

Sincerely,
Potomac-Hudson Environmental, Inc.



David R. Draper, LSRP

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

Signature

Date

Name (Printed)

Client

Attachment

FEE SCHEDULE
Effective January 1, 2018

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

SUBCONTRACTOR AND DIRECT COSTS

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

TRAVEL AND EQUIPMENT

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 18-04-BD4
WITH ALMSTEAD TREE & SHRUB CARE, LLC TO IMPLEMENT TREE
REHABILITATION PLAN AT BERRY LANE PARK**

WHEREAS, On June 21, 2016 the City of Jersey City (the "City") and the Jersey City Redevelopment Agency (the "Agency") enter into a cooperation agreement for the Agency to develop Berry Lane Park (the "Property") prior to the transfer of title to the City; and

WHEREAS, in order to properly maintain the trees at Berry Lane Park, the Agency requires the services of a professional landscaper to implement the tree rehabilitation plan proposed by Paul Cowie and Associate on behalf of the Agency; and

WHEREAS, the Agency solicited proposals for said services from various contractors; and

WHEREAS, the Agency has received proposals for said scope of services to be performed in a workmanlike manner, during normal business hours; and

WHEREAS, Almstead Tree & Shrub Care, LLC submitted a proposal, dated April 5, 2018, for an amount, not to exceed \$18,718.25, for said scope of services, herein attached; and

WHEREAS, the Agency has reviewed said proposal and recommends entering into contract no. 18-04-BD4 with Almstead Tree & Shrub Care, LLC; and

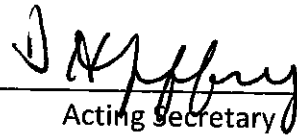
WHEREAS, in accordance with Local Public Contracts Law N.J.S.A. 40A:11-1 et seq., contracts under \$40,000 does not require competitive bidding.

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

1. The above recitals are here by incorporated herein as if set forth at length;
2. The Agency is authorized to execute contract no. 18-04-BD4 with Almstead Tree & Shrub Care, LLC for an amount not to exceed \$18,718.25;
3. Said contract shall be effective for a period of one (1) year from execution;

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

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 17, 2018.


Acting Secretary

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

Berry Lane Park, Jersey City, NJ
Tree Rehabilitation Plan: 2018-2019 Request for Quotes

Please provide per-tree unit price quotes for each tree size class and treatment, assuming the quantity of each indicated. Jersey City Redevelopment Agency (JCRA) reserves the right to adjust the scope of work and the number of trees treated to suit available budget and to address changing tree condition and needs. See the attached materials for a description of the work to be completed.

Please submit quotes by April 5, 2018 to Benjamin Delisle, Director of Development, The Jersey City Redevelopment Agency, 66 York Street, Jersey City, NJ 07302 (DelisleB@jcnj.org). Please direct all questions regarding the scope of work to Paul Cowie, Paul Cowie and Associates (pcowie@paulcowieandassociates.com).

2018 (continued on next page)

Treatment	Trees <4"			Trees >=4"			Line Total
	Quantity	Unit Price	Subtotal	Quantity	Unit Price	Subtotal	
Bagworm Control (entire Arborvitae hedge + (5) oaks in Area 1)	1 ^A	\$ 250. ⁰⁰	\$ 250. ⁰⁰	---	---	---	\$ 250. ⁰⁰
Borer Control	83	\$ 7.50	\$ 622. ⁵⁰	64	\$ 7.50	\$ 480. ⁰⁰	\$ 1,102. ⁵⁰
Bleeding Canker Control	81	\$ 13. ⁰⁰	\$ 1,053. ⁰⁰	0	\$ --	\$ --	\$ 1,053. ⁰⁰
Fertilization	353	\$ 7. ⁵⁰	\$ 2,647. ⁵⁰	161	\$ 7. ⁵⁰	\$ 1,207. ⁵⁰	\$ 3,855. ⁰⁰
Irrigation (fill water bags weekly (20 weeks, May-September))	508 ^B	\$ 5. ⁵⁰	\$ 2,794. ⁰⁰	---	---	---	\$ 2,794. ⁰⁰
Pruning	110	\$ 18. ⁰⁰	\$ 1,980. ⁰⁰	25	\$ 18. ⁰⁰	\$ 450. ⁰⁰	\$ 2,430. ⁰⁰
Root Collar Excavation (Area 6 only)	52	\$ 42. ⁰⁰	\$ 2,184. ⁰⁰	0	\$ --	\$ --	\$ 2,184. ⁰⁰
Root Collar Excavation (All other Areas)	21	\$ 42. ⁰⁰	\$ 882. ⁰⁰	35	\$ 42. ⁰⁰	\$ 1,470. ⁰⁰	\$ 2,352. ⁰⁰
Turf Growth Regulator	327 ^C	\$ 8. ²⁵	\$ 2,697. ⁷⁵	---	---	---	\$ 2,697. ⁷⁵
2018 Total						\$ 18,718. ²⁵	

^A The treatment for bagworms shall include the entire Arborvitae hedge in Area 1 plus (5) adjacent red oaks that are 2"-3" diameter. Please provide a single lump-sum quote for this treatment in the space provided.

^B The irrigation treatment is independent of tree size. Please provide a single per-tree unit quote in the space provided for filling one Standard or Junior type tree watering bag per tree once per week for 20 weeks from May through September, as per the attached Treatment Guidelines. Tree watering bags will be furnished by the Owner.

^C The treatment to regulate turf growth around trees growing in lawn areas is independent of tree size. Please provide a single per-tree unit quote in the space provided for one turf growth regulator application, as per the attached Treatment Guidelines.

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
AGENCY TO ENTER INTO A REDEVELOPMENT AGREEMENT BY
AND BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY
AND GARDEN STATE EPISCOPAL COMMUNITY DEVELOPMENT
CORPORATION IN ACCORDANCE WITH THE OCEAN BAYVIEW
REDEVELOPMENT PLAN**

WHEREAS, by Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") dated September 19, 2017, Garden State Episcopal Community Development Corporation was designated as Redeveloper (the "Redeveloper") of property located at 98 Myrtle Avenue (Block 23202, Lot 48) within the Ocean Bayview Redevelopment Area (the "Property") for a period of up to one hundred twenty (120) days, with an additional 60-day extension at the discretion of the Executive Director, which 60-day extension was granted by the Executive Director; and

WHEREAS, the Redeveloper has proposed to rehabilitate the Property to create a one-family for-sale affordable housing unit (the "Project"); and

WHEREAS, at its March 20, 2018 Board of Commissioners Meeting, the Agency extended the designation of Garden State Episcopal Community Development Corporation as Redeveloper of the Property for sixty (60) days, with the option to extend the designation for an additional thirty (30) days at the sole discretion of the Agency's Executive Director, so that the Parties may attempt to complete the negotiation of a redevelopment agreement for the undertaking of the Project; and

WHEREAS, the execution of a Redevelopment Agreement and any future related agreements are required in order to implement the Project; and

WHEREAS, the Parties have negotiated the terms of a Redevelopment Agreement which requires the Project to be constructed in accordance with the terms and conditions of the Redevelopment Agreement and the Redevelopment Plan.

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

- 1) the above recitations are incorporated herein as if set forth at length; and
- 2) authorization to execute a Redevelopment Agreement and/or any related documents with Garden State Episcopal Community Development Corporation is hereby granted; and
- 3) the Executive Director is hereby authorized to execute any and all

documents and take any and all actions necessary to effectuate the terms of the Redevelopment Agreement and this Resolution; and

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

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 17, 2018.


 SECRETARY

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY AUTHORIZING THE AGENCY TO ENTER
INTO A COOPERATION AGREEMENT WITH THE CITY OF JERSEY CITY
FOR THE MAINTENANCE OF THE LOT ADJACENT TO THE
POWERHOUSE.**

WHEREAS, on July 14, 2004, the Municipal Council of the City of Jersey City determined the Powerhouse Arts District Study Area to be "An Area In Need of Redevelopment" pursuant to New Jersey Local Housing and Redevelopment Law P.L. 1992, c. 79; and

WHEREAS, the City of Jersey City is the owner of the lot adjacent to the Powerhouse, located at Block 11609, Lot 2 (the "Property") within the Powerhouse Arts District Redevelopment Area; and

WHEREAS, in furtherance of the goals and objective of the Powerhouse Arts District Redevelopment Plan, the City of Jersey City is desirous to enter into a Cooperation Agreement with the Jersey City Redevelopment Agency (the "Agency") for the maintenance of the lot adjacent to the Powerhouse; and

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

WHEREAS, the Jersey City Redevelopment Agency, is a local autonomous Agency of the City of Jersey City, created pursuant to N.J.S.A. 40A:12a-11, that furthers the goals and objectives of the local Redevelopment and Housing Law by undertaking redevelopment projects within the City of Jersey City; and

WHEREAS, the Agency and the City find it mutually beneficial and in the public's interest to enter into a Cooperation Agreement for the maintenance of the lot adjacent to the Powerhouse; and

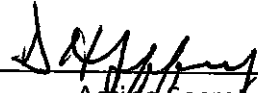
WHEREAS, the Agency has the necessary expertise, resources and is willing to maintain the lot adjacent to the Powerhouse; and

WHEREAS, the term of the Cooperation Agreement will be for a period of one (1) year from execution, with an automatic renewal of ninety (90) days at the Executive Director's sole approval and discretion; and

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

2. The Agency is authorized to enter into a Cooperation Agreement with the City of Jersey City for the purpose of maintaining said property; and
3. The City shall compensate the Agency for providing said services for a total amount not to exceed one dollar (\$1); and
4. The term of the Cooperation Agreement will be for a period of one (1) year from execution, with an automatic renewal of ninety (90) days at the Executive Director's sole approval and discretion; and
5. The Chairman, Vice Chairman, Executive Director and or Secretary are hereby authorized to enter into said Agreement.

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 17, 2018.


Acting Secretary

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
THE AGENCY TO ENTER INTO A REDEVELOPMENT
AGREEMENT BY AND BETWEEN THE JERSEY CITY
REDEVELOPMENT AGENCY AND GARDEN STATE
EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION
IN ACCORDANCE WITH THE SCATTER SITE
REDEVELOPMENT PLAN**

WHEREAS, by Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency (the "Agency") dated September 19, 2017, Garden State Episcopal Community Development Corporation was designated as Redeveloper (the "Redeveloper") of property located at 182 Claremont Avenue (Block 22503, Lot 58) (the "Property") within the Scatter Site Redevelopment Area for a period of up to one hundred twenty (120) days, with an additional 60-day extension at the discretion of the Executive Director, which 60-day extension was granted by the Executive Director; and

WHEREAS, the Redeveloper has proposed to rehabilitate the Property to create a one-family for sale affordable housing unit (the "Project"); and

WHEREAS, at its March 20, 2018 Board of Commissioners Meeting, the Agency extended the designation of Garden State Episcopal Community Development Corporation as Redeveloper of the Property for sixty (60) days, with the option to extend the designation for an additional thirty (30) days at the sole discretion of the Agency's Executive Director, so that the Parties may attempt to complete the negotiation of a redevelopment agreement for the undertaking of the Project; and

WHEREAS, the execution of a Redevelopment Agreement and any future related agreements are required in order to implement the Project; and

WHEREAS, the Parties have negotiated the terms of a Redevelopment Agreement which requires the Project to be constructed in accordance with the terms and conditions of the Redevelopment Agreement and the Redevelopment Plan.

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

- 1) the above recitations are incorporated herein as if set forth at length;
and
- 2) authorization to execute a Redevelopment Agreement and/or any related documents with Garden State Episcopal Community Development Corporation is hereby granted; and
- 3) the Executive Director is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the terms of the Redevelopment Agreement and this Resolution; and

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

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at their Regular Meeting of April 17, 2018.



SECRETARY

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.				✓
Darwin R. Ona	✓			
Daniel Rivera				✓

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING JOSEPH LENTINI AS THE REDEVELOPER OF PROPERTY LOCATED AT 201 NEW YORK AVE (BLOCK 3805, LOT 19) WITHIN THE SCATTER SITE REDEVELOPMENT AREA AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN A REDEVELOPMENT AGREEMENT WITH JOSEPH LENTINI

WHEREAS, the New Jersey Legislature adopted the New Jersey Urban Redevelopment Act, N.J.S.A. 55:19-20 et seq. (the "NJURA"), and the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et. seq. (the "APRA"), authorizing municipalities to place properties meeting the statutory criteria set forth therein on an abandoned property list; and

WHEREAS, the City of Jersey City (the "City") created an abandoned property list in accordance with the NJURA and the APRA; and

WHEREAS, the property located at 201 New York Avenue (Block 3805, Lot 19) (the "Property") was placed on the City's abandoned property list in accordance with the NJURA and the APRA; and

WHEREAS, the Property is also located within the City's Scatter Sites Redevelopment Area and is governed by the Scatter Sites Redevelopment Plan (the "Redevelopment Plan"); and

WHEREAS, the Agency is authorized under the NJURA, the APRA, and the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL") to acquire abandoned property located within redevelopment areas governed by redevelopment plans and to contract with redevelopers to redevelop such property; and

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

WHEREAS, the Agency previously entered into a redevelopment agreement with 201 New York Avenue LLC, a wholly-owned subsidiary of New Jersey Community Capital, for the redevelopment of the Property, but the Agency and 201 New York Avenue LLC subsequently entered into a Forbearance Agreement terminating both the redevelopment agreement and the redevelopment rights of 201 New York Avenue LLC in the Property; and

WHEREAS, the Agency filed a condemnation action entitled Jersey City

Redevelopment Agency v. Washington Barcia, et als., Docket No. HUD-L-4050-17 (the "Condemnation Action") to acquire title to the Property; and

WHEREAS, the former owner of the Property, Joseph Lentini, filed papers in the Condemnation Action opposing the Agency's taking of the Property; and

WHEREAS, the Agency and Joseph Lentini subsequently met to try to amicably resolve the issues in dispute in the Condemnation Action; and

WHEREAS, at that meeting, Joseph Lentini provided a proposal to the Agency to resolve the Condemnation Action by allowing him to serve as the redeveloper of the Property; and

WHEREAS, the Agency expressed a willingness to resolve the Condemnation Action by entering into a redevelopment agreement with Joseph Lentini so long as he submitted sufficient documentation of his qualifications to serve in this capacity; and

WHEREAS, Joseph Lentini subsequently filed a developer application with the Agency providing his qualifications to serve as the redeveloper of this abandoned property; and

WHEREAS, the Agency has determined that Joseph Lentini has the proper qualifications and experience to serve as the redeveloper of the Property and that designating Mr. Lentini as the redeveloper of the Property, subject to the terms and conditions of a redevelopment agreement, will resolve the issues in dispute in the Condemnation Action; and

WHEREAS, the Agency wishes to authorize the designation of Joseph Lentini as the redeveloper of the Property, the execution of a Redevelopment Agreement on behalf of the Agency with Joseph Lentini, and the execution and filing of any documents necessary to resolve and dismiss the Condemnation Action.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Jersey City Redevelopment Agency hereby designates Joseph Lentini as the redeveloper of the Property, approves the Redevelopment Agreement with Joseph Lentini for the redevelopment of the Property in substantially the form attached hereto, and authorizes the Agency's Executive Director, Chairman, Vice Chairman and/or Secretary to execute this Redevelopment Agreement with Joseph Lentini on behalf of the Agency; and


BE IT FURTHER RESOLVED that the Board of Commissioners hereby authorizes the Agency's redevelopment counsel, David A. Clark, Esq., to execute and

file any documents necessary to resolve and dismiss the Condemnation Action, so long as such documents are in forms approved by the Agency's counsel; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby directed to provide a certified copy of this resolution along with the executed Redevelopment Agreement to the Agency's redevelopment counsel, David A. Clark, Esq., at Gluck Walrath, LLP, 428 River View Plaza, Trenton NJ 08611 and to Joseph Lentini's counsel, Michael Kates, Esq., at Kates, Nussman, Ellis, Farhi & Earle, LLP, 190 Moore Street, Suite 306, Hackensack, NJ 07601.

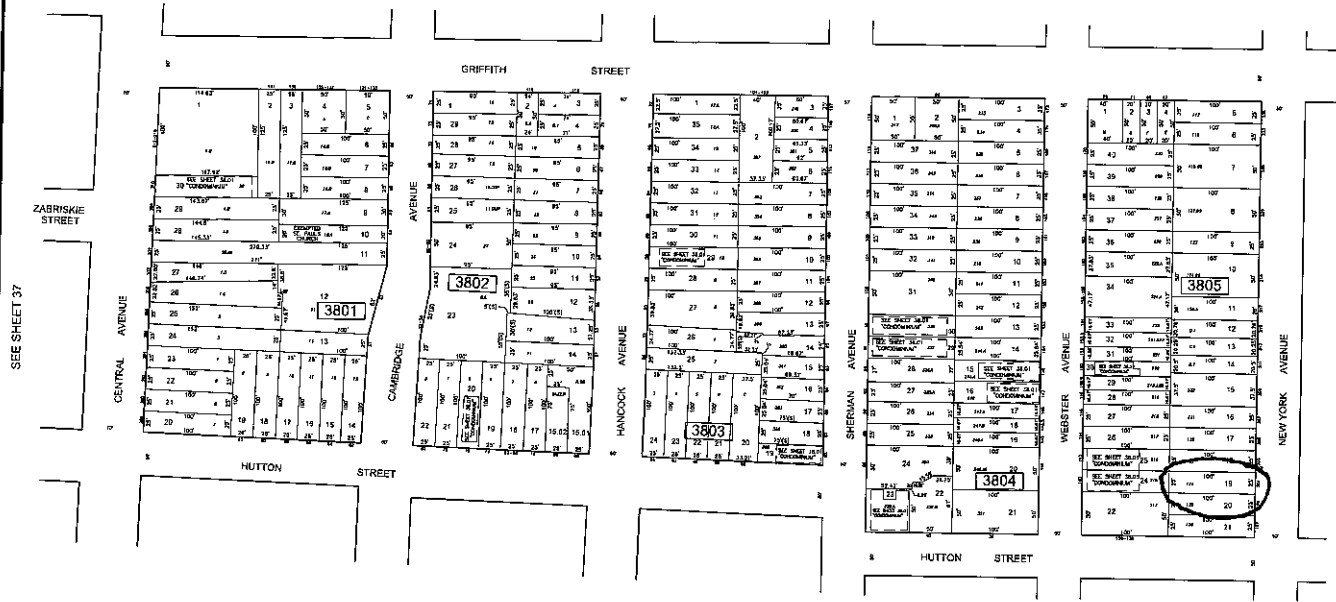
RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Donald R. Brown	✓			
Douglas Carlucci	✓			
Evelyn Farmer	✓			
Erma Greene	✓			
Rolando R. Lavarro, Jr.				✓
Darwin R. Ona	✓			
Daniel Rivera				✓

Certified to be a true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at its Regular Meeting of April 17, 2018.


 SECRETARY

REVISIONS				
DATE	BY	DESCRIPTION	LOT	LOT
02/20/11	CHANCE W.	11C 01 BLOCK 1	1	1
02/20/11	CHANCE W.	11C 01 BLOCK 1	2	2
02/20/11	CHANCE W.	11C 01 BLOCK 1	3	3
02/20/11	CHANCE W.	11C 01 BLOCK 1	4	4
02/20/11	CHANCE W.	11C 01 BLOCK 1	5	5
02/20/11	CHANCE W.	11C 01 BLOCK 1	6	6
02/20/11	CHANCE W.	11C 01 BLOCK 1	7	7
02/20/11	CHANCE W.	11C 01 BLOCK 1	8	8
02/20/11	CHANCE W.	11C 01 BLOCK 1	9	9
02/20/11	CHANCE W.	11C 01 BLOCK 1	10	10
02/20/11	CHANCE W.	11C 01 BLOCK 1	11	11
02/20/11	CHANCE W.	11C 01 BLOCK 1	12	12
02/20/11	CHANCE W.	11C 01 BLOCK 1	13	13
02/20/11	CHANCE W.	11C 01 BLOCK 1	14	14
02/20/11	CHANCE W.	11C 01 BLOCK 1	15	15
02/20/11	CHANCE W.	11C 01 BLOCK 1	16	16
02/20/11	CHANCE W.	11C 01 BLOCK 1	17	17
02/20/11	CHANCE W.	11C 01 BLOCK 1	18	18
02/20/11	CHANCE W.	11C 01 BLOCK 1	19	19
02/20/11	CHANCE W.	11C 01 BLOCK 1	20	20
02/20/11	CHANCE W.	11C 01 BLOCK 1	21	21
02/20/11	CHANCE W.	11C 01 BLOCK 1	22	22
02/20/11	CHANCE W.	11C 01 BLOCK 1	23	23
02/20/11	CHANCE W.	11C 01 BLOCK 1	24	24
02/20/11	CHANCE W.	11C 01 BLOCK 1	25	25
02/20/11	CHANCE W.	11C 01 BLOCK 1	26	26
02/20/11	CHANCE W.	11C 01 BLOCK 1	27	27
02/20/11	CHANCE W.	11C 01 BLOCK 1	28	28
02/20/11	CHANCE W.	11C 01 BLOCK 1	29	29
02/20/11	CHANCE W.	11C 01 BLOCK 1	30	30
02/20/11	CHANCE W.	11C 01 BLOCK 1	31	31
02/20/11	CHANCE W.	11C 01 BLOCK 1	32	32
02/20/11	CHANCE W.	11C 01 BLOCK 1	33	33
02/20/11	CHANCE W.	11C 01 BLOCK 1	34	34
02/20/11	CHANCE W.	11C 01 BLOCK 1	35	35
02/20/11	CHANCE W.	11C 01 BLOCK 1	36	36
02/20/11	CHANCE W.	11C 01 BLOCK 1	37	37
02/20/11	CHANCE W.	11C 01 BLOCK 1	38	38
02/20/11	CHANCE W.	11C 01 BLOCK 1	39	39
02/20/11	CHANCE W.	11C 01 BLOCK 1	40	40
02/20/11	CHANCE W.	11C 01 BLOCK 1	41	41
02/20/11	CHANCE W.	11C 01 BLOCK 1	42	42
02/20/11	CHANCE W.	11C 01 BLOCK 1	43	43
02/20/11	CHANCE W.	11C 01 BLOCK 1	44	44
02/20/11	CHANCE W.	11C 01 BLOCK 1	45	45
02/20/11	CHANCE W.	11C 01 BLOCK 1	46	46
02/20/11	CHANCE W.	11C 01 BLOCK 1	47	47
02/20/11	CHANCE W.	11C 01 BLOCK 1	48	48
02/20/11	CHANCE W.	11C 01 BLOCK 1	49	49
02/20/11	CHANCE W.	11C 01 BLOCK 1	50	50
02/20/11	CHANCE W.	11C 01 BLOCK 1	51	51
02/20/11	CHANCE W.	11C 01 BLOCK 1	52	52
02/20/11	CHANCE W.	11C 01 BLOCK 1	53	53
02/20/11	CHANCE W.	11C 01 BLOCK 1	54	54
02/20/11	CHANCE W.	11C 01 BLOCK 1	55	55
02/20/11	CHANCE W.	11C 01 BLOCK 1	56	56
02/20/11	CHANCE W.	11C 01 BLOCK 1	57	57
02/20/11	CHANCE W.	11C 01 BLOCK 1	58	58
02/20/11	CHANCE W.	11C 01 BLOCK 1	59	59
02/20/11	CHANCE W.	11C 01 BLOCK 1	60	60
02/20/11	CHANCE W.	11C 01 BLOCK 1	61	61
02/20/11	CHANCE W.	11C 01 BLOCK 1	62	62
02/20/11	CHANCE W.	11C 01 BLOCK 1	63	63
02/20/11	CHANCE W.	11C 01 BLOCK 1	64	64
02/20/11	CHANCE W.	11C 01 BLOCK 1	65	65
02/20/11	CHANCE W.	11C 01 BLOCK 1	66	66
02/20/11	CHANCE W.	11C 01 BLOCK 1	67	67
02/20/11	CHANCE W.	11C 01 BLOCK 1	68	68
02/20/11	CHANCE W.	11C 01 BLOCK 1	69	69
02/20/11	CHANCE W.	11C 01 BLOCK 1	70	70
02/20/11	CHANCE W.	11C 01 BLOCK 1	71	71
02/20/11	CHANCE W.	11C 01 BLOCK 1	72	72
02/20/11	CHANCE W.	11C 01 BLOCK 1	73	73
02/20/11	CHANCE W.	11C 01 BLOCK 1	74	74
02/20/11	CHANCE W.	11C 01 BLOCK 1	75	75
02/20/11	CHANCE W.	11C 01 BLOCK 1	76	76
02/20/11	CHANCE W.	11C 01 BLOCK 1	77	77
02/20/11	CHANCE W.	11C 01 BLOCK 1	78	78
02/20/11	CHANCE W.	11C 01 BLOCK 1	79	79
02/20/11	CHANCE W.	11C 01 BLOCK 1	80	80
02/20/11	CHANCE W.	11C 01 BLOCK 1	81	81
02/20/11	CHANCE W.	11C 01 BLOCK 1	82	82
02/20/11	CHANCE W.	11C 01 BLOCK 1	83	83
02/20/11	CHANCE W.	11C 01 BLOCK 1	84	84
02/20/11	CHANCE W.	11C 01 BLOCK 1	85	85
02/20/11	CHANCE W.	11C 01 BLOCK 1	86	86
02/20/11	CHANCE W.	11C 01 BLOCK 1	87	87
02/20/11	CHANCE W.	11C 01 BLOCK 1	88	88
02/20/11	CHANCE W.	11C 01 BLOCK 1	89	89
02/20/11	CHANCE W.	11C 01 BLOCK 1	90	90
02/20/11	CHANCE W.	11C 01 BLOCK 1	91	91
02/20/11	CHANCE W.	11C 01 BLOCK 1	92	92
02/20/11	CHANCE W.	11C 01 BLOCK 1	93	93
02/20/11	CHANCE W.	11C 01 BLOCK 1	94	94
02/20/11	CHANCE W.	11C 01 BLOCK 1	95	95
02/20/11	CHANCE W.	11C 01 BLOCK 1	96	96
02/20/11	CHANCE W.	11C 01 BLOCK 1	97	97
02/20/11	CHANCE W.	11C 01 BLOCK 1	98	98
02/20/11	CHANCE W.	11C 01 BLOCK 1	99	99
02/20/11	CHANCE W.	11C 01 BLOCK 1	100	100

SEE SHEET 29



SEE SHEET 37

SEE SHEET 39

SEE SHEET 44

SEE SHEET 45

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 559

TAX MAP
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY
ISSUED 11-12 AUGUST 2009
RICHARD A. MORALLE, P.E., P.L.S.
T & M ASSOCIATES
11 TRIDELL ROAD, MIDDLETOWN TOWNSHIP
NEW JERSEY, 07748

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE USE
OF COMPETITIVE CONTRACTING FOR SELECTION OF AN ENTITY
TO PROVIDE MANAGEMENT OF A SOCIAL SERVICES PROGRAM
AND PROPERTY MANAGEMENT SERVICES AND AUTHORIZING
PREPARATION AND ADVERTISEMENT OF A REQUEST FOR
PROPOSALS FOR SAME**

WHEREAS, the Jersey City Redevelopment Agency (the "Agency") desires to procure Management of a Social Services Program and Property Management Services to support veterans housed at 665 Ocean Avenue; and

WHEREAS, pursuant to N.J.S.A. 40A:11-4.1 et seq., the Agency may use competitive contracting in lieu of public bidding for procurement of specialized goods and services, the price of which exceeds the bid threshold; and

WHEREAS, N.J.S.A. 40A:11-4.1(b)(2) permits the use of competitive contracting for the operation, management or administration of recreation or social service facilities or programs; and

WHEREAS, in accordance with the competitive contracting process, the contract for Management of a Social Services Program and Property Management Services will be awarded to that entity submitting a proposal that, when evaluated, most successfully meets the stated criteria and, therefore, achieves the highest ranking, rather than based solely on the lowest price; and

WHEREAS, pursuant to N.J.S.A. 40A:11-4.3, the Agency is required to pass a resolution authorizing the use of competitive contracting; and

WHEREAS, pursuant to N.J.S.A. 40A:11-4.3, the competitive contracting process, including the preparation of a request for proposals (the "RFP"), solicitation of proposals, and award of a contract based upon the methodology set forth in the aforesaid RFP, must be administered by the Agency's Qualified Purchasing Agent, legal counsel or administrator.

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 use of the competitive contracting process by the Agency for the solicitation of proposals for the selection of an entity to provide Management of a Social Services Program and Property Management Services; and
3. The Commissioners further direct the Agency to follow the process for

such procurement as set forth in N.J.S.A. 40A:11-4.1 of the Local Public Contracts Law.

4. Pursuant to and in accordance with N.J.S.A. 40A:11-4.3, the aforesaid competitive contracting process shall be administered by the Agency's Qualified Purchasing Agent.
5. Pursuant to and in accordance with N.J.S.A. 40A:11-4.4(a), the Agency's Qualified Purchasing Agent shall prepare or have prepared a Request for Proposals, which shall include: all requirements necessary for potential bidders to submit a proposal; and a methodology by which the Agency will evaluate and rank such proposals.
6. Pursuant to and in accordance with N.J.S.A. 40A:11-4.5(a), a notice of availability of the Request for Proposals shall be published in the Authority's official newspaper at least twenty (20) days prior to the date established for the submission of proposals.
7. The Executive Director is hereby authorized and directed to proceed with procurement of proposals for Management of a Social Services Program and Property Management Services in accordance with the competitive contracting process as set forth in the N.J.S.A. 40A:11-4.1 et seq. of the Local Public Contracts Law.
8. A copy of this resolution shall be available for public inspection at the offices of the Agency.
9. This resolution shall take effect immediately.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board at its meeting of April 17, 2018.

<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.				✓
Darwin R. Ona	✓			
Daniel Rivera				✓

18-04-14

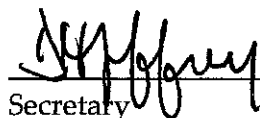
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
AUTHORIZING ELIZABETH VASQUEZ TO ATTEND THE
49TH ANNUAL RUTGERS UNIVERSITY PUBLIC
PURCHASING EDUCATION FORUM IN ATLANTIC CITY
MAY 2 & 3, 2018**

WHEREAS, the 49th Annual Rutgers University Public Purchasing Education Forum will be held in Atlantic City on May 2 and 3, 2018; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that it here by approves Elizabeth Vasquez attending the Rutgers University Public Purchasing Educational Forum in Atlantic City on May 2 & 3, 2018.


Secretary

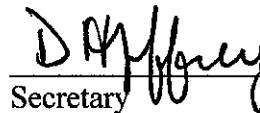
Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at it meeting of April 17, 2018

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY
APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST
AS OF APRIL 17, 2018**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Accounts/Invoices Payable List as of April 17, 2018.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Accounts/Invoices Payable List as of April 17, 2018 be approved as presented.


Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at their Meeting dated April 17, 2018.

<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 PERSONNEL LIST AS OF
APRIL 17, 2018**

WHEREAS, the Board of Commissioners of the Jersey City Redevelopment Agency have received copies of the Personnel List as of April 17, 2018

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Jersey City Redevelopment Agency that the Personnel List as of April 17, 2018 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 April 17, 2018

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

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

WHEREAS, the Jersey City Redevelopment Agency has previously entered into that certain redevelopment agreement with 100 Hoboken Avenue Partners Urban Renewal, LLC (the “**Redeveloper**”) dated June 21, 2016, as amended (collectively, the “**Redevelopment Agreement**”); and

WHEREAS, pursuant to the Redevelopment Agreement the Redeveloper proposes to acquire from the Agency that certain property identified as Block 6001, Lot 40 (the “**Premises**”), located within the Hoboken Avenue Redevelopment Area and governed by the Hoboken Avenue Redevelopment Plan, and to construct thereon a five (5) story structure containing approximately 140 residential units and approximately 140 parking spaces (as further described in the Redevelopment Agreement, the “**Project**”); and

WHEREAS, the Redeveloper’s lender for the Project has requested additional environmental testing be conducted on the Premises; and

WHEREAS, to accommodate the lender’s request the Redeveloper desires to extend the date on which closing of title to the Premises shall occur (the “**Closing Date**”); and

WHEREAS, after review and consideration of this matter, the Agency wishes to authorize the extension of the Closing Date and the execution of an amendment to the Redevelopment Agreement (the “**Amendment**”) to effectuate the extension of the Closing Date.

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

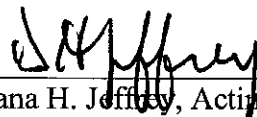
Section 1. The recitals above are hereby incorporated herein as if set forth at length.

Section 2. The Agency hereby authorizes extension of the Closing Date to June 15, 2018.

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

Section 4. This Resolution shall take effect immediately.

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at the Regular Meeting of April 17, 2018.


Diana H. Jeffrey, Acting Secretary

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.			—	✓
Darwin R. Ona	✓		—	
Daniel Rivera				✓

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF PARK AVENUE LANDING, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

WHEREAS, by Resolution of the Board of Commissioners dated January 15, 2013, Park Avenue Landing, LLC (the Neu Family) was designated Redeveloper for the construction of a mixed use project to contain approximately 1000 market rate rental residential units, 38 to 45 thousand square feet of retail space and 30,000 square feet of space to be set aside for community amenity use; and

WHEREAS, said designation was subsequently extended permitting the developer to perform its due diligence and open negotiations for the Redevelopment Agreement; and

WHEREAS, location of the site is known as Parcel 17 in the Liberty Harbor North Redevelopment Area and is approximately two acres in size (hereinafter the "Property"); and

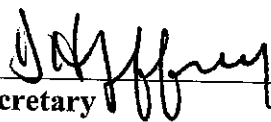
WHEREAS, Agency staff and Counsel are working on the terms to be incorporated into the Redevelopment Agreement; and

WHEREAS, Redeveloper is in the process of resolving a title issue with the adjacent property owner in order for a land swap to occur between the parties; and

WHEREAS, said designation is about to expire and staff deems it appropriate to extend the designation for 120 days 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 Park Avenue Landing, LLC (the Neu Family) for property located at Parcel 17 in the Liberty Harbor North Redevelopment Area be and is hereby extended for 120 days to expire on August 31, 2018 and 3) the Executive Director is hereby authorized to extend the designation herein granted for an additional 60 day period.

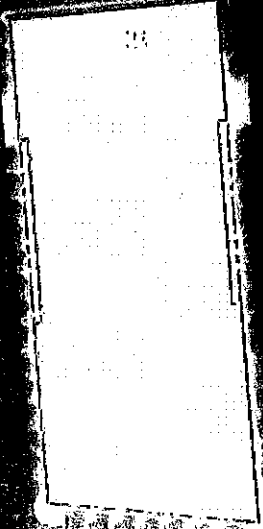
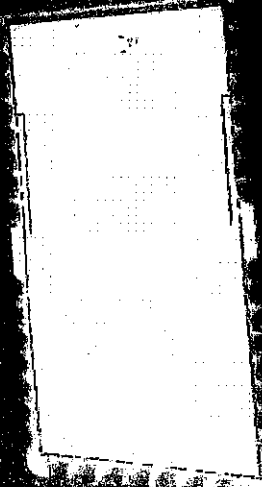
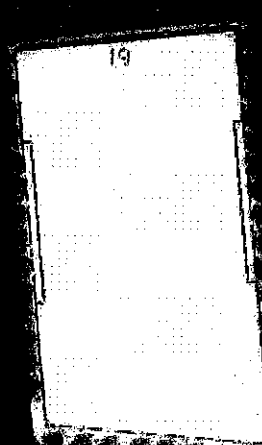
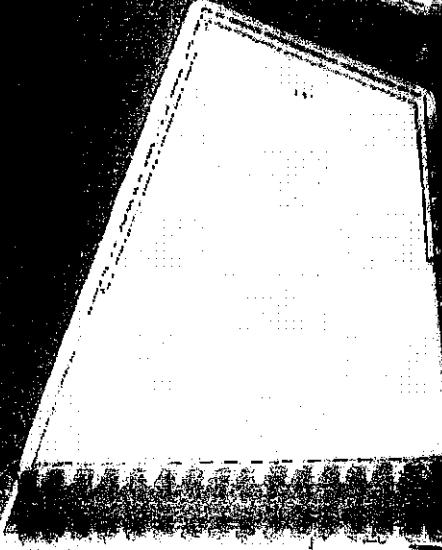
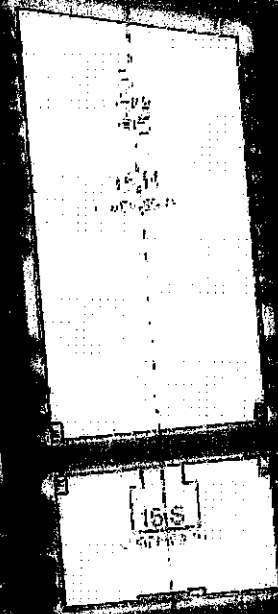
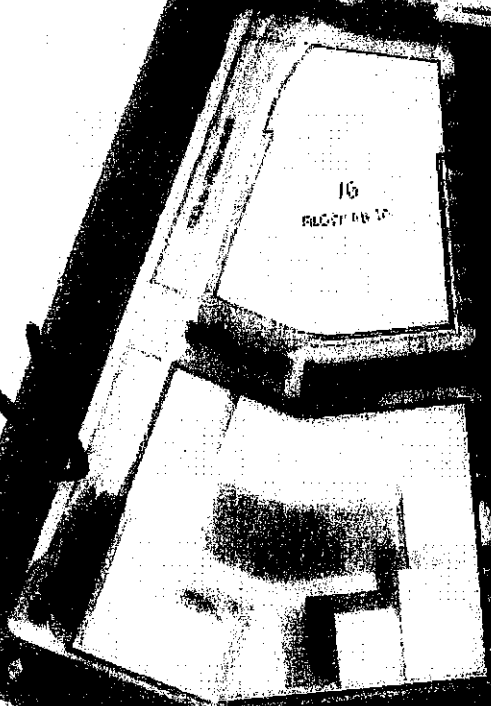
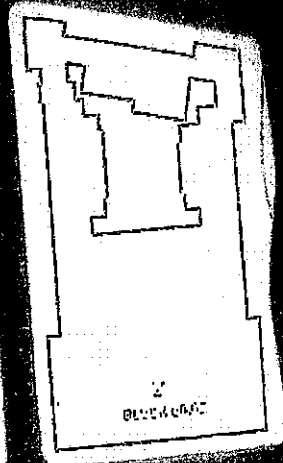
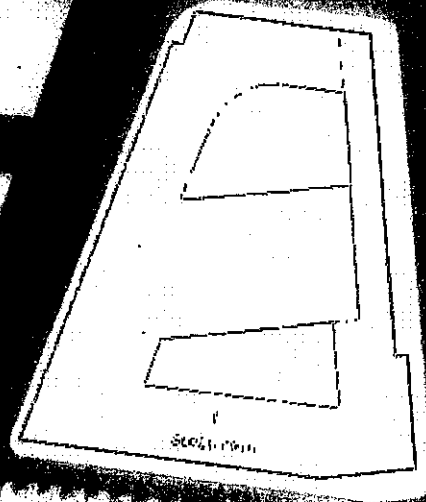
BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman, Secretary and/or Executive Director are hereby authorized to execute any and all documents necessary to effectuate this Resolution subject to the review and approval of the Agency's General Counsel.


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 April 17, 2018.

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				✓

Site



**RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY AUTHORIZING A
FIRST AMENDMENT TO THE REDEVELOPMENT
AGREEMENT BETWEEN THE JERSEY CITY
REDEVELOPMENT AGENCY AND GS FC JERSEY
CITY PEP 2 URBAN RENEWAL, LLC**

WHEREAS, the Jersey City Redevelopment Agency (the "Agency") has previously entered into that certain redevelopment agreement with GS FC Jersey City Pep 2 Urban Renewal, LLC (the "Redeveloper") dated November 4, 2015 (the "Redevelopment Agreement"); and

WHEREAS, the Agency and the Redeveloper desire to enter into a first amendment to the Redevelopment Agreement to provide for an amendment to the project description and other amendments related thereto (the "First Amendment"); and

WHEREAS, after review and consideration of this matter, the Agency wishes to authorize the First Amendment subject to approval by the City Council of the City of Jersey City of the termination of that certain Financial Agreement between the City and Redeveloper dated September 9, 2015 and payment to the City of \$1,000,000.00 toward the City Affordable Housing Trust Fund in connection therewith,

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

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


Section 2. The Agency hereby authorizes the First Amendment subject to the following:

- (1) Approval by the City Council of the City of Jersey City of the termination of that certain Financial Agreement between the City and Redeveloper dated September 9, 2015.
- (2) Payment by the Redeveloper to the City of \$1,000,000.00 toward the City Affordable Housing Trust Fund in connection therewith.

18-04-19

Section 3. Upon satisfaction of the conditions set forth above in Section 2, the Chairman, Vice-Chairman, Executive Director and/or Secretary of the Agency are hereby authorized to execute the First Amendment, in substantially the form as set forth in the attached Exhibit A, and any and all other documents necessary to effectuate this Resolution subject to the review and approval of Counsel.

Section 4. This Resolution shall take effect immediately.


Diana H.
Jeffrey, Secretary

Certified to be true and correct copy of a Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency adopted at the Regular Meeting of April 17, 2018.

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.				✓
Darwin R. Ona	✓			
Daniel Rivera				✓